



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda - Final

### Planning Commission

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Wednesday, January 22, 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: None.
- IV. Approval of Minutes: January 8, 2025
  1. [25-0067](#) 1-8-25 Planning Commission Meeting Minutes DRAFT  
**Attachments:** [1-8-25 PC Meeting Minutes DRAFT \(2\)](#)
- V. **Consent Public Hearing: Discussion and Possible Action (Items A and 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*

after the items not requiring separate discussion have been acted upon. The remaining items will be acted upon by one vote.

**A. Plats**

2. [25-0062](#)

PL 8541

**Pope Place Unit 1 Block 7 Lot 1R** (Replat of 0.26 Ac.)

Located west of Alameda Dr. and south of Delanie Dr.

**Attachments:** [PL8541 Pope Place PCCoverTab](#)

[PL8541 Pope Place ClosedDocReport](#)

[PL8541 Pope Place UpdatedPlat121924](#)

3. [25-0063](#)

PL8509

**Conditional Approval-Del-Mar South Campus Block 1 Lot 3 (Police Station)** (Final Plat of 5.00 Ac.)

Located north Yorktown Blvd. and east of Cimarron Blvd.

**Attachments:** [PL8509 Del-MarPoliceStationCoverTab](#)

[PL8509 Open ClosedReport](#)

[PL8509 Latest Plat](#)

[PL 8509 Del Mar 240012 - SS SUBSTATION SWQMP - 01072025 \(1\)](#)

[PL8509 Del Mar 240012 - SS SUBSTATION UTILITY - 01072025 \(1\)](#)

4. [25-0079](#)

PL8525

**London Towne 10** (Master Preliminary 64.0497 ACRES)

Located north of FM 43 & east of CR 33.

**Attachments:** [PL8525 London Towne 10 Cover Txt Tab](#)

[PL8525 London Towne 10 Closed Comb Rpt](#)

[PL8525 London Towne 10 30.101601 Preliminary Engineering Plan -2025-01-13](#)

[PL8525 London Towne 10 30.101601 Preliminary EX SWQMP-2025-01-13](#)

[PL8525 London Towne 10 30.101601 Preliminary Master Plat -2025-01-13](#)

[PL8525 London Towne 10 30.101601 Preliminary PR SWQMP-2025-01-13](#)

**B. Zoning**

5. [25-0081](#)

Zoning Case No. ZN8534, Port of Corpus Christi Authority (District 1). Ordinance rezoning various properties along Lexington Avenue, located south of Minton Street and north of Martin Luther King Drive, from the "RS-6" Single-Family 6 District to the "IL" Light Industrial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

**Attachments:** [ZN8534 POCCA Staff Report](#)

[ZN8534 POCCA PWPT](#)

**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 Ruth Bocchino, at 361-826-3568 or [ruthb3@cctexas.com](mailto:ruthb3@cctexas.com), no later than 48 hours prior to this meeting so that appropriate arrangements can be made.**