



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Final

Planning Commission

Wednesday, May 1, 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: None.
- III. Approval of Absences: April 17, 2024: Commissioners Munoz and Lerma.
- IV. Approval of Minutes: April 17, 2024 DRAFT Meeting Minutes
 - 1. [24-0682](#) Planning Commission Meeting Minutes DRAFT April 17, 2024

Attachments: [4-17-24 PC Minutes DRAFT](#)

- V. Consent Public Hearing: Discussion and Possible Action: Items A.

- A. Plats

- 2. [24-0673](#) PL8076-CONDITIONAL
AZALI DISTRICT UNIT 1 (FINAL PLAT OF 28.91 ACRES)
Located west of Weber Road and north of Saratoga Boulevard.

Attachments: [PL8076 Cover Txt Tab- Azali District Unit 1-Conditional](#)
[PL8076 Azali District Unit 1 Report](#)
[PL8076 AZALI DISTRICT- Plat](#)
[PL8076 AZALI DISTRICT- SWQMP](#)
[PL8076 AZALI DISTRICT- Utility Plan](#)

3. [24-0677](#) PL8225-CONDITIONAL
DON PATRICIO BLOCK "S", LOT 39R (REPLAT OF 0.452 ACRES)
Located south of S Padre Island Dr. & west of Waldron Rd.

Attachments: [PL8225 Don Patricio Cover Txt Tab- Conditional Final](#)
[PL8225 Don Patricio Comb Rpt 4-22](#)
[PL8225 Don Patricio Plat 4-22](#)
[PL8225 Don Patricio Utility Plan 4-12](#)

4. [24-0679](#) PL8162-CONDITIONAL
TGH Two P.U.D. Replat of 4.04 Ac. Reason: Platting to create 36 lots for residential building per the P.U.D. process.
Located south of Baldwin Blvd. and east of Aztec St.

Attachments: [PL8162 Cv Pg TGHTwoPUD5124](#)
[PL8162 TGH TWO Merged Documents Report \(2\)](#)
[PL8162 TGH Two - Pg.1 4-23 2](#)
[PL8162 230510 TGH TWO Osage Estates - SWQMP - 2](#)
[PL8162 230510 TGH TWO Osage Estates - UTIL - 2](#)

5. [24-0674](#) PL8160
Solid Rock Industrial Park Phase I - Final Plat of 37.9 Acres
Located north of Old Brownsville Rd. and Junior Beck Dr.

Attachments: [PL8160 PCCoverPage5124](#)
[PL8160 Solid Rock Ph1Report- Approved](#)
[PL8160 Final Plat - Phase 1 \(2\) - Reviewed - Approved](#)
[PL8160 SWQMP \(1\)](#)
[PL8160 Preliminary Utility Plan \(1\)](#)

6. [24-0675](#) PL8161
Solid Rock Industrial Park Phase II-Final Plat of 14.1 acres.
Located north of Old Brownsville Rd. and Junior Beck Dr.

Attachments: [PL8161PCCoverPage42224](#)
[PL8161 Solid Rock Ph2Report - Approved](#)
[PL8161 Solid Rock Final Plat - Phase 2 \(2\) - Reviewed - Approved](#)
[PL8161 Solid Rock Ph 2 SWQMP](#)
[PL8161 Solid Rock Ph 2 Preliminary Utility Plan](#)

7. [24-0676](#) PL8195
LONDON SCHOOL TRACTS, LOT 4 (FINAL OF 82.4 ACRES)
Located west of CR 33 and north of FM 43.

Attachments: [PL8195 Cover Txt Tab- London School Tract](#)
[PL8195 London School Tracts Report](#)
[PL8195 London School Tracts- Plat](#)
[PL8195 London School Tracts SWQMP](#)
[PL8195 London School Tracts Utility Plan \(3\)](#)

8. [24-0678](#) PL8233
PALMS AT MORRIS SENIOR LIVING SUBDIVISION BLOCK 2, LOT 1
(FINAL OF 3.432 ACRES)
Located south of Agnes Street & west of HWY 286.

Attachments: [PL8233 Palms at Morris Cover Txt Tab- PL8233](#)
[PL8233 Palms at Morris CLOSED RPT](#)
[PL8233 Palms at Morris FINAL PLAT_23-01798](#)
[PL8233 Palms at Morris SWQMP](#)
[PL8233 Palms at Morris WTR & SSWR](#)

B. Briefing

9. [24-0684](#) Amendment to the Water Master Plan for Saratoga Ridge Subdivision

Attachments: [Saratoga Ridge Water Master Plan Amendment Planning Commission 05012024](#)
[Saratoga Ridge Master Plan Amendment Planning Commission 05012024](#)

VI. Director's Report

VII. Future Agenda Items: None.

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.