



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Agenda - Final

Planning Commission

Wednesday, September 16, 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: Chairman Munoz (9.2.2026 meeting)

IV. Approval of Minutes: September 2, 2026

1. [26-1472](#) September 2, 2026 Meeting Minutes-DRAFT

Attachments: [9.2.26 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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence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. [26-1405](#) PL9394
REPLAT - PORTAIRS ADDITION**

Lots 5R & 6R, Block 8
(0.51 acres)

(District 2) Generally located at 4422 Ayers Street, north of Gollihar Road, east of Ayers Street, south of Alexander Street, and west of Kilgore Street.

Attachments: [PL9394ReplatCoverTab](#)
[PL9394ClosedCommentReport](#)
[PL9394LatestPlat](#)

**3. [26-1416](#) PL9310
REPLAT - THE COVES AT LAGO VISTA UNIT 3C**

Lots 20R & 22R, Block 11
(1.92 acres)

(District 5) Generally located at 6126 Sunset Trail Court, south of Farm-to-Market Road 2444 and west of Oso Parkway.

Attachments: [PL9310ReplatCoverTab](#)
[PL9310ClosedCommentReport](#)
[PL9310LatestPlat](#)

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

The following Public Hearing items will be considered individually.

**4. [26-1426](#) Zoning Case No. ZN9401 Texas Store Properties, LLC (District 1).
Ordinance amending the conditions of an existing special permit by rezoning a property at or near 2060 Tuloso Road from the "ON/SP" Neighborhood Office District with a Special Permit to the "ON/SP" Neighborhood Office District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial, and in lieu thereof, approval to an alternative "ON/SP" Neighborhood Office District with a Special Permit).**

Attachments: [ZN9401 Texan Store Properties, LLC Staff Report](#)
[ZN9401 Texan Store Properties, LLC Ordinance](#)
[ZN9401 Texan Store Properties, LLC PC Pwpt](#)

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.