



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Planning Commission

Wednesday, April 30, 2025

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman York called the meeting to order at 5:30 pm. A quorum was present to conduct the meeting with Commissioner Munoz absent.

II. PUBLIC COMMENT: None

III. Approval of Absences: Chairman York and Commissioner Budd

Commissioner Mandel made a motion to approve the absences of Chairman York and Commissioner Budd. Commissioner Hedrick seconded. Vote: All Aye. Motion passes.

IV. Approval of Minutes: April 16, 2025 DRAFT Meeting Minutes

Commissioner Miller made a motion to approve the April 16, 2025, meeting minutes. Commissioner Teichelman seconded. Vote: All Aye. Motion passes.

1. [25-0594](#) Planning Commission Meeting Minutes DRAFT April 16, 2025

V. Consent Public Hearing: Discussion and Possible Action

Chairman York opened consent public hearing for items 2, 3, 4 , and 5 due to the large number of people there to address item number 6.

Andrew Dimas, Development Services, stated that the applicant just recently requested to pull item number 3 off of the agenda and it will be placed on the next meeting agenda. Dimas read into the record items 2 and 4. He also read into record item number 5, which was a time extension (their first).

Items 2 and 4 satisfy the requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee. Staff recommend approval. Regarding the time extension, staff also recommend approval.

Chairman York wanted a confirmation the item 3 would not need any kind of approval. Dimas stated that it will not and that it will be placed on the next agenda for approval.

Chairman York asked if any commissioners had any questions for staff. None. He then opened up public comment. There being none, Chairman York closed the public

comment.

Vice-Chairman Salazar-Garza made a motion to approve items 2, 4, and 5 as presented by staff. Commissioner Hedrick seconded. Vote: All Aye. Motion passes.

A. Plats

2. [25-0557](#) PL 8662
Lamar Park Subdivision Sec. 1 Block 5 Lot 4R
Location: East of Jackson Place and north of Center Dr.
3. **25-0631** PL8691
King's Lake West Master Preliminary Plat (186.40 Ac.)
Located north of C.R. 22 and east of C.R. 43 and west of Oso Creek.
4. [25-0630](#) PL8671 - **Conditional Approval**
Bayberry Terrace Block 3 Lots 1R, 2R, and 3R - Final plat of 6.15 Ac.
Located: East of Waldron Rd. and north of Mediterranean Dr.

B. Time Extension

5. [25-0558](#) 22PL1033 - 1st REQUEST for a 24 Month Extension
Rancho Vista Subdivision Preliminary Plat
Located: East of Cimarron Blvd. and south of Yorktown Rd.

C. New Zoning

Chairman York opened item number 6. Andrew Dimas, Development Services, read item number 6 into the record. Requested by the Port of Corpus Christi. Dimas explained that the rezoning case was asking to change from the "CN-1" Neighborhood Commercial District and Multi-Family District to the "IH" Heavy Industrial District. Dimas described the changes in detail.

Andrew Dimas stated that there were 41 notices mailed out within the 200' buffer and no notices mailed outside of the 200' buffer. No one opposing or in favor of the change within the 200' buffer and 6 opposed to the change from outside of the 200' buffer.

Dimas explained that the proposed rezoning is consistent with the City's Comprehensive Plan; however, it is inconsistent with the future land use designation of the Light Industrial. The proposed amendment aligns with existing zoning regulations and neighboring land uses, ensuring compatibility with the character of surrounding areas. The rezoning will not negatively impact adjacent properties. Staff have taken into consideration that this is an area in transition. The property designated for rezoning is well-suited for the intended uses permitted under the proposed zoning district.

Staff recommends approval to the "IH" Heavy Industrial District.

Vice-Chairman Salazar-Garza wanted to confirm what the land would be used for. Andrew Dimas stated that the Port had lost some of their original storage area and this land would make up for that. Chairman York asked about a couple lots adjacent to the property and Dimas satisfactorily answered. Commissioner Miller asked about the base zoning of all the properties and noticed a discrepancy with the size of the property. Commissioner Miller stated that he went to the site and that he is taking into consideration the surrounding areas. Dimas explained all the zoning associated with the change.

Chairman York opened the public hearing. The following citizens spoke in opposition to the zone change. Many are current residents or were once residents of Hillcrest. Many were concerned about what the land will be used for in the future if it is changed to Heavy Industrial and confident that this is another step to run the remaining Hillcrest residents out. A few citizens spoke about health issues and how all the activity in the area will stir up dust, dirt, and possibly harmful chemicals in the future.

Gilbert: Hillcrest business owner
Daniel Pena: Hillcrest resident
Henry Williams: Hillcrest resident
Lamont Taylor: Hillcrest resident
Jim Klein: Coastal Bend Sierra Club
Jackie Valdez: 5302 McCardle
Mariah Boone: 710 Ponder St.
Rev. Williams: Hillcrest resident
Deanna King: 3418 Crest Cliff Dr.
Bruce Watella: Hillcrest resident
Matt Manning: Attorney/Hillcrest clients
Dale Swartella: Hillcrest resident
Laramie Thane: District 2
Justine Knox: 1910 Stillman Ave.
Zonita Williams: District 2
Tina Butler: 1450 Cambridge Dr.
Lona Lidle: 1422 Kinnedy
James Perkins: 605 Kato St.
Madelyn Chapman: Hillcrest resident
Robert Hernandez: 4114 Rayfield rd.
Elani Kay: District 1
Elida Castillo: Taft, TX
Pamela Strahan: 3325 Meadow Ridge Dr.
Semini Sanders: Address Inaudible
Christina English: District 1
Corey Torres: District 2
Frank Ayala: 1301 N. Staples

Jennifer Aquida: Port
Binell Jackson: Address Inaudible

With no other comments, Chairman York closed public comments. Chairman York asked if the applicant was present and if they would like to speak. Commissioner Miller asked if he was able to ask the applicant questions. Andrew Dimas responded by saying it was, as long as the applicant wishes to address the board.

Sam Esquivel, Director of Real Estate for the Port of Corpus Christi approached the podium. Commissioner Miller asked about the current materials that are stored in the area. Mr. Esquivel explained that it is mostly used for wind blades, and military cargo. Currently, when the military cargo comes in it is stored in the Hooks parking lot. Some of the operational space was lost within the bridge footprint and this space would make up for that loss.

Commissioner Miller stated that he is sympathetic with the commenter's and the southwest wind is always a concern. Commissioner Miller stated that after driving through the area, Light Industrial would be fine, but his main concern is that if it was changed to Heavy Industrial it opens doors to a wide variety of things that could be done there outside of being a lay-down area. He also stated that they should look into a special permit or a reduced zoning. Mr. Esquivel thought that that was fine.

Andrew Dimas explained that it could be done if there is a majority vote to such an effect. Commissioner Miller asked about the type of screening that would be required. Mr. Dimas explained that it would have to be something more significant than a chain link fence with slats. Mr. Esquivel posited that the Port plans on building something like you would see off of the highway.

Commissioner Hedrick asked for an explanation of the difference between heavy and light industrial. Mr. Dimas stated that the primary difference is the manufacturing of goods. The discussion continued by getting verification on the current map of the current zoning of the property surrounding the area. Mr. Dimas explained that the large area above the land under question is already zoned heavy Industrial. Mr. Dimas also explained the extensive regulations that would have to be met prior to any type of chemical storage/manufacturing that would have to be met prior to approval.

Commissioner Teichelman asked if the streets would have to change and how the change would affect the flow of traffic. Mr. Dimas brought up a map that showed how the traffic would continue to flow in and around the subject property.

Commissioner Miller made a motion to deny the requested zoning change in lieu of approving a change of zoning from the current zoning to Light Industrial. Commissioner Mandel seconded. Mr. Dimas requested a roll call vote for the record. The Vote:

York: Nay
Salazar-Garza: Aye
Mandel: Aye
Miller: Aye
Munoz: Absent
Hedrick: Aye
Budd: Aye
Cantu: Aye
Teichelman: Aye

Aye: 7, Nay: 1, with 1 absent. Motion passes.

6. [25-0612](#) Zoning Case No. ZN8553, Port of Corpus Christi Authority (District 1). Ordinance rezoning various properties along Nueces Street, located north of Interstate Highway 37 (IH 37), along Winnebago Street, Coke Street, Nueces Street and West Broadway Street from the "RM-1" Multifamily District and the "CN-1" Neighborhood Commercial District to the "IH" Heavy Industrial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

VII. Director's Report: None

VIII. Future Agenda Items: None

IX. Adjournment of Planning Commission

With no other business to conduct, Chairman York adjourned meeting at 7:14 pm.