

**MINUTES - REGULAR MEETING  
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE  
CITY OF CORPUS CHRISTI  
KELEBERG BANK - COMMUNITY ROOM  
5350 SOUTH STAPLES STREET  
JANUARY 19, 2022  
12:00 P.M.**

**COMMITTEE MEMBERS:**

Jesus Jimenez  
Ramiro Munoz, III  
George Laster  
Moses Mostaghani  
Trey Summers  
John Holgreen

**COMMITTEE MEMBERS:**

Velda Tamez  
Ann Mahaffey  
Kim Haigler-Schmid  
Everett Roy  
Rudy Garza, Jr.  
Alex Harris

**I. Call to Order/Roll Call**

The meeting was called to order and a quorum was established with Rosie Gonzalez Collin and Melody Nixon-Bice absent.

**II. Approval of Minutes:** October 5, 2021

A motion was made by Vice Chairman Munoz to approve the minutes listed above and it was seconded by Jesus Jimenez. The motion passed.

**III. Approval of Absences:** George Laster and Trey Summers

A correction was made to reflect that Rudy Garza was also absent on October 5, 2021. A motion was made by Vice Chairman Munoz to approve the absences listed above with the addition of Rudy Garza. The motion was seconded by Rudy Garza and the motion passed.

**IV. Public Comment:** None.

**V. Discussion or Possible Action:** 2021 Capital Improvements Advisory Committee Annual Report

A motion was made by Everett Roy to approve the 2021 Annual Report and it was seconded by Rudy Garza. The motion passed.

**VI. Discussion or Possible Action:** Review Area Development Plans and Map Data.

Kim Keefer with Pape-Dawson presented item "VI" for the record. She explained that the Metropolitan Planning Organization (MPO) is utilized for each Area Development Plan (ADP) by using predicted calculations for new households and new employees (non-residential). The MPO can also be used for the Roadway Master Plan, so that it is consistent with the remaining master plans for stormwater, wastewater and water. The Committee will review those predictions for concurrence and give feedback as to where they believe future households/employees will occur; so, it can be reflected in each of the respective master plans. For each ADP, the MPO has determined how many households/employees for the year 2021 and what is expected to occur in 2031.

Ms. Keefer explained the map legend and how each color represents the type of development (non-residential/agricultural/vacant). It is predicted that new households/employees will occur in the agricultural/vacant areas. She proceeded to go through maps for each ADP and gave MPO calculations for new households/employees for 2021 and 2031.

For review, Ms. Keefer began with the map for the Flour Bluff ADP. Alex Harris suggested that elevation/floodplain areas should be represented on the map. Trey Summers suggested that the Air Installation Compatibility Use Zones (AICUZ) should be represented on the map. It was also noted that, overall, there is more land that has already been platted than what the MPO has accounted for.

The next map to be reviewed was for the Westside ADP. The Committee felt that the MPO's rate of growth for this area is too optimistic and changes in zoning districts have occurred or are planned. It was also noted that La Volla Creek and the AICUZ should be considered for this map. The next map to be reviewed was for the Downtown ADP. She asked for predictions in the Light Industrial areas; floodplain areas need to be considered. It was requested that an overlay of the new "Harbor" bridge be included in this map. The next map to be reviewed was for the Northwest ADP. The Committee concurred with the MPO's projected rate of growth; asked that this map and the Calallen map be condensed except when considering the transportation master plan (with in the City limits). Ms. Keefer said she would refer to the Railroad Commission for more information on pipeline locations.

The next map to be reviewed was for the Southside ADP. Ms. Keefer stated that this map and the London ADP slightly overlap. The Committee concurred with the MPO's projected rate of growth. Ms. Keefer stated that there will be a lot of activity in this area within the next 10 years. The next map to be reviewed was for the Padre Island ADP. Rudy Garza commented that the projected growth was a little optimistic with regard to investments, but the Committee generally agreed with the projections. The next map to be reviewed was for the Midtown ADP. Ms. Keefer stated that much of the vacant property is projected to be filled with households. The next map to be reviewed was for the Airport ADP which consists of agricultural/vacant land and light industrial areas; the AICUZ needs to be considered. The Committee agreed that this area is challenging for growth and does not concur with the MPO's rate of growth.

The last map to be reviewed was for the London ADP in which there is no MPO data available, and the Committee will need to make 10-year predictions for this area. Ms. Keefer predicts an estimate of 4,600 homes and the Committee believes that number should be closer to 6,000. Discussion took place regarding the large number of septic tanks in this area and how it needs to be considered. It was also determined that the overlap portion contained in the Southside map, mentioned previously, will be included in the London map instead.

Once all the maps were reviewed, Ms. Keefer explained the next steps to be taken. She will be updating the maps with the feedback received today and will send (email communication) the revised maps to the Committee by February 2, 2022. She asked the Committee to provide additional comments to the revised maps by February 16, 2022. She will then provide a summary of those comments to the Committee for a final confirmation to finalize the land use assumptions. It was also noted that other City departments such as Utilities and the Planning Department need further involvement in this process so that everyone is on the same page.

**VII. Future Agenda Items:** None.

**VIII. Director's Report:** None.

**IX. Adjournment**

With no further business to discuss, the meeting adjourned at 1:50 p.m.