



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, February 5, 2025

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

- III. **Approval of Absences: January 22, 2025: Commissioners Munoz and Teichelman.**

- IV. **Approval of Minutes: January 22, 2025, DRAFT Meeting Minutes**

[25-0144](#) January 22, 2025, Planning Commission Meeting Minutes DRAFT

Attachments: [1-22-25 PC Meeting Minutes DRAFT](#)

- V. **Consent Public Hearing: Discussion and Possible Action (Item A)**

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[25-0146](#)

PL8294

CLARKWOOD ESTATES PHASE 1 (PRELIMINARY OF 51.47 ACRES)

Located south of HWY 44 & west of S. Clarkwood Rd.

Attachments: [PL8294 Clarkwood Estates Prelim Cover Txt Tab- PL8294](#)[PL8294 Clarkwood Estates Prelim Closed Comb Rpt](#)[PL8294 Clarkwood Estates Prelim 13 PRELIM SWQMP - REV 9-27-24](#)[PL8294 Clarkwood Estates Prelim 14 UTILITY PLAN - REV 9-27-24](#)[PL8294 Clarkwood Estates Prelim 16 PRE PLAT REV 1-10-2025](#)**VI. Public Hearing: Discussion and Possible Action**

The following Public Hearing items will be considered individually

B. Zoning[25-0131](#)

Zoning Case No. ZN8512, Green Wing Investments, LLC. (District 4). An ordinance rezoning a property at or near 1318 Flour Bluff Drive from the "RS-6" Single-Family 6 District to the "RM-3" Multifamily District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial).

Attachments: [ZN8512 Green Wing Investments, LLC Staff Report](#)[ZN8512 Green Wing Investments, LLC 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, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.