



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, August 21, 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: August 7, 2024: Commissioners Mandel and Munoz
- IV. Approval of Minutes: August 7, 2024 DRAFT Meeting Minutes
 1. [24-1384](#) Approval of DRAFT Meeting Minutes August 7, 2024
Attachments: [8-7-24 PC Minutes DRAFT](#)
- V. **Consent Public Hearing: Discussion and Possible Action. (Item 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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence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. [24-1357](#) PL8273
LAGUNERA EDGE (PRELIMINARY OF 68.272 ACRES)
Located south of Graham Rd & east of Waldron Rd.
Attachments: [PL8273 Lagunera Edge Cover Txt Tab- PL8273 \(1\)](#)
[PL8273 Lagunera Edge Rpt \(2\)](#)
[PL8273 Lagunera Edge Plat](#)
3. [24-1358](#) PL8370
PADRE ISLAND-CORPUS CHRISTI MARINER'S CAY UNIT 2A BLOCK 1 LOT 15A &15B (REPLAT OF .20 ACRES)
Located north of Commodore's Dr. and east of Cabana East St. Street.
Attachments: [PL8370 Mariner's Cay CoverTabReplat](#)
[PL8370 Mariner's Cay ClosedDocReport](#)
[PL8370 Mariner's Cay Plat](#)
4. [24-1372](#) PL8320
AGAPE RANCH SUBDIVISION UNIT 1 (FINAL OF 11.276 ACRES)
Located north of FM 43 & east of CR 33
Attachments: [PL8320 Agape Ranch Cover Txt Tab](#)
[PL8320 Agape Ranch Closed Comb Rpt](#)
[PL8320 Agape Ranch Plat Pg 1 Updated 8-12](#)
[PL8320 Agape Ranch Plat Pg 2 Updated 8-12](#)
[PL8320 Agape Ranch SWQMPR1-7122](#)

B. Time Extensions

5. [24-1378](#) PL7960
KINGS LANDING UNIT 8 (FINAL OF 13.60 ACRES) 1ST Request for a 12 Month Extension
Located north of Lady Claudia Street and west of London Pirate Road.
Attachments: [PL7960 Kings Landing Unit 8 Cover Txt Tab-Time Ext](#)
[PL7960 Kings Landing Unit 8 PCActionLtr](#)
[PL7960 Kings Landing Unit 8 Plat PC APPROVED 9-20-23](#)
6. [24-1379](#) PL7963
KINGS LANDING UNIT 10 (FINAL OF 24.61 ACRES) 1ST Request for a 12 Month Extension
Located north of Lady Claudia Street and west of London Pirate Road.
Attachments: [PL7963 Kings Landing Unit 10 Cover Txt Tab-Time Ext](#)
[PL7963 Kings Landing Unit 10 PCActionLtr](#)

[PL7963 Kings Landing Unit 10 PC APPROVED 9-20-23 PC PLAT](#)

- VI. **The Planning Commission will recess to convene the Beach Dune Committee meeting. After adjournment of the Beach Dune Committee, the Planning Commission meeting will resume.**
- VII. **Convene Beach Dune Committee**
- VIII. **Call to Order, Roll Call**
- IX. **Approval of Absences: October 18, 2023: Commissioner Lerma**
- X. **Approval of Minutes: November 15, 2023 DRAFT Meeting Minutes**
7. [24-1382](#) Approval of DRAFT Meeting Minutes Beach/Dune Committee November 15, 2023
 Attachments: [11-15-23 Beach Dune Committee Minutes](#)
- XI. **Consent Public Hearing Discussion and Possible Action (Item C)**
- C. **Public Hearing – Beachfront Construction Certificate for a property located at or near 15820 Park Road 22.**
8. **24-1399** Case No. BD8369, Nueces County Coastal Parks Department. Request for a Beachfront Construction Certificate (Large-Scale) for proposed construction activities on a property located at or near 15820 Park Road 22 and described as Padre Island Nueces County Park #1 - Bob Hall Pier. (Staff recommends conditional approval).
 Attachments: BD8369 Staff Report - Bob Hall Pier
 BD8369 Presentation Bob Hall Pier
- XII. **Adjournment of BCC Meeting**
- XIII. **Reconvene Planning Commission Meeting.**
- XIV. **Public Hearing: Discussion and Possible Action**
 The following Public Hearing items will be considered individually
9. [24-1266](#) Proposed FY2024-2025 Capital Improvement Program (CIP) Budget
 Attachments: [Agenda Memo Aug 7 FY2024-2025 Capital Budget - Planning Commission](#)
 [FY2025 Proposed CIP Presentation](#)
10. [24-1359](#) An Urban Transportation Amendment deleting a portion of the corridor of unimproved right-of-way identified as Castle Black Road

Attachments: [Agenda Memo - UTP Amendment Castle Black Rd - 07.15.24](#)
[Castle Black UTP Amendment- Presentation - 07.25.24 Draft Comments](#)

XV. Director's Report

XVI. Future Agenda Items

XVII. 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.