



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda - Final

### Planning Commission

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Wednesday, April 2, 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 19, 2025 DRAFT Meeting Minutes**

  1. [25-0448](#) Planning Commission Meeting Minutes DRAFT March 19, 2025

**Attachments:** [3-19-25 PC Meeting Minutes DRAFT](#)

V. **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.

**A. Plats**

2. [25-0447](#) PL 8569  
**Cimarron Center Block 1 Lots 8H and 8I (Replat of 4.71 Ac.)**  
Location: South of Saratoga Blvd. and west of Cimarron Blvd.  
**Attachments:** [PL8569CoverTabforReplat](#)  
[PL8569ClosedDocReport](#)  
[PL8569LatestPlat](#)
3. [25-0451](#) PL8570 - Conditional Approval  
**London Towne Unit 8B (Final plat of 11.62 Ac.)**  
Located: North of Weber Rd. (FM 43) and west of London Pirate Rd. (C.R. 35)  
**Attachments:** [PL8570ConditionalFinalPlat](#)  
[PL8570OpenClosedDocReport](#)  
[PL8570ApprovedPlat](#)

**B. Zoning**

4. [25-0461](#) Zoning Case No. ZN8575, Hut Enterprises, LLC. (OCL) (District 3, upon annexation). Ordinance rezoning a property at or near FM 43 and State Highway 286 (SH 286/Chapman Ranch Road) from the "FR" Farm Rural District (upon annexation) to the "CG-2" General Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).  
**Attachments:** [ZN8575 Hut Enterprises LLC Staff Report](#)  
[ZN8575 Hut Enterprise LLC PowerPoint](#)

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

*The following Public Hearing item will be considered individually*

**C. Zoning**

5. [25-0462](#) Zoning Case No. ZN8330, Patel Real Estate Holdings, LLC. (District 2). Ordinance rezoning a property at or near 5858 South Padre Island Drive (SPID) from the "CG-2" General Commercial District to the "CG-2/SP" General Commercial District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).  
**Attachments:** [ZN8330 Patel Real Estate Holdings, LLC Staff Report w-Attachments](#)  
[ZN8330 Patel Real Estate Holding LLC Presentation](#)

**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, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.**