



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, October 1, 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: None (all members were present at 9.17.2025 PC meeting)

IV. Approval of Minutes: September 17, 2025 Meeting Minutes

[25-1542](#)

Planning Commission Meeting Minutes DRAFT 9.17.2025

Attachments: [9.17.25 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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence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[25-1537](#)

PL8707

PRELIMINARY - NEMEC TOWNE CENTER PHASE 2

Block 1

(25.34 acres)

(District 5) Generally located at 3601 Interstate Highway 69 (IH-69), on the northwest corner of IH-69 and County Road 52 (CR 52).

Attachments: [PL8707CoverTab](#)

[PL8707 Closed Comment Report](#)[PL8707 Latest Plat](#)[25-1538](#)

PL8912

REPLAT - Bluff Portion Addition

Lot 5R, Block 19

(0.23 Acres)

(District 1) Generally located at 717 North Tanchua Street, on the southwest corner of North Tanchua Street and Antelope Street.

Attachments: [PL8912ReplatCoverTab](#)

[PL8912ClosedCommentReport](#)[PL8912LatestPlat](#)**B. Plat-Time Extension**[25-1547](#)

22PL1061

FINAL - Landmark at Airline

(11.16 acres)

(D5) Generally located at 3538 Airline Road, north of Slough Road, and west of Rodd Field Road.

Attachments: [22pl1061 Cover Txt Tab-Time Ext 2025](#)

[Time Extension Request - 9-8-2025](#)[Approved plat 9-21-22.pdf \(1\)](#)**C. Zoning**[25-1539](#)

Zoning Case No. ZN8855, William Mays (District 1). Ordinance rezoning a property at or near 15349 Northwest Boulevard from the "FR" Farm Rural District to the "RS-6" Single-Family 6 District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8855 William Mays Staff Report](#)

[ZN8855 William Mays](#)

VI. Public Hearing: Discussion and Possible Action (Item D)

The following Public Hearing items will be considered individually

D. Deferred Agreement

[25-1546](#)

**DEFERMENT AGREEMENT FOR
PROJECT: PL8160**

Solid Rock Industrial Park Phase I - Final Plat of 37.9 Acres Located
north of Old Brownsville Rd. and Junior Beck Dr.

Attachments: [PC1-Cover Txt Tab-Deferment Agreement](#)

[PC2-Agenda Memo - Deferment Agmnt - Solid Rock Ind Park\(PI\)](#)

[Deferment Agreement - Solid Rock 9.23.25](#)

[PC3A-PC Presentation-Solid Rock Industrial Park \(Def Agmnt\)](#)

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 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.