



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda - Final-revised

### Planning Commission

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Wednesday, August 6, 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: Chairman York (7.23.2025 meeting)**

**IV. Approval of Minutes: July 23, 2025 Meeting Minutes**

**1. [25-1228](#) Planning Commission Meeting Minutes DRAFT 7.23.2025**

**Attachments: [7.23.25 PC Meeting Minutes- DRAFT](#)**

**V. Discussion and Possible Action: Election of Chairman and Vice Chairman**

**VI. 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. Plats**

2. [25-1230](#) PL8810  
**REPLAT - Padre Island No. 2**  
Lots 14A, 15A & 15B Block 43  
(1.55 Acres)

(District 4). Generally located at 14206 Playa Del Rey, north of Verdemar Drive, and east of Playa Del Rey.

**Attachments:** [PL8810CoverTabReplat](#)  
[PL8810ClosedCommentReport](#)  
[PL8810LatestPlat](#)

3. [25-1231](#) PL8772  
**FINAL PLAT-King's Point Unit 2**  
Lot 3, Block 2  
(1.79 Acres)

(District 3). Generally located at 3146 6004 Yorktown Boulevard, north of Yorktown Boulevard. and east of Loire Boulevard.

**Attachments:** [PL8772CoverTabFinal](#)  
[PL8772ClosedCommentReport](#)  
[PL8772LatestPlat](#)

**B. Plats- Appeals and Time Extensions**

4. [25-1240](#) PL8226  
**FINAL - Viridian Phase I**  
Lots 1-31, 55-67, and 198-227

(District 5) Generally located at the southeast intersection of Highway (HWY) 286 and County Road (CR) 22, located south of CR 22, north of CR 20A, east of CR 43 and west of HWY 286.

**Attachments:** [PL8226 Appeal and Time Extension](#)  
[PL8226 Expiration Determination](#)  
[Mirabella 12-Month Extension Request](#)  
[PL8226 Plat.crdownload](#)

5. [25-1239](#)

PL8227

**FINAL - Viridian Phase II**

Lots 32-48, 186-197, and 228-258 (15.60 acres)

(District 5) Generally located at the southeast intersection of Highway (HWY) 286 and County Road (CR) 22, located south of CR 22, north of CR 20A, east of CR 43 and west of HWY 286.

**Attachments:** [PL8227 Appeal and Time Extension](#)

[PL8226 Expiration Determination \(003\)](#)

[Mirabella 12-Month Extension Request](#)

[PL8227 Final Plat.crdownload](#)

6. [25-1241](#)

PL8229

**FINAL - Valencia Phase I**

Lots 1-24, 104-110, Common Areas (10.59 acres)

(District 5) Generally located at the southeast intersection of Highway (HWY) 286 and County Road (CR) 22, located south of CR 22, north of CR 20A, east of CR 43 and west of HWY 286.

**Attachments:** [PL8229 Appeal and Time Extension](#)

[PL8226 Expiration Determination \(004\)](#)

[Mirabella 12-Month Extension Request](#)

[PL8229 Final Plat.crdownload](#)

7. [25-1242](#)

PL8231

**FINAL - Valencia Phase II**

Lots 25-26, 95-103, 95-103, 111-129, and 154-168 (15.06 acres)

(District 5) Generally located at the southeast intersection of Highway (HWY) 286 and County Road (CR) 22, located south of CR 22, north of CR 20A, east of CR 43 and west of HWY 286.

**Attachments:** [PL8231 Appeal and Time Extension](#)

[PL8226 Expiration Determination \(004\)](#)

[Mirabella 12-Month Extension Request](#)

[PL8231 Final Plat.crdownload](#)

8. [25-1244](#)

PL8230

**FINAL - Ventanas Phase I**

Lots 1-85, 141-174 (22.43 acres)

(District 5) Generally located at the southeast intersection of Highway (HWY) 286 and County Road (CR) 22, located south of CR 22, north of CR 20A, east of CR 43 and west of HWY 286.

**Attachments:** [PL8230 Appeal and Time Extension](#)  
[PL8226 Expiration Determination \(004\)](#)  
[Mirabella 12-Month Extension Request](#)  
[PL8230 Final Plat.crdownload](#)

9. [25-1245](#)

PL8228

**FINAL - Ventanas Phase II**

Lots 1-16, 86-140, 341-342 (14.47 acres)

(District 5) Generally located at the southeast intersection of Highway (HWY) 286 and County Road (CR) 22, located south of CR 22, north of CR 20A, east of CR 43 and west of HWY 286.

**Attachments:** [PL8228 Appeal and Time Extension \(002\)](#)  
[PL8226 Expiration Determination \(004\)](#)  
[PL8228 Final Plat.crdownload](#)

C. **Zoning**10. [25-1232](#)

Zoning Case No. ZN8548, AI Development, Inc. (District 4). Ordinance rezoning a property at or near 6502 Holly Road from the "CN-1" Neighborhood Commercial District to the "CG-2" General Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial).

**Attachments:** [ZN8548 AI Development Inc Staff Report](#)  
[ZN8548 AI Development Inc PowerPoint Presentation](#)

11. [25-1233](#)

Zoning Case No. ZN8622, John Tompkins (District 4). Ordinance rezoning a property at or near 14762 Running Light Drive from the "RM-AT/IO" Multifamily District with the Island Overlay to the "RM-AT/IO/PUD" Multifamily District with the Island Overlay and a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication.

(Staff recommends approval).

**Attachments:** [ZN8622 John Tompkins Staff Report](#)

[ZN8622 John Tompkins PowerPoint Presentation](#)

**VII. Presentation: Finance Department**

**12. [25-1262](#)**

Proposed FY2025-2026 Capital Improvement Program (CIP) Budget.

**Attachments:** [Agenda Memo Aug 6 FY2026 Proposed Capital Budget](#)

[FY2026 Proposed Capital Budget Presentation Final](#)

**VIII. Director's Report**

**IX. Future Agenda Items**

**X. 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](mailto:jessicam2@cctexas.com), no later than 48 hours prior to this meeting so that appropriate arrangements can be made.