



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, January 11, 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 : Chairman Zarghouni and Commissioner Mandel

IV. Approval of Minutes

1. [23-0064](#) Regular Meeting Minutes of December 14, 2022

Attachments: [Meeting Minutes 12.14.2022](#)

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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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. [23-0106](#)**

22PL1059

GRAHAM ESTATES (PRELIMINARY PLAT - 20 ACRES)

Located west of Graham and Waldron Road

Attachments: [CoverPg Graham Estates 01.11.23 MTG](#)[22PL1059 Graham Estates.R2](#)[200030 - GRAHAM ESTATES - PRELIM PLAT](#)**3. [23-0114](#)**

22PL1174

CHAMBERLIN'S SUBDIVISION BLOCK 8 LOT 1R (REPLAT - .25 ACRES)

Located north of Agnes St. and east of King St.

Attachments: [CoverPg Chamberlin's Sub 01.11.23 MTG](#)[Copy of ChamberlinSubTRCCommentsR1](#)[CHAMBERLIN'S SUBDIVISION BLOCK 8, LOT 1R-R1](#)**Plat with a Variance (Waiver)****4. [23-0100](#)**

22PL1166

SMT CORPUS LOKEY SUBDIVISION LOT 2 TRACT A & B (7.07 - ACRES)

Located north of Holly Rd. and east of Staples

Attachments: [CoverPg SMT Corpus 01.11.23 MTG](#)[TRC Comment Resolution - SMT Corpus - 12.06.22R1](#)[Plat - SMT Corpus - 12.06.2022 \(1\)](#)**5. [23-0101](#)****22PL1166 - Wastewater Waiver**SMT CORPUS LOKEY SUBDIVISION LOT 2 TRACT A & B (7.07 - ACRES)

Located north of Holly Rd. and east of Staples

Attachments: [22PL1166 SMT Corpus LLC](#)[22PL1166 SMT Presentation](#)

B. New Zoning**6. [23-0108](#) Public Hearing - Rezoning a property located at or near 3104 South Alameda Street**

Case No. 0123-01 Bella Holdings, LLC: Ordinance rezoning a property located along the east side of South Alameda Street, north of Glazebrook Street, and south of Mc Call Street, from the "ON" Neighborhood Office District to the "CN-1" Neighborhood Commercial District.

Attachments: [Zoning Report 0123-01 Bella Holdings](#)
[PC Presentation 0123-01 Bella Holdings](#)

VI. Director's Report**VII. Future Agenda Items****VIII. 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.