



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Agenda - Final

Planning Commission

Wednesday, August 5, 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. **The Planning Commission will recess to convene the Beach Dune Committee meeting. After the adjournment of the Beach Dune Committee, the Planning Commission meeting will resume.**
- III. **Convene Beach Dune Committee (Planning Commission)**
- IV. **Call to Order, Roll Call**
- V. **PUBLIC COMMENT:** The public is invited to speak on any agenda item and any other items that pertain to the Beach Dune Committee (See instructions for Item XIII). Comments are limited to three minutes.
- VI. **Approval of Absences: Vice Chairman Munoz (3.18.2026 meeting)**
- VII. **Approval of Beach Dune Committee Minutes: 3.18.2026 DRAFT Meeting Minutes**
 1. [26-0852](#) Beach Dune Committee Meeting Minutes DRAFT 3.18.2026
Attachments: [3.18.26 BEACH DUNE MEETING MINUTES-DRAFT](#)
- VIII. **Consent Public Hearing Discussion and Possible Action (Item A)**
 - A. **Public Hearing - Beachfront Construction Certificate for a property located at or near 106 Beach View Drive.**
 2. [26-1217](#) Case No. BD9253 EMMBH LLC. Request for a Beachfront Construction Certificate (Small-Scale) to authorize the installation of a 287-cubic-yard compensatory dune with 5,090 square feet of dune vegetation, to mitigate

adverse impacts to 287 cubic yards of dune materials with 5,028 square feet of dune vegetation created by the construction of a single-family structure and associated amenities, related to a 2021-approved Beachfront Construction Certificate. (Staff recommends approval).

Attachments: [BD9253 EMMBH LLC Staff Report](#)
[BD9253 EMMBH LLC Presentation](#)

- IX. **Director's Report**
- X. **Future Agenda Items**
- XI. **Adjournment of Beach Dune Committee**
- XII. **Reconvene Planning Commission Meeting**
- XIII. **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.**
- XIV. **Approval of Absences: Commissioner Teichelman (7.22.2026 meeting)**
- XV. **Approval of Minutes: July 22, 2026**
 - 3. [26-1226](#) July 22, 2026 Meeting Minutes DRAFT
 - Attachments: [7.22.26 PC Meeting Minutes- DRAFT](#)
- XVI. **Discussion and Possible Action: Election of Chairman and Vice Chairman**
- XVII. **Consent Public Hearing: Discussion and Possible Action (Item B & 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.

PAGEBREAK

B. Plats**4. [26-1233](#)**

PL9379

PRELIMINARY PLAT - ROYAL OAK SOUTH UNIT 2 AND UNIT 3

(47.15 Acres)

(District 1) Generally located at 1621 Rand Morgan Road, west of Rand Morgan Road, and south of Swedish Oak Drive.

Attachments: [PL9379RoyalOakSouthPrelim2and3](#)

[PL9379PrelimClosedCommentrReport](#)[PL9379LatestPrelimPlat](#)**5. [26-1176](#)**

PL9328

REPLAT - NORTHWEST ESTATES**Lots 1A &1B Block 9**

(4.21 Acres)

(District 1) Generally located at 14702 Northwest Boulevard, north of Northwest Boulevard, south of Powell Drive, west of Pinnacle Drive, and east of Trinity River Drive.

Attachments: [PL9328ReplatCoverTab](#)

[PL9328ClosedCommentReport](#)[PL9328LatestPlat](#)**6. [26-1203](#)**

PL9247

FINAL - GRAHAM ROAD COMMERCIAL CENTER

Lots 1, 2, & 3, Block 1

(2.25 acres)

(District 4) Generally located at 449 Graham Road, east of Waldron Road, south of Graham Road, and west of Laguna Shores Boulevard.

Attachments: [PL9247CoverTabFinal](#)

[PL9247ClosedCommentReport](#)[PL9247LatestPlat](#)**7. [26-1204](#)**

PL9248

FINAL - GRAHAM ROAD COMMERCIAL CENTER

Lots 1 & 2, Block 2

(2.25 acres)

(District 4) Generally located at 401 Graham Road, east of Waldron Road, south of Graham Road, and west of Laguna Shores Boulevard.

Attachments: [PL9248CoverTabFinal](#)

[PL9248ClosedCommentReport](#)

[PL9248LatestPlat](#)

8. [26-1242](#) PL9333
FINAL - ROYAL OAK SOUTH UNIT 2
(22.15 Acres)

(District 1) Generally located at 1621 Rand Morgan Road, west of Rand Morgan Road, and south of Swedish Oak Drive.

Attachments: [PL9333RoyalOakSouthUnit2](#)
[PL9333ClosedCommentReport](#)
[PL9333LatestPlat](#)

9. [26-1243](#) PL9338
FINAL - ROYAL OAK SOUTH UNIT 3
(22.15 Acres)

(District 1) Generally located at 1621 Rand Morgan Road, west of Rand Morgan Road, and south of Swedish Oak Drive.

Attachments: [PL9338RoyalOakSouthUnit3](#)
[PL9338ClosedcommentReport](#)
[PL9338LatestPlat](#)

C. Plat-Time Extension

10. [26-1244](#) 23PL1016
FINAL - Graham Estates
(20.00 acres)

Generally located at 801 Graham Road, south of Graham Road, north of Don Patricio, west of Waldron Road.

Attachments: [23PL1016PlatExt.CoverTab](#)
[23PL1016RequesforPlatExt](#)
[23PL1016OrigPCActionLetter](#)
[23PL1016PCApprovedPlat](#)

XVIII Public Hearing: Discussion and Possible Action (Item D)

The following Public Hearing items will be considered individually

D. Zoning

11. [26-1215](#) Zoning Case No. ZN9079, MVR Construction Company Inc. (District 3). Ordinance rezoning a property at or near 5514 Greenwood Drive from the "CG-2" General Commercial District to the "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends

approval).

Attachments: [ZN9079 MVR Construction Co Inc Ordinance](#)
[ZN9079 MVR Construction Co Inc Staff Report 1](#)
[ZN9079 MVR Construction Company Inc. Pwpt](#)

12. [26-1216](#) Zoning Case No. ZN9151, MVR Construction Co Inc. (District 3). Ordinance rezoning a property at or near 6201 Greenwood Drive from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial).

Attachments: [ZN9151 MVR Construction Co Inc. Staff Report \(4\)](#)
[ZN9151 MVR Construction Co Ordinance](#)
[ZN9151 MVR Construction Co Inc Pwpt](#)

XIX. Presentation: Budget Department

13. [26-1200](#) Proposed FY 2027 Capital Improvement Program (CIP) Budget

Attachments: [Agenda Memo Aug 5 - FY 2027 Capital Budget](#)
[FY 2027 Proposed Budget Presentation - Final](#)

XX. Director's Report

XXI. Future Agenda Items

XXII. 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.