



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes - Draft

### Planning Commission

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Wednesday, April 17, 2024

5:30 PM

Council Chambers

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#### I. Call to Order, Roll Call:

Chairman Miller called the meeting to order at 5:30 pm and a quorum was established to conduct the meeting, with Commissioner Munoz and Commissioner Lerma absent.

**Present** 7 - Board Member Brian Mandel, Board Member Cynthia Garza, Board Member Justin Hedrick, Chair Michael Miller, Vice Chair Michael York, Board Member Jahvid Motaghi, and Board Member Michael Budd

**Absent** 3 - Advisory Non voting Ben Polack, Board Member Billy A. Lerma, and Board Member Mike Munoz

#### II. PUBLIC COMMENT: None.

#### III. Approval of Absences: April 3, 2024; Chairman Miller and Commissioner Motaghi.

A motion was made by Commissioner Mandel to approve the absences, seconded by Commissioner York. The Vote: All Aye. The motion passed.

#### IV. Approval of Minutes: DRAFT April 3, 2024

##### 1. [24-0619](#) DRAFT Agenda Minutes April 3, 2024

**Attachments:** [4-3-24 PC Minutes DRAFT](#)

A motion was made by Commissioner Salazar-Garza to approve the April 3, 2024, minutes, seconded by Commissioner Hedrick. The Vote: All Aye. The motion passed.

#### V. Consent Public Hearing: Discussion and Possible Action Items A, B, and C

Chairman Miller stated we have multiple abstentions:

Vice Chairman York: Item 9, 24-0603, PL8159, Solid Rock Industrial Park Preliminary Plat.

Commissioner Hedrick: Items 2, 3, 4, 5, 6, and 7. 24-0597, PL8226, Viridian Phase 1; 24-0598, PL8227, Viridian Phase 2; 24-0599, PL8230, Ventanas Phase 1; 24-0600, PL8228 Ventanas Phase 2; 24-0601, PL8229, Valencia Phase 1; 24-0602, PL8231, Valencia Phase 2.

Michael Budd: Items 10 and 11. 24-0607, 22PL1186 London Ranch Estates; 24-0608, 22PL1186, London Ranch Estates.

Mark Orozco, Development Services, read Consent Agenda Items A, B, and C. Item A, Plats, Items 2, 3, 4, 5, 6, and 7, into the record. The plats satisfy all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee (TRC). Mark Orozco read Consent Item B, Plats with a Variance, Items 10, and 11, and Item C, Zoning, Items 12 and 13, into the record. Staff recommends approval of Items 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, and disapproval of Item 11.

Commissioner York asked for detail on Item No. 10 and 11.

Bria Whitmire explained the waiver for the fee is typically when there will not be growth in that area in the next 15 years. In this case there likely will be. The existing final plat was approved with septic as their wastewater, but Item 10 for the wastewater service waiver is being re-presented to PC as there is growth in the area and the newly adopted master plans now show future lines in the area. Item 10 ends at Planning Commission. Item 11 is a new fee waiver request and will go to Council as it is over \$50,000.

Commissioner Salazar-Garza asked if the surrounding areas are also septic. Ms. Whitmire stated everyone in the area is planning for septic. Master Plans indicate there will be growth there but we do not know when.

Sewer options for this area was discussed, and are there any agreements with residents to tie into the city's sewer. If a septic is being used, it is complaint driven. It is difficult to police. We don't want lots with septics next to lots tied to city water.

Chairman Miller opened the Public Hearing.

John Bell, 13750 Primavera, presented on Item 11. London Ranch Estates.

Chairman Miller stated he appreciates the comments. How far out of the service area will we continue to annex property? Being able to plan for that is difficult.

Seeing no one else to speak, Chairman Miller closed the Public Hearing.

Vice Chairman York stated he was part of the sewer design in London, but he agrees with the city to extract a fee for the future. The presentation was what he would do for his clients. Is it on the long term or 10-year Master Plan? He will agree of waiving the fee.

Chairman Miller called for a motion and vote on Items 2-7.

A motion was made by Vice Chairman York to approve Items 2, 3, 4, 5, 6, and 7 as presented by staff and seconded by Commissioner Salazar-Garza. The Vote: Aye: Chairman Miller, Vice Chairman York, Commissioners Mandel, Salazar-Garza, Motaghi,

and Budd. Abstain: Commissioner Hedrick. The motion passed.

Chairman Miller called for a motion and vote on Items 8, 12, and 13.

A motion was made by Vice Chairman York to approve Items 8, 12, and 13 as presented by staff and seconded by Commissioner Salazar-Garza. The Vote: All Aye. The motion passed.

Chairman Miller called for a motion and vote on Item 9.

A motion was made by Commissioner Mandel to approve Item 9 as presented by staff and seconded by Commissioner Motaghi. The Vote: Aye: Chairman Miller, Commissioners Mandel, Salazar-Garza, Motaghi, Hedrick, and Budd. Abstain: Commissioner York. The motion passed.

Chairman Miller called for a motion and a vote on Items 10 and 11.

Vice Chairman York moved to approve Item 10 as presented by staff and seconded by Commissioner Motaghi. The Vote: Aye: Chairman Miller, Vice Chairman York, Commissioners Mandel, Salazar-Garza, Motaghi, and Hedrick. Abstain: Commissioner Budd. The motion passed.

Vice Chairman moved to approve the waiver request for Item 11, seconded by Commissioner Motaghi. The Vote: Aye: Vice Chairman York, Commissioners Mandel and Motaghi. Nay: Vice Chairman Miller, Commissioners Salazar-Garza and Hedrick. Abstain: Commissioner Budd. No recommendation to Council.

#### A. **Plats**

2. [24-0597](#) PL 8226 - Conditional  
Viridian Phase I - Final Plat of 21.080 acres.  
Located east of Chapman Ranch Rd. and south of C.R. 22.  
  
**Attachments:** [PL8226 Viridian Phase 1 Final PCCoverTabrConditional](#)  
[PL8226 Viridian Phase I Final Merged Documents Report](#)  
[PL8226 Viridian Phase 1 Final Plat](#)
3. [24-0598](#) PL 8227 - Conditional  
Viridian Phase II - Final Plat of 15.60 acres.  
Located east of Chapman Ranch Rd. and south of C.R. 22.  
  
**Attachments:** [PL8227 Viridian Phase II Final PCCoverTabrConditional](#)  
[PL8227 Viridian Phase II Final Merged Documents Report](#)  
[PL8227 Viridian Phase II Plat](#)
4. [24-0599](#) PL 8230 - Conditional

Ventanas Phase I - Final Plat of 22.43 acres.  
Located east of Chapman Ranch Rd. and south of C.R. 22.

**Attachments:** [PL8230 Ventanas Phase I PCCoverTabConditional](#)  
[PL8230 Ventanas Phase I Merged Doc Rpt](#)  
[PL8230 Ventanas Phase I Final Plat](#)

5. [24-0600](#) PL 8228 - Conditional  
Ventanas Phase II - Final Plat of 14.47 acres.  
Located east of Chapman Ranch Rd. and south of C.R. 22.

**Attachments:** [PL8228 Ventanas Phase II Final CCoverTabConditional](#)  
[PL8228 Ventanas Phase II Final Merged Documents Report](#)  
[PL8228 Ventanas Phase II-Final Plat](#)

6. [24-0601](#) PL 8229 - Conditional  
Valencia Phase I - Final Plat of 10.59 acres.  
Located east of Chapman Ranch Rd. and south of C.R. 22.

**Attachments:** [PL8229 Valencia Phase I Final PCCoverTabConditional](#)  
[PL8229 Valencia Phase I Final Merged Doc Report](#)  
[PL8229 Valencia Phase I-Final Plat \(1\)](#)

7. [24-0602](#) PL 8231 - Conditional  
Valencia Phase II - Final Plat of 15.06 acres.  
Located east of Chapman Ranch Rd. and south of C.R. 22.

**Attachments:** [PL8231 Valencia Phase II Final PCCoverTabConditional](#)  
[PL8231 Valencia Phase II Final Merged Documents Report](#)  
[PL8231Valencia Phase II-Final Plat](#)

8. [24-0614](#) PL8249-CONDITIONAL  
PADRE ISLAND NO. 1 BLOCK 34, LOTS 1AR & 1BR (REPLAT OF 0.689 ACRES)  
Located West of HWY 361 and North of Verdemar Dr.

**Attachments:** [PL8249 Padre Island No. 1 Cover Txt Tab- Conditional Final](#)  
[PL8249 Padre Island No. 1 comb rpt](#)  
[PL8249 Padre Island No. 1 15-3334-UTILITY PLAN-REV](#)  
[PL8249 Padre Island No. 1 Plat](#)

9. [24-0603](#) PL8159  
SOLID ROCK INDUSTRIAL PARK (PRELIMINARY OF 45.2 ACRES)  
Located west of South Padre Island Drive and north of Old Brownsville Road (FM 665).

**Attachments:** [PL8159 Cover Txt Tab- Solid Rock Ind Park](#)  
[PL8159 Solid Rock Industrial Park Prelim- Report](#)  
[PL8159 Preliminary Plat - Solid Rock Industrial Park\\_R1](#)

## **B. Plats with a Variance-Waiver**

10. [24-0607](#) 22PL1186 London Ranch Estates  
Request for a 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:** [22PL1186 London Ranch Estates Agenda Memo Wastewater Construction Waiver](#)  
[22PL1186 London Ranch Estates WW Construction Waiver Presentation](#)

11. [24-0608](#) 22PL1186 London Ranch Estates  
Request for a Waiver of the Wastewater Lot/Acreage Fee Requirement in Sections 8.5.2.G. of the Unified Development Code.

**Attachments:** [22PL1186 London Ranch Estates Agenda Memo Wastewater FEE Waiver](#)  
[22PL1186 London Ranch Estates WW FEE Waiver Presentation](#)

## **C. Zoning**

12. [24-0596](#) Zoning Case No. ZN8242, Zumic Investments LLC (District 1). Ordinance rezoning a property at or near 4458 Church Street from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

**Attachments:** [ZN8242 Zumic Investments LLC Staff Report](#)  
[ZN8242 Zumic Investments LLC PWRPT](#)

13. [24-0604](#) Zoning Case No. ZN8219, City of Corpus Christi (District 2). Ordinance rezoning a property at or near 2212 Morris Street from the "RS-6" Single-Family 6 District and the "CI" Intensive Commercial District to the "RM-2" Multifamily District. Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

**Attachments:** [Case ZN8219 City of Corpus Christi Text File Tab](#)  
[Case ZN8219 City of Corpus Christi Staff Report](#)  
[Case ZN8219 Attachment B - Metes and Bounds](#)  
[Case ZN8219 City of Corpus Christi PowerPoint Presentation](#)

## **D. Briefing**

14. [24-0610](#) Bond 2024 Program Overview

**Attachments:** [Proposed Bond 2024 Program - Projects List \(12 Apr 24\)](#)

The briefing for the 2024 Bond Project was pulled from the agenda to be presented at a later time.

**VII. Director's Report:**

Wastewater Impact Fees:

Define impact fee services areas; estimate utility demands, develop 10-year CIP, calculate weighted cost per service unit, apply rate credit (50%).

Service areas for wastewater: Allison, Broadway, Greenwood, Laguna Madre, Oso, and Whitecap. Potential impact fees could be assessed in these areas.

Discussed 10-year commercial and residential growth by ADP.

Service units are calculated by converting flows to gallons per day divided by an average usage of 240 gallons per day per service unit.

Discussed impact fee comparisons with other communities.

Commissioners discussed the presentation.

**VIII. Future Agenda Items**

None.

**IX. Adjournment:**

There being no further business to discuss, the meeting adjourned at 6:25 pm.