



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, November 15, 2023

5:30 PM

City Hall 6th 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: November 1, 2023: Chairman Miller and Commissioner Motaghi**
- IV. **Approval of Minutes:**
 1. [23-1837](#) Regular Planning Commission Meeting Minutes November 1, 2023
Attachments: [11-1-23 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. [23-1864](#) 23PL1009-CONDITIONAL
FLOUR BLUFF ESTATES, UNIT 2, BLOCK 5, LOT 7R (REPLAT-1.08 ACRES)
Located southwest corner of Claride Street & N.A.S., 810 N.A.S.
Attachments: [23PL1009 Flour Bluff Estates Block 5 Lot 7R CvPg](#)
[23PL1009 Flour Bluff Estates Block 5 Lot 7R Report-2](#)
[23PL1009 Flour Bluff Estates Block 5 Lot 7R PlatR2](#)

B. Time Extension

3. [23-1840](#) 22PL1095 FIRST REQUEST-12 MONTH EXTENSION
MOSTAGHASI ACRES (FINAL-30.28 ACRES)
Located along the N/S of Yorktown Blvd, between Starry Rd and the Oso Creek.
Attachments: [21PL1095 Mostaghasi Acres CVvPg](#)
[21PL1095 Mostaghasi Acres \(002\)](#)
[21PL1095 Mostaghasi Acres Time Extension Request](#)
[21PL1095 Mostaghasi Acres- Approved plat](#)

VI. Director's Report

VII. Future Agenda Items

VIII. Adjournment of Planning Commission

IX. Convene Beach Dune Committee

X. Call to Order, Roll Call

XI. PUBLIC COMMENT: The public is invited to speak on any agenda item and any other items that pertain to the Beach/Dune Committee. (See instructions for item II. above) Comments are limited to 3 minutes.

XII. Approval of Absences: Commissioner Munoz.

XIII. Approval of Minutes: October 18, 2023.

4. [23-1841](#) Regular Meeting Minutes Beach/Dune Committee October 18, 2023.
Attachments: [10-18-23 Beach Dune Committee Minutes](#)

XIV. Consent Public Hearing Discussion and Possible Action (Item C)**C. Beachfront Construction Certificate Admirals Row**

5. [23-1853](#) Case No. BD8080, Admirals Row Co-Council of Owners. Request for a Beachfront Construction Certificate for property located at or near 7393 State Highway 361. (Staff recommends approval).

Attachments: [BD8080 Staff Report](#)
[Staff Report Attachments](#)
[BD8080 PC Presentation](#)

XV. Director's Report**XVI. Future Agenda Items****XVII. 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.