



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Agenda - Final

Planning Commission

Wednesday, July 22, 2026

5:30 PM

City Hall, 6th Floor Conference Room

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: Vice Chairman Munoz (7.8.2026 meeting)

IV. Approval of Minutes: July 8, 2026

[26-1135](#) July 8, 2026 Meeting Minutes DRAFT

Attachments: [7.8.26 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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence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[26-1089](#)

PL9335

REPLAT - NAVAL CENTER

Lot 15R Block 1

(0.74 Acres)

(District 4) Generally located at 337 Anchor Street, east of Anchor Street, west of Naval Air Station Drive, and north of South Padre Island Drive.

Attachments: [PL9335ReplatCoverTab](#)

[PL9335ClosedCommentReport](#)[PL9335LatestPlat](#)[26-1127](#)

PL9325

REPLAT - MONTROSE PARK

Lot 39A, Block 6

(0.55 acres)

(District 1) Generally located at 2815 Ruth Street, north of Highland Avenue, east of Duncan Street, south of Ruth Street, and west of S Port Avenue.

Attachments: [PL9325ReplatCoverTab](#)

[PL9325LatestPlat](#)[PL9325ClosedCommentReport](#)[26-1088](#)

PL9282

FINAL - 7BREW CORPUS CHRISTI

Lot 14R

(0.49 acres)

(District 4) Generally located at or near 1129 Waldron Road, north of Knickerbocker Street, east of Waldron Road, and south of South Padre Island Drive.

Attachments: [PL9282CoverTabFinal](#)

[PL9282ClosedCommentReport](#)[PL9282LatestPlat](#)[26-1140](#)

PL8721

FINAL PLAT - SARATOGA RIDGE UNIT 2

(11.99 Acres)

(District 3) Generally located at 602 Saratoga Boulevard, located north of Saratoga Boulevard and east of Old Brownsville Road.

Attachments: [PL8721FinalPlatCoverTab](#)

[PL8721ClosedCommentReport](#)

[PL8721LatestPlat](#)

[26-1141](#)

PL8808

FINAL PLAT - SARATOGA RIDGE WEST UNIT 1 PUD

(12.21 Acres)

(District 3) Generally located at 602 Saratoga Boulevard, located north of Saratoga Boulevard and east of Old Brownsville Road.

Attachments: [PL8808FinalPlatCoverTab](#)

[PL8808ClosedCommentReport](#)

[PL8808LatestPlat](#)

B. Zoning

[26-1100](#)

Zoning Case No. ZN9318, K & CB Investments, LLC (District 2). Ordinance rezoning a property at or near 1720 2nd Street from the "RM-1" Multifamily District to the "RM-1/SP" Multifamily District with a Special Permit providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN9318 K&CB Investments, LLC Staff Report](#)

[ZN9318 K & CB Investments Ordinance](#)

[ZN9318 K&CB Investments, LLC PC Pwpt](#)

[26-1098](#)

Zoning Case No. ZN9319, CC Leopard, LLC (District 1). Ordinance rezoning a property at or near 8225 Stillwell Lane from the "IL" Light Industrial District to the "R-MH/PUD" Manufactured Home District with a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN9319 CC Leopard, LLC Staff Report](#)

[ZN9319 CC Leopard, LLC Ordinance](#)

[ZN9319 CC Leopard, LLC PC Pwp](#)

[26-0956](#)

Zoning Case No. ZN9336, Texas Tyler 31, LLC (District 3). Ordinance rezoning a property at or near 6316 Old Brownsville Road from the "FR" Farm Rural District to the "CG-2" General Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN9336 Texas Tyler 31, LLC Staff Report](#)

[ZN9336 Texas Tyler 31, LLC Ordinance](#)

[ZN9336 Texas Tyler 31, LLC Pwpt](#)

[26-1133](#)

Zoning Case No. ZN9334, Plaza Michoacana Inc. (District 3, Upon Annexation). Ordinance rezoning a property at or near 1221 Farm-to-Market Road 44 (Weber Road) from the "FR" Farm Rural District (Upon Annexation) to the "CN-1" Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN9334 Plaza Michoacana Inc. Staff Report](#)

[ZN9334 Plaza Michoacana Inc Ordinance](#)

[ZN9334 Michoacana Inc. Pwpt](#)

VI. Director's Report: Madam Chair Salazar-Garza and Former Commissioner Miller-Award & Recognition Presentation

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