



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Final

Planning Commission

Wednesday, April 2, 2025

5:30 PM

Council Chambers

I. Call to Order, Roll Call

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

II. PUBLIC COMMENT: NONE

III. Approval of Absences: Commissioner Miller and Mandel.

Commissioner Hedrick made the motion to approve the absences of Commissioners Mandel and Miller. Commissioner Cantu seconded the motion. Vote: All Aye. Motion passes.

IV. Approval of Minutes: March 19, 2025 DRAFT Meeting Minutes

Commissioner Mandel made a motion to approve the March 19, 2025, meeting minutes as presented by staff. Vice Chairman Salazar-Garza seconded. Vote: All Aye. Motion passes.

1. [25-0448](#) Planning Commission Meeting Minutes DRAFT March 19, 2025

V. Consent Public Hearing: Discussion and Possible Action

Chairman York moved the meeting on to items A and B.

A. Plats

Andrew Dimas, Development Services, introduced 2 and 3 under Plats. Both Plats meet the requirements of the Texas Local Government code as well as the Unified Development Code. Staff recommends approval.

2. [25-0447](#) PL 8569
Cimarron Center Block 1 Lots 8H and 8I (Replat of 4.71 Ac.)
Location: South of Saratoga Blvd. and west of Cimarron Blvd.
3. [25-0451](#) PL8570 - Conditional Approval
London Towne Unit 8B (Final plat of 11.62 Ac.)
Located: North of Weber Rd. (FM 43) and west of London Pirate Rd. (C.R. 35)

B. Zoning

Andrew Dimas, Development Services, then introduced Zoning Case, item number 4. He explained that the property is currently being annexed, and the process of annexation will require approval by the city council. Staff recommends approval.

Chairman York asked if commissioners have any comments for staff on items 2, 3, & 4. Commissioner Hedrick had a question on item number three. His question was regarding if the southernmost street will connect to County Road 33? Andrew Dimas brought up the map and confirmed that it would. He also asked if the developer was responsible for the connection, or will the city be responsible? Developer would be responsible.

A conversation took place between commissioners Hedrick, Chairman York, staff, and a representative of the owner.

Chairman York closed questions for staff and opened public hearing.

Commissioner Miller made a motion to approve items 2, 3, & 4. Vice Chairman Salazar-Garza seconded. The Vote: All Aye. Motion passes.

4. [25-0461](#) Zoning Case No. ZN8575, Hut Enterprises, LLC. (OCL) (District 3, upon annexation). Ordinance rezoning a property at or near FM 43 and State Highway 286 (SH 286/Chapman Ranch Road) from the "FR" Farm Rural District (upon annexation) to the "CG-2" General Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

VI. Public Hearing: Discussion and Possible Action**C. Zoning**

Andrew Dimas, Development Services, introduced zoning case item number 5 addressing the change from a General Commercial District to a General Commercial District with a special permit. Dimas gave the presentation and explained that it accommodates a six-story apartment complex that follows the Bayside Area Development Plan. There was 36% in opposition and because it is over 20% in opposition it would require a super majority vote by the City Council to approve. Dimas went on to explain the size of the units and the parking spaces required for the number of units.

Staff recommendation and analysis, according to the future development plans and the comprehensive plan, the project fits within the neighborhood plan and has been reviewed by the technical review committee and as of today it is consistent but could change down the road. Staff recommend the current project.

Chairman York commented about the email sent out from those opposed to the change. He returned the email stating that if there are other issues not related to plan use there are other avenues they can take to solve those issues.

Commissioner Miller had a question about the size of the spaces and height of the parking structure. Andrew Dimas answered the commissioner's questions stating that they focus more on the size of the parking space, not the height. Vice Chairman Salazar-Garza about the special permit having to do with the proper amount of parking spaces for the apartment complex, but does it include the surrounding businesses. Dimas stated that they will not know until the new plans come in. Vice Chairman Salazar-Garza is concerned about the parking spaces and the proximity to the hotel rooms that will be available as well as the safe crosswalks for those individuals who are staying there. Vice Chairman Salazar-Garza also asked how long they would have to wait until they focus on the safety of the people crossing the streets. Dimas stated that it will come when it is deemed necessary for further study to justify the change.

Commissioner Miller motioned that they approve it as presented by staff. Commissioner Cantu seconded. The Vote: 6 Ayes, Commissioner Teichelman and Vice Chairman Garza, Nay. Motion passes.

5. [25-0462](#) Zoning Case No. ZN8330, Patel Real Estate Holdings, LLC. (District 2). Ordinance rezoning a property at or near 5858 South Padre Island Drive (SPID) from the "CG-2" General Commercial District to the "CG-2/SP" General Commercial District with a Special Permit; 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**

With no other business to conduct, Chairman York adjourned the meeting at 5:58.