



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, September 4, 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: August 21, 2024: Commissioner Mandel**

- IV. **Approval of Minutes: August 21, 2024 DRAFT Meeting Minutes**
 1. [24-1462](#) Approval of DRAFT Meeting Minutes August 21, 2024
Attachments: [8-21-24 PC Minutes DRAFT](#)

- V. **Consent Public Hearing: Discussion and Possible Action (Items A & 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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence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. [24-1451](#)

PL8424

CENTRAL PARK UNIT 1 (REPLAT OF 0.607 ACRES)

Located south of Gollihar Rd & east of Kostoryz Rd.

Attachments: [PL8424 Central Park Unit 1 Txt Tab](#)

[PL8424 Closed Comb Rpt](#)

[Updated Plat 8-20](#)

[Updated Utility Plan 8-20](#)

3. [24-1457](#)

PL8345

HERITAGE WEST BLOCK 2 LOT 2 (FINAL OF 30.12 ACRES)

Located south of Leopard St & east of I-69E.

Attachments: [Cover Txt Tab- PL8345](#)

[PL8345 Closed Comb Rpt](#)

[PLAT 8-12-24](#)

[1-SITE PLAN-UTILITY SKETCH](#)

[SWQMP-SWQMP \(2\)](#)

4. [24-1489](#)

PL8410

WALDRON ESTATES (PRELIMINARY PLAT OF 17.28 ACRES)

Located South of Graham Rd. and west of Waldron Rd.

Attachments: [PL8401CoverPagePrelimPlat](#)

[PL8401ClosedDocReport](#)

[PRELIM PLAT-WALDRON EST REV 8-27-24B](#)

5. [24-1492](#)

PL8283 - Conditional

THE DOMAIN BLOCK 1 LOT 1 (Replat of 1.43 Ac.)

Located north of Saratoga Blvd. and west of Hwy. 286

Attachments: [PL8283 TheDomainCvrTab](#)

[PL8283TheDomainClosedDocReport](#)

[240306 PLAT-2 \(1\)](#)

B. New Zoning

6. [24-1468](#)

Zoning Case No. ZN8441, MPM Development, LLC. (District 1).

Ordinance rezoning a property at or near 11202 Haven Drive from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District and the "CN-1" Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8441 MPM Development LLC Staff Report](#)

[ZN8441 MPM Development LLC](#)

7. [24-1476](#) Zoning Case No. ZN8435, Mustang Island LLC (District 4). Ordinance rezoning a property at or near 7213 State Highway 361 (SH-361) from the "RM-AT" Multifamily Apartment Tourist District to the "CN-1" Neighborhood Commercial District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8435 Mustang Island LLC Staff Report](#)

[ZN8435 Mustang Island LLC PowerPoint Presentation](#)

VI. Public Hearing: Discussion and Possible Action

The following Public Hearing items will be considered individually

8. [24-1472](#) An Urban Transportation Plan (UTP) Amendment deleting a proposed C1 Collector (Extension of Whirlaway Drive)

Attachments: [Agenda Memo - UTP Amendment the Domain - 08.26.24](#)

[Domain UTP Amendment- Presentation - 08.22.24](#)

9. [24-1474](#) An Urban Transportation Plan (UTP) Amendment deleting a segment of a proposed C1 Collector (Extension of Sand Dollar Avenue)

Attachments: [Agenda Memo - UTP Amendment Golden Pointe PUD - 08.26.24](#)

[Golden Pointe PUD UTP Amendment- Presentation - 08.22.24 Draft Comments](#)

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 Gina Trotter, at 361-826-3562 or ginat@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.