



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, February 19, 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: 2-5-25 Commissioner Hedrick
- IV. Approval of Minutes: February 5, 2025 DRAFT Meeting Minutes
 1. [25-0226](#) Planning Commission Meeting Minutes DRAFT February 5, 2025
Attachments: [2-5-25 PC Meeting Minutes Draft](#)
- V. **Consent Public Hearing: Discussion and Possible Action (Items A and 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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence

after the items not requiring separate discussion have been acted upon. The remaining items will be acted upon by one vote.

A. Plats

2. [25-0189](#)

PL8579

Country Estates Subdivision Unit No. 2 Block 2 Lots 18-24 (Final plat of 1.72 Ac.)

Located south Hearn Rd. and east of Brookline Dr.

Attachments: [PL8579 Country Estates Subdvsn FinalCover Txt Tab-](#)
[PL8579 Country Estates Subdvsn ClosedDocReport](#)
[PL8579 Country Estates Subdvsn Plat13125-2](#)

3. [25-0190](#)

PL8564

NUECES GARDENS NO. 1 LOTS 18A, 18B, 18C, 18D, & 18E (REPLAT OF 4.728 ACRES)

Located north of Starlite Lane & east of Violet Road.

Attachments: [PL8564 Nueces Garden No. 1 Cover Txt Tab](#)
[PL8564 Nueces Garden No. 1 CLOSED Comb Rpt](#)
[PL8564 Nueces Garden No. 1 Updated Plat Pg 1 1-28](#)
[PL8564 Nueces Garden No. 1Updated Plat Pg 2 2-3](#)
[PL8564 Nueces Garden No. 1 Utility Plan](#)
[PL8564 Nueces Garden No. 13714 Violet - SWQMP ANSI D FULL SIZE](#)

4. [25-0191](#)

PL8550

FOXWOOD ESTATES PHASE II, BLOCK 13, LOTS 3A & 3B (REPLAT OF 2.193 ACRES)

Located south of Saratoga Boulevard & east of Weber Road.

Attachments: [PL8550 Foxwood Estates Cover Txt Tab- PL8550](#)
[PL8550 Foxwood Estates Closed Comb rpt](#)
[PL8550 Foxwood Estates Dollar General #31090 - Weber Rd. \(FM 43\) - Corpus](#)
[PL8550 Foxwood Estates Stormwater Quality Management Plan - Dollar Gener](#)
[PL8550 Foxwood Estates T24-084 RE T24-085](#)

5. [25-0201](#)

PL8571

WATER BEACH ADDITION, BLOCK 6, LOTS 1A & 2A (REPLAT OF 2.23 ACRES)

Located south of Starr Street & west of N Shoreline Boulevard.

Attachments: [PL8571 Water Beach Addition Cover Txt Tab](#)
[PL8571 Water Beach Addition Closed Comb rpt](#)
[PL8571 Water Beach Addition Final Plat \(2\)](#)
[PL8571 Water Beach Addition SWQMP](#)
[PL8571 Water Beach Addition Utility Plan](#)

B. Zoning

6. [25-0228](#) Zoning Case No. ZN8332, Golden Pointe, LLC. (District 4). Ordinance rezoning a property at or near 13902 South Padre Island Drive from the "CR-2/IO" Resort Commercial District with an Island Overlay to the "CR-2/IO/PUD" Resort Commercial District with an Island Overlay and a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8332 Golden Pointe LLC Staff Report](#)

[ZN8332 Golden Pointe LLC](#)

VI. Public Hearing: Discussion and Possible Action

The following Public Hearing items will be considered individually

7. [25-0231](#) A proposed Roadway Master Plan Amendment to delete a Collector Street (Project 18-V)

Attachments: [Agenda Memo - Project 18-V \(C1 collector\)](#)

[Presentation - Project 18-V \(C1 Collector\)](#)

8. [25-0232](#) A proposed amendment to modify the Corpus Christi Transportation Master Plan ("MobilityCC")-C3 Collector Street between County Road 22 and County Road 20A.

Attachments: [Agenda Memo - C3 Collector Amendment](#)

[Presentation - C3 Collector Amendment](#)

9. [25-0233](#) A proposed two (2) amendments to modify the Corpus Christi Transportation Master Plan ("MobilityCC")-C3 Collector Street East of County Road 43 to Dead End & A2 Arterial Street between County Road 22 and Weber Road (FM 43).

Attachments: [Agenda Memo - C3 Collector and A2 Amendment](#)

[Presentation - C3 Collector and A2 Amendment](#)

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 Ruth Bocchino, at 361-826-3568 or ruthb3@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.

