



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Agenda - Final

Planning Commission

Wednesday, January 7, 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: Commissioner Teichelman (December 10, 2025)

IV. Approval of Minutes: December 10, 2025 Meeting Minutes

1. [25-1970](#) December 10, 2025 Meeting Minutes

Attachments: [12.10.25 PC Meeting Minutes- DRAFT](#)

V. Discussion and Possible Action (Items A & B)

A. Election of Vice Chairman

B. 2025 Annual Board Report

VI. Consent Public Hearing: Discussion and Possible Action (Items C & D)

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

C. Plats

2. 25-1999

PL8891

PRELIMINARY - STRIPES CORPUS CHRISTI

Lot 1

(5.882 acres)

(District 3) Generally located at 6301 Highway 44 (Hwy 44), on the southwest corner of Hwy 44 and Heinsohn Road.

Attachments: [PL8891CoverTabPreliminary](#)

[PL8891 Closed Comment Report](#)

[PL8891LatestPrelimPlat](#)

3. 25-1942

PL9050

REPLAT - Brooklyn Addition

Lot 5R Block 81

(0.22 Acres)

(District 1) Generally located at 3705 Seagull Boulevard, east of Highway 181 and north of Churchdale Avenue.

Attachments: [PL9050ReplatCoverTab](#)

[PL9050ClosedCommentReport](#)

[PL9050LatestPlat](#)

4. 25-1998

PL9056

REPLAT - GENEVA HEIGHTS

Lot 1A, Block 2 (0.55 acres)

(District 1) Generally located at 3710 Leopard Street, east of Burke Drive and west of Lancaster Drive.

Attachments: [PL9056CoverTabReplat](#)

[PL9056 Closed Comment Report](#)

[PL9056LatestPlat](#)

5. 25-1973

PL9093

FINAL- Waldron Estates Subdivision

Lots 1-33 Block 1, Lots 1-42 Block 2, Lot 1 Block 3, Lot 1-2 Block 4, Lots 1-6 Block 5

(17.28 Acres)

(District 4) Generally located at 601 Graham Road, north of Blossom Street and west of Waldron Road.

Attachments: [PL9093FinalPlatCoverTab](#)

[PL9093ClosedDocReport](#)

[PL9093LatestPlat](#)

D. Zoning

6. [25-2010](#) Zoning Case No. ZN8771, Jason Luby (District 2). Ordinance rezoning a property at or near 2409 Viola Avenue from the “RS-6” Single Family 6 District; to the “CG-1” General Commercial District, providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial).

Attachments: [ZN8771 Jason Luby Text File Tab](#)

[ZN8771 Jason Luby Staff Report](#)

[ZN8771 Jason Luby PowerPoint Presentation](#)

7. [25-2011](#) Zoning Case No. ZN9067, BRBG Investments, LLC. (OCL) (District 5, Upon Annexation). Ordinance rezoning a property at or near 1001 FM (Farm-to-Market) 43 from the “FR” Farm Rural District to the “CN-1” Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN9067 BRBG Investments, LLC Text File Tab](#)

[ZN9067 BRBG Investments LLC Staff Report](#)

[ZN9067 BRBG Investments LLC Presentation](#)

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@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.