



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, December 10, 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 Munoz (November 12, 2025 meeting)

IV. Approval of Minutes: November 12, 2025 Meeting Minutes

1. [25-1845](#) November 12, 2025 Meeting Minutes

Attachments: [11.12.25 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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence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. Plats**2. [25-1923](#)**

PL8820

PRELIMINARY - THE LAKES AT NORTHWEST UNIT 3

(10.586 acres)

(District 1) Generally located at 15205 Northwest Boulevard, south of Northwest Boulevard, east of County Road 73 (CR 73), and west of Farm-to-Market Road 1889 (FM 1889).

Attachments: [PL8820CoverTab](#)

[PL8820 Closed Comment Report](#)

[PL8820LatestPreliminaryPlat](#)

3. [25-1802](#)

PL9037

REPLAT - Brooklyn Addition

Lot 6R Block 86

(0.20 Acres)

(District 1) Generally located at 3202 Plum Street, north of Elm Street, and west of Seagull Boulevard.

Attachments: [PL9037ReplatCoverTab](#)

[PL9037ClosedCommentReport](#)

[PL9037LatestPlat](#)

4. [25-1843](#)

PL9041

REPLAT - La Palmera Mall

Lots 1A, 1B and 1C Block 1

(46.11 Acres)

(District 2) Generally located at 5488 South Padre Island Drive, south of McArde Road and west of South Staples Street.

Attachments: [PL9041ReplatCoverTab](#)

[PL9041ClosedCommentReport](#)

[PL9041LatestPlat](#)

5. [25-1847](#)

PL9064

REPLAT - H.F. Nolte Subdivision

Lot 5R Block 2

(0.54 Acres)

(District 2) Generally located at 3314 Manitou, north of Sante Fe Street, south of San Antonio Street, east of Hewit Drive, and west of Alta Plaza Street.

Attachments: [PL9064ReplatCoverTab](#)

[PL9064ClosedCommentReport](#)

[PL9064UpdatedPlat](#)6. [25-1855](#)

PL9060

REPLAT - Don Patrico

Lot 46R Block L

(0.28 Acres)

(District 4) Generally located at 1925 Orange Street, north of Division Road, south of Don Patricio Road, east of Sunglo Drive, and west of Crestmont Street.

Attachments: [PL9060ReplatCoverTab](#)

[PL9060ClosedCommentReport](#)[PL9060UpdatedPlat](#)**B. Zoning**7. [25-1860](#)

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 Text File Tab](#)

[ZN8725 Coastal Dunes LLC Staff Report](#)[ZN8725 Coastal Dunes LLC PowerPoint Presentation](#)[ZN8725 Coastal Dunes LLC Opposition Notices](#)8. [25-1865](#)

Zoning Case No. ZN8987, Clint and Catherine Tucker (District 4). Ordinance rezoning a property at or near 1730 and 1738 Ramfield Road from the "FR/APZ-1" Farm Rural District within the Accident Potential Zone-1 (APZ-1) to the "RS-15/APZ-1" Single-Family 15 District within the Accident Potential Zone-1 (APZ-1); providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8987 Clint & Catherine Tucker Text File Tab](#)

[ZN8987 Clint and Catherine Tucker Staff Report](#)[ZN8987 Clint and Catherine Tucker](#)9. [25-1866](#)

Zoning Case No. ZN9032, ZBK, LLC. (OCL) (District 5, Upon Annexation). Ordinance rezoning a property at or near 601 FM (Farm-to-Market) Road 2444 from the "FR" Farm Rural District (upon annexation) to the "RS-22" Single-Family 22 District; providing for a

penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN9032 ZBK LLC Text File Tab](#)
[ZN9032 ZBK LLC Staff Report](#)
[ZN9032 ZBK LLC PowerPoint Presentation](#)

C. Public Hearing: Discussion and Possible Action (Item C)

The following Public Hearing items will be considered individually.

10. [25-1913](#) Amending the Roadway Master Plan Map (RMP) of Mobility CC, a transportation element of the Comprehensive Plan of the City of Corpus Christi, to remove a section of Amanda Lane (a proposed "A2" Arterial Street), located between FM (Farm-to-Market) 1889 and CR (County Road) 73.

Attachments: [Riverstone Trails](#)
[Presentation - Riverstone Trail Master -PC-12.10.25](#)
[CoCC Roadway Master Plan_V1 adopted 1.30.24 \(1\)](#)
[MTP Amendment App \(Amanda Lane\)](#)

11. [25-1914](#) PL8879
MASTER PRELIMINARY PLAT - RIVERSTONE TRAILS
(69.213 acres)

(District 1) Generally located at 15329 Northwest Boulevard, south of Northwest Boulevard, east of County Road 73 (CR 73), and west of Farm-to-Market Road 1889 (FM 1889).

Attachments: [PL8879CoverTab](#)
[PL8879 Closed Comment Report](#)
[PL8879LatestMasterPrelimPlat](#)

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, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.

