



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, May 15, 2024

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: May 1, 2024 DRAFT Meeting Minutes**
 1. [24-0766](#) May 1, 2024, DRAFT meeting minutes
Attachments: [5-1-24 PC Minutes DRAFT](#)
- V. **Consent Public Hearing: Discussion and Possible Action: Items A, B, C, and D.**

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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence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. [24-0741](#) PL8266
Saratoga Place Block 4 Lot 1 1.96 Ac. Reason: to obtain a building permit.
Location: North side of Saratoga Blvd. and east of Sarah Dr.
Attachments: [PL8266 Saratoga Place Block 4 Lot 1 Final CvPg](#)
[PL8266 Saratoga Place Block 4 Lot 1 Final ClosedDocReport](#)
[PL8266 Saratoga Place Block 4 Lot 1 Final Plat 4-26 \(1\)](#)
3. [24-0743](#) PL8276
Alta Plaza Block 4 Lot 4A (0.45 Ac. Reason for Platting: Obtain building permit)
Location: West of Ocean Dr. and south of Seaview Ln. on Rainbow Ln.
Attachments: [PL8276PCCoverPage51524 \(1\)](#)
[PL8276 Alta Plaza Closed Report](#)
[PL8276 Alta Plaza Block 4 Lot 4A Utility Plan \(3\)](#)
[PL8276 Alta Plaza Block 4 Lot 4A Plat \(7\)](#)
4. [24-0753](#) PL8269
FITCHUE PLACE ADDITION BLOCK 1003 LOT 44R (FINAL OF 0.522 ACRES)
Located north of Ayers Street & west of S Staples Street.
Attachments: [PL8269 Fitchue Place Add. Cover Txt Tab- PL8269](#)
[PL8269 Fitchue Place Add. CLOSED Comb Rpt](#)
[PL8269 Fitchue Place Add. Topo markup -2101700 UTILITY](#)
[PL8269 Fitchue Place Add. Diversion Center Plat](#)
5. [24-0754](#) 22PL1084
CALALLEN SOUTH UNIT 4 (FINAL OF 14.85 ACRES)
Located IH 69 Access Road and east of Callicoatte Road.
Attachments: [22PL1084 Calallen Unit 4 Cover Txt Tab](#)
[22PL1084 Calallen South 4 Com R3 5-6-24](#)
[22PL1084 Calallen Unit 4 Plat](#)
6. [24-0755](#) 22PL1085
CALALLEN SOUTH UNIT 5 (FINAL OF 14.79 ACRES)
Located IH 69 Access Road and east of Callicoatte Road.
Attachments: [22PL1085 Cover Txt Tab- Calallen South Unit 5](#)
[22PL1085 Calallen South 5 Com R3 5-6-24](#)
[22PL1085 Calallen South Unit 5 Plat](#)

7. [24-0767](#)

PL8258

OSO RANCH UNIT 1A (FINAL OF 16.45 ACRES)

Located West of Flour Bluff Drive and south of Purdue Road

Attachments: [PL8258 Oso Ranch Unit 1A Final Cover Txt Tab](#)[PL8258 OSO RANCH UNIT 1A Report](#)[PL8258 OSO RANCH UNIT 1A- FINAL PLAT](#)**B. Plat with a Waiver**8. [24-0762](#)

PL8225 DON PATRICIO BLOCK "S," LOT 39R

Request for a Plat Waiver for Sidewalk Construction per Sections 3.8.5, 3.30.1, 8.1.4 and 8.2.2 and for construction to the Street Right-of-Way Construction Standards found in Section 8.2.1 of the Unified Development Code.

Attachments: [PL8225 Don Patricio SW + street waiver](#)[PL8225 Don Patricio Sidewalk + street Waiver ppt](#)**C. Time Extension**9. [24-0728](#)

21PL1170 CRESTMONT UNIT 12 (FINAL-33.120 ACRES)-SECOND REQUEST-12 MONTH EXTENSION

CRESTMONT UNIT 12 (FINAL-33.120 ACRES)

Located east of Ayers Street and north of Saratoga Boulevard.

Attachments: [21PL1170 Crestmont Unit 12 CvLtr](#)[21PL1170 Crestmont Unit 12 13046-Extension Request 5-1-24](#)[21PL1170 Crestmont Unit 12-PC Act-7-12-23](#)[21PL1170 Crestmont Unit 12 ActionLtr 3.09.22PCMTg](#)[21PL1170 Crestmont Unit 12 Approved plat 3-09-22](#)10. [24-0752](#)19PL1096-Westwood Heights Unit 4 - 6th Request for a 12 Month Extension WESTWOOD HEIGHTS UNIT 4 (FINAL PLAT OF 9.06 ACRES)

Located south of Leopard Street and west of Starlite Lane.

Attachments: [19PL1096 Westwood Heights Unit 4 CvLt](#)[19PL1096 Westwood Heights Unit 4 PC Ext letter-5-23](#)[19PL1096 Westwood Heights Unit 4 Final Req Ltr](#)[19PL1096 Westwood Heights UNIT 4 PCAPPRVD-11.13.19MTG Plat](#)**D. Zoning**11. [24-0680](#)

Zoning Case No. ZN8208, 2130 Rand Morgan Road LLC (District 1).

Ordinance rezoning a property at or near 2130 Rand Morgan Road from the "RS-6" Single-Family 6 District to the "R-MH" Manufactured Home District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8208 2130 Morgan Road LLC Staff Report](#)[ZN8208 2130 Rand Morgan Road LLC PowerPoint](#)

12. [24-0760](#) Zoning Case No. ZN8192, MF Newton Investments LLC (District 4). Ordinance rezoning a property at or near 2245 Flour Bluff Drive from the "RS-6" Single-Family 6 District to the "IL" Light Industrial District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial, and in lieu thereof, approval to a "CN-1/SP Neighborhood Commercial District with a Special Permit).

Attachments: [ZN8192 MF Newton Investments LLC Staff Report](#)

[ZN8192 MF Newton Investments LLC PowerPoint Presentation](#)

13. [24-0761](#) Zoning Case No. ZN8261, Moore Margo Lyn (District 4). Ordinance rezoning a property at or near 7317 South Padre Island Drive (State Highway 358) from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8261 Moore Margo Lyn Staff Report](#)

[ZN8261 Moore Margo Lyn PowerPoint Presentation](#)

VI. Public Hearing: Discussion and Possible Action:

The following Public Hearing Items will be considered individually.

14. [24-0768](#) Zoning Case No. ZN8185, Toreros Investment II LLC (District 4). Ordinance rezoning a property at or near 635 Yorktown Boulevard from the "FR" Farm Rural District to the "R-MH" Manufactured Home District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [Case ZN8185 Toreros Investments II, LLC Staff Report](#)

[Case ZN8185 Toreros Investments II, LLC PowerPoint Presentation](#)

15. [24-0769](#) Zoning Case No. ZN8186, Toreros Investment VI LLC (District 4). Ordinance rezoning a property at or near 3909 Laguna Shores Road from the "RS-4.5" Single-Family 4.5 District, "CG-2" General Commercial District, and "CR-1" Resort Commercial District to the "CR-1" Resort Commercial District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial with an alternative recommendation of "CR-1/SP" Resort Commercial District with a Special Permit).

Attachments: [ZN8186 Toreros Investments VI LLC Staff Report](#)

[Case ZN8186 Toreros Investments VI LLC Owner PowerPoint Presentation_Fc](#)

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.