



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, October 30, 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: October 16, 2024: Commissioners Munoz and Cantu
- IV. Approval of Minutes: October 16, 2024
 1. [24-1769](#) Planning Commission Meeting Minutes October 16, 2024, DRAFT
Attachments: [10-16-24 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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence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. [24-1740](#)

PL8472

SHELL ROAD POULTRY ACRES LOT 7AR (REPLAT OF 1.337 ACRES)

Located north of Leopard Street & west of Violet Road.

Attachments: [PL8472 Shell Road Poultry Acres Cover Txt Tab](#)
[PL8472 Shell Road Poultry Acres Closed Comb Rpt](#)
[PL8472 Shell Road Poultry Acres Updated Plat 10-14](#)
[PL8472 Shell Road Poultry Acres SWQMP Full size ANSI D](#)
[PL8472 Shell Road Poultry Lot 7R Utility Plan](#)

3. [24-1778](#)

PL8351 - PRELIMINARY PLAT

DEL-MAR SOUTH CAMPUS BLOCK 1 LOT 3 - PRELIMINARY PLAT OF 5.00 ACRES

Located north of Yorktown Blvd. and east of Cimarron Blvd.

Attachments: [PL8351 Del Mar South Campus Blk 1 Lot 3 Police Substation CoverTab](#)
[PL8351 Del Mar South Campus Blk 1 Lot 3 Police Substation ClosedDocReport](#)
[PL8351 Del Mar South Campus Blk 1 Lot 3 Preliminary Plat Police Substation](#)

B. Zoning

4. [24-1772](#)

Zoning Case No. ZN8477, MPM Development, LLC (District 5). Ordinance rezoning a property at or near 6817 Brooke Road, from the "RM-2" Multifamily District to the "CG-2" General Commercial District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8477 MPM Development Zoning Report](#)
[ZN8477 MPM Development Presentation](#)

5. [24-1773](#)

Zoning Case No. ZN8398, Mandel Family Homes, LLC (District 5). Ordinance rezoning a property at or near 3501 De Zevala Street, from the "RS-6" Single-Family 6 District to the "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8398 Mandel Family Homes LLC Staff Report](#)
[ZN8398 Mandel Family Homes LLC PWPT](#)

6. [24-1774](#)

Zoning Case No. ZN8474, Braselton Development Company, Ltd. (TBD). Ordinance rezoning a property at or near CR-33 (County Road 33), and FM-43 (Farm-to-Market Road 43) from the "FR" Farm Rural District (upon Annexation) to the "RS-4.5" Single-Family 4.5 District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends

approval).

Attachments: [ZN8474 Braselton Development Company Ltd Staff Report](#)
[ZN8474 Braselton Development Company Ltd PWPT](#)

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.