



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, December 11, 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: November 13, 2024
 1. [24-1941](#) Planning Commission Meeting Minutes DRAFT November 13, 2024
Attachments: [11-13-24 Minutes DRAFT](#)
- V. Discussion and Possible Action regarding the Planning Commission & Airport Zoning Commission (AZC) meeting calendar for 2025.
 2. [24-2055](#) 2025 Planning Commission Calendar
Attachments: [2025PCMtqDates](#)

VI. 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**3. [24-1887](#)**

PL8442

EL OSO DORMIDO BLOCK 1, LOT 1(FINAL OF 4.888 ACRES)

Located south of Yorktown Blvd & west of Flour Bluff Dr.

Attachments: [PL8442 El Oso Dormido Cover Txt Tab](#)[PL8442 El Oso Dormido Closed Comb Rpt 11-8](#)[PL8442 El Oso Dormido Lot 1 Blk 1 Public Improvement Plans](#)[PL8442 El Oso Dormido Lot 1, Blk 1 SWQMP](#)[PL8442 El Oso Dormido Plat Pg 1 11-7](#)[PL8442 El Oso Dormido Plat Pg 2 10-25](#)**4. [24-1935](#)**

PL8486

CAROLINE'S HEIGHTS UNIT 2 (FINAL OF 7.593 ACRES)

Located south of FM 2444 & east of TX 286.

Attachments: [PL8486 Caroline's Heights Cover Txt Tab](#)[PL8486 Caroline's Heights Closed Comb Rpt](#)[PL8486 Caroline's Heights 22011 WTR PLANS APP 9-6-24](#)[PL8486 Caroline's Heights PLAT UNIT 2 11-8-24](#)[PL8486 Caroline's Heights PLAT UNIT 2 AS SWQMP 10-14-24](#)**5. [24-1938](#)**

PL8503

**CHAMBERLIN'S SUBDIVISION BLOCK 23, LOTS 12R & 13R
(REPLAT OF 0.355 ACRES)**

Located south of Agnes Street & east of S Staples Street

Attachments: [PL8503 Chamberlin's Subdvsn Cover Txt Tab-PL8503](#)[PL8503 Chamberlin's Subdvsn Closed Comb Rpt](#)[PL8503 Chamberlin's Subdvsn Updated Plat 11-14](#)[PL8503 Chamberlin's Subdvsn Updated Utility Plan 11-14](#)**6. [24-2041](#)**

PL8484

**COME DREAM COME BUILD SUBDIVISION BLOCK 1 LOT 51-56
(Replat of 0.56 Ac.)**

Located east of 18th St. and north of Mary St.

Attachments: [PL8484 Come Dream Come Build CoverTxtTab- Replat](#)

[PL8484 Come Dream Come Build ClosedDocReport](#)

[PL8484 Come Dream Come Build Plat112224](#)

7. [24-2042](#) PL8493
NUECES RIVER IRRIGATION PARK BLOCK 2 LOTS 26A, 26B, 26C, 27R, & 28R (REPLAT OF 8.604 ACRES)
Located south of Northwest Blvd & east of FM1889.
Attachments: [PL8493 Nueces River Irrigation Park Cover Txt Tab- PL8493](#)
[PL8493 Nueces River Irrigation Park Closed Comb Rpt](#)
[PL8493 Nueces River Irrigation Park Plat Pg 1 12-4](#)
[PL8493 Nueces River Irrigation Park Plat Pg 2 12-4](#)
[PL8493 Nueces River Irrigation Park 1.0 Utility Plan 11-27](#)
[PL8493 Nueces River Irrigation Park Stormwater drainage system plans 11-27](#)
[PL8493 Nueces River Irrigation Park 2.0 Storm Drainage Plan 11-27](#)
- B. **Zoning**
8. [24-2043](#) Zoning Case No. ZN8398, Mandel Family Homes, LLC (District 5). Ordinance rezoning a property at or near 3501 De Zevala Street, from the “RS-6” Single-Family 6 District to the “RS-4.5/PUD” Single-Family 4.5 District with a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).
Attachments: [ZN8398 Mandel Family Homes LLC Staff Report 12-11-24](#)
[ZN8398 Mandel Family Homes LLC PWPT 12-11-24](#)
9. [24-2044](#) Zoning Case No. ZN8425, Judy Lynn Reuthinger (District 2). Ordinance rezoning a property at or near 4222 Avalon Street from the “CN-1” Neighborhood Commercial District to the “CN-1/SP” Neighborhood Commercial District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).
Attachments: [ZN8425 Judy Lynn Reuthinger Staff Report](#)
[ZN8425 Judy Lynn Reuthinger PowerPoint](#)
10. [24-2045](#) Zoning Case No. ZN8474, Braselton Development Company, Ltd (District 3, Upon Annexation). Ordinance rezoning a property at or near CR-33, and FM-43 from the “FR” Farm Rural District (upon Annexation) to the “RS-4.5” Single-Family 4.5 District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).
Attachments: [ZN8474 Braselton Development Company Ltd Staff Report 12-11-24](#)
[ZN8474 Braselton Development Company Ltd PWPT 12-11-24](#)
11. [24-2047](#) Zoning Case No. ZN8501, Cross Timbers Steakhouse, Inc. (District 1). Ordinance rezoning a property at or near 3402 CR-52 (County Road) from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District; providing for a penalty not to exceed \$2,000 and publication. (Staff

recommends approval).

Attachments: [ZN8501 Cross Timbers Steakhouse, Inc Staff Report](#)
[ZN8501 Cross Timbers Steakhouse Inc Powerpoint](#)

VII. Public Hearing: Discussion and Possible Action

The following Public Hearing items will be considered individually

12. [24-2048](#) PL8163
ALARCON ADDITION BLOCK 1, LOTS 1 & 2 (FINAL OF 4.376 ACRES)
Located south of I-37 & east of Callicoatte Rd.
Attachments: [PL8163 Alarcon Addition Cover Txt Tab-PL8163](#)
[PL8163 Alarcon Addition Comb Rpt](#)
[PL8163 Alarcon Addition - Pg.1](#)
[PL8163 Alarcon Addition - Pg.2](#)
[PL8163 Alarcon Addition - Utility Plan](#)
[PL8163 Alarcon Addition SWQMP 11910 Leopard FULL SIZE \(1\)](#)
13. [24-2034](#) An Urban Transportation Amendment deleting a portion of the corridor of unimproved, undedicated private property identified as Freds Folly.
Attachments: [Agenda Memo - UTP Amendment Freds Folly - 12.02.24](#)
[Freds Folly UTP Amendment- Presentation - 12.02.24](#)
14. [24-2035](#) An Urban Transportation Amendment deleting a portion of the corridor of unimproved right-of-way identified as Pedestrian Beach Access 18-V.
Attachments: [Agenda Memo - UTP Amendment Pedestrian Beach Access 18-V - 12.02.24](#)
[UTP Amendment Pedestrian Beach Access 18-V- Presentation - 12.02.24](#)

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 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.