



Meeting Minutes - Final

Planning Commission

Wednesday, August 7, 2024

5:30 PM

Council Chambers

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 Commissioners Mandel and Munoz absent.
(Commissioner Motaghi is no longer on the board).

Present 6 - Board Member Cynthia Garza, Board Member Justin Hedrick, Board Member Billy A. Lerma, Chair Michael Miller, Vice Chair Michael York, and Board Member Michael Budd

Excused 1 - Board Member Jahvid Motaghi

Absent 3 - Advisory Non voting Ben Polack, Board Member Brian Mandel, and Board Member Mike Munoz

II. Discussion and Possible Action: Election of Chairman and Vice Chairman

Chairman Miller opened nominations for Vice Chairman.

Commissioner Lerma nominated Commissioner Salazar-Garza for Vice Chairman.

Commissioner Budd nominated Commissioner Mandel for Vice Chairman.

There were no more nominations for Vice Chairman.

Chairman Miller opened nominations for Chairman.

Chairman Miller stated it has been one of his greatest honors as Chairman for the Planning Commission, but he is not seeking Chairmanship at this time.

Chairman Miller nominated Vice Chairman York for Chairman.

Chairman Miller stated there is a nomination on the floor for Commissioner Salazar-Garza for Vice Chairman. The Vote: Aye: Chairman Miller, Vice Chairman York, Commissioners Lerma, Salazar-Garza, and Hedrick. Nay: Commissioner Budd. The nomination passed.

Chairman Miller called for a motion to elect Vice Chairman York as Chairman, seconded by Commissioner Hedrick. The Vote: All Aye. The motion passed.

III. PUBLIC COMMENT: None.

IV. Approval of Absences: July 24, 2024: Commissioner Lerma

A motion was made by Vice Chairman Salazar-Garza to approve the absence, seconded by Commissioner Hedrick. The Vote: All Aye. The motion passed.

V. Approval of Minutes

A motion was made by Commissioner Miller to approve the July 24, 2024, minutes, seconded by Commissioner Lerma. The Vote: All Aye. The motion passed.

1. [24-1276](#) July 24, 2024, Meeting Minutes DRAFT

Attachments: [7-24-24 PC Minutes DRAFT](#)

VI. Consent Public Hearing: Discussion and Possible Action (Items A, B, and C)

Mark Orozco, Planner, Development Services, read Consent Items A, B, and C into the record. The plats satisfy all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee (TRC). Items B and C, Zoning and Time Extensions, satisfy all requirements and staff recommends approval.

Commissioner Miller asked if a special permit was discussed with the applicant instead of a CG-2 on Item No. 5.

Andrew Dimas, Development Services, stated yes, there will be a buffer of 250 feet and adjoining CG-2 zoning. The rear could be used for parking.

Chairman York opened the Public Hearing for Items 2-6.

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

A motion was made by Vice Chairman Salazar-Garza to approve consent items 2, 3, 4, 5, and 6 as presented, seconded by Commissioner Lerma. The Vote: All Aye. The motion passed.

A. Plats

2. [24-1257](#) PL8337-CONDITIONAL
CAROLINE'S HEIGHTS UNITS 2 & 3 (PRELIMINARY OF 18.720 ACRES)
Located south of FM 2444 & east of TX 286.

Attachments: [PL8337 Carolines Heights Text File Tab](#)
 [PL8337 UPDATED 3rd Comb Rpt](#)
 [PL8337 Carolines Heights PREL AS PREL 7-12-24](#)
 [PL8337 Carolines Heights PREL AS SWQMP 7-1-24](#)
 [PL8337 Carolines Heights PREL AS WTR 7-1-24](#)

B. Zoning

3. [24-1251](#) Zoning Case No. ZN8359, Horizon Land Properties LLC (District 5). Ordinance rezoning a property at or near 601 Graham Road from the “RM-1” Multi-Family District to the “RS-4.5” Single-Family and “CG-2” General Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8359 Horizon Land Properties LLC Staff Report](#)
[ZN8359 Horizon Land Properties LLC](#)

4. [24-1258](#) Zoning Case No. ZN8268, JAR Development, LLC (District 5). Ordinance rezoning a property at or near 7868 Yorktown Boulevard from the “RS-4.5 Single-Family 4.5 District to the “CN-2” Neighborhood Commercial District” providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8268 Jar Development LLC 7868 Yorktown Staff Report](#)
[ZN8268 Jar Development LLC 7868 Yorktown Presentation](#)

5. [24-1265](#) Zoning Case No. ZN8336, Shafinury Morteza (District 4). Ordinance rezoning a property at or near 2201 Rodd Field Road from the “ON” Neighborhood Office District to the “CG-2” General Commercial; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8336 Shafinury Morteza Staff Report](#)
[ZN8336 Shafinury Morteza Presentation](#)

C. Time Extension

6. [24-1277](#) 22PL1001
THE VILLAS PUD (FINAL OF 2.35 ACRES) 2ND Request for a 12 Month Extension
Located on the northeast side of Granada Drive and west of Leeward Drive.

Attachments: [22PL1001 Cover Txt Tab-Time Ext-The Villas](#)
[22PL1001-PCAct-The Villas Action Letter](#)
[22PL1001 EXTActionLtr-The Villas](#)
[22PL1001 Time Extension Request The Villas 20240730](#)
[22PL1001 Approved plat-The Villas](#)

D. Public Hearing Discussion and Possible Action: Kamil Taras, FY 24-25 Capital Improvement Program Budget

Kamil Taras, Assistant Director for CCW, presented Fiscal Year 2025 proposed budget for CIP.

Commissioner Lerma asked if the city had received all the permits for desalination; what will happen if the city does not get the permit; when is the design phase?

Mr. Taras stated they are waiting for the final permit. The Texas Water Development Board approved \$761 million for loans for the plant. If we don't spend the money, we give the money back. Design cost is not ready yet. Design-build contract will happen in December, with contractor reviews. Permits should be in hand at that time.

Commissioner Miller asked about the funds for ABC and SEA district; contingent upon Type A Sales Tax? What about Development Services upgrade? Explain the underground gas storage.

Mr. Taras stated that money is already in the CIP. Primary funding is in HOT. Money is already collected and available.

Mr. Dimas stated Frost Bank's lease ends in 2026 and they will prepare to move. The redesign of Development Services is an ongoing discussion.

Neiman Young, Assistant City Manager, stated the underground gas facility was designed because of the ice storm; gas prices skyrocketed (1200%). The city had no back up plan. The underground storage will give the city the resources to purchase gas when gas prices are low, and when gas prices surge, we can tap into the reserve and continue services to Corpus Christi citizens.

Vice Chairman Salazar-Garza asked how many projects were completed last year, or crossed over to this year. What is the total budget from 2024 vs 2025?

Mr. Taras stated out of 300 projects, 229 are on schedule; 71 are delayed; 76% are on schedule. We are at 75% spent on the budget. Some projects are in design only. Monies in 2025 might be for construction. 2024 budget was \$703 million and now we are at \$1.8 billion (desalination drove up the budget).

Chairman York opened the Public Hearing.

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

7. [24-1266](#) Proposed FY2024-2025 Capital Improvement Program (CIP) Budget

Attachments: [Agenda Memo Aug 7 FY2024-2025 Capital Budget - Planning Commission](#)
[FY2025 Proposed CIP Presentation](#)

VII. Director's Report

Michael Dice, Assistant Director, explained the budget input sessions that are actively occurring. Development Services and Code Compliance have budget workshops. Final Budget will be presented to Council September 3.

VIII. Future Agenda Items

Commissioner Lerma stated he is honored to be on the Planning Commission, the professionalism, leading the city, and Development Services has done a great job. This is Commissioner Lerma's last meeting and he appreciates all the hard work.

IX. Adjournment

There being no further business to discuss, the meeting adjourned at 6:13 pm.