



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda - Final

### Planning Commission

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Wednesday, May 1, 2024

5:30 PM

Council Chambers

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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: April 17, 2024: Commissioners Munoz and Lerma.**
  
- IV. **Approval of Minutes: April 17, 2024 DRAFT Meeting Minutes**
  1. [24-0682](#) Planning Commission Meeting Minutes DRAFT April 17, 2024  
**Attachments:** [4-17-24 PC Minutes DRAFT](#)
  
- V. **Consent Public Hearing: Discussion and Possible Action: Items A.**

*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. [24-0673](#) PL8076-CONDITIONAL  
**AZALI DISTRICT UNIT 1 (FINAL PLAT OF 28.91 ACRES)**  
Located west of Weber Road and north of Saratoga Boulevard.  
**Attachments:** [PL8076 Cover Txt Tab- Azali District Unit 1-Conditional](#)  
[PL8076 Azali District Unit 1 Report](#)  
[PL8076 AZALI DISTRICT- Plat](#)  
[PL8076 AZALI DISTRICT- SWQMP](#)  
[PL8076 AZALI DISTRICT- Utility Plan](#)
3. [24-0677](#) PL8225-CONDITIONAL  
**DON PATRICIO BLOCK "S", LOT 39R (REPLAT OF 0.452 ACRES)**  
Located south of S Padre Island Dr. & west of Waldron Rd.  
**Attachments:** [PL8225 Don Patricio Cover Txt Tab- Conditional Final](#)  
[PL8225 Don Patricio Comb Rpt 4-22](#)  
[PL8225 Don Patricio Plat 4-22](#)  
[PL8225 Don Patricio Utility Plan 4-12](#)
4. [24-0679](#) PL8162-CONDITIONAL  
**TGH Two P.U.D. Replat** of 4.04 Ac. Reason: Platting to create 36 lots for residential building per the P.U.D. process.  
Located south of Baldwin Blvd. and east of Aztec St.  
**Attachments:** [PL8162 Cv Pg TGHTwoPUD5124](#)  
[PL8162 TGH TWO Merged Documents Report \(2\)](#)  
[PL8162 TGH Two - Pg.1 4-23 2](#)  
[PL8162 230510 TGH TWO Osage Estates - SWQMP - 2](#)  
[PL8162 230510 TGH TWO Osage Estates - UTIL - 2](#)
5. [24-0674](#) PL8160  
**Solid Rock Industrial Park Phase I** - Final Plat of 37.9 Acres  
Located north of Old Brownsville Rd. and Junior Beck Dr.  
**Attachments:** [PL8160 PCoverPage5124](#)  
[PL8160 Solid Rock Ph1Report- Approved](#)  
[PL8160 Final Plat - Phase 1 \(2\) - Reviewed - Approved](#)  
[PL8160 SWQMP \(1\)](#)  
[PL8160 Preliminary Utility Plan \(1\)](#)
6. [24-0675](#) PL8161  
**Solid Rock Industrial Park Phase II**-Final Plat of 14.1 acres.  
Located north of Old Brownsville Rd. and Junior Beck Dr.

**Attachments:** [PL8161PCCoverPage42224](#)  
[PL8161 Solid Rock Ph2Report - Approved](#)  
[PL8161 Solid Rock Final Plat - Phase 2 \(2\) - Reviewed - Approved](#)  
[PL8161 Solid Rock Ph 2 SWQMP](#)  
[PL8161 Solid Rock Ph 2 Preliminary Utility Plan](#)

7. [24-0676](#) PL8195  
**LONDON SCHOOL TRACTS, LOT 4 (FINAL OF 82.4 ACRES)**  
Located west of CR 33 and north of FM 43.

**Attachments:** [PL8195 Cover Txt Tab- London School Tract](#)  
[PL8195 London School Tracts Report](#)  
[PL8195 London School Tracts- Plat](#)  
[PL8195 London School Tracts SWQMP](#)  
[PL8195 London School Tracts Utility Plan \(3\)](#)

8. [24-0678](#) PL8233  
**PALMS AT MORRIS SENIOR LIVING SUBDIVISION BLOCK 2, LOT 1**  
**(FINAL OF 3.432 ACRES)**  
Located south of Agnes Street & west of HWY 286.

**Attachments:** [PL8233 Palms at Morris Cover Txt Tab- PL8233](#)  
[PL8233 Palms at Morris CLOSED RPT](#)  
[PL8233 Palms at Morris FINAL PLAT\\_ 23-01798](#)  
[PL8233 Palms at Morris SWQMP](#)  
[PL8233 Palms at Morris WTR & SSWR](#)

**B. Briefing**

9. [24-0684](#) Amendment to the Water Master Plan for Saratoga Ridge Subdivision

**Attachments:** [Saratoga Ridge Water Master Plan Amendment Planning Commission 0501202](#)  
[Saratoga Ridge Master Plan Amendment Planning Commission 05012024](#)

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