



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda - Final

### Planning Commission

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Wednesday, November 13, 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: October 30, 2024: Commissioners Miller, Cantu, and Teichelman.**
  
- IV. **Approval of Minutes: DRAFT Planning Commission Meeting Minutes October 30, 2024**
  1. [24-1838](#) October 30, 2024, Planning Commission Meeting Minutes DRAFT
  
- V. **Annual Report**
  2. [24-1852](#) Discussion and Possible Action regarding the 2024 Planning Commission Annual Report.
  
- VI. **Discussion and Possible Action regarding the November 27, 2024 Planning Commission meeting.**

**VII. Consent Public Hearing: Discussion and Possible Action (Items A, B, and C)**

*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. [24-1812](#) PL8496  
**PADRE ISLAND PORTS O'CALL BLOCK 14 LOTS 25R AND 26R (REPLAT OF 0.53 ACRES).**  
Located west of Gypsy St. and north of Ports O Call Dr.
- 4. [24-1842](#) PL8482  
**RALLY CREDIT UNION CALALLEN (REPLAT OF 7.698 ACRES)**  
Located south of Northwest Blvd & west of FM 1889.
- 5. [24-1843](#) PL8482  
**RALLY CREDIT UNION CALALLEN BLOCK 1 LOTS 1 AND 2**  
Request for a Plat Waiver for Sidewalk Construction per UDC Sections 3.8.5, 3.30.1, 8.1.4 and 8.2.2
- 6. [24-1876](#) PL8504 - Conditional  
**ROY SMITH PLAZA BLOCK 1 Lot 8**  
Located east of Rodd Field Rd. and south of SPID

**B. Time Extension**

- 7. [24-1811](#) 19PL1125  
**RIVER RIDGE UNIT 4 (PRELIMINARY PLAT OF 38.75 ACRES) 2nd REQUEST FOR A 24 MONTH EXTENSION.**  
Located north of C.R. 52 and east of C.R. 69
- 8. [24-1837](#) 22PL1049  
**KASPIAN SUBDIVISION UNIT 1 (FINAL PLAT OF 19.49 ACRES) 1st REQUEST FOR A 12-MONTH EXTENSION.**  
Located north of C.R. 22 and east of C.R. 43,

**C. Zoning**

- 9. [24-1845](#) Zoning Case No. ZN8299, Anil C. Patel and Vandana A. Patel (OCL). Ordinance rezoning a property at or near 648 FM 2444 (Farm-to-Market Road 2444/Staples Street) from the "FR" Farm Rural District (upon annexation) to the "RS-22" Single-Family 22 District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

