



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Planning Commission

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Wednesday, March 19, 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 and Mandel.**

IV. **Approval of Minutes: March 5, 2025 DRAFT Meeting Minutes**

1. [25-0370](#) Planning Commission Meeting Minutes DRAFT March 5, 2025

Attachments: [3-5-25 PC Meeting Minutes DRAFT](#)

V. **Consent Public Hearing: Discussion and Possible Action**

A. **Plats**

2. [25-0363](#) PL 8577  
**Ralph W. Leonard Subdivision Block C Lot 12-D-1 (Replat of 0.20 Ac.)**

Location: West side of Leonard St. south of Leopard St.

**Attachments:** [PL8577CoverTabReplat](#)  
[PL8577ClosedDocReport](#)  
[PL8577approvedPlat](#)

3. [25-0364](#) PL 8597  
**Lake View Acres Block 1 Lots 14A & 14B (Replat of 3.19 Ac)**

Location: Corner of Williams Dr. and Rodd Field Rd.

**Attachments:** [PL8597LakeViewAcresB1L14A14B](#)  
[PL8597ClosedDocReport](#)  
[PL8597ApprovedPlat](#)

4. [25-0365](#) PL8609 - Conditional Approval  
**Smith Addition Block 1 Lot 1 (Final Plat of 0.90 Ac.)**

Located: South of Purdue Rd. and west of Ollie Dr.

**Attachments:** [PL8609SmithAddCondApproval](#)  
[PL8609ClosedDocReport](#)  
[PL8609UpdatedPlat](#)

## **B. Time Extension**

5. [25-0366](#) PL8203 - First Request for a 12 Month Extension  
**Hakuna Matata Park Block1 Lot 1 Final Plat of 74.72 Ac.**

Located: North of Old Brownsville Rd and east of Old Brownsville Rd./Saratoga Blvd. intersection.

**Attachments:** [PL8203HakunaMatata12monthplatext.](#)  
[PL8203HakunaMatataApprovedPlat.](#)  
[PL8203PlatExtensionRequest](#)

## **VI. Public Hearing: Discussion and Possible Action**

### **C. Construction Waiver**

6. [25-0381](#) Mirabella Subdivision Request for a Plat Waiver for half street construction for County Road 22 on the Urban Transportation Plan

**Attachments:** [Mirabella Half Street Waiver Memo](#)  
[Mirabella Half Street Waiver PPT](#)

**VII. Director's Report****VIII. Future Agenda Items****IX. Adjournment**

**Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Robert Kurtz, at 361-826-3112 or [robertk3@cctexas.com](mailto:robertk3@cctexas.com), no later than 48 hours prior to this meeting so that appropriate arrangements can be made.**