



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, March 6, 2024

5:30 PM

City Hall, 6th Floor Conference Room

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 Information Technology (IT) Department at least 24 hours prior to the Meeting. Please contact IT at 826-3211 to coordinate.
- III. **Approval of Absences: 2-21-24:** Vice Chairman York, Commissioner Munoz, Commissioner Motaghi, and Commissioner Hedrick.
- IV. **Approval of Minutes.**

[24-0366](#)

Planning Commission Meeting Minutes February 21, 2024, DRAFT

Attachments: [2-21-24 PC 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

1. [24-0316](#) 23PL1000 Gateway Park Block 1, Lot 4R, Replat of .35 Acres-Conditional
Located at the east end of Knickerbocker Dr. and east of Laguna Shores Rd.
Attachments: [23PL1000 Gateway Park Plat Text](#)
[23PL1000GatewayParkTRCCCommentsReponses \(1\)](#)
[23PL1000 Gateway Park - Lot 4R - Plat \(1\)](#)
2. [24-0317](#) PL8188 Flour Bluff Estates, Block C, Lot 10R (Replat of 1.52 Acres)
North of NAS Drive and west of West Lakeside Drive.
Attachments: [PL8188 Flour Bluff Estates Block C Lot 10R CvLt \(6\)](#)
[PL8188 Flour Bluff Estates Block C Lot 10R Closed Report](#)
[PL8188 Flour Bluff Estates Block C Lot 10R Plat](#)

VI. Public Hearing: Discussion and Possible Action: Item B

The following Public Hearing item will be considered individually.

B. Plat with a Waiver: Sidewalk

3. [24-0348](#) PL8188 Flour Bluff Estates Block C, Lot 10R
Request for a Plat Waiver for Sidewalk Construction
Sections 3.8.5, 3.30.1, 8.1.4 and 8.2.2 of the Unified Development Code.
Attachments: [PL8188 Flour Bluff Estates](#)
[PL8188 Sidewalk Waiver](#)

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.