



Meeting Minutes - Final

Planning Commission

Wednesday, March 4, 2026

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman Salazar-Garza called the meeting to order at 5:30 pm. A quorum was present to conduct the meeting with all Commissioners in attendance.

II. PUBLIC COMMENT: None.

III. Approval of Absences: Commissioners Teichelman & Miller (2.18.2026 meeting)

Vice Chairman Munoz made a motion to approve of the absences of Commissioners Teichelman & Miller (2.18.2026 meeting). Commissioner Hedrick seconded. Vote: All Aye. Motion passed.

IV. Approval of Minutes: February 18, 2026

Commissioner Budd made a motion to approve the meeting minutes from February 18, 2026, as presented by staff. Commissioner Teichelman seconded. Vote: All Aye. Motion passed.

1. [26-0351](#) February 18, 2026 Meeting Minutes

Attachments: [2.18.26 PC Meeting Minutes- DRAFT](#)

V. Consent Public Hearing: Discussion and Possible Action (Items A & B)

A. Plat

Andrew Dimas, Development Services introduced items #2, 3, 4, 5, & 6 into record. The plats will satisfy the requirements of the Unified Development Code and State Law. The Technical Review Committee recommends Approval. Recordation is pending satisfactory completion of UDC Review Criteria for 3.8.5.D.

Andrew Dimas, Development Services introduced items #7 into record. In this first-time extension request, the applicant states, "We are requesting an extension for the Oso Vista Preliminary Plat because the construction on Phase 1 is not complete." The Planning Commission originally approved this Preliminary Plat on 2/21/2024. This request is for a 24-month extension.

Commissioner Hedrick stated that agenda item #2 there are a lot of streets on the plat

labeled private and has the developer indicated any changes to public. Andrew Dimas stated since it is a master prelim plat that decision has not been made. He stated in discussion with developers, they stated the streets will be public. Chairman Salazar-Garza asked if the development was to be gated since that is what she had heard. Andrew Dimas stated again since it was a master prelim plat that the developer would have to make the decision whether it was private or public before the final plat.

Commissioner Hedrick asked about agenda item #7 regarding if work has started on the development. Andrew Dimas stated they have only begun working on the public improvements at this time.

With no more questions for staff, Chairman Salazar-Garza opened for public comment on items #2, 3, 4, 5, 6, & 7. Being none, public comment was closed.

Commissioner Teichelman made a motion to approve consent agenda items #2, 3, 4, 5, 6, & 7. as presented by staff. Vice Chairman Munoz seconded. Vote: All Aye. Motion passes.

2. [26-0287](#) PL8889
MASTER PRELIMINARY - SUNSET RIDGE ESTATES
(109.109 acres)

(District 5) Generally located at 601 Farm-to-Market Road 2444 (FM 2444), south of FM 2444 and west of Phantom Drive.

Attachments: [PL8889MasterCoverTab](#)
[PL8889 Closed Comment Report](#)
[PL8889LatestMasterPlat](#)

3. [26-0325](#) PL9162
PRELIMINARY - PARK PID UNIT 2
Lot 11, Block 1
(9.02 acres)

(District 3) Generally located at 801 Flato Road, north of Bear Lane, south of Bates Drive, east of South Padre Island Drive, and west of South Navigation Boulevard.

Attachments: [PL9162PrelimPlatCoverTab](#)
[PL9162 Closed Comment Report](#)
[PL9162LatestPrelimPlat](#)

4. [26-0292](#) PL9136
REPLAT - SCHATZEL MCMINN
Lots 1, Block 1
(0.17 Acres)

(District 1) Generally located at 317 S Carrizo Street, east of North Staples and north of Agnes Street.

- Attachments:** [PL9136ReplatCoverTab](#)
 [PL9136ClosedCommentReport](#)
 [PL9136LatestPlat](#)

5. [26-0307](#) PL9065
 REPLAT - COME DREAM COME BUILD SUBDIVISION TRANCHE 2
 Lots 39-43, Block 2
 (0.58 Acres)

(District 1) Generally located at 508-522 19th Street, north of Mary Street, south of Agnes Street, east of 20th Street, west of 18th Street.

- Attachments:** [PL9065CDCBTranche2CoverTab](#)
 [PL9065ClosedCcommentReport](#)
 [PL9065LatestPlat](#)

6. [26-0344](#) PL9155
 REPLAT - BRATTON PLACE UNIT 2
 Lots 1A, 2A, and 3A, Block 2 (1.99 acres)

(District 3) Generally located at 5126 Weber Road, north of Tiger Lane and south of South Padre Island Drive (State Highway 358).

- Attachments:** [PL9155ReplatCoverTab](#)
 [PL9155 Closed Comment Report](#)
 [PL9155LatestPlat](#)

B. Plat-Time Extension

7. [26-0352](#) PL8123
 PRELIMINARY - OSO VISTA SUBDIVISION UNITS 1 AND 2
 (57.32 acres)

(D3) Generally located north of Farm-to-Market Road 43 and west of County Road 33

- Attachments:** [PL8123Cover Letter Txt Tab-Time ExT](#)
 [PL8123 Oso Vista Plat Extension](#)
 [PL8123PreliminaryPlat](#)

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

C. Discussion and Possible Action: Trust Funds/Impact Fees

Yvette Wallace, Development Services, introduced item # 8 into record. Ordinance amending the Unified Development Code (UDC) §8.5 Trust Fund Policy and §8.4 City Development Agreements to streamline reimbursement/credit mechanisms, clarify surcharge collection, and related definitions. The Capital Improvement Advisory Committee (CIAC) has analyzed the existing Trust Fund for the purpose of future development and solvency. CIAC has recommend presenting their findings, in addition to Impact Fees findings, for City Council consideration of which option to select. From 1982 to 2023 (41 years): Trust Funds paid out approximately \$41.5 million dollars for connecting new water and wastewater utilities to existing City infrastructure. The funds consist of four (4) buckets: Water Grid Mains, Water Distribution Lines: Wastewater Trunk Mains: and Wastewater Collection lines.

The proposed ordinance:

- Streamlines this into two buckets Water and Wastewater.
- Lift stations will no longer be eligible for reimbursement through Trust Funds and will instead be addressed through City participation agreements under UDC §8.4.
- Streamlines pro-rata fee collection and assessment
- Enhances requirements for submission documents; no longer allowing for design memorandum
- Limits extension to a one-time 12-month extension only if the project has begun. If development has not started the request for extension must be presented to City Council.
- No fee adjustment at this time with a fee revisit in FY28 to determine the level of solvency needed after the adjustments are made. All fees under the Trust Fund policy will continue to be indexed annually based on the ENR August Construction Index, effective each October 1.

The alternative option of approving Impact Fees and sunseting Trust Funds aligns with Texas Local Government Code Chapter 395 and the City's adopted Water, Wastewater, Stormwater, and Roadway Master Plans to ensure compliance and consistency with state law.

The Capital Improvement Advisory Committee (CIAC) recommends presenting City Council with the options of either adopting Trust Fund Amendments or adopting Impact Fees.

Chairman Salazar-Garza opened for discussion.

Commissioner Miller asked about the plan to reconcile with the current projects in the trust fund process and how we would transition over to impact fees. Moses Mostaghasi stated there would be an 18-month period before impact fees would go into effect if approved by council. During this time, processes and policies would need to be enacted, and fees would still be collected in order to pay off the projects in reimbursement queue.

Commissioner Teichelman stated if development services have looked at projecting what fees the department would bring in to help offset what would need to be paid out for trust fund reimbursement. Yvette Wallace says the department has investigated that. She also stated if the council stays with trust funds there will be modifications and updates to how a developer will need to show progress in order to request possible reimbursement.

Yvette Wallace stated they will begin discussion with stakeholders in 2027 in preparation for the FY2028 budget. Any recommendations will come back to planning commission before an ordinance is presented to City Council. She also explained the next steps are that the UDC text amendment along with the resolution to set a hearing for impact fees (May 2026) is set to go to council March 17, 2026. At that time, Council will elect which direction development services will proceed with.

With no questions for staff, Chairman Salazar-Garza opened for public comment on items #8. Being none, public comment was closed.

Commissioner Cantu made a motion to approve agenda item #8. as presented by staff. Commissioner Budd seconded. Vote: All Aye. Motion passes.

8. [26-0315](#) “Ordinance amending the Unified Development Code (UDC) §8.5 Trust Fund Policy and §8.4 City Development Agreements to streamline reimbursement/credit mechanisms, clarify surcharge collection, and related definitions.”

Attachments: [CIAC Trust Fund Impact Fee Agenda Memo](#)
[Ord - Trust Fund Policy CIAC Recommendation Final](#)
[Impact Trust Fund 3.4.2026 \(2\)](#)

VII. Director's Report: None.

VIII. Future Agenda Items: None.

IX. Adjournment

With no other business to conduct, Chairman Salazar-Garza adjourned the meeting at 6:34 pm.