



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, January 24, 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: Chairman Miller and Vice Chairman York
- IV. Approval of Minutes:
 1. [24-0143](#) Regular Planning Commission Meeting Minutes DRAFT January 10, 2024
Attachments: [1-10-24 PC Minutes DRAFT](#)
- V. **Consent Public Hearing: Discussion and Possible Action (Items A and B)**

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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence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. [24-0081](#) PL8017
AZALI DISTRICT PRELIMINARY PLAT (34.65 ACRES)
Located at 3642 Saratoga Blvd.
Attachments: [PL8017 Azali District Preliminary Plat CvPg](#)
[PL8017 Azali District Preliminary Plat Report](#)
[PL8017 Azali District Preliminary Plat](#)
3. [24-0105](#) PL8155
PLAZA MICHOACANA BLOCK 1 LOT 1 & 2 (FINAL 1.348 ACRES)
Located at South of I-37 & North of Leopard Street.
Attachments: [PL8155 Plaza Michoacana CvPg](#)
[PL8155 Plaza Michoacana REPORT](#)
[PL8155 Plaza Michoacana REVISED PLAT](#)
4. [24-0120](#) PL8122
LAKE VIEW ACRES BLOCK 1, LOTS 3A AND 3B (REPLAT OF 2.995 ACRES)
Located south of Williams Dr & west of Rodd Field Rd
Attachments: [PL8122 Lake View Acres CvPg](#)
[PL8122 Lake View Acres REPORT](#)
[PL8122 Lake View Acres - Updated Plat](#)
5. [24-0149](#) PL8191-CONDITIONAL
HAVEN ROAD SUBDIVISION (PRELIMINARY PLAT 157.54 ACRES)
Located at Haven Dr and Warrior Rod (to west of T-M High School)
Attachments: [PL8191 Haven Rd Subdivision Preliminary Plat CvPg](#)
[PL8191Haven Rd Subdivision Preliminary Plat Report](#)
[PL8191 Haven Rd Subdivision Preliminary Plat 2](#)

B. Zoning

6. [24-0121](#) Zoning Case No. 0124-06, Sunriser Park LLC (District 4). Ordinance rezoning a property at or near 922 W. Lakeside Drive from the "RS-6" Single-Family 6 District to the "RM-2" Multi-Family District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval.
Attachments: [0124-06 Sunriser Park LLC Zoning Report](#)
[0124-06 Sunriser Park LLC PowerPoint Presentation](#)

VI. Public Hearing (Item C): Discussion and Possible Action

The following Public Hearing items will be considered individually

7. [24-0145](#) PL8123
 OSO VISTA SUBDIVISION (PRELIMINARY PLAT OF 141.66 ACRES)
 Located west of HWY 286 & north of FM 43.
 Attachments: [PL8123 Oso Vista Subdivision CvPg](#)
 [PL8123 3rd Oso Vista Subdivision Report](#)
 [PL8123 Oso Vista Subdivision Prelim Plat](#)

VII. Public Hearing (Item D): Discussion and Possible Action

The following Public Hearing items will be considered individually

8. [24-0107](#) Ordinance of the City of Corpus Christi, Texas adopting text amendments to the Unified Development Code (UDC) to adjust requirements for platting regulations regarding land subdivision applications and public notifications.
 Attachments: [PC Agenda Memo - Fall 2023 Misc UDC Amendments](#)
 [Ordinance - Fall 2023 Misc UDC Amendments](#)
 [PC Presentation - Fall 2023 Misc UDC Amendments](#)

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.