City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Agenda - Final-revised

Planning Commission

POSTED
11/5/2026 2:54:57 PM
Rebecca Huerta
City Secretary

Wednesday, November 11, 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: Commissioners Budd & Esparza (10.28.2026 meeting)

IV. Approval of Minutes: October 28, 2026

1. 26-1720 October 28, 2026 Meeting Minutes DRAFT

Attachments: 10.28.26 PC Meeting Minutes- DRAFT

V. Consent Public Hearing: Discussion and Possible Action (Item A)

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. 26-1669 PL9451
REPLAT - LEXINGTON PLAZA
Lot 19R, Block D
(5.40 Acres)

(District 3) Generally located at 3737 South Padre Island Drive, north of Tiger Lane, east of Carroll Lane, south of South Padre Island Drive, and west of Weber Road.

Attachments: PL9451ReplatCoverTab
PL9451ClosedCommentReport
PL9451LatestPlat

3. 26-1674 PL9440
REPLAT - NORTHWEST ESTATES
Lot 1A & 1B, Block 10
(3.95 Acres)

(District 1) Generally located 14602 Northwest Boulevard, north of Northwest Boulevard, east of Pinnacle Drive, and west of River Hill Drive.

Attachments: PL9440ReplatCoverTab
PL9440ClosedCommentReport
PL9440LatestPlat

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

The following Public Hearing items will be considered individually

B. Zoning

4. 26-1697 Zoning Case No. ZN9438, Dorsal Development, Inc. (District 5). Ordinance rezoning a property at or near 8201 Slough Road from the "FR" Farm Rural 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: ZN9438 Dorsal Development, Inc Staff Report
ZN9438 Dorsal Development, Inc Ordinance
ZN9438 Dorsal Development, Inc PC Pwpt

5. 26-1698 Zoning Case No. ZN8673, BMCFR XVII, LLC (District 5). Ordinance rezoning a property at or near address from the "FR" Farm Rural District to the "CN-1/SP" Neighborhood Commercial District with a Special Permit; providing for a penalty not to exceed $2,000 and publication. (Staff recommends approval).

Attachments: ZN8673 BMCFP XVII, LLC Staff Report
ZN8673 BMCFP XVII, LLC Ordinance
ZN8673 BMCFP XVII, LLC PC Pwpt

6. 26-1553 Zoning Case No. ZN9354 SKFB, LLC (District 4). Ordinance rezoning a property at or near 1402 Flour Bluff Drive from the "RS-6/SP" Single-Family 6 District with a Special Permit to the "RM-2" Multifamily 2 District; providing for a penalty not to exceed $2,000 and publication. (Staff recommends approval).

Attachments: ZN9354 SKFB, LCC Staff Report
ZN9354 SKFB, LCC Ordinance
ZN9354 SKFB, LCC PC Pwpt (PC NOV 11)

7. 26-1586 Zoning Case No. ZN9453, SKFB, LLC (District 4). Ordinance rezoning a property at or near 9197 South Padre Island Drive (SH 358) from the "RS-22" Single-Family 22 District to the "RS-15" Single-Family 15 District; providing for a penalty not to exceed $2,000 and publication. (Staff recommends approval).

Attachments: ZN9453 SKFB, LLC Staff Report
ZN9453 SKFB, LLC Ordinance
ZN9453 SKFB, LLC PC Pwpt

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

8. 26-1749 Corpus Christi Transportation Master Plan "Mobility CC" Developer Amendment Request - Removal of a Proposed Primary C3 Collector

Attachments: Project Forge_Project 5H
Project Forge Amendment (Project 5-H)

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.