



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Final

Planning Commission

Wednesday, March 20, 2024

5:30 PM

City Hall 6th Floor Conference Room

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 Vice Chairman York and Commissioner Hedrick absent.

Present 7 - Board Member Brian Mandel, Board Member Cynthia Garza, Board Member Billy A. Lerma, Chair Michael Miller, Board Member Jahvid Motaghi, Board Member Mike Munoz, and Board Member Michael Budd

Absent 3 - Advisory Non voting Ben Polack, Board Member Justin Hedrick, and Vice Chair Michael York

II. PUBLIC COMMENT: None.

III. Approval of Absences: 3/6/24: Commissioner Mandel

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

IV. Approval of Minutes:

1. [24-0444](#) 3-6-24 Regular Planning Commission Meeting Minutes DRAFT

Attachments: [3-6-24 PC Minutes DRAFT](#)

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

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

Mark Orozco, Development Services, read Consent Agenda Items A and B, Time Extension and Zoning, Items No. 2 and 3, into the record as shown below. The time extension satisfies all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee (TRC). Staff recommends approval of the time extension and zoning case.

Chairman Miller opened Public Comment for Item 2. Seeing no one to speak, Chairman Miller 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 Motaghi. The Vote: All Aye. The

motion passed.

Commissioner Budd abstained from Consent Agenda B, Item 3, Zoning Case No 0224-01, Nasser & Soroush Farahnakian.

Chairman Miller opened Public Comment for Item 3.

Grady Isensee, 746 Princess Drive, stated he wanted to know what was happening.

Chairman Miller stated the property is not annexed into the city yet, but it is common practice for the developer to request zoning upon annexation for that property. This is for a residential neighborhood, RS-4.5 zoning, 4500 sq. foot individual lots.

Seeing no more public comments, Chairman Miller closed Public Comment.

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

A. Time Extension

2. [24-0453](#) 22PL1091-SECOND REQUEST-12 MONTH EXTENSION
SCHANEN ESTATES, UNIT 13 (FINAL PLAT-60 LOTS, 10.06 ACRES)
Located at Norchester Dr. and Glenway Dr.

Attachments: [22PL1091 Schanen Estates Unit 13 CvLt Time Ext](#)
[22PL1091PCActionLetter2](#)
[22PL1091 Schanen Estates Unit 13 -Time Ext PC Letter](#)
[22PL1091 Shanen Estates City PC Extension Request 3-7-24](#)
[22PL1091 PC Plat Schanen Estates](#)

B. Zoning

3. [24-0288](#) Zoning Case No. 0224-01, Nasser & Soroush Farahnakian (OCL) (District 3 upon annexation). Ordinance rezoning a property at or near 801 South Clarkwood Road from the "FR" Farm Rural District (upon annexation) to the "RS-4.5" Single-Family 4.5 District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [Case 0224-01 Nasser and Soroush Farahnakian Staff Report](#)
[Case 0224-01 Nasser and Soroush Farahnakian PowerPoint Presentation](#)

VI. Director's Report

Michael Dice, Assistant Director, presented the following:

Presentation Overview: Review of Draft Transportation Impact Fees

Adopt transportation impact fees with 90% revenue credit

- Eliminate A3 and C1 (Option 3) functional classifications from system improvements to be funded by impact fees
- Restrict impact fee funding of intersection improvements to combinations of functional classifications designated as system improvements

State Law requires service areas be determined. The Master Plan talks about land use, and each potential impact fee has service area requirements; for transportation, each service area can be no larger than six square miles. We have one service area for drainage. Transportation has to have this many service areas (21). Fees for service areas, and money collected in those areas, stays in that area. Projected growth helps determine part of the equation that sets the fee. Stormwater only had five projects. Transportation has 21 and different classifications.

Mr. Dice discussed how fees are calculated and the three options available; broken down by service area and cost per mile. Option three is the recommended option from the consultants and adopt the transportation fee with a 90%-10% split.

Commissioner Munoz asked for an explanation of the credit process and Mr. Dice gave an example of how the credit process would work. Credits have to be used in the same service areas. Roads are limited to city limits only. Water and Wastewater can go outside the city limits.

Chairman Miller asked about areas that are in rough shape and will not see additional growth. Mr. Dice stated farm areas would not be helped, but as development occurs, the impact fee will supplement jobs in that service area. Transportation is complicated because roads require so many service areas and may take more people to manage.

Mr. Dice mentioned the upcoming meetings for CIAC, Planning Commission, City Council, and community meetings. All the presentations and meetings are on our website.

CIAC is a recommending body and City Council has the final decision. Planning Commission is information only.

VII. Future Agenda Items: None.

VIII. Adjournment

There being no further business to discuss, the meeting adjourned at 6:07 pm.