



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Planning Commission

Wednesday, October 15, 2025

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Madam Chair Salazar-Garza called the meeting to order at 5:33pm. A quorum was present to conduct the meeting with Commissioner Teifke absent.

II. PUBLIC COMMENT: None.

III. Approval of Absences: Commissioners Miller and Teifke (October 1, 2025 meeting)

Vice Chairman Mandel made a motion to approve the absences of Commissioners Miller and Teifke. Commissioner Teichelman seconded. Vote: All Aye. Motion passed.

IV. Approval of Minutes: October 1, 2025 Meeting Minutes

Commissioner Munoz made a motion to approve the meeting minutes from October 1, 2025, as presented by staff. Commissioner Budd seconded. Vote: All Aye. Motion passed.

1. [25-1621](#) Planning Commission Meeting Minutes DRAFT 10.1.2025

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

Andrew Dimas, Assistant Director Development Services introduced item 5 under Plats into the record, a plat for Yellowstone Unit 7, Staff and the Technical Review Committee have reviewed the plat and have determined it is in compliance with the Texas Local Government Code as well as the UDC and Staff recommends approval.

With there being no questions for staff Madam Chair Salazar-Garza open the Public Comment. There being none, Madam Chair Salazar-Garza closed the Public Comment and asked for a motion.

Vice Chairman Mandel moved to approve Item 5 as presented by staff. Commissioner Cantu seconded the motion. The vote was unanimous in favor, with Commissioner Hedrick abstaining. The motion carried.

Andrew Dimas, continue to introduce item 2,3 and 4, those are three remaining Plats on the agenda, Staff and the Technical Review Committee have reviewed the plat and have

determined it is in compliance with the Texas Local Government Code 3.8.5.D as well as the UDC and Staff recommends approval.

Under letter B for Zoning staff introduce into the record item 6 Zoning Case ZN8741 Troy Creamean located in District 4, the request is from: "RM-AT/IO" Multi-Family Apartment Tourist District with an Island Overlay to: "RM-AT/IO/PUD" Multi-Family Apartment Tourist District with an Island Overlay and a Planned Unit Development Overlay. Staff recommends approval of the change of zoning.

Item number 7 is Zoning Case ZN8908, Big Fish Enterprises, LLC located in District 2, the request is from the "RS-6" Single-Family 6 District to: "CN-1" Neighborhood Commercial District. Staff as well recommends approval.

Madam Chair asked the Commissioners if they had any questions for staff. Commissioner Hedrick raised a question regarding Item number 4, asking whether sidewalks would be installed on both the Highway and Weber sides of the property, or only on one side. He noted that, as this is the first commercial development on that side of the street, it's important to establish the right precedent.

Staff confirmed that sidewalks will be installed on both sides during the Public Improvement stage.

With no further questions from the Commissioners, Madam Chair Salazar-Garza opened the Public Comment period for items 2, 3, 4, 6, and 7.

Elizabeth Castio with Big Fish Consulting is representing the property at 645 Everhart. The entire street consists of former residential homes that have since been converted to commercial use. These properties have completed the necessary steps to obtain proper commercial zoning, and 645 Everhart is following the same process to ensure compliance.

Michael Witson, representing Dr. Troy Cremean regarding item number 6—the proposed PUD on Granada Drive—spoke to express their gratitude for your consideration and to thank the staff for their dedication and hard work. Their vision is to create an "island community" designed for like-minded individuals, and they are excited about the opportunity to elevate the development potential of Granada Drive.

With no further public comments, Madam Chair Salazar-Garza closed the Public Comment portion of the meeting and invited a motion or further discussion from Staff. Commissioner Hedrick inquired about item number 6, specifically regarding the parking requirements—asking what the standard is per unit and whether the proposal meets those requirements.

Staff responded that for town homes, the current requirement is typically one parking space per unit. In this case, the inclusion of garages on the first floor satisfies that

requirement.

Staff also noted that as part of the ongoing Unified Development Code (UDC) study, the City has identified that it is significantly over-parked based on existing ratios. As a result, the City is exploring strategies to reduce parking requirements to one space per unit across all residential types.

Commissioner Hedrick noted that, based on the proposed design, parking will be limited to garage spaces, with no additional parking along the driveways that could obstruct access.

Staff responded that, in accordance with fire safety regulations, the development must maintain 20 feet of unobstructed access. This requirement effectively prevents vehicles from parking in driveways and ensures emergency access is preserved.

Commissioner Hedrick asked one final question regarding item number 7, noting that the property appears to have been operating as a business. He inquired about the reason for the proposed zoning change.

Staff responded that the property has always been zoned for single-family residential use. It was likely functioning as a non-conforming business for several years, surrounded by similar zoning. To bring the property into compliance and support its continued use, a conversion to CN-1 (Neighborhood Commercial) or ON (Office Neighborhood) zoning is being proposed as it moves forward.

Commissioner Miller made a motion to approve the consent agenda items 2,3,4,5 and 6 as presented by staff. Seconded by Commissioner Hedrick. Vote: All Aye. Motion passes.

A. Plat

2. [25-1600](#) PL8935
Replat - Bluff Portion
Lot 1R and 2R Block 3
(1.29 Acres)

(District 1). Generally located at 606 N. Carancahua Street, east of Carancahua Street and north of Mestina Street.

3. [25-1599](#) PL8911
FINAL - Nueces Gardens No. 1
Lot 10A
(0.39 Acres)

(District 1) Generally located at 3938 Violet Road, southeast of Violet Road and northeast of Sunny Drive

4. [25-1598](#) PL8824
FINAL - Checkout London Weber
Lot 1, Block 1
(2.19 acres)

(District 3) Generally located at 1001 Farm to Market Road 43 (Weber Road) on the southwest corner of FM 43 and Hwy. 286.

5. [25-1622](#) PL8887
FINAL-Yellowstone Unit 7
67 Lots
(10.21 acres)

(District 1). Generally located at 11202 Haven Road, north of Haven Road and west of Warrior Drive.

B. Zoning

6. [25-1617](#) Zoning Case No. ZN8741, Troy Creamean (District 4). Ordinance rezoning a property at or near 14865 and 14861 Granada Drive from the "RM-AT/IO" Multifamily Apartment Tourist District with the Island Overlay to the "RM-AT/IO/PUD" Multifamily Apartment Tourist District with the Island Overlay and a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).
7. [25-1618](#) Zoning Case No. ZN8908, Big Fish Enterprises, LLC. (District 2). Ordinance rezoning a property at or near 645 Everhart Road from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

VI. Director's Report

There was no Director's Report. Madam Chair Salazar-Garza asked staff about the upcoming November meeting, noting that it is currently scheduled for the day before Thanksgiving. Staff confirmed that the meeting prior to the holiday has been cancelled. They also noted that the 2026 meeting calendar will be presented in November for review and approval.

VII. Future Agenda Items: NONE

VIII. Adjournment

With no other business to conduct, Madam Chair Salazar-Garza adjourned the meeting at 5:42 pm.