



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, May 29, 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 15, 2024: Commissioners Mandel and Munoz.
- IV. Approval of Minutes: May 15, 2024 DRAFT minutes
 1. [24-0863](#) May 15, 2024 DRAFT Meeting Minutes
Attachments: [5-15-24 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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence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. [24-0840](#) PL8234-CONDITIONAL
PADMA ESTATES SUBDIVISION (FINAL OF 19.20 ACRES)
Located north of South Staples Street (SH 2444) and west of Oso Parkway.

Attachments: [PL8234 Cover Txt Tab- Padma Estates](#)
[PL8234 Report- Padma Estates](#)
[PL8234 05-07-24 PADMA ESTATES PLATS I & II](#)

3. [24-0858](#) PL8035-CONDITIONAL
RODD FIELD PLAZA (PRELIMINARY PLAT OF 6.26 ACRES)
Located north of Rodd Field Rd and west of Saratoga Blvd.

Attachments: [PL8035CoverTabSheetConditional](#)
[PL8035ClosedOpenDocReport.rtf](#)
[PL8035 220111-RODD FIELD PLAZA - SWQMP \(R1\)](#)
[PL8035 220111-RODD FIELD PLAZA - UTILITY \(R1\) \(1\)](#)
[PL8035PreliminaryPlat](#)

B. Time Extension

4. [24-0859](#) 22PL1035
RANCHO VISTA UNIT 25 (FINAL OF 20.29 ACRES) 2nd Request for a 12-Month Extension
Located east of Rodd Field Road and south of Yorktown Boulevard.

Attachments: [22PL1035 Cover Txt Tab-Time Ex-RV25](#)
[22PL1035 ActionLtr 6.15.22PCMtg](#)
[22PL1035 Time Extension Request - 5-6-2024](#)
[22PL1035 Approved Plat 6-15-22](#)

C. Zoning

5. [24-0864](#) Zoning Case No. ZN8281, Oliver & Saeideh Ommani, and Valiollah Ommani, (District 5). Ordinance rezoning a property at or near 6004 Yorktown from the "RS-6 Single-Family 6 District to the "CN-2" Neighborhood Commercial District exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8281 Oliver & Saeideh Ommani, and Valiollah Omani Staff Report](#)
[ZN8281 Oliver & Saeideh Ommani, & Valiollah Ommani Presentation](#)

VI. Public Hearing: Discussion and Possible Action

The following Public Hearing items will be considered individually

D. New Zoning

6. [24-0854](#) Zoning Case No. ZN8120, Mustang Island LLC (District 4). Ordinance rezoning a property at or near 7213 State Highway 361 (SH-361) from the "RM-AT" Multi-Family Apartment Tourist District to the "RV" Recreational Vehicle Park District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8120 Mustang Island LLC Staff Report](#)

[ZN8120 Mustang Island LLC PowerPoint Presentation](#)

7. [24-0855](#) Zoning Case No. ZN8270, Ferco Homes LLC (District 2). Ordinance rezoning a property at or near 1501 South Nineteenth Street from the "RS-6" Single-Family 6 District to the "RM-1" Multi-Family District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8270 Ferco Homes LLC Staff Report](#)

[ZN8270 Ferco Homes LLC PowerPoint Presentation](#)

VII. Briefing

8. [24-0610](#) Bond 2024 Program Overview

Attachments: [Proposed Bond 2024 Program - Townhalls- 5.16.24](#)

VIII. Director's Report

IX. Future Agenda Items

X. 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.