



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, September 7, 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. 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: Commissioner Mandel

IV. Approval of Minutes

1. [22-1507](#) Regular Meeting Minutes of August 24,2022

Attachments: [Meeting Minutes 24-AUG-2022](#)

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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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

2. [22-1509](#) 22PL1064
AGAPE ADDITION UNIT 1 (OCL PRELIMINARY PLAT - 11.472 ACRES)
Located north of FM43 on CR-33

Attachments: [CoverPg Agape Add Unit 1_09.7.22MTG](#)
[22PL1064 Agape Addition Unit1.R1](#)
[22PL1064 Agape Add.U1.Plat Map](#)

3. [22-1510](#) 22PL1093
Industrial Technology Park Unit 2 (Final Replat)
Located south Bear Lane and west of Junior Beck Drive.

Attachments: [CoverPg Industrial Tech Park_09.7.22MTG](#)
[Industrial Tech. Park Unit 2 Blk. 5 Lot 3 & 4.R1](#)
[Industrial_tech2-replat](#)

Plats with a Variance (Waiver)

4. [22-1496](#) 22PL1120
BAYSIDE ACRES, BLOCK 1, LOT 2R (FINAL REPLAT - 0.210 ACRES)
Located west of Sweet Bay Drive and south of Yorktown Boulevard.

Attachments: [CoverPg Bayside_09.7.22MTG](#)
[Bayside Com R1_8-18-22](#)
[Bayside Acres R1_8-18-22](#)

5. [22-1504](#) **22PL1120 - SIDEWALK**
BAYSIDE ACRES, BLOCK 1, LOT 2R (FINAL REPLAT - 0.210 ACRES)
Located west of Sweet Bay Drive and south of Yorktown Boulevard.

Attachments: [Bayside Acres Block 1 Lot 2R - Agenda Memo](#)
[Bayside Acres Block 1, Lot 2R - Presentation](#)

Time Extensions

6. [22-1506](#) **21PL1170 - 1st REQUEST**
CRESTMONT UNIT 12 (FINAL - 33.120 ACRES)
Located east of Ayers Street and north Saratoga Boulevard.

Attachments: [CoverPG Crestmont 09.7.22 MTG](#)
[Approved plat 3-09-22](#)
[13046-Extension Request 8-24-22](#)

7. [22-1491](#) **22PL1026 - 1st REQUEST**
FLOUR BLUFF, ENCINAL FARM & GARDEN TRACTS, BLK 21, LOT 14-C & 15-B (REPLAT - 19.32)
Located North of Yorktown Boulevard and East of Cimarron Boulevard.
- Attachments:* [CoverPg FB EF GT 09.7.22MTG](#)
[Time extension request - 8-10-2022 .doc](#)
[FB & EF & GT Blk 21, Lt 14-C & 15-B- Approved](#)
8. [22-1492](#) **21PL1065 - 2nd REQUEST**
RANCHO VISTA SUBDIVISION UNIT 23 (FINAL - 13.81 ACRES)
Located south of Adler Drive between Rancho Vista Boulevard and Cattlemen Drive.
- Attachments:* [RV23 - TimeExt CoverPg 09.07.2022](#)
[time extension request 8-11-22](#)
[Approved plat 9.15.21PCMtg](#)
- B. **New Zoning**
9. [22-1542](#) **Public Hearing - Rezoning Property at or near 7017 Ayers Street**
- Case No. 0922-01 Ryan Thurman: Ordinance rezoning property at or near 7017 Ayers Street, located along the west side of Ayers Street, south of Greenwood Drive, and east of the Crosstown Expressway (TX-286 N), from the "FR" Farm Rural District to the "IL" Light Industrial District.
- Attachments:* [Zoning Report 0922-01 Ryan Thurman](#)
[PC Presentation 0922-01 Ryan Thurman](#)
10. [22-1543](#) **Public Hearing - Rezoning Property at or near 1230 McBride Lane**
- Case No. 0922-02 HEP Javelina Company LLC: Ordinance rezoning property at or near 1230 McBride, located along the east side of McBride Lane, north of Interstate 37 and south of Up River, from the IL" Light Industrial District to the "IH" Heavy Industrial District.
- Attachments:* [Zoning Report 0922-02 HEP Javelina Company LLC nnm](#)
[PC Presentation 0922-02 HEP Javelina](#)

VI. Public Hearing: Discussion and Possible Action

The following Public Hearing item will be considered individually

C. New Zoning**11. [22-1544](#) Public Hearing - Rezoning Property at or near 14446 Northwest Boulevard**

Case No. 0922-03 Douglas N. and Joye Posey: Ordinance rezoning property at or near 14446 Northwest Boulevard, located along the northside of Northwest Boulevard, south of Riverwood Drive, and west of River Hill Drive.

Attachments: [Zoning Report 0922-03 Douglas and Joye Posey](#)
[PC Presentation 0922-03 Douglas & Joye Posey](#)

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 Gina Trotter, at 361-826-3562 or ginat@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.