



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
corpuschristitx.gov

## Meeting Agenda - Final

### Planning Commission

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Wednesday, September 2, 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: Commissioner Teichelman (8.19.2026 meeting)**

**IV. Approval of Minutes: August 19, 2026**

- 1. [26-1375](#) August 19, 2026 Meeting Minutes-DRAFT**  
**Attachments: [8.19.26 PC Meeting Minutes- DRAFT](#)**

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

*The following Public Hearing items will be considered individually.*

**A. Plat with Variance (Waiver)**

2. [26-1406](#) Request for a Plat Waiver of the Wastewater Infrastructure Construction Requirement in Sections 8.1.4.C, 8.1.5, and 8.2.7.A of the Unified Development Code.

**Attachments:** [PL9393 Wastewater Waiver TextTab](#)

[PL9393 Brezina WW waiver memo](#)

[PL9393 Brezina WW waiver ppt](#)

3. [26-1348](#) PL9393 **Conditional Approval**  
**REPLAT - BREZINA FARM TRACTS**  
Lots 3A, 3B, 3C, 3D, 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:** [PL9393ReplatCoverTab](#)

[PL9393ClosedCommentReport](#)

[PL9393LatestPlat](#)

**V. Presentation: Training Workshop**

4. [26-1374](#) Planning Commission 101-Land Development: Platting & Zoning

**Attachments:** [Planning Commission 101 - Land Development\\_No Code\\_No ZBA](#)

**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.**