



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, March 5, 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: NONE**

- IV. **Approval of Minutes**
 1. [25-0304](#) Planning Commission Meeting Minutes DRAFT February 19, 2025
Attachments: [2-19-25 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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence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. [25-0300](#) PL8603
Steele's Addition Block 12 Lot 63R and Lot 69R (Replat of 0.71 Ac.)
Located North of Ruth St. and West of Harmon St.

Attachments: [PL8603CoverTabReplat](#)
[PL8603ClosedDocReport](#)
[PL8603ApprovedPlat](#)

3. [25-0315](#) PL 8360
Rolling Acres Subdivision No. 2 Block 1 Lots 5A & 5B (Replat of 0.60 Ac.)

Location: Corner of Leopard Street and Rolling Acres Dr.

Attachments: [PL8360CoverTabReplat](#)
[PL8630ClosedDocReport](#)
[Updated Plat 2-24 \(2\)](#)

B. New Zoning

4. [25-0310](#) Zoning Case No. ZN8481, Texas Lone Star Abstract & Title Investments Group, LLC. (OCL) (District 3, upon annexation). Ordinance rezoning a property at or near CR 47 and FM 43 from the "FR" Farm Rural District (upon annexation) to the "CN-1" Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8481 Texas Lone Star Abstract & Title Investments Group LLC Staff Report](#)
[ZN8481 Texas Lone Star Abstract & Title Investments Group LLC](#)

5. [25-0311](#) Zoning Case No. ZN8561, ADR Investments, LLC. (District 4). Ordinance rezoning a property at or near 820 Naval Air Station (NAS) Drive from the "CG-1" General Commercial District to the "CG-1/SP" General Commercial District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8561 ADR Investments LLC Staff Report](#)
[ZN8561 ADR Investments LLC Presentation](#)

6. [25-0312](#) Zoning Case No. ZN8584, Daovone Xayasene (District 1). Ordinance rezoning a property at or near 2828 Ruth, 2830 Ruth, and 2816 Ruth Street from the "RS-6" Single-Family 6 District and the "CG-2" General Commercial District to the "RM-3" Multifamily District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends

approval).

Attachments: [ZN8584 Daovone Xayasene Staff Report](#)
[ZN8584 Daovone Xayasene Presentation](#)

VII. Director's Report

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 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.