



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Agenda - Final Planning Commission

POSTED
3/26/2026 1:09:57 PM
Rebecca Huerta
City Secretary

Wednesday, April 1, 2026

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 Communications Department at least 24 hours prior to the Meeting. Please contact IT at 826-3211 to coordinate.

III. Approval of Absences: (3.18.2026 meeting)-Vice Chairman Munoz

IV. Approval of Minutes: March 18, 2026

1. 26-0481 March 18, 2026 Meeting Minutes

V. Consent Public Hearing: Discussion and Possible Action (A & 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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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.

PAGEBREAK

A. Plats

2. 26-0462 PL9049
PRELIMINARY - KASPIAN SUBDIVISION
(99.52 acres)

(District 5) Generally located at 2350 County Road 43 (CR 43), south of Farm-to-Market Road (FM 43) and east of County Road 43.
3. 26-0463 PL9165
PRELIMINARY - BERLET ADDITION ANNEX
(7.19 acres)

(District 4) Generally located at 1935 Yorktown, at the southeast corner of Berlet Lane and Yorktown Boulevard.
4. 26-0428 PL9174
REPLAT - PADRE ISLAND NO. 1
Lot 21R, Block 27 (5.21 acres)

(District 4) Generally located at 14614 S Padre Island Drive (SPID) north of White Cap Boulevard, east of SPID and south of State Highway 361.
6. 26-0459 PL9128
REPLAT - CANDLEWOOD ANNEX
Lots 23 & 24 Block 4
(4.91 Acres)

(District 4) Generally located at 6402 Holly Road, east of Airline Road and west of Woodbend Drive
7. 26-0467 PL9182
FINAL - PATRICK GARDENS
Lot 14C
(0.21 Acres)

(District 1) Generally located 752 Cheyenne Street, south of Morgan Avenue, east of Virginia Avenue and west of Mohawk Street.

B. Zoning

8. 26-0473 Zoning Case No. ZN9181, America Alfa Group LCC (District 1). Ordinance rezoning a property at or near 12937 Hearn Road from the "RS-6" Single Family District to the "RS-TF" Two Family Zoning District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

9. 26-0476 Zoning Case No. ZN9180, Zeba LLC (District 2). Ordinance rezoning a property at or near 4626 Weber Road from the "ON" Neighborhood Office District and the "RS-6/SP" Single-Family 6 District with a Special Permit to the "ON/SP" Neighborhood Office District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

VI. Director's Report

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 Jessica Martinez, at 361-826-3202 or jessicam2@corpuschristtx.gov, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.