



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, April 6, 2022

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 insure 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 cooperate limits and the extraterritorial jurisdiction of the City in a manner to insure 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 Information Technology (IT) Department at least 24 hours prior to the Meeting. Please contact IT at 826-3211 to coordinate.

III. Approval of Absences: Chairman Dibble and Commissioner York

IV. Approval of Minutes

1. [22-0618](#) Regular Meeting Minutes of March 23, 2022

Attachments: [MeetingMinutes23-Mar-2022](#)

V. Consent Public Hearing (Item A): 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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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**New Plats**

2. [22-0611](#) 22PL1013
TYLER SUBDIVISION, BLOCK 4, LOT 16 (FINAL - 0.138 ACRE)
Located near the intersection of Rex Lane and Claudia Drive.
Attachments: [CoverPg Tyler_04.06.22MTG](#)
[22PL1013 Tyler.Blk4.Lt16.TRC Comments.R1_0406PC](#)
[22PL1013 Tyler.Blk4.Lt16](#)
3. [22-0612](#) 22PL1019
SOUTH TEXAS BONE & JOINT MEDICAL PLAZA UNIT1, BLK 1, LOTS 2A & 2B (FINAL - 4.32 ACRES)
Located west of Crosstown Expressway (SH 286) and south of Fredrick Drive.
Attachments: [CoverPg S.TXBone&Joint_04.06.22MTG](#)
[Urban Responses of S TX Bone Joint Unit1 \(Replat\) R1_02-02-22](#)
[22PL1019 S TX Bone & Joint Med. Plaza U1 Blk1 Lot 2A,2B \(Final\)R1_02-02-22](#)

Time Extension

4. [22-0656](#) **21PL1128 - 1ST REQUEST**
HIGHWAY VILLAGE SECTION NO. 1, BLOCK 3, LOT 2R (FINAL - 1.24 ACRES)
Located east of McKinzie Road and south of Harrington Drive.
Attachments: [TimeExt, HWY VILL SECT 1_4.06.22PCMTg](#)
[Approved plat](#)
[Letter - Time Extension Request](#)

VI. Public Hearing (Item B): Discussion and Possible Action

The following Public Hearing items will be considered individually

B. Plats

5. [22-0655](#) **19PL1001: AMENDED - CONDITIONAL**
CALLEN SOUTH (PRELIMINARY - 117.29 ACRES)
Located north of CR 48 and east of IH 69.
Attachments: [CoverPg CalallenPrelim_04.06.22MTG](#)
[Calallen South Preliminary Plat](#)

6. [22-0653](#) **21PL1178 - CONDITIONAL**
CALLEN SOUTH UNIT 3 (FINAL - 14.43 ACRES)
Located south of CR 52 and east of Hwy 77.
Attachments: [CoverPg CalallenS.U3_04.06.22MTG](#)
[Calallen South Unit 3 Comment Response.R2](#)
[Calallen Unit 3 Plat.R1](#)
7. [22-0654](#) 21PL1186 - CONDITIONAL
CALLEN SOUTH UNIT 2 (FINAL - 33.3 ACRES)
Located south of CR 52 and east of Hwy 77.
Attachments: [CoverPg CalallenS.U2_04.06.22MTG](#)
[Calallen South Unit 2 Plat Comment Response.R2](#)
[Calallen Unit 2 Plat.R1](#)

VII. Planning Commission Training Series

8. [21-1453](#) Zoning 101
Attachments: [Zoning 101 - 2021](#)

VIII. Director's Report

IX. Future Agenda Items

X. Adjournment

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Catherine Garza, at 361-826-3577 or catherineg@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.