



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Agenda - Final Planning Commission

POSTED
9/23/2026 1:09:53 PM
Rebecca Huerta
City Secretary

Wednesday, September 30, 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 (9.16.2026 meeting)

IV. Approval of Minutes: September 16, 2026

1. [26-1507](#) September 16, 2026 Meeting Minutes-DRAFT

Attachments: [9.16.26 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. [26-1494](#) PL9262
REPLAT - PLAZA MICHOACANA
Lot 1 Block 1
(0.78 Acres)

(District 3) Generally located at 1221 Farm-to-Market Road (FM) 43, southwest corner of County Road 47 and Farm-to-Market Road (FM) 43.

Attachments: [PL9262ReplatCoverTab](#)
[PL9262ClosedCommentReport](#)
[PL9262LatestPlat](#)

B. Plat-Time Extension

3. [26-1495](#) 22PL1001
FINAL - THE VILLAS PUD
(2.35 Acres)

Generally located on the northeast side of Granada Drive and west of Leeward Drive.

Attachments: [22PL1001PlatExt.CoverTab](#)
[Approved plat 8-10-22 - Reviewed - Approved \(3\) \(5\)](#)
[22PIL1001PlatExtensionRequest](#)
[ExtensionActionLetter23-24](#)

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

The following Public Hearing items will be considered individually.

C. Plat with Variance (Waiver)

4. [26-1505](#) Plat with Variance (Wastewater Construction Waiver Request)

PL9393
REPLAT - BREZINA FARM TRACTS
Lots 3A, 3B, 3C, 3D, and 3E, Block 1
(5.0 acres)

(District 3) Generally located at 7030 Brezina Road, west of Brezina Road, north of Weber Road, and south of Bratton Road.

Attachments: [PL9393 Wastewater Waiver TextTab](#)
[PL9393 Brezina WW waiver memo](#)
[PL9393 Brezina WW waiver ppt](#)

5. [26-1506](#) Plat with Variance (Wastewater Construction Waiver Request)

PL9299

REPLAT - LAGUNA OAKS ESTATES

Lots 1-10, Block 41

(19.326 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 (SH 358).

Attachments: [PL9299 WastewaterWaiver](#)

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

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

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.