



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Agenda - Final

Planning Commission

Wednesday, March 18, 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: Chairman York and Commissioner Mandel (5.14.2025 Beach Dune Committee Meeting)**
- VII. Approval of Beach Dune Committee Minutes: 5.14.2025 DRAFT Meeting Minutes**
 1. [26-0397](#) Beach Dune Committee Meeting Minutes DRAFT 5.14.2025
- VIII. Consent Public Hearing Discussion and Possible Action (Item A & B)**
 - A. Public Hearing – Beachfront Construction Certificate for a property located at or near 6510 State Highway 361.**
 2. [26-0399](#) Case No. BD9109, City of Corpus Christi. Request for a Beachfront Construction Certificate (Large-Scale) for proposed construction activities to include a new beach access road and infrastructure on a property

generally located on 6510 State Highway 361, between existing Beach Access Roads 1 and 2. (Staff recommends conditional approval).

B. Public Hearing – Beachfront Construction Certificate for a property located at or near 7213 State Highway 361.

3. [26-0400](#) Case No. BD8951, Mustang Island LLC. Request for a Beachfront Construction Certificate (Large-Scale) for proposed construction activities to include a 10-foot-wide by approximately 450-foot-long dune walkover and mitigation and compensation to prepare a site for future development, seaward of the Beachfront Construction Line and Dune Protection Line. (Staff recommends conditional approval).

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: All commissioners were in attendance at the 3.4.2026 meeting.

XV. Approval of Minutes: March 4, 2026

4. [26-0403](#) March 4, 2026 Meeting Minutes

XVI. Consent Public Hearing: Discussion and Possible Action (Item 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 after the items not requiring separate discussion have been acted upon. The remaining items will be acted upon by one vote.

C. Plats

5. [26-0395](#) PL9158
REPLAT - GARDENDALE SUBDIVISION
Lot 6R, Block 9
(0.45 acres)

(District 3) Generally located at 5301 Cain Drive, north of Holly Road, east of Betty Jean Drive, and west of S Staples Street.
6. [26-0398](#) PL9101
REPLAT - PADRE ISLAND CORPUS CHRISTI SECTION 4
Lots 7RA and 7RB, Block 218
(0.22 Acres)

(District 4) Generally located at 15521 Cruiser Street, north of Encantada Avenue, south of Whitecap Boulevard, east of Cuttysark Street, and west of Palmira Avenue.
7. [26-0394](#) PL9147
FINAL- LONDON VILLAGE SECTION 1
Block 1, Lot 5
(1.00 Acre)

(District 5) Generally located at the southeast corner of Farm to Market Road 43 and County Road 47 between County Road 47 and Salevan Drive.
8. [26-0405](#) PL9160
REPLAT - BENT TREE UNIT 2
Lots 10A, 10B, 13A & 13B, Block 7
(3.47 Acres)

(District 3) Generally located at 2801 Cimarron Boulevard, at the northwest corner of Cimarron Boulevard and Saratoga Boulevard.

D. Plat-Time Extension

9. [26-0410](#) 22PL1091
FINAL - SCHANEN ESTATES UNIT 13
(10.06 Acres)

Generally located at 6229 Norchester Drive, north of Saratoga Boulevard, south of Wickersham Drive.

10. [26-0411](#) 22PL1146
FINAL - BRIDGES MILL VILLAGE UNIT 3
(12.90 acres)

Generally located at 6102 Kostoryz, north of Saratoga Boulevard and east of Kostoryz Road.

XVII. Public Hearing: Discussion and Possible Action (Item E)

The following Public Hearing items will be considered individually.

E. Discussion and Possible Action regarding the Transportation Master Plan (Mobility CC) Amendments

11. [26-0409](#) Corpus Christi Transportation Master Plan "Mobility CC" Developer Amendment Request- Removal of a Proposed C1 Collector (Project 18-V)

XVIII. Director's Report

XIX. Future Agenda Items

XX. 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.