



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, May 3, 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. Vice Chairman Miller and Commissioner Munoz.

IV. Approval of Minutes.

1. [23-0765](#) Regular Meeting Minutes of April 19, 2023

Attachments: [4-19-23 Planning Commission DRAFT Meeting Minutes](#)

V. Consent Public Hearing: Discussion and Possible Action (Item A)

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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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. [23-0729](#) 23PL1033-CONDITIONAL
WHITECAP (PRELIMINARY-Unit 1A, 1B, 1C, 1D, 1E 241.84 ACRES)
Located west of Park Road 22 (SPID) and north of Whitecap Boulevard.
Attachments: [CoverPg 23PL1033 Whitecap Prelim Units 1A, 1B, 1C, 1D, 1E](#)
[Whitecap Prelim \(Units 1A-1E\) Comments.R1](#)
[Whitecap-Prelim.R1](#)
3. [23-0723](#) 23PL1024
PEARSON ADDITION, BLOCK 2, LOT 6 (REPLAT-.25 ACRES)
Located north of Pearson St. and east of Waldron Rd.
Attachments: [CoverPg 23PL1024 Pearson Addition Blk 2 Lot 6](#)
[Blk.2 Lot6 TRCCommentsR1.1](#)
[Final- re-plat Pearson Addition Blk2 Lot 6 \(1\)](#)

Time Extension

4. [23-0764](#) 22PL1091-FIRST REQUEST
SCHANEN ESTATES WEST UNIT 13 (FINAL PLAT-10.006 ACRES)
Located north of Saratoga Boulevard and west of Norchester Street.
Attachments: [CoverPG Schanen Estates West Unit 13](#)
[Schanen Estates Unit 13 final plat](#)
[14041-Extension Request Schanen Estates West Unit 13](#)

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

The following Public Hearing items will be considered individually.

B. Time Extension

5. [23-0784](#) 19PL1096-6th REQUEST
WESTWOOD HEIGHTS UNIT 4 (FINAL-9.06 ACRES)
Located south of Leopard Street and west of Starlite Lane.
Attachments: [CoverPG Westwood Heights Unit 4 \(002\)](#)
[PC Agenda Memo- Westwood Heights Unit 4](#)
[19PL1096 Extension ActionLtr5.4.22](#)
[Plat WESTWOOD UNIT4 PCAPPRVD-11.13.19MTG](#)
[6th Plat Ext-Westwood Heights Letter](#)

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.