



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, April 3, 2024

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: 3/20/24 Vice Chairman York and Commissioner Hedrick**

IV. **Approval of Minutes: DRAFT Meeting Minutes March 20, 2024**

1. [24-0517](#) 3-20-24 Planning Commission Meeting Minutes DRAFT

Attachments: [3-20-24 PC Minutes DRAFT](#)

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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence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. [24-0491](#) PL8203-CONDITIONAL
Hakuna Matata Mobile Home Park, Block 1, Lot 1 (FINAL-74.72 Acres).
Located north along Old Brownsville Rd. and east of the intersection of
Saratoga Blvd. and Old Brownsville Rd. (FM 665).
Attachments: [PL8203HakunaMatataMHParkCondApprovalCoverPage](#)
[PL8203HakunaMatataMHParkCondDocReport](#)
[PL8203 HM SWQMP \(2\) \(3\)](#)
[PL8203 HM UTILITY PLAN \(2\) \(3\)](#)
[PL8203 Final Plat- HM Park Lot 1, Blk 1 \(5\)](#)
3. [24-0502](#) PL8223-CONDITIONAL
MIRABELLA SUBDIVISION (PRELIMINARY OF +-297 ACRES)
Located east of Hwy 286 (Chapman Ranch Road) and south of CR 22
Attachments: [PL8223 Mirabella Subdvsn Conditional Prelim CvPg](#)
[PL8223 Merged Documents Report for PC 4.3.24](#)
[PL8223 Mirabella Crosstown Coves - Phasing, Zoning & Land Use](#)
[PL8223 Mirabella Crosstown Coves - Preliminary Plat](#)
[PL82223 Mirabella Subdvsn SWQMP](#)
[PL8223 Mirabella Subdvsn Utility Plan](#)
4. [24-0492](#) PL8216
Chamberlin & Ropes Bay Terrace Addition, Block 10, Lots 24R & 25R.
Located at the northeast corner of the intersection of 11th St. and Hancock
Ave.
Attachments: [PL8216 Chamberlin and Ropes Bay Terrace Addition PCCoverPage](#)
[PL8216 Chamberlin and Ropes Bay Terrace Addition ClosedDocReport](#)
[PL8216 Chamberlin and Ropes Bay Terrace Addition Plat32124](#)
5. [24-0493](#) **PL8113**
Valley View Subdivision Block 1 Lot 6A (OCL)
Located north of C.R. 52 and east of FM 1889
Attachments: [PL8113 Valley View SD PCCoverLetter](#)
[PL8113 Valley View SD ClosedDocReport](#)
[PL8113 Valley View SD Plat](#)
6. [24-0494](#) PL8210
CALALLEN TOWNSITE BLOCK 23, LOT 4R (REPLAT OF 0.29 AC).
Located east of I-37 Access Rd. and south of Elliff St.
Attachments: [PL8210 Calallen Townsite Block 23 Lot 4R Cover Text Tab](#)
[PL8210 Calallen Townsite Block 23 Lot 4R ClosedDocReport](#)

[PL8210 Calallen Townsite Block 23 Lot 4R Updated Plat 3-18](#)

7. [24-0503](#) PL8152
PERRY'S ESTATES BLOCK 5, LOTS 8AR, 8BR, 8CR, AND 9R
(REPLAT OF 2.404 ACRES)
Located south of SH 358 & west of Waldron Rd.
Attachments: [PL8152 Perry's Estates Cover Txt Tab-PL8152](#)
[PL8152 Perry's Estates CLOSED COMB RPT](#)
[PL8152 Perry's Estates Plat Pg. 1 3-26](#)
[PL8152 Perry's Estates Plat Pg. 2 3-26](#)
[PL8152 Perry's Estates Utility Plan 3-18](#)
[PL8152 Perry's Estates SWQMP - PERRY'S ESTATES](#)
- B. Zoning**
8. [24-0496](#) Zoning Case No. ZN7974, Leslie Lopez (District 1). Ordinance rezoning a property at or near 110 Rolling Acres Drive from the "RS-6" Single-Family 6 District to the "ON" Neighborhood Office District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial in lieu thereof approval to the "ON/SP" Neighborhood Office District with a Special Permit.)
Attachments: [ZN7974 Leslie Lopez Staff Report](#)
[ZN7974 Leslie Lopez PowerPoint](#)
9. [24-0497](#) Zoning Case No. ZN8199, Barajas Family Corporation (District 2). Ordinance rezoning a property at or near 3345 Gollihar Road and 4500 Kirkwood Drive from the "ON" Neighborhood Office District and the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).
Attachments: [ZN8199 Barajas Family Corporation](#)
[ZN8199 Barajas Family Corporation PowerPoint](#)
10. [24-0498](#) Zoning Case No. ZN8200, Barajas Family Corporation (District 2). Ordinance rezoning a property at or near 2823 South Port Avenue and 2511 San Jacinto Drive from the "CG-2" General Commercial District and the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).
Attachments: [ZN8200 Barajas Family Corporation](#)
[ZN8200 PowerPoint Presentation](#)

VI. Director's Report**VII. Future Agenda Items**

VIII. 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.