



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, September 19, 2018

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman Villarreal called the meeting to order and a quorum was established with Commissioners Baugh and Hovda absent.

II. Approval of Absences - September 5, 2018: Commissioner Ezell

A motion to excuse the absence Commissioner Ezell's absence was made by Vice Chairman Crull and seconded by Chairman Villarreal. The motion passed.

III. Approval of Minutes

1. [18-1189](#) Regular Meeting Minutes of September 5, 2018

A motion to approve item "1" was made by Commissioner Schroeder and seconded by Commissioner Dibble. The motion passed.

IV. Public Hearing (Items A - C) - Discussion and Possible Action

A. Plats

Plat Waivers (Plat Variance)

2. [18-1111](#) **18PL1076**
PARK SPRINGS IHS, BLOCK 1 LOTS 1 THROUGH 3 (FINAL - 3.87 ACRES)
Located Hazel Bazemore Road (CR 69) and south of Northwest Boulevard (FM 624).
Request for a Waiver of the Wastewater Infrastructure Construction Requirement in Section 8.2.7.A of the Unified Development Code (UDC), and an Exemption from Wastewater Lot/Acreage Fees in Accordance with Section 8.5.2.G of the UDC And a Waiver from Sidewalk Construction Requirement in 8.2.2.

Bill Green, Assistant Director of Development Services presented item "2" for the record as shown above. This is the continuation of consideration of a request for a plat waiver from the wastewater construction requirement, and

an exemption from wastewater lot/acreage fees. Mr. Green presented a location map along with an aerial map showing the nearest wastewater connection. At the September 5, 2018 meeting, the applicant presented a layout and cost estimate of what would be required to comply with the City's Wastewater Master Plan. That proposal would have required about 2.5 miles of sewer line, consisting of 8,020 linear feet of gravity line, and 5,300 linear feet of force main, and also a lift station. The estimated cost was around \$6.7 million. The Planning Commission requested consideration of an alternative, to connect to a manhole and wastewater line in a subdivision north, across FM 624, that is approximately 415 feet away.

Mr. Green also presented a Sanitary Sewer Line Plan and Profile which was provided by the engineer, Murf Hudson with Urban Engineering. The alternative sanitary sewer line construction proposal is to bore underneath Northwest Boulevard (FM 624), install 168 linear feet of pipe casing underneath that road, and install around 782 linear feet of 8-inch PVC pipe, and connect that pipe to the manhole. The proposal also includes installation of four manholes. The profile, below the plan view, shows that this is a busy intersection. Running through this intersection is a 30-inch stormwater culvert, a 24-inch stormwater culvert, an 18-inch stormwater culvert, a 12-inch water line, a 6-inch gas line, a GTE fiber line, and an ATT fiber line.

A cost estimate of the alternative proposal was provided by the engineer and it is estimated to be \$238,934. The cost of the off-site portion is approximately \$175,000. The off-site portion is only eligible for partial reimbursement per UDC 8.5.2.E.2, because this is a "collection line" and not a "trunk line." ("Collection line" is defined in UDC 1.11.3 as a pipe diameter of less than 15 inches). It should be noted that this cost estimate does not include the costs of TxDOT application to bore underneath Northwest Boulevard (FM 624), the costs of amending the City's Wastewater Master Plan, which would be required both to allow this alternative construction, and also to enable the applicant to be eligible for reimbursement; costs of obtaining construction easement on the private property on the north side of Northwest Boulevard; the uncertainty and time delay in obtaining all of these approvals.

Mr. Green explained the standards for granting a plat waiver from wastewater construction (UDC 8.2.7.B). A proposed subdivision must not be within 1,000 feet of a collection line of sufficient capacity, as determined by adopted City wastewater standards. In this case, the proposed subdivision is 415 feet from the nearest collection line. However, that nearest collection line, across and north of Northwest Boulevard, is in the Greenwood Service Area Master Plan, while the subject plat is in the Allison Service Area Wastewater Master Plan. Northwest Blvd represents the boundary between the two service areas. Connecting the subject site to this collection line would require amendment of the wastewater master plan, adjusting the service area boundaries. In addition to the waiver standard in UDC 8.2.7.B., the factors in the Plat Waiver Standard under UDC 3.8.3.D. must also be considered.

Staff has reviewed the current proposal, the current wastewater master plan, and possible revisions to the wastewater master plan. Mr. Green listed the following Staff findings:

- The proposed plat is "reasonably accessible" to the manhole on the north side of FM 624.
- However, the proposed alternative does not follow the City's current adopted

Wastewater Master Plan.

- The alternative proposal possibly could serve this plat and four additional properties to the west.
- Other adjacent properties are currently do not have wastewater service.
- A road bore crossing underneath FM 624 would require application to TxDOT. It is uncertain at this time whether TxDOT would approve the application.
- The road bore underneath FM 624 has logistical challenges as it would be occurring near culverts and other utility lines. Also, work on the north side of FM 624 would require a construction easement and excavation on private property at the northwest corner of FM 624 and River Hill Drive.

Staff recommends approval of the request for waiver of the wastewater construction requirement, on the condition that the applicant enter into a Sanitary Sewer Connection Agreement. Staff also recommends approval of the request for exemption from the wastewater lot/acreage fee, based on the area being an "exempted area," that is, an area "not likely to be served by City wastewater services within the next 15 years" (per UDC 8.5.2.G). This is based on a preliminary review of the proposed draft of Wastewater Master Plan amendments, which do not show a trunk line or collection line extension for this segment of Northwest Boulevard.

After Staff's presentation, Chairman Villarreal opened the floor for Commissioner questions/discussion. Discussion took place regarding the Greenwood and Allison Service Areas, the Sanitary Sewer Connection Agreement and lot/acreage fees. A correction was made by Vice Chairman Crull that clarifies the area south of FM 624 resides within the Allison Service Area and not the Greenwood Service Area. This correction included the point that FM 624 served as a service area boundary within the Allison Service Area. After Commissioner's questions/comments concluded, Chairman Villarreal opened the public hearing. Engineer of record for the project, Murf Hudson with Urban Engineering, addressed the Commission. He contends that the depth and gradient of the alternative are such that no other property would be able to connect to this line. Denying the waiver and requiring construction compels the applicant to amend the City's Wastewater Master Plan, an additional cost, with no guarantee that it would be successful at City Council. There is no guarantee that TxDOT will grant permission to bore underneath Northwest Boulevard (FM 624). If the off-site portion is reimbursed, this is an inefficient use of trust funds because the alternative would only serve the subject site. Other properties in the area have been granted wastewater waivers. With no one else coming forward, the public hearing was closed. A motion was made by Commissioner Dibble to approve the waiver from wastewater construction and the exemption of lot/acreage fees. The motion was seconded by Commissioner Schroeder and the motion passed.

3. [18-1192](#)**18PL1029****COUNCIL ADDITION, BLOCK 1, LOT 1AR (REPLAT - 30.17 ACRES)**

Located west of Southern Minerals Road and south of Leopard Street.

Request for a Plat Waiver of the Sidewalk Construction Requirement in Section 8.1.4 and 8.2.2 of the Unified Development Code.

Mr. Green presented item "3" for the record as shown above and showed a

location map of the subject property. He explained that the platting process requires the installation of public improvements, including sidewalks, under UDC 8.1.4. It should be noted that in UDC Table 8.2.1.C, the Non-Local Streets Standards, in a footnote, states that "sidewalks are not required in industrial areas." In support of the waiver request, the applicant asserts that the property is zoned Light Industrial and is being used as such and there is no sidewalk network on this property or adjacent properties.

Mr. Green listed the factors to consider for granting a plat waiver under UDC Section 3.8.3.D. The exceptions for required sidewalk improvements in UDC 8.2.2.B do not apply in this case:

1. Sidewalks shall not be required along each side of a street right-of-way where such street is a permanent dead-end street and where there is pedestrian access from the permanent dead-end street to a paved hike and bike trail. In such instance, a sidewalk only shall be required on one side of the street right-of-way.
2. Sidewalks shall not be required along street rights-of-way where each lot fronting on such street has direct access from the side or rear to a paved hike and bike trail.
3. Sidewalks shall not be required for residential subdivisions in the Farm Rural and Residential Estate zoning districts.
4. Sidewalks adjacent to private streets may be allowed to be placed on only one side of the street if the sidewalk width is 6 feet or greater and approved by the Assistant City Manager of Development Services.

Per Section 8.2.2.A.4 of the UDC, sidewalks shall connect to existing adjacent sidewalks or be designed and placed to allow connection to future adjacent sidewalks. In this case, there is an existing sidewalk next to a Regional Transportation Authority (RTA) bus stop, approximately 25 feet in length, along the front footage of the subject property. Mr. Green also presented street view maps (west and south views) of the subject site to show the RTA bus stop. There is also a bus stop across the street on the north side of Leopard Street. Section 8.2.2.A.1.a of the UDC specifically requires sidewalk along streets that are designated in the city's Urban Transportation Plan (UTP) as arterials or collectors. In this case, the proposed replat is located along Leopard Street, which is designated in the UTP as an A-2 Arterial. Based on Leopard Street's designation as an A-2 arterial in the UTP, and based on the existence of a bus stop and existing sidewalk along the front footage of the subject property, and weighing the factors in UDC 3.8.3.D, Staff recommends denial of the request for waiver from the sidewalk construction requirement.

After Staff's presentation, Chairman Villarreal opened the floor for Commissioner questions/discussion. Commissioner Williams asked a question regarding the sidewalk connectivity, raised a concern that the length of the proposed sidewalk is only at 1,000 feet and asked where the closest subdivision is in proximity to the subject site. Greg Collins, Senior Project Planner, informed Commissioner Williams that the nearest subdivision is approximately a quarter of a mile away from the subject site. He also explained that this particular bus stop route has a high ridership figure according to the RTA. The purpose of the route was to assist people in their work commute and in a safe manner. Commissioner Williams also asked if the sidewalk requirement could be applied to other business in the surrounding area. Vice Chairman Crull said the closest subdivision is near Rand Morgan Road which is over a mile away. He mentioned that sidewalks were not

constructed near Rand Morgan road which has more development. He said there is an existing (ten feet wide) shoulder along the roadway that can be utilized as a walkway. He also stated that the high ridership for this route is because there is a "park and ride" nearby as well as a craft training center and Sam Kane Beef. Commissioner Schroeder expressed his support for Staff's position and feels the sidewalk is beneficial.

After Commissioner's questions/discussion concluded, Chairman Villarreal opened the public hearing. Representing the applicant, Murf Hudson with Urban Engineering, addressed the Commission and provided an exhibit showing 25 bus stops at 13 locations on Leopard Street with no sidewalk connections. If required to construct the sidewalk, it is estimated it will cost \$50,000.00. He mentioned that the subject property was replatted in 2012 and sidewalk was not required at that time. He also brought up the existing shoulders along the roadway and felt that if sidewalk is constructed it would be flush with the pavement, providing no separation between pedestrians and high-speed traffic. He said the road needs a restoration project and at that point is when the sidewalk should be constructed by either the Texas Department of Transportation or the City. With no one else coming forward, the public hearing was closed. A motion was made by Vice Chairman Crull to approve the waiver request for item "3". Commissioner Ezell seconded and the motion passed.

New Plats

Greg Collins, Development Services, read items "2, 3, 4, 5, 6 & 7" into the record as shown below. Mr. Collins stated the plats satisfy all requirements of the Unified Development Code (UDC) and State Law; the Technical Review Committee recommends approval. After Staff's presentation, Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve items "2, 3, 4, 5, 6 & 7" was made Commissioner Dibble and seconded by Commissioner Zarghouni. The motion passed.

4. [18-1190](#) 18PL1082
AVANTI AT GREENWOOD, BLOCK 1, LOTS 1 & 2 (REPLAT - 5.84 ACRES)
Located north of Saratoga Boulevard and east of Greenwood Drive.
5. [18-1191](#) 18PL1073
AZALI ESTATES UNIT 1 (FINAL - 43.190 ACRES)
Located east of Yorktown Boulevard and west of Cayo Del Oso.
6. [18-1193](#) 18PL1029
COUNCIL ADDITION, BLOCK 1, LOT 1AR (REPLAT - 30.17 ACRES)
Located west of Southern Minerals Road and south of Leopard Street.
7. [18-1194](#) 18PL1086

PADRE ISLAND - CORPUS CHRISTI SECTION 4, BLK 237, LOT 9R
(REPLAT - 0.20 ACRES)

Located west of Park Road 22 (SPID) and south of Whitecap Boulevard.

Time Extensions

8. [18-1195](#)

17PL1042

THE VILLAS PUD (FINAL REPLAT - 2.35 ACRES)

Located on the northeast side of Granada Drive and west of Leeward Drive.

Mr. Collins read item "8" into the record as shown above. He stated the Planning Commission originally approved the referred plat on August 23, 2017. This is the second request and the applicant is requesting a six-month time extension. Construction plans for this project were approved on April 23, 2018 and is currently out for bids. Additionally, an easement closure request has been submitted that is tied to the subject plat and it is in the review process. The first extension request was approved by the Commission on March 7, 2018. Staff along with the Technical Review Committee recommend approval. After Staff's presentation, Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve item "8" was made by Commissioner Ezell and seconded by Commissioner Schroeder. The motion passed.

9. [18-1198](#)

0117006-NP005 (17PL1000)

ALEXA ADDITION, BLOCK 1, LOT 1 (FINAL - 2.829 ACRES)

Located north of Ocean Drive and west of Airline Road.

Mr. Collins read item "9" into the record as shown above. He stated the Planning Commission originally approved the referred plat on April 5, 2017. This is the third request. The applicant is requesting a six-month time extension to complete an additional flood plain analysis and FEMA approvals required by the City/developer's lender, prior to obtaining permit approval and beginning construction of public improvements. Public Improvement plans have been submitted and will be reviewed by Staff soon. The first extension request was approved by the Commission on September 6, 2017 and the second request was approved on March 21, 2018. Staff along with the Technical Review Committee recommend approval. After Staff's presentation, Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve item "9" was made by Commissioner Dibble and seconded by Vice Chairman Crull. The motion passed.

10. [18-1202](#)

0816098-NP061 (16-20000007)

SALIDA DEL SOL AT TERRA MAR- UNITS 2, 3 & 4; SAN CRISTOBAL
ESTATES- UNITS 3 & 4 (PRELIMINARY - 24.70 ACRES)

Located south of Wooldridge Road and west of North Oso Parkway.

Mr. Collins read item "10" into the record as shown above. He stated the Planning Commission originally approved the referred plat on October 5, 2016. This is the first request and the applicant is requesting a twenty-four-month time extension. The applicant requests an extension because the preliminary plat contains 115 residential lots in five phases, and two years is not adequate time to develop all of the phases. Of note, the final plats for San Cristobal Estates at Terra Mar Unit 3 and Salida del Sol at Terra Mar Unit 2 (both approved by the Planning Commission on January 11, 2017) were recorded on January 9, 2018 and on June 8, 2018, respectively. Staff along with the Technical Review Committee recommend approval. After Staff's presentation, Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve item "10" was made by Commissioner Schroeder and seconded by Commissioner Zarghouni. The motion passed.

B. Zoning

11. 18-1203

Public Hearing - Rezoning Property at or near 15621 and 15625 South Padre Island Drive (Park Road 22) and Lots 5A and 6A, Block 15, Padre Island

Case No. 0918-02 - Rakesh Patel, Lina Patel, and Daxa Kumar:

Ordinance rezoning property at or near 15621 and 15625 South Padre Island Drive (Park Road 22) and Lots 5A and 6A, Block 15, Padre Island (located on the west side of South Padre Island Drive, south of Whitecap Boulevard, and north of Encantada Avenue), from the "CR-2/IO" Resort Commercial District with the Island Overlay to the "IL" Light Industrial District.

Andrew Dimas, Development Services, read item "11" into record as shown above. He presented several aerial views of the subject property along with the Existing and Future Land Use maps. He stated the purpose of the rezoning request is to allow for the operation of a landscaping business including outdoor storage. The owner is proposing to have a landscaping business with outside storage of bulk materials, equipment, and company vehicles. The bulk materials will be gravel, decomposed granite, river rock, top soil, etc. The piles of bulk material will not exceed 6 feet tall. The applicant is not planning to use it as a retail place, however occasionally some customers will visit to look at the materials or make a payment. A 6-foot, 10-inch solid screening fence will be installed around the subject property and the front gate will be the sole point of accessing the property.

Mr. Dimas informed the Commission that one public notice was returned in favor and one notice was returned in opposition of the change of zoning request. He went over the zoning patterns for the surrounding area along with the UDC requirements for the change of zoning request. Mr. Dimas listed the available municipal facilities. Wastewater service is currently unavailable to the subject property. The closest, available wastewater manhole is approximately 145 feet to the west along Palmira Avenue. Based on discussions with the applicant, he is in the process of acquiring an easement. If a building is eventually placed on the subject property, he would have the

ability to obtain wastewater service.

Mr. Dimas stated a retail nursery is allowed in the “CR-2” Resort Commercial District by-right but the outdoor and aggregate material storage use requires the “IL” Light Industrial District. He further explained that a Special Permit would provide the use requested by the applicant while protecting the integrity of surrounding uses including the nearby neighborhood. Staff recommends denial of the requested change of zoning, and in lieu thereof, approval of the “CR-2/SP” Resort Commercial District with a Special Permit (SP) and with the following conditions:

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district are as defined by the Unified Development Code (UDC) in Section 5.1.5.B “Warehouse and Freight Movement” except bus barn, coal and coke storage and sales, food locker, household moving and general freight storage, milk distributing station, produce and storage warehouse, truck or transfer terminal, and warehouse used for storage of retail goods.
2. **Outdoor Storage:** Outdoor storage is permitted and must remain screened at all times. Storage includes trailers, construction equipment, aggregate materials, and other items related to a landscaping business. Piles of loose aggregate materials shall be no taller than 6-feet in height. Any dumpsters must be screened from view of the public.
3. **Screening Fence:** A solid screening fence at minimum of six (6) feet shall be installed and maintained to provide a visual barrier around the perimeter of the property.
4. **Landscaping:** Landscaping shall be installed in accordance with the requirements of the Unified Development Code (UDC) along South Padre Island Drive (Park Road 22).
5. **Lighting:** All lighting must be shielded and directed away from abutting residences and nearby streets. Cut-off shields are required for all lighting. No light projection is permitted beyond the property line.
6. **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code. Outside paging, speakers, telephone bells, or similar devices are prohibited.
7. **Hours of Operation:** Business may only be conducted daily between the hours of 6:00 AM to 9:00 PM. All deliveries must occur within these operating hours.
8. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
9. **Island Overlay:** The construction or installation of a storage shed as identified shall be exempt from the conditions of the Island Overlay as described in Section 6.4 of the Unified Development Code (UDC). Construction or installation of an office shall conform to the requirements of the Island Overlay.
10. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (12) months of this ordinance, unless a complete building permit application has been submitted, a certificate of occupancy or a letter of UDC compliance has been issued, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

After Staff’s presentation, Chairman Villarreal opened the floor for questions/discussion by Commissioners. Commissioner Schroeder raised a

concern regarding the potential for the gravel to become an airborne hazard in the event of a storm such as a hurricane. After Commissioner's questions/discussion concluded, Chairman Villarreal opened the public hearing. Yilmazer Enes at 6610 Sahara Drive addressed the Commission and expressed his opposition to the change of zoning request. He received three public notices and submitted them during the public hearing. He felt that the use for the property is not compatible with the surrounding area.

The applicant, Javier Garcia at 15105 Dasmarinas, addressed the Commission in support of his application. In response to Commissioner Schroeder's comment regarding flying debris, Mr. Garcia stated that during Hurricane Harvey he experienced no issues with misplaced gravel. He also mentioned that the delivery trucks are only capable of unloading gravel piles at five feet. He plans to construct the fence and storefront in an attractive manner and will exceed code regulations. With no one else coming forward the public hearing was closed. A motion to approve Staff's recommendation for item "11" was made by Commissioner Dibble and seconded by Chairman Villarreal. The motion passed with Commissioner Schroeder voting "no".

C. Master Plan

12. [18-1197](#)

Ordinance amending the City of Corpus Christi (the "City") Comprehensive Plan by amending the City's Water Distribution System Master Water Plan South of Oso Creek in the areas surrounding Farm Road (FM) 43, FM 2444 and Highway (HWY) 286.

Gabriel Hinojosa, Major Projects Engineer for the Utilities Department, presented item "12" for the record. He presented several maps to show the subject location and the existing Master Plan from 1997 versus the proposed Master Plan. The purpose of this item is to update the City's Water Master Plan South of Oso Creek, outside the City limit within the extra-territorial jurisdiction (ETJ). Mr. Hinojosa stated that the area west of Highway 286 is not adopted in the current plan. Staff is proposing the following amendments:

- Update the plan to reflect the existing location of the existing 48" and 42" transmission main from Greenwood Drive to the intersection of Yorktown Boulevard and Rodd Field Road;
- Propose a combination of water gridmains and transmission mains in the surrounding areas of County Road (CR) 33, FM 43, FM 2444 and HWY 286.

The proposed amendments would achieve the following objectives:

- Facilitate the development of an adequate water grid system;
- Facilitate orderly development;
- Satisfy a need for redundancy in the system, which provides a backup water supply and improves water quality and pressure, and
- Update the plan to reflect locations of existing watermains.

Mr. Hinojosa also informed the Commission of the funding sources to implement the Master Plan. Staff recommends approval of the proposed amendments to the Master Water Plan. After Staff's presentation, Chairman Villarreal opened the floor for Commissioner questions/discussion. Discussion took place regarding the existing lines along FM 2444 and Vice Chairman Crull suggested that the proposed plan (grid) be continued further in the southwest corner. He also brought up the preliminary plans by the Texas Department of Transportation (TxDOT) for improvements in the subject area and Mr. Hinojosa

stated they have had discussions with TxDOT to clarify what will be needed for the project. Vice Chairman Crull also mentioned the absence of a Wastewater /Stormwater Master Plan for the area, particularly in the Capital Improvement Plan. Nina Nixon-Mendez, Director of Development Services, updated Vice Chairman Crull on an upcoming Staff/City Council policy discussion related to the subject area and Staff will be providing recommendations. The engagement will involve the lack of a Wastewater Master Plan in the area and the need to amend or extend the Master Plan for the subject area. This presentation is tentatively scheduled for October 9, 2018.

After Commissioners questions/comments concluded, Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion was made by Vice Chairman Crull to approve Staff's recommendation for item "12" with the caveat that additions be made to the proposed Master Plan to further extend the southwest corner. The motion was seconded by Commissioner Zarghouni and the motion passed.

V. Director's Report

Ms. Nixon-Mendez introduced new team member, Planning Technician, Craig Garrison. She also updated the Commission that Staff is working on the exceptions to sidewalk provisions of the UDC and plan to move forward with a presentation soon.

VI. Items to be Scheduled

None.

VII. Adjournment of Planning Commission Meeting

There being no further business to discuss, Chairman Villarreal adjourned the meeting at 6:50 p.m.

VIII. Convene Airport Zoning Commission Meeting (Planning Commission)

A. Call to Order - Roll Call

Chairman Villarreal called the meeting to order and a quorum was established with Commissioners Baugh, Hovda, Zarghouni and Dibble absent.

B. Approval of Absences - August 8, 2018: Commissioner Dibble

A motion to excuse Commissioner Dibble's absence was made by Commissioner Ezell and seconded by Vice Chairman Crull. The motion passed.

C. Approval of Minutes

1. [18-1199](#) Regular Meeting Minutes of August 8, 2018

A motion to approve item "1" was made by Commissioner Ezell and seconded by Chairman Villarreal. The motion passed.

D. Presentation

2. [18-1196](#) Executive Summary of the Airport Master Plan/Construction Status Report
- Fred Segundo, Director of Aviation, presented item "2" for the record. He gave some background information on what has been taking place at the airport to date and went into detail regarding the Construction Status Report. He explained that the Federal Aviation Administration (FAA) has given funding (with City Council approval on 9/17/18) to reconstruct their Terminal Apron/GA Ramps from asphalt to concrete, to be done in phases.
- Mr. Segundo informed the Commission that they plan to acquire land (50.535 gross acres of agricultural row-crop land) located adjacent to currently owned Airport property along the southern boundary on Joe Miruer Road (FM763). He provided a map to show the location. He also mentioned a fuel farm project for Sterling Aviation. It will consist of multiple tanks of both JetA and Avgas. He concluded the presentation with a list of future projects such as a hotel and terminal rehabilitation for jet bridges, escalators, cooling towers/energy management system and the service animal relief area. After Staff's presentation, Chairman Villarreal opened the floor for Commissioner questions/discussion. Commissioner Schroeder raised a question on current data for plain passengers. No action was taken on this item.

E. Director's Report

Ms. Nixon-Mendez informed the Commission that with the next AZC meeting in October, the focus will be on economic development opportunities adjacent to the Airport.

F. Adjournment

There being no further business to discuss, Chairman Villarreal adjourned the meeting at 7:05 p.m.