



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, July 9, 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 and Munoz.

IV. Approval of Minutes: June 25, 2025 Meeting Minutes

1. [25-1013](#) Planning Commission Meeting Minutes DRAFT 6.25.2025

Attachments: [6.25.25 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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence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**2. [25-0993](#)**

PL8731

FINAL PLAT - Corpus Christi Holly Addition

Lot 1, Block 1 (1.47 acres)

(District 5) Generally located at 2101 Rodd Field Road, on the southwest corner of Holly Road and Rodd Field Road.

Attachments: [PL8731CoverTabFinal \(002\)](#)

[PL8731ClosedCommentReport](#)[PL8731LatestPlat](#)**3. [25-0994](#)**

PL8744

REPLAT - Lamar Park Subdivision

Lot 21R, Block 13 (0.30 acres)

(District 2) Generally located at 330 Santa Monica, east of South Alameda Street and west of Center Drive.

Attachments: [PL8744ReplatCoverTab](#)

[PL8744ClosedCommentReport](#)[PL8744LatestPlat](#)**4. [25-1044](#)**

PL8544

PRELIMINARY PLAT M & R Home Solutions, LLC Subdivision

Block A Lot 1 (4.88 acres)

(District 4) Generally located a 2345 Yorktown Blvd, south of Yorktown Blvd. and east of Arman St. and west of Roscher Road.

Attachments: [PL8544PrelimCoverTab \(002\)](#)

[PL8544ClosedCommentReport](#)[PL8544LatestPrelimPlat](#)**B. Time Extension****5. [25-0992](#)**

PL7952

Time Extension Request.Glenoak Park Unit 2

Lot 2, Block 1 (1.36 acres)

(District 4) Generally located at 700 Glenoak Drive, east of Tinion Street

and west of Waldron Road.

Attachments: [PL7952PlatExtCoverTab](#)
[PL7952LatestPlat](#)
[PL7952RequestforPlatExtension](#)

6. [25-1043](#) PL8016
Extension Request Azali Oceanside Estates (Replat)
Lots 1-12, Block 1 (2.85 acres)

(District 2) Generally located at 3333 Ocean Drive, north of Saratoga Boulevard and east of Norchester Drive.

Attachments: [PL8016PlatExtCoverTab \(002\)](#)
[PL8016ApprovedPCPlat](#)
[PL8016RequetPlatExtension1yr](#)

C. **Zoning**

7. [25-1045](#) Zoning Case No. ZN8634, Saratoga 400 Partners, LLC. (District 3).
Ordinance rezoning a property at or near 602 Saratoga Boulevard from the
“RS-4.5” Single-Family 4.5 District to the “RS-4.5/PUD” Single-Family 4.5
District with a Planned Unit Development overlay; providing for a penalty
not to exceed \$2,000 and publication. (Staff recommends approval).
Attachments: [ZN8634 Saratoga 400 Partners LLC Staff Report](#)
[ZN8634 Saratoga 400 Partners LLC](#)

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

The following Public Hearing items will be considered individually

D. **Plat with Variance (Waiver)**

8. [25-1055](#) PL8544
**Request for a Plat Waiver for Water/Fire Hydrant Construction-M &
R Home Solutions, LLC Subdivision**
Block A Lot 1 (4.88 acres)

(District 4) Generally located a 2345 Yorktown Blvd, south of Yorktown Blvd. and east of Arman St. and west of Roscher Road.

Attachments: [PL8544 Waiver Request Memo](#)
[PL8544 Waiver Request PPT](#)

VII. **Director's Report: Chairman York's Recognition and Award Presentation**

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.