



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, April 17, 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:** April 3, 2024; Chairman Miller and Commissioner Motaghi.
- IV. **Approval of Minutes:** DRAFT April 3, 2024
 1. [24-0619](#) DRAFT Agenda Minutes April 3, 2024
Attachments: [4-3-24 PC Minutes DRAFT](#)
- V. **Consent Public Hearing: Discussion and Possible Action Items A, B, and C**

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items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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. [24-0597](#) PL 8226 - Conditional
Viridian Phase I - Final Plat of 21.080 acres.
Located east of Chapman Ranch Rd. and south of C.R. 22.
Attachments: [PL8226 Viridian Phase 1 Final PCCoverTabrConditional](#)
[PL8226 Viridian Phase I Final Merged Documents Report](#)
[PL8226 Viridian Phase 1 Final Plat](#)
3. [24-0598](#) PL 8227 - Conditional
Viridian Phase II - Final Plat of 15.60 acres.
Located east of Chapman Ranch Rd. and south of C.R. 22.
Attachments: [PL8227 Viridian Phase II Final PCCoverTabrConditional](#)
[PL8227 Viridian Phase II Final Merged Documents Report](#)
[PL8227 Viridian Phase II Plat](#)
4. [24-0599](#) PL 8230 - Conditional
Ventanas Phase I - Final Plat of 22.43 acres.
Located east of Chapman Ranch Rd. and south of C.R. 22.
Attachments: [PL8230 Ventanas Phase I PCCoverTabConditional](#)
[PL8230 Ventanas Phase I Merged Doc Rpt](#)
[PL8230 Ventanas Phase I Final Plat](#)
5. [24-0600](#) PL 8228 - Conditional
Ventanas Phase II - Final Plat of 14.47 acres.
Located east of Chapman Ranch Rd. and south of C.R. 22.
Attachments: [PL8228 Ventanas Phase II Final CCoverTabConditional](#)
[PL8228 Ventanas Phase II Final Merged Documents Report](#)
[PL8228 Ventanas Phase II-Final Plat](#)
6. [24-0601](#) PL 8229 - Conditional
Valencia Phase I - Final Plat of 10.59 acres.
Located east of Chapman Ranch Rd. and south of C.R. 22.
Attachments: [PL8229 Valencia Phase I Final PCCoverTabConditional](#)
[PL8229 Valencia Phase I Final Merged Doc Report](#)
[PL8229 Valencia Phase I-Final Plat \(1\)](#)
7. [24-0602](#) PL 8231 - Conditional
Valencia Phase II - Final Plat of 15.06 acres.
Located east of Chapman Ranch Rd. and south of C.R. 22.
Attachments: [PL8231 Valencia Phase II Final PCCoverTabConditional](#)
[PL8231 Valencia Phase II Final Merged Documents Report](#)

[PL8231Valencia Phase II-Final Plat](#)

8. [24-0614](#) PL8249-CONDITIONAL
PADRE ISLAND NO. 1 BLOCK 34, LOTS 1AR & 1BR (REPLAT OF
0.689 ACRES)
Located West of HWY 361 and North of Verdemar Dr.
Attachments: [PL8249 Padre Island No. 1 Cover Txt Tab- Conditional Final](#)
[PL8249 Padre Island No. 1 comb rpt](#)
[PL8249 Padre Island No. 1 15-3334-UTILITY PLAN-REV](#)
[PL8249 Padre Island No. 1 Plat](#)
9. [24-0603](#) PL8159
SOLID ROCK INDUSTRIAL PARK (PRELIMINARY OF 45.2 ACRES)
Located west of South Padre Island Drive and north of Old Brownsville
Road (FM 665).
Attachments: [PL8159 Cover Txt Tab- Solid Rock Ind Park](#)
[PL8159 Solid Rock Industrial Park Prelim- Report](#)
[PL8159 Preliminary Plat - Solid Rock Industrial Park_R1](#)

B. Plats with a Variance-Waiver

10. [24-0607](#) 22PL1186 London Ranch Estates
Request for a Waiver of the Wastewater Infrastructure Construction
Requirement in Sections 8.1.4.C, 8.1.5, and 8.2.7.A. of the Unified Development
Code.
Attachments: [22PL1186 London Ranch Estates Agenda Memo Wastewater Construction Wai](#)
[22PL1186 London Ranch Estates WW Construction Waiver Presentation](#)
11. [24-0608](#) 22PL1186 London Ranch Estates
Request for a Waiver of the Wastewater Lot/Acreage Fee Requirement in
Sections 8.5.2.G. of the Unified Development Code.
Attachments: [22PL1186 London Ranch Estates Agenda Memo Wastewater FEE Waiver](#)
[22PL1186 London Ranch Estates WW FEE Waiver Presentation](#)

C. Zoning

12. [24-0596](#) Zoning Case No. ZN8242, Zumic Investments LLC (District 1). Ordinance
rezoning a property at or near 4458 Church Street from 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: [ZN8242 Zumic Investments LLC Staff Report](#)
[ZN8242 Zumic Investments LLC PWRPT](#)
13. [24-0604](#) Zoning Case No. ZN8219, City of Corpus Christi (District 2). Ordinance
rezoning a property at or near 2212 Morris Street from the "RS-6"

Single-Family 6 District and the "CI" Intensive Commercial District to the "RM-2" Multifamily District. Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [Case ZN8219 City of Corpus Christi Text File Tab](#)

[Case ZN8219 City of Corpus Christi Staff Report](#)

[Case ZN8219 Attachment B - Metes and Bounds](#)

[Case ZN8219 City of Corpus Christi PowerPoint Presentation](#)

D. Briefing

14. [24-0610](#) Proposed Bond 2024 Program

Attachments: [Bond 2024 Program Overview \(5 Feb 24\) - Final](#)

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.