



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda - Final

### Planning Commission

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Wednesday, August 7, 2024

5:30 PM

Council Chambers

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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. Discussion and Possible Action: Election of Chairman and Vice Chairman
- III. **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 Communications Department at least 24 hours prior to the Meeting. Please contact IT at 826-3211 to coordinate.
- IV. Approval of Absences: July 24, 2024: Commissioner Lerma
- V. Approval of Minutes
  1. [24-1276](#) July 24, 2024, Meeting Minutes DRAFT  
*Attachments:* [7-24-24 PC Minutes DRAFT](#)
- VI. **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. [24-1257](#) PL8337-CONDITIONAL  
**CAROLINE'S HEIGHTS UNITS 2 & 3 (PRELIMINARY OF 18.720 ACRES)**

Located south of FM 2444 & east of TX 286.

**Attachments:** [PL8337 Carolines Heights Text File Tab](#)  
[PL8337 Carolines Heights 3rd comb rpt](#)  
[PL8337 Carolines Heights PREL AS PREL 7-12-24](#)  
[PL8337 Carolines Heights PREL AS SWQMP 7-1-24](#)  
[PL8337 Carolines Heights PREL AS WTR 7-1-24](#)

**B. Zoning**

3. [24-1251](#) Zoning Case No. ZN8359, Horizon Land Properties LLC (District 5). Ordinance rezoning a property at or near 601 Graham Road from the "RM-1" Multi-Family District to the "RS-4.5" Single-Family and "CG-2" General Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

**Attachments:** [ZN8359 Horizon Land Properties LLC Staff Report](#)  
[ZN8359 Horizon Land Properties LLC Presentation](#)

4. [24-1258](#) Zoning Case No. ZN8268, JAR Development, LLC (District 5). Ordinance rezoning a property at or near 7868 Yorktown Boulevard from the "RS-4.5 Single-Family 4.5 District to the "CN-2" Neighborhood Commercial District" providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

**Attachments:** [ZN8268 Jar Development LLC 7868 Yorktown Staff Report](#)  
[ZN8268 Jar Development LLC 7868 Yorktown Presentation](#)

5. [24-1265](#) Zoning Case No. ZN8336, Shafinury Morteza (District 4). Ordinance rezoning a property at or near 2201 Rodd Field Road from the "ON" Neighborhood Office District to the "CG-2" General Commercial; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

**Attachments:** [ZN8336 Shafinury Morteza Staff Report](#)  
[ZN8336 Shafinury Morteza Presentation](#)

**C. Time Extension**

6. [24-1277](#) 22PL1001  
THE VILLAS PUD (FINAL OF 2.35 ACRES) 2ND Request for a 12 Month Extension  
Located on the northeast side of Granada Drive and west of Leeward Drive.

**Attachments:** [22PL1001 Cover Txt Tab-Time Ext-The Villas](#)

[22PL1001-PCAct-The Villas Action Letter](#)

[22PL1001 EXTActionLtr-The Villas](#)

[22PL1001 Time Extension Request The Villas 20240730](#)

[22PL1001 Approved plat-The Villas](#)

**D. Public Hearing Discussion and Possible Action: Kamil Taras, FY 24-25 Capital Improvement Program Budget**

7. [24-1266](#) Proposed FY2024-2025 Capital Improvement Program (CIP) Budget

**Attachments:** [Agenda Memo Aug 7 FY2024-2025 Capital Budget - Planning Commission](#)

[FY2025 Proposed CIP Presentation](#)

**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](mailto:ruthb3@cctexas.com), no later than 48 hours prior to this meeting so that appropriate arrangements can be made.