



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda - Final

### Planning Commission

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Wednesday, July 23, 2025

5:30 PM

Council Chambers

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*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: Commissioner Miller (7.9.2025 meeting)**

**IV. Approval of Minutes: July 9, 2025 Meeting Minutes**

**1. [25-1077](#) Planning Commission Meeting Minutes DRAFT 7.9.2025**

**Attachments:** [7.9.25 PC Meeting Minutes- DRAFT](#)

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

*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. [25-1144](#) PL8566  
**PRELIMINARY PLAT- Oso Ranch Unit 1B**  
(16.73 Acres)
- (District 4) Generally located at 2449 Flour Bluff Drive, south of Purdue Road and west of Flour Bluff Drive.
- Attachments:** [PL8566 Oso Ranch Cover Tab](#)  
[PL8566OsoRanchUnit1BclosedComments](#)  
[PL8566OsoRanchPrelimPlat](#)
3. [25-1083](#) PL8690  
**REPLAT - Lynnwood Place Unit 1**  
Lots 1-7, Block D  
(1.41 acres)
- (District 2). Generally located at 5310 Surrey Lane, east of Surrey Lane and north of Tiger Lane.
- Attachments:** [PL8690ReplatCoverTab](#)  
[PL8690ClosedCommentReport](#)  
[PL8690LatestPlatPg1&2](#)
4. [25-1101](#) PL8773  
**REPLAT - Bessar Park**  
Lot 8R Block 5  
( 0.24 Ac.)
- (District 2). Generally located at 223 Rosebud Ln, south of Rosebud Ln. and east of Santa Fe Street.
- Attachments:** [PL8773ReplatCoverTab](#)  
[PL8773ClosedCommentReport](#)  
[PL8773Latest Plat](#)
5. [25-1138](#) PL8768  
**REPLAT - Surrey Place Unit 1**  
Lots 3A & 3B, Block 25  
(1.84 Acres)
- (District 3). Generally located at 5354 Kostoryz Road, east of Kostoryz Road, and north of Sokol Drive.
- Attachments:** [PL8768 Surrey Place Cover Tab](#)  
[PL8768ClosedCommentReport](#)

[PL8768LatestPlat](#)

6. [25-1142](#)

PL8736

**REPLAT - Flour Bluff Estates**

Lots 5R and 15R, Block E

(1.76 Acres)

(District 4). Generally located at 10414 South Padre Island Drive, east of Waldron Road and north of South Padre Island Drive.

**Attachments:** [PL8736 Flour Bluff Estates Cover Tab](#)

[PL8736ClosedCommentsReport](#)

[PL8736LatestPlat](#)

7. [25-1131](#)

PL8819

**FINAL PLAT - Southside Storage Tract**

Lot 1, Block 1

(1.166 acres)

(District 5) Generally located at 7106 Brooke Road, on the north corner of Rodd Field Road and Brooke Road.

**Attachments:** [PL8819CoverTabFinal](#)

[PL8819 Closed Comment Report](#)

[PL8819LatestFinalPlat](#)

8. [25-1137](#)

PL8811

**FINAL PLAT- Kosar Addition**

Lot 1R Block 8

(1.84 Acres)

(District 3). Generally located at 3146 Highland Drive, north of Highland Drive east of Osage Street.

**Attachments:** [PL8811 Kosar Add Cover Tab](#)

[PL8811ClosedCommentReport](#)

[PL8811LatestPlat](#)

**B. Plat-Conditional Approval**

9. [25-1145](#)

PL8742

**PRELIMINARY PLAT - Yellowstone**

(154.42 Acres)

(District 1). Generally located north of Haven Road and west of Warrior

Road

**Attachments:** [PL8742 Yellowstone Cover Tab](#)  
[PL8742YellowstonePrelimClosedOpenReport](#)  
[YellowstonePrelimPlat6202025](#)

10. [25-1146](#) PL8719  
**FINAL PLAT - King's Landing Unit 11**  
(38.07 Acres)

(District 3) Generally located at 1498 Farm-to-Market Road (FM) 43, north of FM 43 and east of Digger Ln.

**Attachments:** [PL8719KLUnit11ConditionalApproval](#)  
[PL8719KL11ClosedOpenReport](#)  
[PL8719KL11FinalPlat6192025](#)

**C. Time Extension**

11. [25-1154](#) PL8076  
**EXTENSION REQUEST - Azali District 1 (Final)**  
(28.90 acres)

(District 3): Generally located at 3602 Saratoga Boulevard, north of Saratoga Boulevard, and south of Glenway Drive, east of Kostoryz Road and west of Weber Road.

**Attachments:** [PL8076PlatExtCoverTab](#)  
[PL8076Latest Plat](#)  
[PL8076 Plat Ext Request](#)

**D. Zoning**

12. [25-1136](#) Zoning Case No. ZN8769, Gary W. Crook (District 1). Ordinance rezoning a property at or near 14454 Northwest Boulevard from the "RS-6" Single-Family 6 District to the "ON" Neighborhood Office District, providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

**Attachments:** [ZN8769 Gary Crook Staff Report](#)  
[ZN8769 Gary Crook PowerPoint Presentation](#)

**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](mailto:jessicam2@cctexas.com), no later than 48 hours prior to this meeting so that appropriate arrangements can be made.