



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, September 3, 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: Vice Chair Mandel (8.20.2025 Meeting)

IV. Approval of Minutes: August 20, 2025 Meeting Minutes

1. [25-1427](#) Planning Commission Meeting Minutes DRAFT 8.20.2025

Attachments: [8.20.25 PC Meeting Minutes- DRAFT](#)

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

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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence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. [25-1396](#) PL8866
REPLAT - Bank Park Plaza
Lots 1R & 8R, Block 2
(4.01 Acres)
- (District 2) Generally located at 4215 S. Staples Street, south of Staples Street and east of Everhart Road.
- Attachments:** [PL8866 Replat PlatCoverTab](#)
[PL8866ClosedCommentReport](#)
[PL8866LatestPlat](#)
3. [25-1399](#) PL8856
REPLAT - Nueces Gardens No. 2
Lots 50A, 50B, 50C, and 50D
(6.35 acres)
- (District 1) Generally located at 4137 Starlite Lane, northwest of Starlite Lane between Starlite Lane and Leonard Drive.
- Attachments:** [PL8856ReplatCoverTab](#)
[PL8856ClosedCommentReport](#)
[PL8856LatestPlat](#)
4. [25-1381](#) PL8878
FINAL PLAT - Laughlin Subdivision
Lot 22A, Block 3
(0.50 Acres)
- (District 2) Generally located at 3308 Houston Street, north of Houston Street and east of Kostoryz Road.
- Attachments:** [PL8878FinalPlatCoverTab](#)
[PL8878ClosedCommentReport](#)
[PL8878LatestPlat](#)

B. Plat-Time Extension

5. [25-1433](#) 21PL1015
PRELIMINARY - Pin Oak Terminal
(227.22 acres)
- (District 1) Generally located at 6630 Agnes Street (Highway 44), on the northeast corner of Hopkins Road and Agnes Street.

Attachments: [21PL1015 Cover Txt Tab-Time Ext 08.26.25-1](#)

[Time Extension Request -20250818](#)

[PC Memo Pin Oak Terminal Sidewalk Waiver.pdf.crdownload](#)

[21PL1015 Preliminary Plat APPROVED](#)

C. Zoning

6. [25-1415](#) Zoning Case No. ZN8823, Corpus Project, LLC. (District 4). Ordinance rezoning a property at or near 125 Glenoak Drive from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily District and the “CN-1” Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8823 Corpus Project LLC](#)

[ZN8823 Corpus Project LLC](#)

7. [25-1416](#) Zoning Case No. ZN8853, Eduardo Gonzalez (District 3). Ordinance rezoning a property at or near 4921 Kostoryz Road from the “RS-6” Single-Family 6 District to the “CG-1” General Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial, and in lieu thereof, approval to the CN-1/SP).

Attachments: [ZN8853 Eduardo Gonzalez](#)

[ZN8853 Eduardo Gonzalez](#)

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.