



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, June 25, 2025

5:30 PM

Council Chambers

The Planning Commission shall be responsible to and act as an advisory body to City Council; shall review and make recommendations to City Council regarding the adoption/implementation of a comprehensive plan; regarding all proposals to adopt/amend land development regulations for the purpose of establishing consistency with the comprehensive plan; regarding zoning or requests for zoning changes in a manner to ensure consistency with the adopted comprehensive plan; regarding the City's annual capital budget and any capital improvement bond program. The Planning Commission also exercises control (approving body) over platting/subdividing land within the corporate limits and the extraterritorial jurisdiction of the City in a manner to ensure the consistency of all plats with the adopted comprehensive plan.

I. Call to Order, Roll Call

II. PUBLIC COMMENT: Citizens will be allowed to attend and make public comments in person at City Planning Commission meetings. The public is invited to speak on any agenda item and any other items that pertain to the Planning Commission. Comments are limited to three minutes. If you choose to speak during this period, you will not be allowed to speak again when the specific item is being considered in order of the agenda. Electronic media that you would like to use may only be introduced into the City system IF approved by the City's Communications Department at least 24 hours prior to the Meeting. Please contact IT at 826-3211 to coordinate.

III. Approval of Absences: Commissioners Budd and Munoz

IV. Approval of Minutes: June 11, 2025 Meeting Minutes

1. [25-0949](#) Planning Commission Meeting Minutes DRAFT 6.11.2025

Attachments: [6.11.25 PC MEETING MINUTES-DRAFT](#)

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

NOTICE TO THE PUBLIC: The following Consent Public Hearing consists of items in which City Staff has given a recommendation of approval. The Planning Commission has been furnished with background and support material on each item. All items will be acted upon by one vote without being discussed separately unless a Commissioner has requested to pull a specific item for individual consideration. In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence

A. Plat

2. [25-0946](#) PL8712
Checkout London Weber Preliminary Plat 2.194 Ac.
Location: SW corner of F.M.43 (Weber Rd.) and Hwy. 286
Attachments: [PL8712PrelimCoverTab](#)
[PL8712ClosedcommentReport](#)
[PL8712LatestPrelimPlat](#)
3. [25-0945](#) PL8730
Bayfront Terrace Blk. 4 Lots 7R & 8R
Location: SW corner of Ocean Dr. and Ayers St.
Attachments: [PL8730CoverTabReplat \(003\)](#)
[PL8730ClosedCommentReport](#)
[PL8730LatestPlat](#)
4. [25-0979](#) PL8704
Southside Stroage Tract Preliminary Plat 1.166 Ac.
Location: 7106 Brooke Rd
Attachments: [PL8704PrelimCoverTab](#)
[PL8704 Closed Comment Report](#)
[PL8704 Latest Prelim Plat](#)

B. Time Extension

5. [25-0944](#) 21PL1180-3rd Request for a 12 Month Extension.
Ocean Breeze Subdivision
Located: South of the city limits line and east of Hwy. 361
Attachments: [21PL1180PlatExtensionCovertab](#)
[21PL1180ApprovedPlat](#)
[21PL1180PlatExtRequest](#)
6. [25-0967](#) 23PL1051-2nd request for a 12 Month Extension
Flamingo Resort Bungalows PUD
Located: South of Encantada Ave. east of Palmira Ave.
Attachments: [23PL1051PlatExtCoverTab](#)
[23PL1051Approved plat](#)
[23PL1051PlatExtensionRequest](#)

VI. Director's Report**VII. Future Agenda Items**

VIII. Adjournment

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Jessica Martinez, at 361-826-3202 or jessicam2@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.