



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, May 14, 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. The Planning Commission will recess to convene the Beach Dune Committee meeting. After the adjournment of the Beach Dune Committee, the Planning Commission meeting will resume.
- III. Convene Beach Dune Committee (Planning Commission)
- IV. Call to Order, Roll Call
- V. **PUBLIC COMMENT:** The public is invited to speak on any agenda item and any other items that pertain to the Beach Dune Committee (See instructions for Item XIII). Comments are limited to three minutes.
- VI. Approval of Absences: Commissioner Munoz
- VII. Approval of Beach Dune Committee Minutes: 4.30.2025 DRAFT Meeting Minutes
 1. [25-0706](#) Beach Dune Committee Meeting Minutes DRAFT 4.30.2025
Attachments: [4-30-25 Beach Dune Committee Minutes](#)
- VIII. Consent Public Hearing Discussion and Possible Action (Item A)
 - A. Public Hearing-Beach Front Construction Certificate for a property located at or near 6961 State Highway 361

2. [25-0726](#) Case No. BD8646, Infra Tech Ventures, LLC. Request for a Beachfront Construction Certificate (Large-Scale) for proposed mitigation activities on a property located at or near 6961 State Highway 361 and described as 11.82 acres out of Mustang Island Sec 2, Block 1, Lot 52. (Staff recommends approval).

Attachments: [BD8646 BCC Report - Infratech Mustang Island Attachments V2](#)
[BD8646 PC Presentation - Infratech Mustang Island](#)

IX. **Director's Report**

X. **Future Agenda Items**

XI. **Adjournment of Beach Dune Committee**

XII. **Reconvene Planning Commission Meeting**

XIII. **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.**

XIV. **Approval of Absences: Commissioner Munoz**

XV. **Approval of Minutes-4.30.2025 DRAFT Meeting Minutes**

3. [25-0705](#) Planning Commission Meeting Minutes DRAFT 4.30.2025

Attachments: [4-30-25 PC Meeting Minutes Draft](#)

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

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.

B. Plats

4. [25-0694](#) PL8625
Flour Bluff Heights Block 4 Lot 14R (Final of 0.29 Acres)
Located: South of Skipper Lane and west of Marzabacher Ave.
Attachments: [PL8625CoverTabFinal](#)
[PL8625ClosedCommentsReport](#)
[PL8625LatestPlat](#)
5. [25-0707](#) PL8633
Heritage Crossing Planned Unit Development (Replat of 6.50 Acres)
Located: South of Kleberg Ave, and east of Cimarron Blvd.
Attachments: [PL8633CoverTabHeritageCrossingPUD](#)
[PL8633ClosedCommentReport](#)
[PL8633HeritageCrossingPUDPlat](#)
6. [25-0718](#) PL8542
Corpus Christi Holly Addition (Preliminary Plat of 1.14 acres)
Located: Southwest corner of Holly Road and Rodd Field Road
Attachments: [PL8542 Text Tab \(002\)](#)
[Application No. PL8542 COMMENTS](#)
[PL8542 Preliminary Plat](#)

C. Plat Extension

7. [25-0693](#) 22PL1146- 3rd Request for a 12 Month Extension.
Bridges Mill Village Unit 3 (Final Plat of 12.906 Acres)
Located: North of Saratoga Blvd. and east of Kostoryz, to the north of the high school
Attachments: [22PL1146CoverTxt12Monthextension](#)
[22PL1146Approved plat 11-16-22](#)
[22PL1146PlatextRequest3](#)
8. [25-0696](#) 22PL1091- 4th Request for a 12 Month Extension.
Schanen Estates West Unit 13 (Final Plat of 10.006 Acres)
Located: Norchester St and Glenway Dr.
Attachments: [22PL1091Cover Txt Tab-Time Ext12month](#)
[22PL1091RequestforTimeextension](#)
[Schanen Estates Unit 13-Approved \(1\)](#)

XVII. Public Hearing: Discussion and Possible Action

The following Public Hearing items will be considered individually

D. Plat with Variance (Waiver)

9. [25-0724](#) PL8691-Half Street Construction of C.R. 43 along western frontage
King's Lake West Master (Preliminary Plat 186.40 Acres)
Located north of C.R. 22 and east of C.R. 43 and west of Oso Creek.

Attachments: [Kings Lake West Half Street Waiver Memo](#)
[Kings Lake West Half Street Waiver PPT](#)

E. Plat

10. [25-0631](#) PL8691
King's Lake West Master (Preliminary Plat of 186.40 Acres)
Located north of C.R. 22 and east of C.R. 43 and west of Oso Creek.

Attachments: [PL8691CoverTabMasterPrelimPlat](#)
[PL8691ClosedcommentReport](#)
[PL8691LatestPrelimPlat](#)

XVIII Director's Report**XIX. Future Agenda Items****XX. 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.