



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, October 16, 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: October 2, 2024, DRAFT Meeting Minutes

1. [24-1707](#) October 2, 2024 DRAFT Meeting Minutes

Attachments: [10-2-24 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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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. [24-1701](#) PL8452
BENT TREE UNIT 2 BLOCK 7 LOTS 8-13 (Replat of 0.24 Ac.)
Located north of Saratoga Blvd. and west of Cimarron Blvd.
Attachments: [PL8452 Bent Tree Unit 2 Blk 7 Lots 8-13 CoverTab.pdf](#)
[PL8452 Bent Tree Unit 2 Blk 7 Lots 8-13 ClosedDocReport](#)
[PL8452 Bent Tree Unit 2 Blk 7 Lots 8-13 Plat Pg 1_9-24 \(3\)](#)
[PL8452 Bent Tree Unit 2 Blk 7 Lots 8-13 Plat Pg 2_9-24 \(2\)](#)
3. [24-1703](#) PL8471
ALTA VISTA BY THE BAY BLOCK 2 LOT 10A (Replat of 0.41 Ac.)
Located west of Ocean Dr. and north of Rossiter St.
Attachments: [PL8471 Alta Vista CoverTabFinal \(2\)](#)
[PL8471 Alta Vista ClosedDocReport](#)
[PL8471 Alta Vista PLat93024](#)
[PL8471 Alta Vista UtiltiyPlan](#)
4. [24-1706](#) PL8460-CONDITIONAL
ROY SMITH PLAZA (PRELIMINARY PLAT OF 62.44 ACRES)
Located South of S.P.I.D. and east of Rodd Field Rd.
Attachments: [PL8460 Roy Smith Plaza CoverTabCondPrelim](#)
[PL8460 Roy Smith Plaza OpenClosedDocReport](#)
[PL8460 Roy Smith Plaza PrelimPlat](#)
[PL8460 Roy Smith Plaza SWQMP](#)
[PL8460 Roy Smith Plaza UtilityPlan](#)
5. [24-1719](#) PL8456
DIAZ ADDITION BLOCK A LOT 12R (REPLAT OF 0.147 ACRES)
Located north of I-37 & west of Josephine St.
Attachments: [PL8456 Diaz Addition Cover Txt Tab- PL8456](#)
[PL8456 Diaz Addition Closed Comb Rpt](#)
[PL8456 Diaz Addition Plat 10-8](#)
[PL8456 Diaz Addition Utility Plan \(2\)](#)
- B. **Time Extension**
6. [24-1704](#) 22PL1100
RANCHO VISTA UNIT 27 (FINAL OF 11.33 ACRES)
2nd Request for a 12 Month Extension
Located east of Rodd Field Road and south of Yorktown Boulevard.
Attachments: [22PL1100 Rancho Vista Unit 27 Time Extension Cover Txt Tab-Time Ext-RV 27](#)
[22PL1100 Rancho Vista Unit 27 Time Extension ActionLtrr 10.19.22PCMtq](#)
[22PL1100 Rancho Vista Unit 27 Time Extension Request - 20241001 \(2\)](#)
[22PL1100 Rancho Vista Unit 27 Time Extension Approved plat 10-19-22](#)

7. [24-1710](#) 22PL1101
 RANCHO VISTA UNIT 29 (FINAL OF 8.88 ACRES)
 2nd Request for a 12 Month Extension
 Located east of Rodd Field Road and south of Yorktown Boulevard.
 Attachments: [22PL1101 Rancho Vista Unit 29 Plat Extension Cover Tab](#)
 [22PL1101 Rancho Vista Unit 29 OriginalPCLetter](#)
 [22PL1101 Rancho Vista Unit 29 ExtensionRequest](#)
 [22PL1101 Rancho Vista Unit 29 Approved plat 10-19-22](#)

VI. **Director's Report**

VII. **Future Agenda Items**

VIII. **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.