



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, May 17, 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 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 Information Technology (IT) Department at least 24 hours prior to the Meeting. Please contact IT at 826-3211 to coordinate.

- III. **Approval of Absences: Commissioners Mandel, Munoz, and Lerma.**

- IV. **Approval of Minutes:**
 1. [23-0811](#) Regular Meeting Minutes of May 3, 2023
Attachments: [5-3-23 Planning Commission DRAFT Meeting Minutes](#)

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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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. [23-0823](#) 23PL1044
MCNORTON SUBDIVISION #2, BLOCK 4, LOTS 12A & 12B
(REPLAT-0.52 ACRES)
Located north of McNorton Rd. and west of Caroline Rd.

Attachments: [CoverPg 23PL1044 McNorton SD #2 Block 4 Lot 12A 12B](#)
[23PL1044 McNorton Sub2 Blk4 Lot12A12BR1](#)
[McNorton Sub #2, B4, Lo12A&B R1plat](#)
3. [23-0874](#) 23PL1032-CONDITIONAL
WHITECAP (FINAL - Unit 1B 12.86 ACRES)
Located west of Park Road 22 (SPID) and north of Whitecap Boulevard
Attachments: [CoverPg 23PL1032 Whitecap Unit 1B](#)
[Whitecap Unit 1B Comments Combined 1](#)
[WCNPI.02.Unit1B.FinalPlat](#)
4. [23-0875](#) 23PL1037-CONDITIONAL
WHITECAP (FINAL - Unit 1A 5.61 ACRES)
Located west of Park Road 22 (SPID) and north of Whitecap Boulevard
Attachments: [CoverPg 23PL1037 Whitecap Unit 1A](#)
[Whitecap Unit 1A Comments Combined 1](#)
[WCNPI.02.Unit1A.FinalPlat.r1](#)
5. [23-0876](#) 23PL1038-CONDITIONAL
WHITECAP (FINAL - Unit 1C 4.87 ACRES)
Located west of Park Road 22 (SPID) and north of Whitecap Boulevard
Attachments: [CoverPg 23PL1038 Whitecap Unit 1C](#)
[Whitecap Unit 1C Comments Combined 1](#)
[WCNPI.1C.FinalPlat](#)

6. [23-0877](#) 23PL1039-CONDITIONAL
WHITECAP (FINAL - Unit 1D 11.33 ACRES)
Located west of Park Road 22 (SPID) and north of Whitecap Boulevard
Attachments: [CoverPg 23PL1039 Whitecap Unit 1D](#)
[Whitecap Unit 1D Comments Combined 1](#)
[WCNPI.1D.FinalPlat](#)
7. [23-0878](#) 23PL1040-CONDITIONAL
WHITECAP (FINAL - Unit 1E 21.24 ACRES)
Located west of Park Road 22 (SPID) and north of Whitecap Boulevard
Attachments: [CoverPg 23PL1040 Whitecap Unit 1E](#)
[Whitecap Unit 1E Comments Combined 1](#)
[WCNPI.1E.FinalPlat](#)
- B. **New Zoning**
8. [23-0836](#) **Public Hearing- Rezoning for property located at or near FM 43 (Farm to Market Road 43) and London Pirate Road (County Road 33).**
Zoning Case No. 0423-03 Agape Ranch, (District 3).
Ordinance rezoning a property at or near FM 43 (Farm to Market Road 43) and London Pirate Road (County Road 33) from the interim "FR" Farm Rural District, established upon annexation, to the "RS-6 Single-Family 6 District. Providing for a penalty not to exceed \$2,000 and publication.
- Attachments:** [0423-03 Agape Ranch Zoning Report](#)
[0423-03 Agape Ranch_PC Presentation](#)
- VI. **Briefing: United Development Code Update**
9. [23-0871](#) Unified Development Code Update Briefing - Zoning
Attachments: [Agenda Memo - UDC Update Briefing 5.17.23](#)
[CC UDC Zoning PC Briefing PPT](#)
- 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.