



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
corpuschristitx.gov

## Meeting Agenda - Final

### Planning Commission

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Wednesday, March 4, 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: Commissioners Teichelman & Miller (2.18.2026 meeting)**

**IV. Approval of Minutes: February 18, 2026**

1. [26-0351](#) February 18, 2026 Meeting Minutes

**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 after the items not requiring separate discussion have been acted upon. The remaining items will be acted upon by one vote.*

**A. Plat**

2. [26-0287](#) PL8889  
**MASTER PRELIMINARY - SUNSET RIDGE ESTATES**  
(109.109 acres)  
  
(District 5) Generally located at 601 Farm-to-Market Road 2444 (FM 2444), south of FM 2444 and west of Phantom Drive.
3. [26-0325](#) PL9162  
**PRELIMINARY - PARK PID UNIT 2**  
Lot 11, Block 1  
(9.02 acres)  
  
(District 3) Generally located at 801 Flato Road, north of Bear Lane, south of Bates Drive, east of South Padre Island Drive, and west of South Navigation Boulevard.
4. [26-0292](#) PL9136  
**REPLAT - SCHATZEL MCMINN**  
Lots 1, Block 1  
(0.17 Acres)  
  
(District 1) Generally located at 317 S Carrizo Street, east of North Staples and north of Agnes Street.
5. [26-0307](#) PL9065  
**REPLAT - COME DREAM COME BUILD SUBDIVISION TRANCHE 2**  
Lots 39-43, Block 2  
(0.58 Acres)  
  
(District 1) Generally located at 508-522 19th Street, north of Mary Street, south of Agnes Street, east of 20th Street, west of 18th Street.
6. [26-0344](#) PL9155  
**REPLAT - BRATTON PLACE UNIT 2**  
Lots 1A, 2A, and 3A, Block 2 (1.99 acres)  
  
(District 3) Generally located at 5126 Weber Road, north of Tiger Lane and south of South Padre Island Drive (State Highway 358).

**B. Plat-Time Extension**

7. [26-0352](#) PL8123  
**PRELIMINARY - OSO VISTA SUBDIVISION UNITS 1 AND 2**  
(57.32 acres)

(D3) Generally located north of Farm-to-Market Road 43 and west of County Road 33

**VI. Public Hearing: Discussion and Possible Action (Item C)****C. Discussion and Possible Action: Trust Funds/Impact Fees**

8. [26-0315](#) “Ordinance amending the Unified Development Code (UDC) ?8.5 Trust Fund Policy and ?8.4 City Development Agreements to streamline reimbursement/credit mechanisms, clarify surcharge collection, and related definitions.”

**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.**