



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Final

Planning Commission

Wednesday, February 21, 2024

5:30 PM

City Hall 6th Floor Conference Room

I. Call to Order, Roll Call:

Chairman Miller called the meeting to order at 5:31 pm and a quorum was established to conduct the meeting, with Vice Chairman York, Commissioners Munoz, Motaghi, and Hedrick absent.

II. PUBLIC COMMENT: None.

III. Approval of Absences: Commissioners Mandel and Motaghi

A motion was made by Commissioner Lerma to approve the absences listed above for February 7, 2024, and seconded by Commissioner Mandel. The Vote: All Aye. The motion passed.

IV. Approval of Minutes:

1. [24-0287](#) Regular Planning Commission Meeting Minutes February 7, 2024

Attachments: [2-7-24 PC Minutes DRAFT](#)

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

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

A. Plats:

Chairman Miller stated Commissioner Budd is abstaining from C., Item 8, Zoning Case No. 0224-01, Nasser & Soroush Farahnakian.

Mark Orozco, Development Services, read Consent Agenda A and B, plats, items 2, 3, 4, 5, 6, and 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). Staff recommend approval of the plats and the plat extension requests.

Chairman Miller asked if Item No. 6 was a 12-month extension or approval on a six-month extension.

Mr. Orozco stated it should have been a 24-month extension for a preliminary plat, but the applicant asked for a 12-month extension.

Chairman Miller opened Public Comment for Items A and B. Seeing no one to speak, Chairman Miller closed the Public Hearing.

A motion was made by Commissioner Salazar-Garza to approve Consent Agenda A and B, items 2, 3, 4, 5, 6, and 7 as presented by staff and seconded by Commissioner Lerma. The Vote: All Aye. The motion passed.

Chairman Miller stated Item No. 8, Zoning Case No. 0224-01, Nasser & Soroush Farahnakian, has no action attributed to it because there was not a quorum to vote on the item.

2. [24-0284](#) PL8172
 DRISCOLL VILLAGE, BLOCK 7, LOTS 27-37 (REPLAT OF 1.84 ACRES)
 Located at 3618 Mueller.

 Attachments: [PL8172 Driscoll Village CvLt](#)
 [PL8172 Driscoll Village ClosedDocReport](#)
 [PL8172 Driscoll Village Plat - Pg. 1_1-24 \(1\)1 and 2](#)

3. [24-0294](#) PL8123
 OSO VISTA SUBDIVISION UNITS 1 AND 2 (PRELIMINARY PLAT 57.32 ACRES)
 Located West of HWY 286 and North of FM-43.

 Attachments: [PL8123 Oso Vista Sbdvsn Unit 1-2 CvLt](#)
 [PL8123 Oso Vista Sbdvsn Unit 1-2 Sixth Combined Report CLOSED updated](#)
 [PL8123 Oso Vista Sbdvsn Unit 1-2 Plat](#)

4. [24-0296](#) PL8190
 FLOUR BLUFF HEIGHTS, BLOCK 4, LOT 15R (FINAL PLAT 0.43 ACRES)
 Located at 301 Skipper Lane.

 Attachments: [PL8190 Flour Bluff Heights Block 4 Lot 15R CvPg](#)
 [PL8190 Flour Bluff Heights Block 4 Lot 15R ClosedDocReport](#)
 [PL8190 Flour Bluff Heights Block 4 Lot 15R Plat](#)

5. [24-0304](#) PL8075-CONDITIONAL
 MOORLAND VIEW UNIT 2 (FINAL OF 11.595 ACRES)
 Located north of Yorktown Blvd. & east of Rodd Field Rd.

 Attachments: [PL8075 MOORLAND VIEW UNIT 2 Text Tab - Plats](#)
 [PL8075 MOORLAND VIEW UNIT 2 UPDATED Report](#)
 [PL8075 MOOLRAND VIEW UNIT 2 PLAT](#)

B. Time Extension:

6. [24-0280](#) 19PL1124-SECOND EXTENSION REQUEST-12 MONTH EXTENSION
FIFTH QUARTER INDUSTRIAL PARK (PRELIMINARY PLAT)
Located along the N/S of Yorktown Blvd, between Starry Rd and the Oso Creek.

Attachments: [19PL1124 Fifth Quarter Industrial Park CvLt](#)
[19PL1124 Fifth Quarter Industrial Park 1st Extension ActionLtr](#)
[19PL1124 Fifth Quarter Industrial Park Action Letter](#)
[19PL1124 ActionLtr 03.18.20Mtg](#)
[19PL1124 Fifth Quarter Industrial Park Request Ltr](#)
[19PL1124 Fifth Quarter industrial Park Prelim Plat](#)

7. [24-0281](#) 22PL1179-FIRST EXTENSION REQUEST-12 MONTH EXTENSION
STARLIGHT ESTATES UNIT 8 (FINAL PLAT 16.54 ACRES)
Located south of Yorktown and west of Krypton Dr.

Attachments: [22PL1170 Starlight Estates Unit 8 CvLt Time Ext](#)
[22PL1179 Starlight Estates Unit 8 PC Action Updated](#)
[22PL1179 Starlight Estates Unit 8 Plat Ext](#)
[22PL1170 Starlight Estates Unit 8 Plat](#)

C. Zoning:

8. [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](#)

VI. Director's Report:

9. [24-0285](#) Corpus Christi Impact Fee

Attachments: [Corpus Christi Impact Fee - Feb 2024](#)

Presentation Overview:

- Impact Fee Definition
- Impact Fee Process
- Impact Fee Structure
- Impact Fee Timing

-Water, Wastewater, Stormwater and Roadway Impact Fees are governed by Chapter 395 of the Texas Local Government Code.

-Chapter 395 defines an impact fee as “a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development.”

-ONE-TIME payment levied on new or expanded development for some share of its capital costs being placed on the utility or roadway system

-Intended to mitigate rate impacts arising from the capital cost of new development and help make growth pay for itself.

Can only be used to fund projects identified in the Capital Improvements Plan:

- Cash funded
- Debt service funded

Must be set aside in a special fund identifying the category of capital improvements or facility expansion within the service area for which the fee was adopted.

- Establish & Define Service Areas: May or may not be the same for Water, Wastewater, Stormwater and Transportation.

Develop Master Plan for Water, Wastewater, Stormwater & Transportation.

Determine elements you want to fund in each master plan.

-Anticipated timeline for construction (typically within 5 years)

-Determine Costs for Those Elements: Upfront construction cost estimates (CIP's)

-Public Hearings: First: Consider Adoption of Land Use Assumptions and CIP

-Second: Consider Adoption of Impact Fees for Water, Wastewater, Stormwater, & Roadways

-Final Impact Fees Adopted by City Council: Can vary from Citizens/ Stakeholders recommendations

-Waivers, credits, and incentive programs can be adopted

-Options for when fees are due (time of plat recordation, meter set or Building Permit)

Update Every 5 Years.

Calculate weighted cost of existing and new capacity per LUE by facility

-Allows for impact fee credit if developer provides a contribution in aid of construction for a particular facility

Determine amount of capital being funded through rates per LUE

-Weighted Capacity Cost per LUE less Rate Credit per LUE equals Maximum Fee per LUE

-Produces a maximum fee amount, subject to Council Approval on that or lesser amount to be assessed

Chapter 395 requires applying one of the following to the cost per LUE:

-A credit for the amount of the cost of the capital improvements that will be paid for through rates, or

-A credit equal to 50% of the projected cost of the capital improvements

-The credit is applied to the cost per LUE that is calculated after the CIP and service units are defined

VII. Future Agenda Items: None.

VIII. Adjournment:

There being no further business to discuss, the meeting adjourned at 6:20 pm.