



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, November 1, 2023

5:30 PM

City Hall Sixth Floor Conference Room

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: 10/18/23: Commissioner Munoz**

IV. **Approval of Minutes**

1. [23-1756](#) Regular Meeting Minutes DRAFT October 18, 2023.

Attachments: [10-18-23 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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence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. [23-1751](#) PL8018
LAUGHLIN SUBDIVISION BLOCK 1 LOTS 9B AND 9C (REPLAT OF .50 ACRES)
South of Houston St. and west of Carroll St.
Attachments: [PL8018 Laughlin Sbdvsn Block 1 Lots 9B 9C CvPg](#)
[PL8018 Laughlin Sbdvsn Block 1 Lots 9C 9C Report](#)
[PL8018 Laughlin Sbdvsn Block 1 Lots 9B 9C Plat](#)
3. [23-1752](#) PL8053
BEACH PORTION BLOCK 11, LOTS 6R AND 7R (REPLAT 0.23 ACRES)
Located at Schatzel St. And Mesquite St.
Attachments: [PL8053 Beach Portion Block 11 Lots 6R 7R CvPg](#)
[PL8053 Beach Portion Block 11 Lots 6R 7R Report \(2\)](#)
[PL8053 Beach Portion Plat Block 11 Lots 6R 7R Plat](#)
4. [23-1753](#) PL8069
LINDALE PARK SECTION 2, BLOCK 23, LOT 17R (REPLAT OF 0.20 ACRES)
Located south of Sorrell St & north of Swantner Dr.
Attachments: [PL8069 Lindale Park Section 2 Block 23 Lot 17R CvPg](#)
[PL8069 Lindale Park Section 2 Block 23 Lot 17R Report](#)
[PL8069 Lindale Park Section 2 Block 23 Lot 17R Plat](#)
5. [23-1766](#) PL8062
PORT ARANSAS CLIFFS BLOCK 416 LOT 25R (REPLAT OF 0.21 ACRES)
Located south of Ropes St. & west of Aransas St.
Attachments: [PL8062 Port Aransas Cliffs Block 416 Lot 25R CvPg](#)
[PL8062 Port Aransas Cliffs Block 416 Lot 25R Report](#)
[PL8062 Port Aransas Cliffs Block 416 Lot 25R Plat](#)
6. [23-1767](#) PL8089
FIFTH QUARTER INDUSTRIAL PARK, UNIT 2 LOTS 6-10 (FINAL PLAT OF 11.34 ACRES)
Located north of Bates Rd. and west of Flato Rd.
Attachments: [PL8039 Fifth Quarter Industrial Park Unit 2 Lots 6-10 CvPg](#)
[PL8039 Fifth Quarter Industrial Park Unit 2 Lots 6-10 Report](#)
[PL8039 Fifth Quarter Industrial Park Unit 2 Lots 6-10 Plat](#)
7. [23-1771](#) PL7991

SARATOGA RIDGE PRELIMINARY PLAT-PHASES 1-4 (+-257 Acreage)
Located east of Old Brownsville (FM 665) and north of Saratoga Boulevard
(SH 357)

Attachments: [PL7991 Saratoga Ridge Prelom Phases 1-4CvPg](#)
[PL7991 Final Report Saratoga Ridge Preliminary- Phases 1-4](#)
[PL7991 Saratoga Ridge Prelim Phases 1-4.R2 Plat](#)
[Revised Master Preliminary Plat 10-18-2023](#)
[032842 ORD - 09_06_2022](#)

8. [23-1772](#) PL8002
ROYAL OAK SOUTH SUBDIVISION (FINAL PLAT-20.26 ACRES)
Located west of Rand-Morgan Rd. and west of McNorton Rd.

Attachments: [PL8002 Royal Oak South CvPg](#)
[PL8002RoyalOakSouthRedefinedMergedReport1024023](#)
[PL8002 Royal Oak South Plat](#)

9. [23-1775](#) PL8031
POOLE ESTATES (FINAL PLAT-6.5 ACRES)
Located south of Graham Rd. and east of Ruddock Dr.

Attachments: [PL8031 Poole Estates CvPg](#)
[PL8031 Poole Estates ClosedDocReport102623](#)
[PL8031 Poole Estates Plat](#)

VI. **Briefing**

10. [23-1773](#) Unified Development Code Text Amendments.

Attachments: [PC Briefing Memo - Fall 2023 Misc UDC Amendments](#)
[DRAFT Plat Application Requirements](#)
[Ordinance - Fall 2023 Misc UDC Amendments](#)
[Presentation - Fall 2023 Misc UDC Amendments](#)

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.