



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, November 16, 2022

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 Munoz

IV. Approval of Minutes

1. [22-1928](#) Regular Meeting Minutes of November 2, 2022

Attachments: [Meeting Minutes 11.02.2022](#)

V. 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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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

2. [22-1912](#) 22PL1043
PADMA ESTATES SUBDIVISION (OCL) (FINAL PLAT - 19.20 ACRES)
Located north of FM 2444 (Staples Street), west of County Road 41
- Attachments:** [CoverPg Padma Estates 11.16.22 MTG](#)
[22PL1043 Padma Estates OCL - TRC.R2](#)
[03_Padma Estates Final Plat](#)
3. [22-1915](#) 22PL1108
NUECES RIVER IRRIGATION PARK BLOCK 1 LOT 9A (FINAL - 1.57 ACRES)
Located south of County Road 52 and west of Hwy.77
- Attachments:** [CoverPg Nueces River Irrigation 11.16.22 MTG](#)
[Nueces River Irrigation Park Final PlatR1 \(1\)](#)
[NuecesRiverIrrigationFinalPlat Lot9-Plat](#)
4. [22-1922](#) 22PL1146
BRIDGES MILL VILLAGE UNIT 3 (FINAL - 12.906 ACRES)
Located north of Saratoga Boulevard and east of Kostoryz Road.
- Attachments:** [CoverPg Bridges Mill Village 11.16.22 MTG](#)
[Bridges Mill 3 Com R2_ 10-26-22](#)
[Bridges Mill 3 R2_ 10-26-22 Final](#)
5. [22-1953](#) 22PL1119
665 PARTNERS COMMERCIAL (PRELIM PLAT - 101.63 ACRES)
Located north of FM 665 and west of FM 763 (OCL)
- Attachments:** [CoverPg Partners Prelim 11.16.22 MTG](#)
[665 Partners Commercial\(OCL\)R3](#)
[665 Partners Commercial - Preliminary PlatR2](#)

Plats with a Variance (Waiver)

6. [22-1913](#) 22PL1149
TYLER SUBDIVISION BLOCK 8 LOTS 12 & 13A (REPLAT - 0.275 ACRES)
Located south of Yorktown and east of Laguna Shores Rd.

Attachments: [CoverPg Tyler Subdivison Blk 8 11.16.22 MTG](#)
[22PL1149Reponses9282022R1 \(7\)](#)
[RSM-22-001 REPLAT SHIA 10-7](#)

7. [22-1930](#) **22PL1149 - SIDEWALK**
TYLER SUBDIVISION BLOCK 8 LOTS 12 & 13A (REPLAT - 0.275 ACRES)
Located south of Yorktown and east of Laguna Shores Rd.

Attachments: [Tyler Block 8 - Lot 13R - Memo_Final \(002\)](#)
[Tyler Block 8 - Lot 13R](#)

Time Extension

8. [22-1929](#) 19PL1125
RIVER RIDGE UNIT 4 (PRELIMINARY - 38.75 ACRES)
Located north of County Road 52 and east of County Road 69.

Attachments: [CoverPG River Ridge Unit 4 11.16.22 MTG](#)
[Approved plat Prel Ridge River Unit 4](#)
[19PL1125 1st Time Ext Request Letter](#)

New Zoning

9. [22-1967](#) **Public Hearing - Rezoning Property at or near southeast corner of County Road 43 and Farm to Market Road 2444 (South Staples Street)**

Case No. 1022-05 Cypress Point Capital, LLC.: Ordinance rezoning property at or near the southeast corner of County Road 43 and Farm to Market Road 2444 (South Staples Street), located along the east side of County Road 43, south of Farm to Market Road 2444 (South Staples Street), and west of County Road 41, from the "FR" Farm Rural District to the "RS-22" Single-Family 22 District.

Attachments: [Zoning Report 1022-05 Cypress Point Capital LLC](#)
[PC Presentation 1022-05 Cypress Point Capital LLC](#)

VI. Public Hearing (Items C & D) : Discussion and Possible Action

The following Public Hearing items will be considered individually

C. Public Hearing : Discussion and Possible Action Regarding the Westside Area Development Plan

10. [22-1980](#) Public Hearing for the adoption of a new Westside Area Development Plan, an element of the Plan CC Comprehensive Plan, rescinding the former Westside Area Development Plan adopted by ordinance #22166; and amending the Plan CC Comprehensive Plan

Attachments: [PC Memo - Westside Plan](#)

[DRAFT Westside Area Development Plan \(10.28.22\)](#)

[PC Presentation - Westside Plan](#)

[Survey 2 Summary \(Summer 2022\) Westside Plan](#)

[Background Document- Westside Plan](#)

D. Master Plan Amendment

11. [22-1966](#) Ordinance amending the Wastewater Collection System Master Plan for the Oso Wastewater Treatment Plant Service Area, a public utility element of the Comprehensive Plan of the City of Corpus Christi, by amending the existing master plan located at Oso Parkway south of Yorktown Boulevard.

Attachments: [Oso Parkway Master Plan Amendment Planning Commission 11.16.2022](#)

[20221025 - Yorktown - Capacity Request Calculations](#)

[Oso Basin Master Plan Amendment 11.16.2022](#)

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.