



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, June 12, 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: May 29, 2024: Commissioner Motaghi

IV. Approval of Minutes

- 1. [24-0948](#) Planning Commission DRAFT Meeting Minutes May 29, 2024

Attachments: [5-29-24 PC Minutes DRAFT](#)

V. Consent Public Hearing: Discussion and Possible Action (Items A, B, and C)

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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence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. [24-0938](#)

PL8279

OAK TERRACE UNIT 2 BLOCK 1, LOT 9B (FINAL OF 2.087 ACRES)

Located south of S Padre Island Dr. and east of Flour Bluff Dr

Attachments: [PL8279 Oak Terrace Cvr Pg](#)

[PL8279 Oak Terrace CLOSED Comb Rpt](#)

[PL8279 Oak Terrace Plat](#)

[PL8279 Oak Terrace Utility Plan](#)

3. [24-0939](#)

PL8297

LAGUNA VISTA SHORES BLOCK 12, LOT 7AR & BLOCK 13, LOT 5R (REPLAT OF 0.448 & 0.172 ACRES RESPECTIVELY)

Located north of Yorktown Blvd & east of Laguna Vista Shores Rd.

Attachments: [PL8297 Laguna Shores CvPg](#)

[PL8297 Laguna Shores Comb Rpt CLOSED](#)

[PL8297 Laguna Shores Plat](#)

[PL8297 Laguna Shores Utility Plan](#)

4. [24-0956](#)

PL7952

GLENOAK PARK UNIT 2 (REPLAT OF 1.36 ACRES)

Located north of Glenoak Dr. and west of Waldron Rd.

Attachments: [PL7952 Glenoak Park Unit 2 PCCoverLetter61224](#)

[PL7952 Glenoak Park Unit 2 - All Open Document Comments - 06.05.2024 \(2\)](#)

[PL7952 Glenoak Park Unit 2 PLATR2](#)

B. Time Extension

5. [24-0943](#)

23PL1051

FLAMINGO RESORT BUNGALOWS, PUD (REPLAT OF 1.03 ACRES)

1st Request for a 12-Month Extension

Located south of Encantada Avenue and east of Palmira Avenue.

Attachments: [23PL1051 Flamingo Resort Bungalow Cover Txt Tab-Time Ext](#)

[23PL1051 Flamingo Resort Bungalow ACTION LETTER FINAL PLAT CONDITI](#)

[23PL1051 Flamingo Resort Bungalow Time Extension Request - 5-31-2024](#)

[23PL1051 Flamingo Resort Bungalow PUD-Approved Plat](#)

6. [24-0946](#)

21PL1180

OCEAN BREEZE SUBDIVISION (FINAL OF 12.35 ACRES) 2nd

Request for a 12-Month Extension

Located of the City Limit line and east of Hwy 361

Attachments: [21PL1180 Ocean Breeze Subdivision Cover Txt Tab-Time Ext](#)

[21PL1180 Ocean Breeze Subdivision 7.13.22 PC Action Letter](#)

[21PL1180 Ocean Breeze PC EXTActionLtr](#)

[21PL1180 Ocean Breeze Subdivision Time Ext Request](#)

[21PL1180 Ocean Breeze Subdivision Approved-Plat](#)

C. Zoning

7. [24-0962](#) Zoning Case No. ZN8254, Azali Investments LLC (District 4). Ordinance rezoning a property at or near 7702 Starry Road from the “FR” Farm Rural District to the “RM-2” Multi-Family District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8254 Azali Investments Staff Report](#)

[ZN8254 Azali Investments LLC PowerPoint Presentation](#)

VI. Public Hearing: Discussion and Possible Action:

The following Public Hearing items will be considered individually

D. Zoning

8. [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 tabling for additional conversation with Naval Air Station - Corpus Christi.)

Attachments: [ZN8186_Toreros Investments VI LLC_Staff Report](#)

[ZN8186_Toreros Investments VI LLC Owner PowerPoint Presentation_For PC](#)

E. Impact Fees

9. [24-0966](#) Water, Wastewater, Stormwater and Roadway Impact Fees for the City of Corpus Christi

Attachments: [PC Agenda Memo - 2024.06.12](#)

[CIAC Impact Fee Recommendations 2024.06.12](#)

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.