



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Minutes - Final

Planning Commission

Wednesday, April 1, 2026

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman Salazar-Garza called the meeting to order at 5:30 pm. A quorum was present to conduct the meeting with Commissioner Hedrick absent.

II. PUBLIC COMMENT: None.

III. Approval of Absences: (3.18.2026 meeting)-Vice Chairman Munoz

Commissioner Budd made a motion to approve the absence of Vice Chairman Munoz from the March 18, 2026 meeting. Commissioner Teichelman seconded. Vote: All Aye. Motion passed.

IV. Approval of Minutes: March 18, 2026

Commissioner Miller made a motion to approve the meeting minutes from March 18, 2026, as presented by staff. Commissioner Jackson seconded. Vote: All Aye. Motion passed.

1. [26-0481](#) March 18, 2026 Meeting Minutes

Attachments: [3.18.26 PC Meeting Minutes- DRAFT](#)

V. Consent Public Hearing: Discussion and Possible Action (A & B)

A. Plats

Andrew Dimas, Development Services introduced items #2, 3, 4, 5, 6, & 7 into record. The plats will satisfy the requirements of the Unified Development Code and State Law. The Technical Review Committee recommends Approval. Recordation is pending satisfactory completion of UDC Review Criteria for 3.8.5.D.

Andrew Dimas, Development Services introduced #8 into record. Ordinance rezoning a property at or near 12937 Hearn Road from the "RS-6" Single Family District to the "RS-TF" Two Family Zoning District. Staff recommends approval.

Andrew Dimas, Development Services introduced #9 into record. Ordinance rezoning a property at or near 4626 Weber Road from the "ON" Neighborhood Office District and

the "RS-6/SP" Single-Family 6 District with a Special Permit to the "ON/SP" Neighborhood Office District with a Special Permit. Staff recommends approval.

With no questions from staff, Chairman Salazar-Garza opened for public comment. The following spoke in opposition to agenda item #9:

Lisa Oliver
Gabriel Zapata

Being no other public comment, Chairman Salazar-Garza closed public comment.

Commissioner Miller asked Andrew Dimas to elaborate on when special permits expire. Dimas stated they are valid for six months and if the project is not started the original zoning reverts. He stated that if the business such as the mini storage closes and is not reopened within a six-month period, the original zoning reverts to whatever the original design was.

Commissioner Cantu asked if the inside storage would be climate controlled. and if the developer had given any idea how much of the property would be used for storage area. His concern was that the number of vehicles with gas would be utilized for storage. Andrew Dimas stated the issues are addressed with meeting basic fire protection. The property would have the appropriate fires line and hydrants at its spacing for the open storage lots. Along with other standards will have to be met. Andrew mentioned that the property would be entirely fenced with time-controlled gates for safety purposes as well.

Commissioner Miller asked about the back part of the property previously being a landfill. Andrew Dimas stated the landfill has been remediated and TCEQ has taken it off of its landfill inventory list.

Vice Chairman Munoz made a motion to approve agenda items #2, 3, 4, 5, 6, 7, 8, & 9 as presented by staff. Commissioner Budd seconded. Vote: All Aye. Motion passes.

2. [26-0462](#) PL9049
PRELIMINARY - KASPIAN SUBDIVISION
(99.52 acres)

(District 5) Generally located at 2350 County Road 43 (CR 43), south of Farm-to-Market Road (FM 43) and east of County Road 43.

Attachments: [PL9049CoverTab](#)
[PL9049 Closed Comment Report](#)
[PL9049 LatestPrelimPlat](#)

3. [26-0463](#) PL9165
PRELIMINARY - BERLET ADDITION ANNEX
(7.19 acres)

(District 4) Generally located at 1935 Yorktown, at the southeast corner of Berlet Lane and Yorktown Boulevard.

- Attachments:** [PL9165CoverTab](#)
[PL9165 Closed Comment Report](#)
[PL9165LatestPrelimPlat](#)

4. [26-0428](#) PL9174
REPLAT - PADRE ISLAND NO. 1
 Lot 21R, Block 27 (5.21 acres)

(District 4) Generally located at 14614 S Padre Island Drive (SPID) north of White Cap Boulevard, east of SPID and south of State Highway 361.

- Attachments:** [PL9174ReplatCoverTab](#)
[PL9174ClosedCommentReport](#)
[PL9174LatestPlat](#)

6. [26-0459](#) PL9128
REPLAT - CANDLEWOOD ANNEX
 Lots 23 & 24 Block 4
 (4.91 Acres)

(District 4) Generally located at 6402 Holly Road, east of Airline Road and west of Woodbend Drive

- Attachments:** [PL9128ReplatCoverTab](#)
[PL9128ClosedCommentReport](#)
[PL9128LatestPlat](#)

7. [26-0467](#) PL9182
FINAL - PATRICK GARDENS
 Lot 14C
 (0.21 Acres)

(District 1) Generally located 752 Cheyenne Street, south of Morgan Avenue, east of Virginia Avenue and west of Mohawk Street.

- Attachments:** [PL9182FinalCoverTab](#)
[PL9182ClosedCommentReport](#)
[PL9182LatestPlat](#)

B. Zoning

8. [26-0473](#) Zoning Case No. ZN9181, America Alfa Group LCC (District 1). Ordinance

rezoning a property at or near 12937 Hearn Road from the "RS-6" Single Family District to the "RS-TF" Two Family Zoning District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN9181 America Gulf Group LCC Text File Tab](#)
[ZN9181 America Alfa Group, LLC Staff Report \(3\)](#)
[ZN9181 America Alfa Group, LLC Pwpt \(6\)](#)

9. [26-0476](#) Zoning Case No. ZN9180, Zeba LLC (District 2). Ordinance rezoning a property at or near 4626 Weber Road from the "ON" Neighborhood Office District and the "RS-6/SP" Single-Family 6 District with a Special Permit to the "ON/SP" Neighborhood Office District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN9180 Zeba LLC Text File Tab](#)
[ZN9180 Zeba LLC Staff Report Revised](#)
[ZN9180 Zeba LLC Pwpt](#)

VI. **Director's Report**

Andrew Dimas thanked the commission for submitting applications for DSTAG. Also reminded them to submit any questions or concerns regarding the UDC so this can be addressed at upcoming meetings.

VII. **Future Agenda Items: None**

VIII. **Adjournment**

With no other business to conduct, Chairman Salazar-Garza adjourned the meeting at 5:54 pm.