



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, July 24, 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: July 10, 2024 DRAFT Meeting Minutes**
 1. [24-1192](#) July 10, 2024, DRAFT Meeting Minutes

Attachments: [7-10-24 PC Minutes DRAFT](#)

V. **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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence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

2. [24-1179](#) PL8344
Shoreline Oaks Subdivision Unit 1 Block1 Lots 1R thru 8R (Replat of 0.92 Ac)

Located south of Sea Oak Dr. and west of Flour Bluff Dr.

Attachments: [PL8344CoverTabReplatApproval Shoreline Oaks](#)
[PL8344 Shoreline Oaks ClosedDoc Report](#)
[PL8344 Shoreline Oaks Plat](#)
[PL8344 Shoreline Oaks Utility - Address Plan 6-28 \(2\)](#)

3. [24-1203](#) PL8335
Lexington Plaza Block D Lots 43 and 44 (Replat 0 5.1 Ac)

Located north of SPID and west of Carroll Ln.

Attachments: [PL8335CoverTabReplatApproval Lexington Plaza](#)
[PL8335ClosedDocReport Lexington Plaza](#)
[PL8335 Lot 43 and 44, Block D, Lexington Plaza Plat \(3\) \(6\)](#)
[PL8335 Lot 43 and 44, Block D, Lexington Plaza SWQMP - Reviewed - Approv](#)
[PL8335 Lot 43 and 44, Block D, Lexington Plaza Utility - Reviewed - Approved](#)

B. Zoning

4. [24-1189](#) Zoning Case No. ZN8340, Cypress Point Capital LLC (District 5). Ordinance rezoning a property at or near Farm-to-Market Road 2444 (FM-2444/Staples Street) and County Road 43 (CR-43) from the "FR" Farm Rural District to the "CN-1" Neighborhood Commercial District and the "RS-22" Single-Family 22 District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8340 Cypress Point Capital LLC Report](#)
[ZN8340 Cypress Point Capital LLC](#)

5. [24-1190](#) Zoning Case No. ZN8348, City of Corpus Christi (District 2). Ordinance rezoning a property at or near 508 South Nineteenth Street from the "CN-1" Neighborhood Commercial District to the "RS-6" Single-Family 6 District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends Approval).

Attachments: [ZN8348 City of Corpus Christi Staff Report](#)
[ZN8348 City of Corpus Christi](#)

C. Briefing

6. [24-1198](#) Briefing on the Draft Bayside Area Development Plan

Attachments: [Agenda Memo - Bayside Plan Briefing 7-24-2024](#)
[240724 Planning Commission Briefing RFS](#)

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.