



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, October 15, 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 Miller and Teifke (October 1, 2025 meeting)

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

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

Attachments: [10.1.25 PC Meeting Minutes- DRAFT](#)

V. Consent Public Hearing: Discussion and Possible Action (Items 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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence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. [25-1600](#)**

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.

Attachments: [PL8935ReplatCoverTab](#)
[PL8935ClosedCommentReport](#)
[PL8935LatestPlat](#)

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

Attachments: [PL8911FinalPlatCoverTab](#)
[PL8911ClosedDocReport](#)
[PL8911LatestPlat](#)

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.

Attachments: [PL8824FinalPlatCoverTab](#)
[PL8824ClosedCommentReport](#)
[PL8824LatestPlat](#)

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.

Attachments: [PL8887YellowstoneUnit7Final](#)
[PL8887ClosedCommentReport](#)

[PL8887LatestPlat](#)

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).

Attachments: [ZN8741 Troy Creaman Staff Report](#)

[ZN8741 Troy Cremean PowerPoint Presentation](#)

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).

Attachments: [ZN8908 Big Fish Enterprises LLC Staff Report](#)

[ZN8908 Big Fish Enterprises LLC](#)

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.