



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, May 31, 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: Chairman Zarghouni and Commissioner Mandel**

IV. **Approval of Minutes:**

1. [23-0917](#) Regular Planning Commission Meeting Minutes May 17, 2023

Attachments: [5-17-23 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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence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. [23-0901](#) 23PL1047
VISTA HERMOSA PHASE IV, BLOCK 12, LOT 4C & 4D (REPLAT-2.61 ACRES)

Located north of Holly Rd. and west of Kostohryz Rd.

Attachments: [CoverPg 23PL1047 Vista Hermosa Phase IV Blk 12 Lot 4C 4D 23PL1047Blk.12 Lot4C&4DR2](#)
[Vista Hermosa,Phase IV, Block 12, Lots 4C & 4D - PLAT \(1\)](#)

3. [23-0914](#) 23PL1049
FIRE STATION NO. 3, BLOCK. 1, LOT 1 (REPLAT-1.23 ACRES)

Located south of Morgan Ave. and east of Brownlee Blvd.

Attachments: [CoverPg 23PL1049 Fire Station #3 Block 1 lot 1](#)
[Copy of Fire Station No. 3 Block 1 Lot1R1 \(1\)](#)
[FS#3 PlatR151823](#)

B. Time Extension

4. [23-0916](#) 22PL1035-1st Request
RANCHO VISTA SUBDIVISION UNIT 25 (FINAL-20.29 ACRES)
Located east of Rodd Field Road and south of Yorktown Boulevard.

Attachments: [22PL1035 Rancho Vista Subdvn Unit 25 Cvr Pg](#)
[22PL1035 ActionLtr 6.15.22PCMtg](#)
[Approved 6-15-22](#)
[Rancho Vista Subdvn Unit 25 letter](#)

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

The following Public Hearing items will be considered individually

C. New Zoning

5. [23-0923](#) **Public Hearing - Rezoning for a property located at or near 6302 Old Brownsville Road.**
Zoning Case No. 0523-01, WinnCo Investments (District 3). Ordinance rezoning property at or near 6302 Old Brownsville Road from the "FR" Farm Rural District to the "R-MH" Manufactured Home District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial).

Attachments: [0523-01 WinnCo Investments LLC Staff Report](#)

[0523-01 WinnCo Investments LLC PC Presentation](#)

6. [23-0924](#) **Public Hearing - Rezoning for a property located at or near 1113 Comanche Street.**
Zoning Case No. 0523-02, Diego Vasquez (District 1). Ordinance rezoning property at or near 1113 Comanche Street from the "CI" Intensive Commercial District to the "IL" Light Industrial District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial in lieu thereof, approval of the "CI/SP" Intensive Commercial District with a Special Permit.)

Attachments: [0523-02 Diego Vasquez Staff Report](#)
[0523-02 Diego Vasquez PC Presentation](#)

- VII. **Briefing: Basic Parliamentary Procedures**
- VIII. **Director's Report**
- VIII. **Future Agenda Items**
- X. **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.