



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, April 30, 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: Chairman York and Commissioner Budd

IV. Approval of Minutes: April 16, 2025 DRAFT Meeting Minutes

1. [25-0594](#) Planning Commission Meeting Minutes DRAFT April 16, 2025

Attachments: [4-16-25 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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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. [25-0557](#) PL 8662
Lamar Park Subdivision Sec. 1 Block 5 Lot 4R
Location: East of Jackson Place and north of Center Dr.
Attachments: [PL8662CoverTabReplat](#)
[PL8662ClosedDocReport](#)
[PL8662UpdatedPlat](#)
3. [25-0631](#) PL8691
King's Lake West Master Preliminary Plat (186.40 Ac.)
Located north of C.R. 22 and east of C.R. 43 and west of Oso Creek.
Attachments: [PL8691CoverTabMasterPrelimPlat](#)
[PL8691ClosedcommentReport](#)
[PL8691LatestPrelimPlat](#)
4. [25-0630](#) PL8671 - **Conditional Approval**
Bayberry Terrace Block 3 Lots 1R, 2R, and 3R - Final plat of 6.15 Ac.
Located: East of Waldron Rd. and north of Mediterranean Dr.
Attachments: [PL8671CovTabConditionalFinal](#)
[PL8671OpenClosedDocReport](#)
[PL8671LatestPlat](#)

B. Time Extension

5. [25-0558](#) 22PL1033 - 1st REQUEST for a 24 Month Extension
Rancho Vista Subdivision Preliminary Plat
Located: East of Cimarron Blvd. and south of Yorktown Rd.
Attachments: [22PL1033CoverTabTimeExtPC43025](#)
[22PL1033Approved plat 6-15-22 \(1\)](#)
[22PI1033ExtensionRequest](#)

C. New Zoning

6. [25-0612](#) Zoning Case No. ZN8553, Port of Corpus Christi Authority (District 1).
Ordinance rezoning various properties along Nueces Street, located north of Interstate Highway 37 (IH 37), along Winnebago Street, Coke Street, Nueces Street and West Broadway Street from the "RM-1" Multifamily District and the "CN-1" Neighborhood Commercial District to the "IH" Heavy Industrial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).
Attachments: [ZN8553 POCCA Staff Report](#)

[ZN8553 POCCA](#)

- VII. Director's Report
- VIII. Future Agenda Items
- IX. Adjournment of Planning Commission
- X. Convene Beach Dune Committee (Planning Commission)
- XI. Call to Order, Roll Call
- XII. PUBLIC COMMENT: The public is invited to speak on any agenda item and any other items that pertain to the Beach/Dune Committee. (See instructions for item II. above). Comments are limited to 3 minutes.
- XIII. Approval of Absences: Commissioner Mandel
- XIV. Approval of Beach Dune Committee Minutes: August 21, 2024 DRAFT Meeting Minutes
7. [25-0595](#) Beach Dune Committee Meeting Minutes DRAFT August 21, 2024
Attachments: [8-21-24 Beach Dune Committee Minutes DRAFT](#)
- XV. Consent Public Hearing Discussion and Possible Action (Item D)
- D. Public Hearing - Beach Front Construction Certificate for a property located at or near 15820 Park Road 22.
8. [25-0614](#) Case No. BD8369, Nueces County Coastal Parks Department. Request for a Beachfront Construction Certificate (Large-Scale) for proposed construction activities on a property located at or near 15820 Park Road 22 and described as Padre Island Nueces County Park #1 - Bob Hall Pier. (Staff recommends conditional approval).
Attachments: [BD8646 BCC Report - Infratech Mustang Island Attachments](#)
[BD8646 PC Presentation - Infratech Mustang Island](#)
- XVI. Director's Report
- XVII. Future Agenda Items
- XVIII. Adjournment of Beach Dune Committee

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.