



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, August 20, 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: Commissioner Miller (8.6.2025 meeting)

IV. Approval of Minutes: August 6, 2025 Meeting Minutes

1. [25-1326](#) Planning Commission Meeting Minutes DRAFT 8.6.2025

Attachments: [8.6.25 PC Meeting Minutes- DRAFT](#)

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

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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence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

2. [25-1364](#) PL8653
FINAL- Corpus Christi Holly Addition
Lot 2 and 2A Block 1
(11.86 Acres)

(District 5) Generally located at 2101 Rodd Field Road, west of Rodd Field Road and South of Holly Road.

Attachments: [PL8653CorpusChristiHollyAddCoverTab](#)
[PL8653ClosedCommentReport](#)
[PL8653LatestPlat](#)

B. Time Extension

3. [25-1361](#) 23PL1016
FINAL - Graham Estates
(20.00 acres)

(District 3) Generally located at 801 Graham Road, south of Graham Road, north of Don Patricio, west of Waldron Road.

Attachments: [23PL1016 Time Extension2_Cover Tab 2025](#)
[200030 - PLAT - GRAHAM ESTATES](#)
[23PL1016 Time Extension Request](#)

VI. Public Hearing: Discussion and Possible Action (Items C & D)

The following Public Hearing items will be considered individually

C. Time Extension

4. [25-1362](#) 22PL1001
FINAL - The Villa PUD
(2.35 acres)

(District 4) Generally located on the northeast side of Granada Drive and west of Leeward Drive.

Attachments: [22PL1001 ime Extension_Cover Tab 2025](#)
[The Villas PUD R1 7-21-22](#)
[22PL1001 2025 Time Extension Request2](#)

D. Proposed FY2025-2026 Capital Improvement Budget

5. [25-1325](#) Planning Commission recommendation of the Proposed FY2025-2026 Capital Improvement Program (CIP) Budget.

Attachments: [Agenda Memo Aug 20 FY2025-2026 Proposed Capital Budget FY2026 Proposed Capital Budget Presentation Final](#)

VII. Director's Report

6. [25-1346](#) UDC Amendments Briefing-Legislative Actions

Attachments: [2025 UDC Amendments Briefing-Legislative](#)

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.