



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, October 2, 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 Communications Department at least 24 hours prior to the Meeting. Please contact IT at 826-3211 to coordinate.

III. **Approval of Absences: None.**

IV. **Approval of Minutes:**

1. [24-1621](#) Planning Commission Meeting Minutes September 18, 2024 DRAFT
Attachments: [9-18-24 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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence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. [24-1598](#) PL8178-CONDITIONAL
CLARKWOOD ESTATES (MASTER PRELIM OF 87.57 ACRES)
Located south of State Highway 44 & west of Clarkwood Rd.
Attachments: [PL8178 Clarkwood Estates Cover Txt Tab](#)
[PL8178 Clarkwood Estates CLOSED Comb Rpt](#)
[PL8178 Clarkwood Estates 19 MASTER PRELIM PLAT - REV 9-6-24](#)
[PL8178 Clarkwood Estates 20 PRELIM SWQMP - REV 9-6-24](#)
[PL8178 Clarkwood Estates 21 UTILITY PLAN - REV 9-6-24](#)

3. [24-1599](#) PL8457-CONDITIONAL
GREENTREE SUBDIVISION Lots 5A & 5B
(Final Plat of 6.45 Ac.)
Located west of Flour Bluff Dr. and north of
Sea Oak Dr.
Attachments: [PL8457 Greentree Subdvsn CoverPageFinalPlatConditional](#)
[PL8457 Greentree Subdvsn ClosedOpenConditionalReport](#)
[PL8457 Greentree Subdvsn Plat691824](#)
[PL8457 Greentree Subdvsn Utility Plan91824](#)

B. Time Extensions

4. [24-1615](#) 21PL1103
CAROLINE HEIGHTS UNIT 1 (FINAL OF 18.72 ACRES)
3rd Request for a 12 Month Extension
Located south of FM 2444 and east of CR 43.
Attachments: [21PL1103 Caroline Heights Cover Txt Tab-Time Ext-3rd](#)
[21PL1103 Caroline Heights Unit 1-Approved](#)
[21PL1103 Caroline Heights ACTLTR 11-10-21](#)
[21PL1103 9-11-24 Caroline Heights - Plat extension](#)
5. [24-1616](#) 23PL1016
GRAHAM ESTATES (FINAL OF 20.00 ACRES)
1st Request for a 12 Month Extension
Located west of Waldron and south of Graham Rd.
Attachments: [23PL1016 Graham Estates Cover Txt Tab-Time Ext](#)
[23PL1016 Graham Estates Ltr for Plat 23PL1016 Time Extension for GE 0912](#)
[23PL1016 PCActionLetterGrahamEst.Final](#)
[23PL1016 PC APPROVED 23PL1016 200030 - PLAT - GRAHAM ESTATES - F](#)

6. [24-1617](#) 23PL1052
 MANNING ACRES, LOTS 1R AND 2-7 (FINAL OF 9.8 ACRES)
 1st Request for a 12 Month Extension
 Located north of Yorktown Boulevard and east of Roscher Road.
 Attachments: [23PL1052 Manning Acres Cover Txt Tab-Time Ext](#)
 [23PL1052 PC Action Letter- Manning Acres \(2\)](#)
 [23PL1052 Manning Acres Plat extension letter](#)
 [23PL1052 Manning Acres - Approved Plat \(1\)](#)

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.