



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Agenda - Final

Planning Commission

Wednesday, July 8, 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 (6.24.2026 meeting)

IV. Approval of Minutes: June 24, 2026

1. [26-1037](#) June 24, 2026 Meeting Minutes DRAFT

Attachments: [6.24.26 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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence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. [26-1027](#) PL9249
REPLAT - ROGER'S SUBDIVISION
Lots 1CA & 1CB, Block 1
(2.91 Acres)
- (District 5) Generally located at 7313 South Staples, north of Yorktown Boulevard southeast of Lipes Boulevard, and west of South Staples Street.
- Attachments:** [PL9249ReplatCoverTab](#)
[PL9249ClosedCommentReport](#)
[PL9249LatestPlat](#)
3. [26-1030](#) PL9305
REPLAT - RAYNE TRACT
Lot 4A, Block 2
(1.35 acres)
- (District 1) Generally located at 502 S Chaparral Street, north of Park Avenue, west of S Water Street, and south of Broadway Court.
- Attachments:** [PL9305ReplatCoverTab](#)
[PL9305 Closed Comment Report](#)
[PL9305LatestPlat](#)
4. [26-1001](#) PL8675
FINAL PLAT - SARATOGA RIDGE UNIT 1
(15.87 Acres)
- (District 3) Generally located at 602 Saratoga Boulevard, located north of Saratoga Boulevard and east of Old Brownsville Road.
- Attachments:** [PL8675FinalPlatCoverTab](#)
[PL8675ClosedCommentReport](#)
[PL8675LatestPlat](#)
5. [26-1029](#) PL9300
FINAL - STRIPES CORPUS CHRISTI
Lot 1
(5.46 acres)
- (District 3) Generally located at 6301 Highway 44, on the southwest corner of Heinsohn Road and Agnes Street.
- Attachments:** [PL9300CoverTabFinal](#)
[PL9300ClosedCommentReport](#)
[PL9300LatestFinalPlat](#)

B. Zoning

6. [26-1028](#) Zoning Case No. ZN9265 Rhodes Development Inc. (District 1). Ordinance rezoning a property at or near 15349 Northwest Boulevard from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District, providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN9265 Rhodes Development Inc. Staff Report](#)
[ZN9265 Rhodes Development Inc. PC Pwpt](#)

7. [26-1033](#) 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 Inc Pwpt](#)

VI. Public Hearing: Discussion and Possible Action (Item C)

The following Public Hearing items will be considered individually.

C. Plat with Variance (Waiver)

8. [26-1034](#) Request for a Plat Waiver for Street Construction per UDC Sections 3.8.5, 3.30.1, 8.1.4 and 8.2.2

Attachments: [PL9275 Clarkwood Street Constr Waiver memo](#)
[PL9275 Clarkwood Street Constr Waiver ppt](#)

9. [26-1032](#) PL9275 **Conditional Approval**
REPLAT - CLARKWOOD TRACT SUBDIVISION
Lot 28A, Block 8
(0.5 acres)

(District 1) Generally Located at 701 Mazda Street, north of Alpine Street, south of Sedwick Road, east of Rand Morgan, and west of Manning Road

Attachments: [PL9275ReplatCoverTab](#)
[PL9275 Comment Report](#)
[PL9275LatestPlat](#)

10. [26-1035](#) Request for a Plat Waiver for Wastewater Construction per UDC Sections 3.8.5, 3.30.1, 8.1.4 and 8.2.2

Attachments: [PL9299 Laguna Oaks Estates ww const waiver memo](#)
[PL9299 Laguna Oaks Estates ww const waiver ppt](#)

11. [26-1009](#) PL9299 - **Conditional Approval**
 REPLAT - LAGUNA OAKS ESTATES
 Lots 1-10, Block 1
 (19.32 Acres)

(District 4) Generally located at 1410 Flour Bluff Drive and 122 Graham Road, at the northwest corner of the Flour Bluff Drive and Graham Road intersection, and south of South Padre Island Drive.

Attachments: [PL9299FinalCoverTab](#)
[PL9299OpenClosedCommentReport](#)
[PL9299LatestPlat](#)

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