



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
corpuschristitx.gov

## Meeting Agenda - Final-revised

### Planning Commission

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Wednesday, April 29, 2026

5:30 PM

Council Chambers

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*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: Chairman Salazar-Garza (4.15.2026 meeting)**

**IV. Approval of Minutes: April 15, 2026**

1. [26-0612](#) April 15, 2026 Meeting Minutes DRAFT

**V. Consent Public Hearing: Discussion and Possible Action (Items 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*

**A. Plats**

2. [26-0560](#) PL9214  
**PRELIMINARY PLAT- 100 SOUTH PADRE**

Lot 3, Block 1  
(5.01 Acres)

(District 3) (Prelim) Generally located at 5565 Bear Lane, at the southeast corner of South Padre Island Drive and Bear Lane.

3. [26-0570](#)

PL9215

**PRELIMINARY PLAT - WALDRON ROAD SUBDIVISION**

Lots 4, Block 1  
(1.28 Acres)

(District 4) (Prelim) Generally located at 1521 Waldron Road, south of Graham Road and east of Waldron Road

4. [26-0555](#)

PL9193

**REPLAT - CABANISS ACRES**

Lots 7AB & 7 AC, Block 8  
(1.28 acres)

(District 3) Generally located at 2210 Joyce Drive, on the southwest corner of Holly Road and Highway 286 Access Road.

5. [26-0561](#)

PL9204

**REPLAT - FLOUR BLUFF ESTATES**

Lot 13R & 14R, Block D  
(2.44 Acres)

(District 4) Generally located at 10210 South Padre Island Drive (SPID), on the southeast corner of SPID and Naval Air Station Drive.

6. [26-0618](#)

PL9237

**FINAL- BERLET ADDITION ANNEX**

Lots 4-12  
(7.18 Acres)

(District 4) Generally located at 4005 Berlet Lane, and 1935 Yorktown Boulevard, south of Yorktown Boulevard, east of Berlet Lane, and west of Flour Bluff Drive.

**B. Zoning**

7. [26-0607](#)

Zoning Case No. ZN8600, Paul and Pamela Wondolowski (District 4). Ordinance rezoning a property at or near 526 Caribbean Drive from the "CN-1" Neighborhood Commercial District to the "CN-1/SP" Neighborhood

Commercial District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

8. [26-0608](#) Zoning Case No. ZN9048, Ruvanna Investments, LLC (District 1). Ordinance rezoning a property at or near 2601 David 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).
9. [26-0609](#) Zoning Case No. ZN9140, Broadwalk Investments LLC. (District 5). Ordinance rezoning a property at or near Farm-to-Market Road 2444 (FM 2444) and Highway 286 (HWY 286) from the "FR" Farm Rural District (Upon Annexation) to the "CG-2" General Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).
10. [26-0610](#) Zoning Case No. ZN9183, Diego Vasquez (District 1). Ordinance rezoning a property at or near 321 Waco St. from the "CI" Intensive Commercial District to the "CI/SP" Intensive Commercial Intensive District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

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

*The following Public Hearing items will be considered individually.*

#### C. **Discussion and Possible Action regarding the Transportation Master Plan (Mobility CC) Amendments**

11. [26-0602](#) Corpus Christi Transportation Master Plan "Mobility CC" Developer Amendment Request- Removal of a Proposed C1 Collector (Project 17-T)
12. [26-0393](#) PL8881  
**REPLAT- LAYTON MANOR**  
Block 1, Lot 3R & 4R  
(9.78 Acres)

(District 4) Generally located at 1730 & 1738 Ramfield Road, north of Ramfield Road, south of Caribbean Drive, east of Flour Bluff Drive, and west of Roscher Road.

#### 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 Jessica Martinez, at 361-826-3202 or [jessicam2@corpuschristtx.gov](mailto:jessicam2@corpuschristtx.gov), no later than 48 hours prior to this meeting so that appropriate arrangements can be made.**