



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
corpuschristitx.gov

## Meeting Agenda - Final

### Planning Commission

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Wednesday, February 18, 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 and Budd (2.4.2026 meeting)**

**IV. Approval of Minutes: February 4, 2026**

1. [26-0231](#) February 4, 2026 Meeting Minutes

**V. Consent Public Hearing: Discussion and Possible Action (Items A, B, & C)**

**A. Plats**

2. [26-0247](#) PL8879  
**PRELIMINARY PLAT - 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).

3. [26-0199](#) PL9117  
**REPLAT - BROOKLYN ADDITION**  
Lots 14R, Block G  
(0.5 Acres)
- (District 1) Generally located at 2816 North Shoreline Boulevard, north of Pearl Street, south of Breakwater Avenue, and east of Surfside Boulevard.
4. [26-0226](#) PL9042  
**REPLAT - SARATOGA INDUSTRIAL PLACE UNIT 2**  
Lots 11R & 12R, Block 1  
(1.78 Acres)
- (District 3) Generally located at 2334 Pollex Avenue, south of Saratoga Boulevard, and east of Ayers Street.
5. [26-0232](#) PL9118  
**REPLAT - COME DREAM COME BUILD SUBDIVISION TRANCHE 1**  
Lots 51-56, Block 1  
(0.60 Acres)
- (District 1) Generally located at 502 Eighteenth Street, north of Mary Street, south of Marguerite Street, east of 19th Street, and west of 17th Street.
6. [26-0246](#) PL9126  
**REPLAT - STEELE ADDITION**  
Lot 63, Block 5  
(0.82 acres)
- (District 1) Generally located at 2701 Agnes Street, north of Bluntzer Street, east of South Port Avenue, and west of Bluntzer Street.
7. [26-0248](#) PL9043  
**FINAL - NEMEC TOWNE CENTER PHASE 2**  
Block 1  
(25.34 acres)
- (District 1) Generally located at 3601 Interstate Highway 69 (IH-69), on the northwest corner of IH-69 and County Road 52 (CR 52).
8. [26-0254](#) PL9069  
**FINAL - MEADOW RIDGE SUBDIVISION**  
(15.54 Acres)
- (District 1) Generally located at 3402 County Road (C.R.) 52, north of C.R. 50, south of Northwest Boulevard, east of C.R. 69, and west of Highway 77.

**B. Plat-Conditional Approval**

9. [26-0253](#) PL9141  
**FINAL- PARK PID UNIT 2**  
**Lot 11 Block 1**  
**Conditional Approval**  
(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.

**C. Zoning**

10. [26-0228](#) Zoning Case No. ZN9062, Gulfway Mobile Home Park (District 4). Ordinance rezoning a property at or near 7409 McArdle Road from the "CG-2" General Commercial District to the "CG-2/SP" General Commercial District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

**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.**