



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
corpuschristitx.gov

## Meeting Agenda - Final

### Planning Commission

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Wednesday, June 10, 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: Vice Chairman Munoz, Commissioners Miller & Teichelman (5.13.2026 meeting)**

**IV. Approval of Minutes: May 13, 2026**

**1. [26-0816](#) May 13, 2026 Meeting Minutes DRAFT**

**Attachments: [5.13.26 PC 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. [26-0750](#) PL9185  
**PRELIMINARY - PALMS AT GOLLIHAR ROAD**  
Lot 24, Block 1  
(5.25 acres)

(District 3) Generally located at 1753 Gollihar Road, on the southeast corner of Gollihar Road and Greenwood Drive.

**Attachments:** [PL9185CoverTab](#)  
[PL9185 Closed Comment Report](#)  
[PL9185LatestPrelimPlat](#)

3. [26-0894](#) PL9307  
**PRELIMINARY - FARIAS TRACT**  
(522.15 Acres)

(District 1) Generally located west of Violet Drive (FM 24), east of Callicoatte Road (FM 1694), and south of Silver Creek Drive

**Attachments:** [PL9307PrelimPlatappcoverTab](#)  
[PL9307ClosedCommentReport](#)  
[PL9307LatestPrelimPlat](#)

4. [26-0771](#) PL9259  
**REPLAT - LEXINGTON VILLAGE**  
Lot 6R  
(0.68 acres)

(District 3) Generally located at 2901 South Padre Island Drive, north of Sacky Drive, east of Richter Street, south of South Padre Island Drive, and west of Kostoryz Road.

**Attachments:** [PL9259ReplatCoverTab](#)  
[PL9259ClosedCommentReport](#)  
[PL9259LatestPlat](#)

5. [26-0795](#) PL9274  
**REPLAT - BROOKLYN ADDITION**  
Lot 1R Block 82  
(0.73 Acres)

(District 1) (REPLAT) Generally located at 502 Burleson Street, north of Burleson Street, south of Churchdale Street, east of Interstate Highway 181, and west of Surfside Boulevard.

**Attachments:** [PL9274ReplatCoverTab](#)  
[PL9274ClosedCommentReport](#)

[PL9274LatestPlat](#)

6. [26-0796](#) PL9167  
**REPLAT - OCEAN BREEZE SUBDIVISION**  
(12.01 Acres)
- (District 4) (Replat) Generally located at 6349 State Highway 361, south of Mariners Drive and north of Mustang Island Estates Drive.
- Attachments:** [PL9167ReplatCoverTab](#)  
[PL9167ClosedCommentReport](#)  
[PL9167LatestPlat](#)
7. [26-0877](#) PL9201  
**REPLAT - CENTURY SUBDIVISION**  
Lot 2A Block 1  
(12.73 Acres)
- (District 4) Generally located at 6685 South Padre Island Drive, north of Williams Drive, east of Daly Drive and west of Nile Drive.
- Attachments:** [PL9201FinalCoverTab](#)  
[PL9201ClosedCommentReport](#)  
[PL9201LatestPlat](#)
8. [26-0766](#) PL9153  
**FINAL - OSO RANCH UNIT 1B**  
(16.73 Acres)
- (District 4) (FINAL) Generally located at 2449 Flour Bluff Drive, north of Glenoak Drive, south of Pleasant Drive, and west of Flour Bluff Drive.
- Attachments:** [PL9153FinalPlatCoverTab](#)  
[PL9153 ClosedCommentReport](#)  
[PL9153LatestPlat](#)
9. [26-0798](#) PL9273  
**FINAL - FLOUR BLUFF NO.2**  
Lots 2B and 2A Block 5  
(0.51 Acres)
- (District 4) (FINAL) Generally located at 727 and 729 Claride Street, north of Lakeside Drive, east of Military Drive, south of Claride Street, and west of Naval Air Station Drive
- Attachments:** [PL9273FINALCoverTab](#)  
[PL9273ClosedCommentReport](#)  
[PL9273LatestPlat](#)

10. [26-0779](#) PL9241  
**FINAL - OSO POINTE**  
(20.07 acres)
- (District 4) Generally located at 2401 Flour Bluff Drive, at the southeast intersection of Flour Bluff Drive and Purdue Road.
- Attachments:** [PL9241CoverTabFinal](#)  
[PL9241 Closed Comment Report](#)  
[PL9241LatestFinalPlat](#)
11. [26-0778](#) PL9205  
**FINAL - RIVERSTONE TRAILS PHASE I**  
(24.87 acres)
- (District 1) Generally located at 15329 Northwest Boulevard, south of Northwest Boulevard, east of County Road 73 (CR 73), and west of Farm-to-Market Road 1889 (FM 1889).
- Attachments:** [PL9205CoverTabFinal](#)  
[PL9205 Closed Comment Report](#)  
[PL9205LatestFinalPlat](#)
12. [26-0874](#) PL8980  
**FINAL - CAROLINE'S HEIGHTS UNIT 3**  
(10.80 Acres)
- (District 5) Generally located on the southeast corner of Farm-to-Market Road 2444 and County Road 43.
- Attachments:** [PL8980FinalCoverTab](#)  
[PL8980ClosedCommentReport](#)  
[PL8980LatestPlatpg12](#)
13. [26-0875](#) PL9209  
**FINAL - WALDRON ROAD SUBDIVISION**  
Block 1 Lot 4  
(1.28 Acres)
- (District 4) Generally located at 1521 Waldron Road, south of Graham Road, and west of Amber Drive.
- Attachments:** [PL9209FinalCoverTab](#)  
[PL9209ClosedCommentReport](#)  
[PL9209LatestPlat](#)

14. [26-0876](#) PL9207  
**FINAL - 100 SOUTH PADRE**  
Block 1 Lot 3  
(5.01 Acres)
- (District 3) Generally located at 5565 Bear Lane, at the southeast corner of South Padre Island Drive and Bear Lane.
- Attachments:** [PL9207FinalCoverTab](#)  
[PL9207ClosedCommentReport](#)  
[PL9207LatestPlatpg.1](#)
15. [26-0895](#) PL9308  
**FINAL PLAT - FARIAS TRACTS**  
LOTS 1 & 2 BLOCK 1  
(338.38 Acres)
- (District 1) Generally located west of Violet Drive (FM 24), east of Callicoatte Road (FM 1694), and south of Silver Creek Drive
- Attachments:** [PL9308FinalPlatCoverTab](#)  
[PL9308ClosedCommentReport](#)  
[PL9308LatestFinalPlat](#)
- B. Zoning**
16. [26-0775](#) Zoning Case No. ZN9250, Morehead Dotts Ryback, Inc. (District 2).  
Ordinance rezoning a property at or near 2767 Santa Fe Street from the "ON" Neighborhood Office District to the "CN-1" Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).
- Attachments:** [ZN9250 Morehead Dotts Rybak Staff Report](#)  
[ZN9250 Morehead Dotts Rybak Pwpt](#)
17. [26-0776](#) Zoning Case No. ZN9255, House Finder TX, LLC. (District 1).  
Ordinance rezoning a property at or near 556 Virginia Avenue from the "CG-2" General Commercial District to the "RS-6" Single-Family 6 District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).
- Attachments:** [ZN9255 House Finder TX, LLC Staff Report](#)  
[ZN9255 House Finder TX, LLC Pwpt](#)
18. [26-0799](#) Zoning Case No. ZN9184, Gonzales Adolph Et als. (District 3).  
Ordinance rezoning a property at or near 1753 Gollihar Road from the "RS-6" Single Family 6 District to the "RM-1" Multifamily District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

**Attachments:** [ZN9184 Gonzales Adolph Etals Staff Report \(1\)](#)

[ZN9184 Gonzales Adolph Etals Pwpt \(2\) \(3\)](#)

19. [26-0800](#) Zoning Case No. ZN9194, Miller Street Holdings, LLC (District 1). Ordinance rezoning a property at or near 3641 Mueller Street from the “CN-1” Neighborhood Commercial 1 District to the “CN-1/SP” Neighborhood Commercial 1 District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

**Attachments:** [ZN9194 Miller Street Holdings LLC Staff Report](#)

[ZN9194 Miller Street Holdings LLC Pwpt](#)

20. [26-0886](#) Zoning Case No. ZN9187, MVR Constriction Co. (District 3). Ordinance rezoning a property at or near 5040 Rockford Drive from the “RS-6” Single-Family 6 District to the “RS-6/PUD” Single-Family 6 District with a Planned Unit Development (PUD) Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

**Attachments:** [ZN9187 MRV Construction Co. Staff Report](#)

[ZN9187 MVR Construction Co. Pwpt Without Notes](#)

21. [26-0890](#) 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 “IL” Light Industrial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial, and, in lieu thereof, approval to the “CN-1/SP” Neighborhood Commercial District with a Special Permit).

**Attachments:** [ZN9151 MVR Construction Co Inc. Staff Report](#)

[ZN9151 MVR Construction Co Inc Pwpt](#)

22. [26-0891](#) Zoning Case No. ZN9288, Coastal Dunes, LLC. (District 4). Ordinance rezoning a property at or near 6753 State Highway 361 (SH 361) from the “RM-AT” Multifamily Apartment Tourist District to the “RM-AT/PUD” Multifamily Apartment Tourist District with a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

**Attachments:** [ZN9288 Coastal Dunes LLC Staff Report](#)

[ZN9288 Coastal Dunes LLC PowerPoint](#)

**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](mailto:jessicam2@corpuschristtx.gov), no later than 48 hours prior to this meeting so that appropriate arrangements can be made.**