



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, January 10, 2024

5:30 PM

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: None.
- IV. Approval of Minutes:
 1. [23-2064](#) Regular Planning Commission Meeting Minutes December 13, 2023
Attachments: [12-13-23 Planning Commission DRAFT Meeting Minutes](#)
- V. Annual Report
 2. [24-0009](#) Discussion and possible action regarding the 2023 Planning Commission Annual Report.
Attachments: [Planning Commission Report signed](#)

VI. 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

3. [24-0038](#) PL8145
100 SOUTH PADRE, BLOCK 1, LOTS 5 & 6, (FINAL)
Located north of Old Brownsville Road and east of South Padre Island Drive.

Attachments: [PL8145 100 South Padre Block 1 Lots 5, 6 Final Cv Pg](#)
[PL8145 100 South Padre Block 1 Lots 5, 6 Final Report.R2](#)
[PL1845 100 South Padre Block 1 Lots 5, 6 Final Plat.R2](#)

B. New Zoning

4. [23-1991](#) Zoning Case No. 1223-01, Thanksgiving Homes (District 2). Ordinance rezoning a property at or near 3029 Sabinas Street from the "RS-6/SP" Single-Family 6 District with a Special Permit to the "RS-TH" Townhouse District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).
- Attachments:** [1223-01 Thanksgiving Homes Report](#)
[1223-01 Thanksgiving Homes PowerPoint](#)
5. [23-2053](#) Zoning Case No. 0124-01, Jonathan Verduzco (District 2). Ordinance rezoning a property at or near 1563 South 19th Street from the "RS-6" Single-Family 6 District to the "RS-TF" Two-Family District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).
- Attachments:** [0124-01 Jonathan Verduzco Staff Report](#)
[0124-01 Jonathan Verduzco](#)
6. [23-2054](#) Zoning Case No. 0124-02, John Tompkins (District 4). Ordinance rezoning a property at or near 14762 Running Light Drive from the "RS-6/IO" Single-Family 6 District with the Island Overlay to the "RM-AT/IO" Multifamily Apartment Tourist District with the Island Overlay; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [Case 0124-02 John Tompkins Zoning Report](#)
[Case 0124-02 John Tompkins PC Presentation](#)

7. [23-2055](#) Zoning Case No. 0124-03, Cenikor Foundation (District 1). Ordinance rezoning a property at or near 801 Cantwell Drive from the "CG-2" General Commercial District to the "IL" Light Industrial District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [0124-03 Cenikor Foundation Staff Report](#)
[0124-03 Cenikor Foundation](#)

8. [23-2056](#) Zoning Case No. 0124-04, Saratoga Palms Properties Ltd (District 5). Ordinance rezoning a property at or near 5409 Lipes Boulevard from the "RM-1/SP" Multifamily District with a Special Permit to the "RM-1/SP" Multifamily District with a Special Permit; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [Case 0124-04 Saratoga Palms Properties LTD Staff Report](#)
[Case 0124-04 Saratoga Palms Properties LTD PC Presentation](#)

9. [23-2057](#) Zoning Case No. 0124-05, Corpus Christi Corridors LLC (District 5). Ordinance rezoning a property at or near 6202 Yorktown Boulevard from the "CN-1" Neighborhood Commercial District to the "CG-2" General Commercial District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [Case 0124-05 Corpus Christi Corridors LLC Staff Report](#)
[Case 0124-05 Corpus Christi Corridors LLC PC Presentation](#)

VII. Public Hearing: Discussion and Possible Action

The following Public Hearing items will be considered individually

10. [23-2072](#) Ordinance amending the Water Master Plan, a public utility element of the Comprehensive Plan of the City of Corpus Christi, by including approximately 8,300 linear feet of water line along County Road 49 and County Road 22.

Attachments: [London Ranch Master Plan Amendment Planning Commission 01.10.2024](#)
[London Ranch Estates Master Plan Amendment Planning Commission Meeting](#)
[LondonRanch Location Map](#)

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.

