



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda - Final Planning Commission

**POSTED**  
**4/11/2024 4:35:02 PM**  
**Rebecca Huerta**  
**City Secretary**

Wednesday, April 17, 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:** 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: April 3, 2024; Chairman Miller and Commissioner Motaghi.
- IV. Approval of Minutes: DRAFT April 3, 2024
  1. 24-0619 DRAFT Agenda Minutes April 3, 2024  
*Attachments:* 4-3-24 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. 24-0597 PL 8226 - Conditional  
Viridian Phase I - Final Plat of 21.080 acres.  
Located east of Chapman Ranch Rd. and south of C.R. 22.  
**Attachments:** [PL8226 Viridian Phase 1 Final PCCoverTabrConditional](#)  
[PL8226 Viridian Phase I Final Merged Documents Report](#)  
[PL8226 Viridian Phase 1 Final Plat](#)
3. 24-0598 PL 8227 - Conditional  
Viridian Phase II - Final Plat of 15.60 acres.  
Located east of Chapman Ranch Rd. and south of C.R. 22.  
**Attachments:** [PL8227 Viridian Phase II Final PCCoverTabrConditional](#)  
[PL8227 Viridian Phase II Final Merged Documents Report](#)  
[PL8227 Viridian Phase II Plat](#)
4. 24-0599 PL 8230 - Conditional  
Ventanas Phase I - Final Plat of 22.43 acres.  
Located east of Chapman Ranch Rd. and south of C.R. 22.  
**Attachments:** [PL8230 Ventanas Phase I PCCoverTabConditional](#)  
[PL8230 Ventanas Phase I Merged Doc Rpt](#)  
[PL8230 Ventanas Phase I Final Plat](#)
5. 24-0600 PL 8228 - Conditional  
Ventanas Phase II - Final Plat of 14.47 acres.  
Located east of Chapman Ranch Rd. and south of C.R. 22.  
**Attachments:** [PL8228 Ventanas Phase II Final CCoverTabConditional](#)  
[PL8228 Ventanas Phase II Final Merged Documents Report](#)  
[PL8228 Ventanas Phase II-Final Plat](#)
6. 24-0601 PL 8229 - Conditional  
Valencia Phase I - Final Plat of 10.59 acres.  
Located east of Chapman Ranch Rd. and south of C.R. 22.  
**Attachments:** [PL8229 Valencia Phase I Final PCCoverTabConditional](#)  
[PL8229 Valencia Phase I Final Merged Doc Report](#)  
[PL8229 Valencia Phase I-Final Plat \(1\)](#)
7. 24-0602 PL 8231 - Conditional  
Valencia Phase II - Final Plat of 15.06 acres.  
Located east of Chapman Ranch Rd. and south of C.R. 22.  
**Attachments:** [PL8231 Valencia Phase II Final PCCoverTabConditional](#)  
[PL8231 Valencia Phase II Final Merged Documents Report](#)

PL8231Valencia Phase II-Final Plat

8. 24-0614 PL8249-CONDITIONAL  
PADRE ISLAND NO. 1 BLOCK 34, LOTS 1AR & 1BR (REPLAT OF 0.689 ACRES)  
Located West of HWY 361 and North of Verdemar Dr.  
**Attachments:** PL8249 Padre Island No. 1 Cover Txt Tab- Conditional Final  
PL8249 Padre Island No. 1 comb rpt  
PL8249 Padre Island No. 1 15-3334-UTILITY PLAN-REV  
PL8249 Padre Island No. 1 Plat
9. 24-0603 PL8159  
SOLID ROCK INDUSTRIAL PARK (PRELIMINARY OF 45.2 ACRES)  
Located west of South Padre Island Drive and north of Old Brownsville Road (FM 665).  
**Attachments:** PL8159 Cover Txt Tab- Solid Rock Ind Park  
PL8159 Solid Rock Industrial Park Prelim- Report  
PL8159 Preliminary Plat - Solid Rock Industrial Park R1

**B. Plats with a Variance-Waiver**

10. 24-0607 22PL1186 London Ranch Estates  
Request for a Waiver of the Wastewater Infrastructure Construction Requirement in Sections 8.1.4.C, 8.1.5, and 8.2.7.A. of the Unified Development Code.  
**Attachments:** 22PL1186 London Ranch Estates Agenda Memo Wastewater Construction Wai  
22PL1186 London Ranch Estates WW Construction Waiver Presentation
11. 24-0608 22PL1186 London Ranch Estates  
Request for a Waiver of the Wastewater Lot/Acreage Fee Requirement in Sections 8.5.2.G. of the Unified Development Code.  
**Attachments:** 22PL1186 London Ranch Estates Agenda Memo Wastewater FEE Waiver  
22PL1186 London Ranch Estates WW FEE Waiver Presentation

**C. Zoning**

12. 24-0596 Zoning Case No. ZN8242, Zumic Investments LLC (District 1). Ordinance rezoning a property at or near 4458 Church Street from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).  
**Attachments:** ZN8242 Zumic Investments LLC Staff Report  
ZN8242 Zumic Investments LLC PWRPT
13. 24-0604 Zoning Case No. ZN8219, City of Corpus Christi (District 2). Ordinance rezoning a property at or near 2212 Morris Street from the "RS-6"

Single-Family 6 District and the "CI" Intensive Commercial District to the "RM-2" Multifamily District. Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

**Attachments:** [Case ZN8219 City of Corpus Christi Text File Tab](#)

[Case ZN8219 City of Corpus Christi Staff Report](#)

[Case ZN8219 Attachment B - Metes and Bounds](#)

[Case ZN8219 City of Corpus Christi PowerPoint Presentation](#)

**D. Briefing**

**14. 24-0610 Proposed Bond 2024 Program**

**Attachments:** [Bond 2024 Program Overview \(5 Feb 24\) - Final](#)

**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](mailto:ruthb3@cctexas.com), no later than 48 hours prior to this meeting so that appropriate arrangements can be made.**