



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, August 10, 2022

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 insure 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 cooperate limits and the extraterritorial jurisdiction of the City in a manner to insure the consistency of all plats with the adopted comprehensive plan.

I. Call to Order, Roll Call

II. DISCUSSION AND POSSIBLE ACTION: ELECTION OF OFFICERS - CHAIRMAN & 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 Information Technology (IT) Department at least 24 hours prior to the Meeting. Please contact IT at 826-3211 to coordinate.

IV. Approval of Absences: Commissioners York and Miller

V. Approval of Minutes

1. [22-1386](#) Regular Meeting Minutes of July 27, 2022

Attachments: [MeetingMinutes27-Jul-2022](#)

VI. Consent Public Hearing (Item A): Discussion and Possible Action

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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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. New Plats

2. [22-1377](#) 22PL1001
THE VILLAS PUD (FINAL REPLAT- 2.35 ACRE)
Located on the northeast side of Granada Drive and west of Leeward Drive.
Attachments: [CoverPg TheVillasPUD_08.10.22MTG](#)
[Villas PUD Comments R1_7-21-22](#)
[The Villas PUD R1_7-21-22](#)
3. [22-1378](#) 22PL1092
OSO POINTE (FINAL - 20.076 ACRES)
Located west of Flour Bluff Drive between Purdue Road and Glenoak Drive.
Attachments: [CoverPg OsoPointe_08.10.22MTG](#)
[Oso Point Com R1_7-18-22](#)
[Oso Pointe R1_7-18-22](#)
4. [22-1379](#) 22PL1102
OSO RANCH UNIT 2 (FINAL - 12.334 ACRES)
Located west of Flour Bluff Drive between Purdue Road and Glenoak Drive.
Attachments: [CoverPg OsoRanch_08.10.22MTG](#)
[Oso Ranch 2 Com R1_7-18-22](#)
[Oso Ranch 2 R1_7-18-22](#)

VII. Public Hearing (Items B & C): Discussion and Possible Action

The following Public Hearing items will be considered individually

B. Plats

5. [22-1408](#) 21PL1025 - APPEAL
INDUSTRIAL TECHNOLOGY PARK UNIT 3, LOT 2 (FINAL - 2.997 ACRES)
Located north of Old Brownsville Road and west of S. Padre Island Drive.
Attachments: [PC Agenda Memo- Indust Tech Park Unit 3](#)
[Manok Investments Appeal letter Corpus Christi](#)
[APPROVED PLAT_9.15.21PC](#)
[Release for Construction PI - Industrial Technology Park Unit 3, Lot 2](#)

Plats with a Variance (Waiver)

6. [22-1382](#) **21PL1073 - One Way Cycle Track**
AZALI ESTATES UNIT 3 (FINAL - 13.84 ACRES)
Located north of Yorktown Blvd & south of Master Channel 31.
Attachments: [Azalli Estates One Way Cycle Track \(both sides\) Waiver - Memo](#)
[Azali Estates Unit 3.R2 \(1\)- Presentation -V. 2](#)
7. [22-1381](#) 22PL1076
KINGSLEY HEIGHTS PHASE 1 & 2 (PRELIMINARY - 46.19 ACRES)
Located north of Old Brownsville Road & west of Cliff Maus Drive.
Attachments: [CoverPg Kingsley 08.10.22MTG](#)
[Kingsley Heights TRCCommentR1](#)
[Kingsley PRELIM PLAT-Layout1 \(1\)](#)
8. [22-1383](#) **22PL1076 - Off-Road Multi-Use Trail and One Way Cycle Track**
KINGSLEY HEIGHTS PHASE 1 & 2 (PRELIMINARY - 46.19 ACRES)
Located north of Old Brownsville Road & west of Cliff Maus Drive.
Attachments: [Kingsley Heights Presentation 3](#)
[Kingsley Heights Memo nnm \(003\)](#)
9. [22-1389](#) 22PL1105
DRISCOLL VILLAGE, BLOCK 7 LOTS 26 - 36 (REPLAT -1.86 ACRES)
Located north of Mueller Road and East of Nandina Street.
Attachments: [CoverPg Driscoll 08.10.22MTG](#)
[DriscollVillageR1Plat](#)
[22PL1105 - Driscoll Village Blk. 7 Lot 26-36R1](#)
10. [22-1390](#) **22PL1105 - SIDEWALK**
DRISCOLL VILLAGE, BLOCK 7 LOTS 26 - 36 (REPLAT -1.86 ACRES)
Located north of Mueller Road and East of Nandina Street.
Attachments: [Driscoll Village Lots 27-37 Block 7 Memo vers. 2](#)
[Driscoll Village Lots 27-37 Blk 7 ver. 2](#)
- C. **New Zoning**
11. [22-1240](#) **Public Hearing - Rezoning Property at 14353 Commodores Drive**
Case No. 0622-02 (INFOR Case No. 22ZN1020), Diamond Beach
Holdings: Ordinance rezoning property at or near 14353 Commodores Drive, located along the south side of Commodores Drive, north of Whitecap Boulevard, and west of South Padre Island Drive from the "RS-6" Single-Family 6 District, "RS-4.5

Single-Family 4.5 District, "CR-2" Resort Commercial District to the "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development Overlay.

Attachments: [Zoning Report 0622-02 Diamon Beach Hldings LLC](#)
[Case 0622-02\(22ZN1020\) Diamond Beach Holdings .PP](#)

12. [22-1399](#) Public Hearing - Rezoning Property at 6255 Interstate Highway 37

Case No. 0822-02 (INFOR Case No. 22ZN1024), Corpus Christi Capital Group, LLC: Ordinance rezoning property at or near 6255 Interstate Highway 37, located along the east side of Corn Products Road, south of Interstate Highway 37, and north of Leopard Street from the "CG-2" *General Commercial District* to the "CG-2/SP" *General Commercial District with a Special Permit*.

Attachments: [Case 0822-02 \(22ZN1024\) CC Capital Group Zoning Report](#)
[Case 0822-02\(22ZN1024\) 6255 Interstate 37 Owner LLC](#)

VIII. Director's Report

IX. Future Agenda Items

X. Adjournment

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Catherine Garza, at 361-826-3577 or catherineg@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.