



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, June 26, 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: Commissioners Hedrick and Salazar-Garza
- IV. Approval of Minutes
 1. [24-1057](#) 6-12-24 DRAFT Meeting Minutes
Attachments: [6-12-24 Minutes DRAFT](#)
- V. **Consent Public Hearing: Discussion and Possible Action (Item A)**

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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence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. [24-1011](#) PL8319
Padre Island No. 1 Block 15 Lot 4R (Replat of 0.67 Ac.)
Located south of Merida Dr. and east of Palmira Ave.
Attachments: [PL8319 Padre Island PC Cover Tab](#)
[PL8319 Padre Island Closed Doc Report](#)
[PL8319 Padre Island Plat 52224](#)
[PL8319 Padre Island Utility Plan](#)
3. [24-1012](#) PL8306
Padre Island - Corpus Christi - Ports of Call Block 16 Lots 9A, 9B, 9C (Replat of 0.28 Ac.)
Located north of Ports of Call Rd and west of Gypsy St.
Attachments: [PL8306 Ports of Call Blk 16 Lots 9 A, B, C PC Cover Tab](#)
[PL8306 Ports of Call Blk 16 Lots 9 A, B, C Closed Doc Report](#)
[PL8306 Ports of Call Blk 16 Lots 9 A, B, C Updated Plat 61124](#)
[PL8306 Ports of Call Blk 16 Lots 9 A, B, C Utility Plan 5-23 \(2\)](#)
4. [24-1037](#) PL8316
ZP COMMERCIAL TRACTS (FINAL OF 5.00 ACRES)
Located south of Yorktown Blvd & west of S Staples St.
Attachments: [PL8316 ZP Commercial Tracts Cover Txt Tab](#)
[PL8316 ZP Commercial Tracts Closed Comb Rpt updt](#)
[PL8316 ZP Commercial Tracts Revised plat](#)
[PL8316 ZP Commercial Tracts Revised SWQMP](#)
[PL8316 ZP Commercial Tracts Utility Map](#)

VI. Public Hearing: Discussion and Possible Action

The following Public Hearing items will be considered individually

B. Zoning

5. [24-0769](#) Zoning Case ZN8186, Toreros Investment VI LLC (District 4). Ordinance rezoning a property at or near 3909 Laguna Shores Road from the "RS-4.5" Single-Family 4.5 District, "CG-2" General Commercial District, and "CR-1" Resort Commercial District to the "CR-1" Resort Commercial District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial.)
Attachments: [ZN8186 Toreros Investments VI LLC Staff Report](#)
[ZN8186 Toreros Investments VI LLC Owner PowerPoint Presentation For PC](#)

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.