



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Agenda - Final

Planning Commission

Wednesday, August 19, 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 (8.5.2026 meeting)

IV. Approval of Minutes: August 5, 2026

1. [26-1300](#) August 5, 2026 Meeting Minutes DRAFT

Attachments: [8.5.26 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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence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. [26-1266](#)**

PL9284

REPLAT - JOSLIN TRACT

Lots 8R Block A
(0.59 Acres)

(District 4) Generally located south of McArdle Road, west of Ennis Joslin Road and Rodd Field Road.

Attachments: [PL9284ReplatCoverTab](#)
[PL9284ClosedCommentReport](#)
[PL9284LatestPlat](#)

3. [26-1275](#)

PL9378

REPLAT - KING SQUARE ADDITION

Lot 10A
(1.51 acres)

(District 2) Generally located at 4613 S Staples Street, northeast of McArdle Road and southwest of South Staples Street.

Attachments: [PL9378ReplatCoverTab](#)
[PL9378ClosedCommentReport](#)
[PL9378LatestPlat](#)

4. [26-1278](#)

PL9388

REPLAT - CAJA INDUSTRIAL DEVELOPMENT

Lot 3B, Block 1
(21.61 Acres)

(District 3) Generally located at 5658 Bear Lane, north of Bear Lane, east of Heinsohn Road, south of Highway 44, and west of Highway 358.

Attachments: [PL9388ReplatCoverTab](#)
[PL9388ClosedCommentReport](#)
[PL9388LatestPlat](#)

5. [26-1295](#)

PL9397

REPLAT - HIGHWAY VILLAGE

Lots 5A, 5B, and 6A, Block 3
(1.93 Acres)

(District 1) Generally located at 10410 Leopard Street, east of McKinzie Road, and north of Leopard Street.

Attachments: [PL9397ReplatCoverTab](#)
[PL9397ClosedCommentReport](#)

[PL9397LatestPlat](#)

6. [26-1267](#) PL9372
FINAL - ARLINGTON HEIGHTS CHURCH OF THE NAZARENE

Lots 1 Block 1
(3.10 Acres)

(District 1) Generally located at 3301 Carbon Plant Road, north of Up River Road, east of Carbon Plant Road, south of IH 37, and west of Rand Morgan Road.

Attachments: [PL9372FinalCoverTab](#)

[PL9372ClosedCommentReport](#)

[PL9372LatestPlat](#)

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

The following Public Hearing items will be considered individually

B. Zoning

7. [26-1294](#) Zoning Case No. ZN9189, Bay Breeze MHC Corpus Christi, LLC (District 1). Ordinance rezoning a property at or near 1545 N Lexington Boulevard from the "FR" Farm Rural District and the "IL" Light Industrial District to the "R-MH/PUD" Manufactured Home District with a Planned Unit Development (PUD) Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN9189 Bay Breeze MHC CC, LLC PC Staff Report](#)

[ZN9189 Bay Breeze MHC CC, LLC PC Pwpt](#)

C. Proposed FY2027 Capital Improvement Budget

8. [26-1299](#) Planning Commission recommendation of the Proposed FY 2027 Capital Improvement Program (CIP) Budget

Attachments: [Agenda Memo Aug 19 - FY 2027 Capital Budget](#)

[FY 2027 Proposed Budget Presentation - Final](#)

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.

