



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Final

Planning Commission

Wednesday, April 3, 2024

5:30 PM

Council Chambers

I. Call to Order, Roll Call:

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

Present 7 - Board Member Brian Mandel, Board Member Cynthia Garza, Board Member Justin Hedrick, Board Member Billy A. Lerma, Vice Chair Michael York, Board Member Mike Munoz, and Board Member Michael Budd

Absent 3 - Advisory Non voting Ben Polack, Chair Michael Miller, and Board Member Jahvid Motaghi

II. PUBLIC COMMENT: None.

III. Approval of Absences: 3/20/24 Vice Chairman York and Commissioner Hedrick

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

IV. Approval of Minutes: DRAFT Meeting Minutes March 20, 2024

A motion was made by Commissioner Munoz to approve the minutes listed, seconded by Commissioner Salazar-Garza. The Vote: All Aye. The motion passed.

1. [24-0517](#) 3-20-24 Planning Commission Meeting Minutes DRAFT

Attachments: [3-20-24 PC Minutes DRAFT](#)

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

Vice Chairman York stated for the record he is abstaining from Item 2, Hakuna Matata Mobile Home Park, and Commissioner Hedrick is abstaining from Item 3, Mirabella Subdivision. Commissioner Salazar-Garza will conduct the meeting during the absence of Vice Chairman York.

Vice Chairman York asked for the presentation on Items 4, 5, 6, 7, 8, 9, and 10.

Mark Orozco, Development Services, read Consent Agenda Item A, Plats, Items 4, 5, 6, 7, into the record as shown below. The plats satisfy all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee (TRC). Mark

Orozco also read Consent Item B, Zoning, items 8, 9, and 10, into the record. Staff recommends approval of the plats and zoning cases.

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

A motion was made by Commissioner Munoz to approve Consent Agenda Item A and B, Plats and Zoning, items 4, 5, 6, 7, 8, 9, and 10 as presented by staff and seconded by Commissioner Salazar-Garza. The Vote: All Aye. The motion passed.

Mark Orozco, Development Services, read Consent Agenda Item A, Plats, item 3, into the record as shown below. The plat satisfies all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee (TRC). Staff recommends approval of the plat.

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

A motion was made by Commissioner Lerma to approve Consent Agenda A, Item 3, as presented by staff and seconded by Commissioner Munoz. The Vote: Aye: Vice Chairman York, Commissioners Mandel, Salazar-Garza, Munoz, Budd, and Lerma. Abstain: Commissioner Hedrick. The motion passed.

Mark Orozco, Development Services, read Consent Agenda Item A, Plats, Item 2, into the record as shown below. The plat satisfies all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee (TRC). Staff recommends approval of the plat.

Commissioner Salazar-Garza opened the Public Hearing. Seeing no one to speak, Commissioner Salazar-Garza closed the Public Hearing.

A motion was made by Commissioner Mandel to approve Consent Agenda A, Item 2, as presented by staff and seconded by Commissioner Munoz. The Vote: Aye: Commissioners Mandel, Salazar-Garza, Munoz, Budd, Hedrick, and Lerma. Abstain: Vice Chairman York. The motion passed.

A. Plats

- 2. [24-0700](#)** PL8203-CONDITIONAL
Hakuna Matata Mobile Home Park, Block 1, Lot 1 (FINAL-74.72 Acres).
Located north along Old Brownsville Rd. and east of the intersection of Saratoga Blvd. and Old Brownsville Rd. (FM 665).

Attachments: [PL8203HakunaMatataMHParkCondApprovalCoverPage](#)
[PL8203HakunaMatataMHParkCondDocReport](#)
[PL8203 HM SWQMP \(2\) \(3\)](#)
[PL8203 HM UTILITY PLAN \(2\) \(3\)](#)
[PL8203 Final Plat- HM Park Lot 1, Blk 1 \(5\)](#)

3. [24-0502](#) PL8223-CONDITIONAL
MIRABELLA SUBDIVISION (PRELIMINARY OF +-297 ACRES)
Located east of Hwy 286 (Chapman Ranch Road) and south of CR 22

Attachments: [PL8223 Mirabella Subdvsn Conditional Prelim CvPg](#)
[PL8223 Merged Documents Report for PC 4.3.24](#)
[PL8223 Mirabella Crosstown Coves - Phasing, Zoning & Land Use](#)
[PL8223 Mirabella Crosstown Coves - Preliminary Plat](#)
[PL82223 Mirabella Subdvsn SWQMP](#)
[PL8223 Mirabella Subdvsn Utility Plan](#)

4. [24-0492](#) PL8216
Chamberlin & Ropes Bay Terrace Addition, Block 10, Lots 24R & 25R.
Located at the northeast corner of the intersection of 11th St. and Hancock Ave.

Attachments: [PL8216 Chamberlin and Ropes Bay Terrace Addition PCCoverPage](#)
[PL8216 Chamberlin and Ropes Bay Terrace Addition](#)
[ClosedDocReport](#)
[PL8216 Chamberlin and Ropes Bay Terrace Addition Plat32124](#)

5. [24-0493](#) PL8113
Valley View Subdivision Block 1 Lot 6A (OCL)
Located north of C.R. 52 and east of FM 1889

Attachments: [PL8113 Valley View SD PCCoverLetter](#)
[PL8113 Valley View SD ClosedDocReport](#)
[PL8113 Valley View SD Plat](#)

6. [24-0494](#) PL8210
CALALLEN TOWNSITE BLOCK 23, LOT 4R (REPLAT OF 0.29 AC).
Located east of I-37 Access Rd. and south of Elliff St.

Attachments: [PL8210 Calallen Townsite Block 23 Lot 4R Cover Text Tab](#)
[PL8210 Calallen Townsite Block 23 Lot 4R ClosedDocReport](#)
[PL8210 Calallen Townsite Block 23 Lot 4R Updated Plat 3-18](#)

7. [24-0503](#) PL8152
PERRY'S ESTATES BLOCK 5, LOTS 8AR, 8BR, 8CR, AND 9R (REPLAT OF 2.404 ACRES)
Located south of SH 358 & west of Waldron Rd.

Attachments: [PL8152 Perry's Estates Cover Txt Tab-PL8152](#)
[PL8152 Perry's Estates CLOSED COMB RPT](#)
[PL8152 Perry's Estates Plat Pg. 1 3-26](#)
[PL8152 Perry's Estates Plat Pg. 2 3-26](#)
[PL8152 Perry's Estates Utility Plan 3-18](#)
[PL8152 Perry's Estates SWQMP - PERRY'S ESTATES](#)

B. Zoning

8. [24-0496](#) Zoning Case No. ZN7974, Leslie Lopez (District 1). Ordinance rezoning a property at or near 110 Rolling Acres Drive from the "RS-6" Single-Family 6 District to the "ON" Neighborhood Office District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial in lieu thereof approval to the "ON/SP" Neighborhood Office District with a Special Permit.)

Attachments: [ZN7974 Leslie Lopez Staff Report](#)
[ZN7974 Leslie Lopez PowerPoint](#)

9. [24-0497](#) Zoning Case No. ZN8199, Barajas Family Corporation (District 2). Ordinance rezoning a property at or near 3345 Gollihar Road and 4500 Kirkwood Drive from the "ON" Neighborhood Office District and 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: [ZN8199 Barajas Family Corporation](#)
[ZN8199 Barajas Family Corporation PowerPoint](#)

10. [24-0498](#) Zoning Case No. ZN8200, Barajas Family Corporation (District 2). Ordinance rezoning a property at or near 2823 South Port Avenue and 2511 San Jacinto Drive from the "CG-2" General Commercial District and the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8200 Barajas Family Corporation](#)
[ZN8200 PowerPoint Presentation](#)

VI. Director's Report:

Michael Dice, Assistant Director, presented the following:

Presentation Overview: Water Impact Fee

Purpose of Capital Improvements Advisory Committee (CIAC)

→Assist with Land Use Assumptions (LUA)

→Review Capital Improvements Plan (CIP)

- Monitor and evaluate implementation/administration of impact fees
- Project-level versus system Improvements
- Revenue credits
- Site-specific credits
- Developer reimbursements
- Review additional transportation scenario without A3
- Recommendations on draft water impact fees
- Advisory capacity regarding LUA and CIP
- CIAC does not vote to adopt a specific impact fee schedule

Mr. Dice explained the Water Impact Fee and potential fees for water service. Land Use and CIP's implementation was discussed along with fee service areas, which is based on current water treatment plants. We have one water treatment plant but two pressure zones. Pape Dawson recommends we have two service areas, all of Corpus Christi, and the island. Projects and calculated fees were presented based on growth patterns. (10-year growth plan). Option 1 is the recommended option out of 5 options.

Commissioner Lerma asked about the two service areas, how many other cities are doing two service areas, how will the projects be different, and how are the projects funded.

Mr. Dice stated service areas provide a split of the fund and makes sure funds collected are spent in the area it was collected from. The two items on Padre Island will probably be non-funded. CIAC will review the advantages of one or two service areas.

Mr. Dice stated CIAC can approve or deny; the trust fund is not part of CIAC's purview.

Commissioner Salazar-Garza asked about desalination fees.

Mr. Dice stated they are not taking out the desalination fees, as part of the calculation, you take the CIP program, the equation shown at previous meeting, and plug in capital improvements, LEU's will be done, and how that development is going to occur in the next 10 years, will help develop the total fee cost. When desalination is taken out, recommended by Pape-Dawson, because that \$250 million in capital improvements is out, it helps lower that item in the equation which lowers the costs. Anything collected for impact fees can be spent on desalination. If something is in the CIP in that service area, money collected can be used towards desalination. If desalination is not in the CIP, money can't be used.

Commissioner Munoz stated CIAC will recommend a rate for the fees, but City Council has final approval.

Mr. Dice stated depending on whether you have the maximum and the assessment, if Council adopts at a maximum rate but assess zero, CIAC can come back and recommend changes based on growth. CIAC has to meet every five years and examine

impact fees and make recommendations to Council. If Council assesses the maximum at zero, CIAC can't do anything. Everything would have to start over to adjust the impact fee.

Vice Chair York asked if the max fee is \$1,000 and Council says we will charge \$100, and come back a year later, and they need more money, \$200, what is the process to change the amount?

Mr. Dice stated in Chapter 395, anything addressing the impact fee has to be reviewed by CIAC. It only goes through the approval process for CIAC and Council. Planning Commission does not vote on the issue.

Vice Chairman York asked about how the fees are assessed compared to the trust fund; per lot or per unit?

Mr. Dice stated it is per LEU; per residential lot. The calculation is different for commercial because it is based on the water meter size.

Vice Chairman York asked what happens to the trust fund if impact fees are adopted?

Mr. Dice stated trust funds will continue until an effective date of the impact fee is established and everyone has plenty of notice. At that point, trust funds go away.

Vice Chairman York asked that CIAC address the issues based on the size of the meters for commercial properties.

Mr. Dice stated there will be instances of this type, and the policy can be amended.

Mr. Brice stated the city has flexibility amending the impact fee program, so eight inch vs. two inch pipes, a new rule can be adopted by Council.

Mr. Dice stated the city can charge but they do not have to charge. (Impact Fee Waivers for developers and investors).

VII. Future Agenda Items: None.

VIII. Adjournment:

There being no further business to discuss, the meeting adjourned at 6:00 pm.