



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda - Final

### Planning Commission

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Wednesday, February 8, 2023

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 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: Commissioners Mandel and Salazar-Garza**

**IV. Approval of Minutes**

**1. [23-0268](#) Regular Meeting Minutes of January 25, 2023**

**Attachments:** [Meeting Minutes 1-25-23](#)

**V. Consent Public Hearing: Discussion and Possible Action (Items A & 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. [23-0252](#)      **21PL1165 - CONDITIONAL**  
**FLOUR BLUFF PARK, BLOCK 11, LOT 18R (REPLAT)-0.5 ACRE**  
Located on Flour Bluff Drive, northeast of South Padre Island Drive.
- Attachments:** [CoverPg Flour Bluff Park 21PL1165 Conditional Plat](#)  
[21PL1165 Flour Bluff Park.B11.L18R.R1.Conditional Plat](#)  
[Flour Bluff Pk.B11.L18R.Plat Map](#)
3. [23-0302](#)      22PL1076  
**KINGSLEY HEIGHTS PHASE 1 & 2 (PRELIMINARY PLAT - 46.19 ACRES)**  
Located East of South Padre Island Drive (SH358): along the south and north frontages of Old Brownsville Road.
- Attachments:** [CoverPg Kingsley Heights Prelim 2-08-23MTG](#)  
[Kingsley Heights TRCCommentR1.1](#)  
[Kingsley Estates-PRELIMINARY\\_PLAT](#)
4. [23-0203](#)      22PL1151  
**KINGSLEY HEIGHTS FINAL PLAT PHASE 1 (FINAL-25.11 ACRES)**  
Located North of Old Brownsville Rd. and West of Cliff Maus Dr.
- Attachments:** [CoverPg Kingsley Heights 2-08-23MTG](#)  
[22PL1151 Responses to comments KingsleyHeights Phase 1.R1](#)  
[FINAL PLAT](#)
5. [23-0253](#)      22PL1044  
**DEL MAR SOUTH CAMPUS, BLOCK 1, LOT 2 (FINAL PLAT - 6.867 ACRES. FINAL PLAT BOUNDARIES ADJUSTED TO 8.618 ACRES)**  
Located east of Rodd Field Road, on Yorktown Blvd.
- Attachments:** [CoverPg 22PL1044 Del Mar South Campus BLK 1 LT2.TRC](#)  
[22PL1044 Del Mar South Campus.BLK1.LT2.TRC Comments.R1](#)  
[22PL1044 Del Mar South Campus.B1.L2.Plat Map](#)
6. [23-0281](#)      22PL1156  
**SUNTIDE INDUSTRIAL TRACTS, BLOCK 3, LOTS 1AR, 1BR AND 2R (REPLAT - 4.587 ACRES)**  
Located east of Suntide Road between Bearden Drive and Leopard Street.

**Attachments:** [CoverPg Suntide Industrial 2-08-23MTG](#)

[Suntide Industrial Tracts Blk 3.R1](#)

[Suntide Industrial Tracts.R1](#)

7. [23-0288](#)      **22PL1127-CONDITIONAL**  
**WHITECAP MASTER PRELIMINARY (241.84 ACRES)**  
Located west of Park Road 22 (SPID) and north of Whitecap Boulevard.

**Attachments:** [CoverPg Whitecap Master Preliminary 2-08-23MTG](#)

[Whitecap Master Preliminary-Review Comments.R2](#)

[WhitecapMasterPrelimPlat](#)

**B.      New Zoning**

8. [23-0292](#)      **Public Hearing - Rezoning a property located at or near 3965 Callicoate Road.**

Case No. 0223-02 Christopher Powell: Ordinance rezoning a property at or near 3965 Callicoate Road, located along the west side of Callicoate Road and south of Leopard Street, from the "RS-6" Single-Family 6 District to the "RS-6/SP" Single-Family 6 District with a Special Permit.

**Attachments:** [Zoning Report 0223-02 Christopher Powell](#)

[PC Presentation 0223-02 Christopher Powell](#)

9. [23-0296](#)      **Public Hearing - Rezoning Property at or near 12102 Leopard Street.**

Case No.0223-01 Mehran and Sepideh Vatankhah: Ordinance rezoning a property at or near 12102 Leopard Street, located along the north side of Leopard Street, east of Callicoatte Road, and south of Interstate Highway 37 (IH-37), from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District.

**Attachments:** [Zoning Report Case 0223-01 Mehran & Sepideh Vatankhah](#)

[PC Presentation Case 0223-01 Mehran & Sepideh Vatankhah](#)

**VI.      Public Hearing: Discussion and Possible Action (Item C)**

*The following Public Hearing items will be considered individually*

**C.      Plat with a Variance (Waiver)**

10. [23-0144](#)      22PL1075  
**CARMELITE HOME TRACT BLOCK 1 LOTS 1R, 2,3, 4, 5 (REPLAT-6.18)**

ACRES)

Located at Alameda St. and Everhart Rd.

**Attachments:** [CoverPg Carmelite Home 2-08-23MTG](#)

[20221212\\_Carmelita Home Tract TRCommnt.R3\\_ALJ Comment Response Enc](#)

[4thRev11162022 \(1\)](#)

11.     [23-0145](#)     **22PL1075 Sidewalk & Off-Road Multi-Use Trail Construction**  
CARMELITE HOME TRACT BLOCK 1 LOTS 1R, 2,3, 4, 5 (REPLAT-6.18  
ACRES)

Located at Alameda St. and Everhart Rd.

**Attachments:** [Carmelite SW Agenda Memo](#)

[Carmelite SW Presentation](#)

**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](mailto:ruthb3@cctexas.com), no later than 48 hours prior to this meeting so that appropriate arrangements can be made.**