



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, February 21, 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: Commissioners Mandel and Motaghi

IV. Approval of Minutes

1. [24-0287](#) Regular Planning Commission Meeting Minutes February 7, 2024

Attachments: [2-7-24 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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence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. [24-0284](#) PL8172
DRISCOLL VILLAGE, BLOCK 7, LOTS 27-37 (REPLAT OF 1.84 ACRES)
Located at 3618 Mueller.
Attachments: [PL8172 Driscoll Village CvLt](#)
[PL8172 Driscoll Village ClosedDocReport](#)
[PL8172 Driscoll Village Plat - Pg. 1 1-24 \(1\)1 and 2](#)
3. [24-0294](#) PL8123
OSO VISTA SUBDIVISION UNITS 1 AND 2 (PRELIMINARY PLAT 57.32 ACRES)
Located West of HWY 286 and North of FM-43.
Attachments: [PL8123 Oso Vista Sbdvsn Unit 1-2 CvLt](#)
[PL8123 Oso Vista Sbdvsn Unit 1-2 Sixth Combined Report CLOSED updated](#)
[PL8123 Oso Vista Sbdvsn Unit 1-2 Plat](#)
4. [24-0296](#) PL8190
FLOUR BLUFF HEIGHTS, BLOCK 4, LOT 15R (FINAL PLAT 0.43 ACRES)
Located at 301 Skipper Lane.
Attachments: [PL8190 Flour Bluff Heights Block 4 Lot 15R CvPg](#)
[PL8190 Flour Bluff Heights Block 4 Lot 15R ClosedDocReport](#)
[PL8190 Flour Bluff Heights Block 4 Lot 15R Plat](#)
5. [24-0304](#) PL8075-CONDITIONAL
MOORLAND VIEW UNIT 2 (FINAL OF 11.595 ACRES)
Located north of Yorktown Blvd. & east of Rodd Field Rd.
Attachments: [PL8075 MOORLAND VIEW UNIT 2 Text Tab - Plats](#)
[PL8075 MOORLAND VIEW UNIT 2 UPDATED Report](#)
[PL8075 MOORLAND VIEW UNIT 2 PLAT](#)

B. Time Extension

6. [24-0280](#) 19PL1124-SECOND EXTENSION REQUEST-12 MONTH EXTENSION
FIFTH QUARTER INDUSTRIAL PARK (PRELIMINARY PLAT)
Located along the N/S of Yorktown Blvd, between Starry Rd and the Oso Creek.
Attachments: [19PL1124 Fifth Quarter Industrial Park CvLt](#)
[19PL1124 Fifth Quarter Industrial Park 1st Extension ActionLtrr](#)
[19PL1124 Fifth Quarter Industrial Park Action Letter](#)
[19PL1124 ActionLtrr_03.18.20Mtg](#)

[19PL1124 Fifth Quarter Industrial Park Request Ltr](#)

[19PL1124 Fifth Quarter industrial Park Prelim Plat](#)

7. [24-0281](#) 22PL1179-FIRST EXTENSION REQUEST-12 MONTH EXTENSION
STARLIGHT ESTATES UNIT 8 (FINAL PLAT 16.54 ACRES)

Located south of Yorktown and west of Krypton Dr.

Attachments: [22PL1170 Starlight Estates Unit 8 CvLt Time Ext](#)

[22PL1179 Starlight Estates Unit 8 PC Action Updated](#)

[22PL1179 Starlight Estates Unit 8 Plat Ext](#)

[22PL1170 Starlight Estates Unit 8 Plat](#)

C. Zoning

8. [24-0288](#) Zoning Case No. 0224-01, Nasser & Soroush Farahnakian (OCL)
(District 3 upon annexation). Ordinance rezoning a property at or near
801 South Clarkwood Road from the "FR" Farm Rural District (upon
annexation) to the "RS-4.5" Single-Family 4.5 District; Providing for a
penalty not to exceed \$2,000 and publication. (Staff recommends
approval).

Attachments: [Case 0224-01 Nasser and Soroush Farahnakian Staff Report](#)

[Case 0224-01 Nasser and Soroush Farahnakian](#)

VI. Director's Report

9. [24-0285](#) Corpus Christi Impact Fee

Attachments: [Corpus Christi Impact Fee - Feb 2024](#)

VII. Future Agenda Items

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.