



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, January 25, 2023

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: Commissioner York

IV. Approval of Minutes

1. [23-0137](#) Regular Meeting Minutes of January 11, 2023

Attachments: [Meeting Minutes 1.11.2023](#)

V. Annual Report

2. [23-0065](#) Discussion and Possible Action Regarding the 2022 Planning Commission Annual Report

Attachments: [PC Board-and-Commission-Annual-Report 1-11-23](#)

VI. Consent Public Hearing (Item A & B) : 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**3. [23-0133](#)**

22PL1148

PORTSIDE SUBDIVISION PUD PHASE 2 & 3 (PRELIMINARY PLAT - 1.51 ACRES)

Located at intersection of Leeward Dr. and Granada Dr.

Attachments: [CoverPg Portside PUD 1-25-23MTG](#)[22PL1148 PortsidePUDPrelimPlat.R1 \(1\)](#)[Preliminary Plat - The Portside PUD Phase 2 and 3](#)**4. [23-0138](#)**

22PL1180

BAY VIEW ADDITION BLK. 11 LOT 19R & 20R (REPLAT - 0.34 ACRES)

Located south Craig St. and east of 7th St.

Attachments: [CoverPg Bay View 1-25-23MTG](#)[BayViewAddTRCComments.R1](#)[221016-PLAT Layout1](#)**5. [23-0155](#)**

22PL1177

PADRE ISLAND NO. 1 BLK. 34 LOT 1A & 1B (REPLAT - 0.68 ACRES)

Located North of Verdemar Dr. and East of Playa Del Rey

Attachments: [CoverPg Padre Island 1-25-23MTG](#)[P.I.No.1TRCCommentsR1](#)[PlatR11112023](#)**6. [23-0159](#)**

22PL1183

COUNTRY CLUB ESTATES UNIT 7 BLK. 2 LOT 3R (REPLAT - 0.28 ACRES)

Located west of Staples and south of Parkland Dr.

Attachments: [CoverPg Country Club Estates 1-25-23MTG](#)[Responses to CountryClubEstTRCCommentsR1 \(1\)](#)[PARKLAND_P_1-Layout1](#)

7. [23-0181](#)

22PL1178
STARLIGHT ESTATES UNIT 7 (FINAL PLAT - 23.34 ACRES)
Located south of Yorktown Blvd. on Krypton Dr.

Attachments: [CoverPg Starlight Estates 1-25-23MTG](#)
[StarlightEstatesUnit7R1 \(1\)](#)
[StarlightEstUnit7Plat1](#)

Plat with a Variance (Waiver)8. [23-0134](#)

22PL1163
THURMAN'S MARINE BLK 1 LOT 1 (FINAL PLAT 1.59 ACRES)
Located south of Saratoga Blvd. and east of Hwy. 286.

Attachments: [CoverPg Thurman Marine 1-25-23MTG](#)
[ThurmanMarineBlock1Lot1R1 \(1\)](#)
[Thurmans Marine - Block 1 Lot 1](#)

9. [23-0136](#)

22PL1163 Wastewater Waiver
THURMAN'S MARINE BLK 1 LOT 1 (FINAL PLAT 1.59 ACRES)
Located south of Saratoga Blvd. and east of Hwy. 286

Attachments: [Thurman Marine Memo](#)
[Thurman Marine Presentation](#)

B. **New Zoning**10. [23-0196](#)

Public Hearing - Rezoning a property located at or near 7901 South Padre Island Drive

Case No. 0123-03 Margo Moore Nonexempt Protection Trust: Ordinance rezoning a property at or near 7901 South Padre Island Drive (located along the east side of Ennis Joslin Road, north side of Holly Road, and south of Williams Drive) from the "RS-4.5" Single-Family 4.5 District and "RS-6" Single-Family 6 District to the "RM-1" Multifamily District.

Attachments: [Zoning Report 0123-013 Margo Moore](#)
[PC Presentation 0123-03 Margo Moore](#)

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.