



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, March 5, 2025

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman York called the meeting to order at 5:40 p.m. and a quorum was established to conduct the meeting with Commissioners Miller and Mandel absent.

II. PUBLIC COMMENT: NONE

III. Approval of Absences: NONE

IV. Approval of Minutes

Commissioner Munoz made a motion to approve the February 19, 2025, meeting minutes as presented by staff, seconded by Commissioner Hedrick. The vote: All Aye. The motion passed

1. [25-0304](#) Planning Commission Meeting Minutes DRAFT February 19, 2025

Attachments: [2-19-25 PC Meeting Minutes DRAFT](#)

V. Consent Public Hearing: Discussion and Possible Action

Andrew Dimas, Planning Manager, Development Services, read Consent Items A and B into the record. The plats satisfy all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee. Item B, Zoning, satisfies all requirements and staff recommends approvals.

After the staff presentation, the floor was opened for Commissioner comments/questions. Commissioner Hedrick had a procedural question regarding Item #4. Staff answered the Commissioner's questions. Chairman York made a brief comment clarifying the order in which the zoning comes into play.

Vice Chairman Cynthia Salazar-Garza asked a question about Item #5 regarding the special permit and storage for a contractor shop. Commissioner Munoz added to the Vice Chairman's question about the length of time before the permit is lost. Staff answered both of the Commissioner's questions.

Commissioner Hedrick inquired about the special use permits and the conditions related to them and how those special conditions are enforced. Staff satisfactorily answered the

question.

Having all of the Commissioner's questions answered, Chairman York opened the public hearing for items 2, 3, 4, 5, and 6. There being no public comment, Chairman York closed public hearing.

Vice Chairman Cynthia Salazar-Garza made a motion to approve items 2, 3, 4, 5, and 6 as presented by staff. Commissioner Teichelman seconded. The Vote: All Aye. The motion passed.

A. Plats

2. [25-0300](#) PL8603
Steele's Addition Block 12 Lot 63R and Lot 69R (Replat of 0.71 Ac.)
Located North of Ruth St. and West of Harmon St.

Attachments: [PL8603CoverTabReplat](#)
[PL8603ClosedDocReport](#)
[PL8603ApprovedPlat](#)

3. [25-0315](#) PL 8360
Rolling Acres Subdivision No. 2 Block 1 Lots 5A & 5B (Replat of 0.60 Ac.)
Location: Corner of Leopard Street and Rolling Acres Dr.

Attachments: [PL8360CoverTabReplat](#)
[PL8630ClosedDocReport](#)
[Updated Plat 2-24 \(2\)](#)

B. New Zoning

4. [25-0310](#) Zoning Case No. ZN8481, Texas Lone Star Abstract & Title Investments Group, LLC. (OCL) (District 3, upon annexation). Ordinance rezoning a property at or near CR 47 and FM 43 from the "FR" Farm Rural District (upon annexation) to the "CN-1" Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8481 Texas Lone Star Abstract & Title Investments Group LLC Staff Report](#)
[ZN8481 Texas Lone Star Abstract & Title Investments Group LLC](#)

5. [25-0311](#) Zoning Case No. ZN8561, ADR Investments, LLC. (District 4). Ordinance rezoning a property at or near 820 Naval Air Station (NAS) Drive from the "CG-1" General Commercial District to the "CG-1/SP" General Commercial District with a Special Permit; providing for a penalty not to exceed \$2,000 and

publication. (Staff recommends approval).

Attachments: [ZN8561 ADR Investments LLC Staff Report](#)
[ZN8561 ADR Investments LLC Presentation](#)

6. [25-0312](#) Zoning Case No. ZN8584, Daovone Xayasene (District 1). Ordinance rezoning a property at or near 2828 Ruth, 2830 Ruth, and 2816 Ruth Street from the “RS-6” Single-Family 6 District and the “CG-2” General Commercial District to the “RM-3” Multifamily District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8584 Daovone Xayasene Staff Report](#)
[ZN8584 Daovone Xayasene Presentation](#)

VII. Director's Report: None

Commissioner Hedrick asked staff about clarification on recusals as to whether commissioners need to step in the back or not. Staff stated that the rule applies to Boards and Commissions and not Councils.

VIII. Future Agenda Items: None

IX. Adjournment

There being no further business to discuss, the meeting was adjourned at 5:52 p.m.