



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda - Final

### Planning Commission

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Wednesday, October 29, 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 Teifke (10.15.2025 meeting)**

**IV. Approval of Minutes: October 15, 2025 Meeting Minutes**

**1. [25-1687](#) October 15, 2025 Meeting Minutes**

**Attachments:** [10.15.25 PC Meeting Minutes- DRAFT](#)

**V. Consent Public Hearing: Discussion and Possible Action (Items A & B)**

**A. Plat**

**2. [25-1672](#) PL8774  
FINAL: Countiss  
Lot 3 Block 2  
(0.51 Acres)**

(District 1). Generally located at 4544 Sharpsburg Road, north of Interstate

37 and Up River Road, and south of Figueroa Street.

**Attachments:** [PL8774FinalPlatCoverTab](#)  
[PL8774ClosedCommentReport](#)  
[PL8774LatestPlat](#)

**B. Zoning**

3. [25-1679](#) Zoning Case No. ZN8725, Coastal Dunes, LLC. (District 4). Ordinance rezoning a property at or near 6753 State Highway 361 (SH 361) from the “RM-AT” Multifamily Apartment Tourist District to the “RM-AT/PUD” Multifamily Apartment Tourist District with a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval)

**Attachments:** [ZN8725 Coastal Dunes LLC Staff Report](#)  
[ZN8725 Coastal Dunes LLC PowerPoint Presentation](#)

4. [25-1680](#) Zoning Case No. ZN8874, Pasadena Land Holdings, Inc. (District 4). Ordinance rezoning a property at or near 7801 Wooldridge Road from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

**Attachments:** [ZN8874 Pasadena Land Holdings Inc. Staff Report](#)  
[ZN8874 Pasadena Land Holdings Inc. PowerPoint Presentation](#)

5. [25-1681](#) Zoning Case No. ZN8885, Andrea and Daovone Xayasene (District 3). Ordinance rezoning a property at or near 5113 Larcade Drive from the “RS-6” Single-Family 6 District to the “RS-6/SP” Single-Family 6 District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

**Attachments:** [ZN8885 Andrea & Daovone Xayasene](#)  
[ZN8885 Daovone and Andrea Xayasene PowerPoint Presentation](#)

6. [25-1682](#) Zoning Case No. ZN8910, Paul and Melba Savoy (District 1). Ordinance rezoning a property at or near 3202 East Causeway Boulevard from the “CR-1” Resort Commercial District to the “RM-AT” Multifamily Apartment Tourist District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

**Attachments:** [ZN8910 Paul and Melba Savoy Staff Reprot](#)  
[ZN8910 Paul and Melba Savoy PowerPoint Presentation](#)

**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 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.