



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

City Council

Tuesday, June 8, 2021

11:30 AM

Council Chambers

Addendums may be added on Friday.

A. Mayor Paulette M. Guajardo to call the meeting to order.

Mayor Pro Tem Hernandez called the meeting to order at 11:33 a.m.

B. Invocation to be given by Deacon Jesse Hinojosa, Diocese of Corpus Christi.

Deacon Jesse Hinojosa, Diocese of Corpus Christi, gave the invocation.

C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Libby Foster, Richard King High School.

Pat Eldridge, Police Management Services Director, led the Pledge of Allegiance to the Flag of the United States and the Texas Flag.

D. City Secretary Rebecca L. Huerta to call the roll of the required Charter Officers.

City Secretary Rebecca L. Huerta called the roll and verified that a quorum of the City Council and the required Charter Officers were present to conduct the meeting.

Charter Officers: City Manager Peter Zanoni, City Attorney Miles K. Risley and City Secretary Rebecca L. Huerta.

Present: 8 - Council Member Roland Barrera, Council Member Gil Hernandez, Council Member Michael Hunter, Council Member Billy A. Lerma, Council Member John Martinez, Council Member Ben Molina, Council Member Mike Pusley, and Council Member Greg Smith

Absent: 1 - Mayor Paulette M. Guajardo

E. Proclamations / Commendations: None

F. PUBLIC COMMENT:

Mayor Pro Tem Hernandez referred to comments from the public.

The following citizens spoke in opposition to Item 13: James Cass, 1636 Graham Rd.; Larry Ludka, 1631 Graham Rd.; Susan Ludka, 1631 Graham Rd.; Amrita Reitz, 1818 Graham Rd.; Miles Herndon, 1659 Graham Rd.; Kathleen Herndon, 1659 Graham Rd.; and Karl Folse, 1721 Graham Rd.

Jack Gordy, 4118 Bray Dr., spoke about illegal signage and a lawsuit filed by the federal government against the City of Corpus Christi.

Susie Luna Saldana, 4710 Hakel Dr., spoke regarding the City Council's role and the City Manager's role in city government.

Daniel Pena, 2813 Hillcrest St., spoke regarding potholes and brush pick up in the Hillcrest area.

Brian Watson, 5813 Hugo Dr., commended City Manager Zanoni for his professionalism during the pandemic and spoke regarding the speculation of upcoming evictions in mass across the country when the current statutes expire.

The following citizens submitted written public comments pertaining to Item 13 which are attached to the Minutes: Amrita Reitz-Rees, 1818 Graham Rd.; and Shirley Thornton.

G. South Texas Military Task Force Briefing - Colonel Joseph H. Parker, Commander, Corpus Christi Army Depot

Mayor Pro Tem Hernandez referred to the South Texas Military Task Force Briefing.

Colonel Joseph Parker, Commander, Corpus Christi Army Depot (CCAD) presented information on the following topics: CCAD employs about one percent of the City of Corpus Christi; the mission of CCAD is to continue to be the world's premier helicopter repair and manufacturing facility; there will be reduced production this year and in 2022, but production should return in 2023; and CCAD modernization framework.

H. CITY MANAGER'S COMMENTS / UPDATE ON CITY OPERATIONS:

Mayor Pro Tem Hernandez referred to City Manager's Comments.

a. Memorial Day Recap

City Manager Zanoni reported on the Memorial Day weekend recap: nine lifeguard stands were set out at the beaches; 40,000 pounds of trash was collected off the beaches; and the public works department and the police department did a good job managing traffic flow.

President and CEO of Visit Corpus Christi Brett Oetting presented information on the following topics: The Island Moon; USS Lexington; Texas State Aquarium; Water Street Oyster Bar; Doc's Seafood & Steaks; Padre Escapes; Memorial Day historical occupancy; visitation numbers; Coast Your Own Way Attractions Pass; digital billboards; and save the date for the Gulf Coast Capital Night at Whataburger Field.

Council Members and Mr. Oetting discussed the following topics: hotel occupancy tax revenues are currently higher than budgeted; a Council Member's request for an update about the park at Lake Corpus Christi; and in response to a Council Member's question

about short-term rental occupancies, it takes about 30 days to obtain those numbers.

b. Summer Hours for City Pools and Splash Pads

City Manager Zaroni reported on the day of operation for the following City swimming pools and splash pads: Collier Pool open Tuesday through Sunday; Natatorium open Monday through Sunday; West Guth Pool open Wednesday through Sunday; Greenwood Pool open Wednesday through Sunday; HEB Pool open Monday through Sunday; Bill Witt Park Splash Pad, Salinas Park Splash Pad, and Lindale Park Splash Pad open Tuesday through Sunday.

Council Members and City Manager Zaroni discussed the following topics: a Council Member requested that a pool be included in the 2022 bond program for the Calallen area; free admission to City swimming pools; and free swim lessons are also provided.

c. Science & History Museum Parking Lot Update

City Manager Zaroni reported that the Port of Corpus Christi is working on improvements to the parking lot at the Science & History Museum.

d. Duke It Out Boxing Program Overview by Coach Joe

City Manager Zaroni introduced Coach Joe with the Duke It Out Boxing Program.

Coach Joe presented a video about the Duke It Out Boxing Club; currently there are five coaches and 50 boxers, which is the maximum capacity; the program teaches respect, discipline and confidence; and the club is looking for a new facility to house more kids.

A Council Member requested that the City Manager provide an update on a new facility for this program.

e. Hurricane Preparedness Sandbag Distribution

City Manager Zaroni reported that each resident can receive seven free sandbags beginning June 12th from 8 a.m. to 12 p.m. at West Guth Park; June 13th from 8 a.m. to 12 p.m. at J.C. Elliott Landfill; and June 19th from 8 a.m. to 12 p.m. at Waldron Field and The City Service Center.

f. Litter Critter Program Schedule

City Manager Zaroni reported that the Litter Critter Program is an opportunity to get rid of bulky items and junk. He provided a schedule as follows: August 7th - Calallen; September - Tuloso/ Midway; October - West Side; November - South side; December - Midtown area.

g. Update on Stage 1 Drought Response

City Manager Zaroni reported that the water reservoir levels are 57% full and the City is

out of the drought. The community needs to be mindful that conservation is highly important.

A Council Member and City Manager Zanoni discussed the following topics: a Council Member requested that an explanation on how the water releases work be provided on the City's website so the community can understand the process.

I. BOARD & COMMITTEE APPOINTMENTS:

1. 21-0634 Animal Care Advisory Committee (3 vacancies)
Civil Service Board (1 vacancy)
Civil Service Commission (1 vacancy)
Crime Control & Prevention District (1 vacancy)

Mayor Pro Tem Hernandez referred to Item 1.

Animal Care Advisory Committee

Council Member Molina made a motion to reappoint Connie Bowen (Local Animal Welfare Organization Community At-Large), seconded by Council Member Barrera and passed unanimously. Council Member Lerma nominated Chris Baker (Local Animal Welfare Organization Animal Shelter Operator Community At-Large. Council Member Barrera nominated Kelsey Reed (Community At-Large). Council Member Molina made a motion to appoint Baker and Reed, seconded by Council Member Lerma and passed unanimously (Mayor Guajardo-absent).

Civil Service Board

Council Member Pusley made a motion to reappoint Gerald Avila (District 5), seconded by Council Member Smith and passed unanimously (Mayor Guajardo-absent).

Civil Service Commission

Council Member Barrera made a motion to reappoint Gerald Avila (District 5), seconded by Council Member Molina and passed unanimously (Mayor Guajardo-absent).

Crime Control & Prevention District

Council Member Lerma made a motion to appoint Melissa Rios as his representative, seconded by Council Member Molina and passed unanimously (Mayor Guajardo-absent).

J. EXPLANATION OF COUNCIL ACTION:

K. CONSENT AGENDA: (ITEMS 2 - 12)

Approval of the Consent Agenda

Mayor Pro Tem Hernandez referred to the Consent Agenda. City Manager requested that Item 9 be pulled.

A motion was made by Council Member Pusley, seconded by Council Member Lerma to approve the Consent Agenda with the exception of Item 9. The motion carried by the following vote:

Aye: 8 - Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

Absent: 1 - Mayor Guajardo

Abstained: 0

2. 21-0647 Approval of the Minutes of the May 25, 2021 Regular Meeting.

The Minutes were approved on the consent agenda.

Consent - Second Reading Ordinances

3. 21-0447 Zoning Case No. 0321-04, ERF Real Estate, Inc.: (District 4) Ordinance amending Zoning Ordinance number 031728 by adding a 24-month time extension to the special permit time limit initially approved by City Council (Planning Commission and Staff recommend Approval)

This Ordinance was passed on second reading on the consent agenda.

Enactment No: 032451

4. 21-0553 Zoning Case No. 0321-01, Mc J's and Associates, LLC. (District 4). Ordinance zoning a property located at or near 14493 Running Light Drive from the "RS-6/IO" Single-Family 6 District with the Island Overlay to the "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development. (Planning Commission and Staff recommend Approval)

This Ordinance was passed on second reading on the consent agenda.

Enactment No: 032452

5. 21-0554 Zoning Case No. 0421-01, Steven Bernal, Rachel Garcia Pena, and Rick Kyle Caron. (District 1). Ordinance zoning a property located at or near 4421 and 4427 Violet Road from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District. (Planning Commission and Staff recommend Approval)

This Ordinance was passed on second reading on the consent agenda.

Enactment No: 032453

6. 21-0593 Ordinance approving Amendment number three to the Tax Increment Reinvestment Zone (TIRZ) #4 Project & Financing Plans approved by the Board of Directors of Reinvestment Zone #4, City of Corpus Christi to make adjustments to the Project Specific Development and North Beach Living

Initiative.

This Ordinance was passed on second reading on the consent agenda.

Enactment No: 032454

7. 21-0536 Ordinance amending Corpus Christi Code to decrease the speed limit on Park Road 22 from 55 miles per hour to 35 miles per hour on school days and hours for a school zone adjacent to Seashore Learning Center.

This Ordinance was passed on second reading on the consent agenda.

Enactment No: 032455

Consent - Contracts and Procurement

8. 21-0357 Motion authorizing a five-year service agreement with Sherloq Financial for debt collection services for the Utility Business Office for collection of customers' delinquent utility bills that are past due for 90 days or longer, for a total estimated amount of \$261,250.00, with \$17,417.00 required in FY 2021 from the Water Fund.

This Motion was passed on the consent agenda.

Enactment No: M2021-117

9. 21-0413 Motion authorizing a design-build agreement with Barcom Construction, Inc. of Corpus Christi, Texas, for an amount not to exceed \$65,000.00 to add a 1,000 square foot metal awning to a maintenance building at the Wesley Seale Dam, effective upon issuance of notice to proceed, with funding in the FY 2021 Water Fund.

This Motion was withdrawn by staff.

10. 21-0530 Motion authorizing a three-year supply agreement, with two additional one-year period options, for Crushed Limestone to be used by Public Works in the City's street maintenance programs with Vulcan Construction Materials, LLC. of San Antonio, Texas for an estimated amount of \$810,000.00 and a potential total cost \$1,382,000.00 if all options are exercised with FY 2021 funding in an amount not to exceed \$90,000.00 available through the Street Maintenance Fund.

This Motion was passed on the consent agenda.

Enactment No: M2021-118

11. 21-0550 Motion authorizing a one-year supply agreement with Arnold Oil Company, Inc. of Corpus Christi, Texas in amount not to exceed \$189,806.40, for Bulk Oil and Lubricants for the Asset Management Department, Fleet Division, with FY 2021 funding in the amount of \$79,086.00 available through the Fleet Maintenance Service Fund.

This Motion was passed on the consent agenda.

Enactment No: M2021-119

12. [21-0568](#) Motion authorizing the purchase of one Ditch Witch vacuum excavator as an addition to the fleet from DWST Acquisition Company, LLC, dba Ditch Witch South Texas of Corpus Christi, Texas, through the Sourcewell Cooperative for Gas Operations, in an amount not to exceed \$54,956.68 for the Gas Operations effective upon issuance of vehicle acceptance letter with funding available from the FY 2021 Gas Operations Funds.

This Motion was passed on the consent agenda.

Enactment No: M2021-120

L. LEGISLATIVE UPDATE: None

M. RECESS FOR LUNCH

Mayor Pro Tem Hernandez recessed the Council meeting for lunch at 2:11 p.m. Executive Session Item 19 was held during the lunch recess. Mayor Pro Tem Hernandez reconvened the meeting at 2:42 p.m.

N. PUBLIC HEARINGS: (ITEM 13 - 14)

13. [21-0590](#) Zoning Case No. 0321-02: Ordinance rezoning a property located at or near 1402 Flour Bluff Drive (District 4) from the "RE" Residential Estate District to the "CG-2" General Commercial District and "RM-2" Multifamily District. The applicant is The Estate of Hart F. Smith and Juliana Dunn Smith. (3/4 vote needed to approve applicant's request because Planning Commission recommends approval of an alternative proposal and Staff recommends Denial of the original request, in lieu thereof approval of an alternative rezoning request including a special permit between the Navy, applicant, and City Staff)

Mayor Pro Tem Hernandez referred to Item 13.

Director of Development Services Al Raymond stated that the purpose of this item is to allow for the construction of commercial and residential development.

Director Raymond presented information on the following topics: second alternative proposal timeline; and City Staff, Navy, and Applicant's second alternative recommendation.

Council Members, Director Raymond, City Attorney Miles Risley and Development Services Administrator Andrew Dimas discussed the following topics: the Navy is now in support of this item because the maximum amount of dwelling units decreased from 1,100 to 250; there are two single-family dwelling units per acre; Community Planning Liaison Naval Air Station Corpus Christi Ben Polak could not be present today because

he is in training; the drainage ditch is approximately 75 feet in width; 34 notifications were sent out to the public; the second alternative presented by staff today is a less intensive use than the original application, so a 3/4 vote is not necessary, a majority vote is required; the setback requirements are 25 feet from the right-of-way and 15 feet on the sides; between the existing property and the new property, there will be a future drainage ditch and a future road that connects from Flour Bluff Drive to Hwy 358; the width of the easement has not been determined yet, but the existing ditch is approximately 140 feet in width; and the drainage improvements will be determined at the platting stage.

Mayor Pro Tem Hernandez opened the public hearing.

The Applicant's Representative John Bell, 13750 Primavera Dr., stated that a buffer is needed; the residences on Graham Road are 600 feet south of the southern border of this property; and the pipeline will be an interior buffer.

The following citizens spoke in support of the second alternative: Linda Smith Reed, 1818 Glenoak Dr.; Grant Smith, 2002 Red Oak Dr.; Burton Dunn Smith, 2102 N. Wheeler St., Victoria, TX; and Chuck Urban, 2725 Swantner St.

Barbara Kilgore, 1659 Graham Rd., spoke in opposition to this item.

Mayor Pro Tem Hernandez closed the public hearing.

Council Members and Director Raymond discussed the following topics: utilities are in place for this property; and staff is recommending RS-6 with a special permit and not RM-TH because there is no limit on the amount of dwellings.

Council Member Barrera made a motion to approve the second alternative ordinance rezoning property at or near 1402 Flour Bluff Drive from the "RE" Residential Estate District to the "CG-1" General Commercial District, "RS-6/SP" Single-Family 6 District with a Special Permit, "RS-6" Single-Family 6 District, and the "RS-22" Single-Family 22 District, seconded by Council Member Pusley. This Ordinance was passed on first reading and approved with the following vote:

Aye: 7 - Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Lerma, Council Member Martinez, Council Member Molina and Council Member Pusley

Absent: 1 - Mayor Guajardo

Abstained: 1 - Council Member Smith

14. [21-0591](#) Zoning Case No. 0421-03: Ordinance rezoning a property located at or near 3030 Buffalo Avenue and 902 Nueces Bay Boulevard (District 1) from the "CN-1" Neighborhood Commercial District, "CG-1" General Commercial District, and "CG-2" General Commercial District to the "CG-1/SP" General Commercial District with a Special Permit. The applicant is ERF West Side, Inc. (Planning Commission and Staff recommend Approval)

Mayor Pro Tem Hernandez referred to Item 14.

Director of Development Services Al Raymond stated that the purpose of this item is to allow for the operation of a transient lodging facility for the homeless.

Director Raymond presented information on the following topics: aerial overview; zoning pattern and adjacent development; public notification; proposed site plan; and planning commission and staff recommend approval with conditions.

Mayor Pro Tem Hernandez opened the public hearing.

The Applicant's Representative John Bell, 13750 Primavera Dr., stated that this will be a secured facility and this development will benefit the neighborhood.

Council Members, Applicant John Bell and representative of the Ed Rachal Foundation Taylor Hunt discussed the following topics: this facility will benefit the neighborhood because it will be fenced and gated; there is no demolition plan in place for the existing buildings; the building is a pre-engineered metal building with a brick facade; the Good Samaritan location on Alameda will be torn down once it is relocated to this new facility; and Council Members expressed gratitude to the Ed Rachal Foundation.

Mayor Pro Tem Hernandez closed the public hearing.

Council Member Hunter made a motion to approve the ordinance, seconded by Council Member Lerma. This Ordinance was passed on first reading and approved with the following vote:

Aye: 8 - Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

Absent: 1 - Mayor Guajardo

Abstained: 0

O. INDIVIDUAL CONSIDERATION ITEMS: (ITEMS 15 - 17)

15. [21-0303](#) Resolution authorizing a five-year service agreement with WinCan LLC, dba Pipeline Analytics, of Pittsburgh, Pennsylvania for a total amount not to exceed \$174,200.00 for the purchase of Wastewater WinCan software and support for the Utilities Department, with funding in the amount of \$128,052.00 available through the FY 2021 Water and Wastewater Funds.

Mayor Pro Tem Hernandez referred to Item 15.

A Council Member's request to verify that IT is involved in any software purchase.

Council Member Pusley made a motion to approve the resolution, seconded by Council

Member Hunter. This Resolution was passed and approved with the following vote:

Aye: 8 - Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

Absent: 1 - Mayor Guajardo

Abstained: 0

Enactment No: 032456

16. [21-0083](#) Ordinance awarding a construction contract to EMR Elevator, Inc., Corpus Christi, Texas, to upgrade the passenger elevator for the Art Museum of South Texas, located in Council District 1, in an amount of \$228,056.00 with FY 2021 funding available from the Bond 2018 Fund, and amending the FY 2020-2021 Capital Budget and Capital Improvement Program.

Mayor Pro Tem Hernandez referred to Item 16.

There were no comments from the Council.

Council Member Lerma made a motion to approve the ordinance, seconded by Council Member Hunter. This Ordinance was passed on first reading and approved with the following vote:

Aye: 8 - Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

Absent: 1 - Mayor Guajardo

Abstained: 0

17. [21-0598](#) Resolution authorizing a service agreement with Pfeiffer & Son, LTD of LaPorte, Texas in the amount of \$448,725.00 for the removal of the Harbor Bridge Decorative Lighting System effective upon issuance of a notice to proceed with FY 2021 funding in the amount of \$448,725.00 available in the General Fund; and authorizing the City Manager or designee to negotiate a Memorandum of Understanding for in kind services with the Port of Corpus Christi and Texas Department of Transportation (TXDOT) for a value of approximately \$150,000 from each entity.

Mayor Pro Tem Hernandez referred to Item 17.

Council Members and City Manager Peter Zanoni discussed the following topics: the City, Port of Corpus Christi and TxDOT were all involved in installing the lights and will pay for the removal of the lights; the City is paying the bill, but will receive two in-kind contributions from the Port and TxDOT; and there will be budget transfers from the general funds.

Council Member Lerma made a motion to approve the resolution, seconded by Council

Member Hunter. This Resolution was passed and approved with the following vote:

Aye: 8 - Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

Absent: 1 - Mayor Guajardo

Abstained: 0

Enactment No: 032457

P. FIRST READING ORDINANCES: (NONE)

Q. BRIEFINGS: (NONE)

R. APPEAL OF A DECISION OF THE BUILDING STANDARDS BOARD (Tabled and continued from 4-27-2021): (ITEM 18)

The Appeal will proceed using the following format:

18. [21-0495](#) Consideration of an appeal filed by Ms. Raquel Ordonez of the Building Standards Board's Decision to require demolition of the substandard structure on property located at 309 Hiawatha Street in City Council District 1 (Tabled and continued from 4-27-2021).

Mayor Pro Tem Hernandez referred to Item 18.

City Attorney Miles Risley stated the following information: the appellant, Ms. Ordonez, is in California and will be unable to return to Corpus Christi until August; no detailed plan was provided by Ms. Ordonez as she agreed to do during the April 27 hearing; when the building is demolished the brush and debris will also be removed; the grass visible from the right-of-way was never cut; the property remains in violation and back taxes have not been paid with no attempt to set up a payment plan; and staff recommends approving the resolution affirming the Building Standards Board's decision to demolish the property.

Council Member Molina made a motion to approve the resolution denying Raquel Ordonez's appeal, thereby upholding the Building Standards Board's order to demolish the dilapidated/substandard buildings and structures on the property located at 309 Hiawatha Street, seconded by Council Member Barrera. This Resolution was passed and approved by the following vote:

Aye: 8 - Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

Absent: 1 - Mayor Guajardo

Abstained: 0

Enactment No: 032458

S. EXECUTIVE SESSION: (ITEMS 19 - 20)

Mayor Pro Tem Hernandez referred to Executive Session Item 19. The Council went into Executive Session at 2:11 p.m. The Council returned from Executive Session at 2:42 p.m.

19. [21-0648](#) **Executive Session pursuant to Texas Government Code § 551.071 and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues and litigation in the case of *Terry Henderson v. City of Corpus Christi* and other lawsuits and potential lawsuits, including potential consideration of documents related to settlement of the aforementioned case.**

This E-Session Item was discussed in executive session.

The following motion was considered:

Motion to authorize the City Manager or designee to execute all documents necessary to settle the case of Terry Henderson v. City of Corpus Christi in an amount not to exceed \$95,000.

Aye: 8 - Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

Absent: 1 - Mayor Guajardo

Abstained: 0

Enactment No: M2021-121

20. [21-0655](#) **Executive Session pursuant to Texas Government Code § 551.071 and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to the City Manager evaluation and the employment agreement therewith and **Texas Government Code § 551.074** (personnel matters) to deliberate the appointment, employment, evaluation, reassignment, duties, or discipline of a public officer or employee (including, but not limited to, the City Manager).**

This E-Session Item was withdrawn.

T. ADJOURNMENT

There being no further business, Mayor Pro Tem Hernandez adjourned the meeting at 3:07 p.m.

Sarah Brunkenhoefer

From: JotForm <noreply@jotform.com>
Sent: Saturday, June 5, 2021 6:55 PM
To: CitySecretary; Norma Duran
Subject: Public Input: 06-08-2021 - Amrita Reitz-Rees

[[**WARNING:** External e-mail. Avoid clicking on links or attachments. We will **NEVER** ask for a password, username, payment or to take action from an email. When in doubt, please forward to SecurityAlert@cctexas.com.]]

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Public Comment & Input Form	
Date of Meeting	06-08-2021
Name	Amrita Reitz-Rees
Address	Street Address: 1818 Graham Rd City: Corpus Christi State / Province: TX Postal / Zip Code: 78418
Topic	Opposing the density of the proposed zoning
Agenda Item Number	13
Describe Feedback:	<p>1.Navy has a new AICUZ study and it's 50 feet outside the zone. Given that as aircraft change over time so does the zone that's a little close for comfort. The aircraft get heavier the "swing of the arms" of the Aicuz get longer and wider so while it may be "safe" now, a heavier aircraft will make it not safe and the trend is towards heavier aircraft. Flour Bluff is defined by our Navy presence, it's part of our local culture and financial support to many families here in Corpus. If the Navy opposes such zoning so we as a community should oppose as well. Not worth the risk of the Navy leaving or thinking we aren't fully supportive. They should come before Council ever thinks about voting yes on it. Why bet a quarter of our economy and the largest non petrochemical portion of it on a project like this?</p> <p>2.It violates the Future Land use map and the Area</p>

Development Plan and Plan CC. The ADP is brand new as is the Future Land Use Plan.

Provide an email to receive a copy of your submission.

earthymother@gmail.com

Item #13

Sarah Brunkenhoefer

Subject: RE: Ref: Zoning Case No. 0321-02, Estate of Hart F. Smith and Juliana Dunn Smith

From: Shirley Thornton <shirley.thornton3@sbcglobal.net>
Sent: Monday, June 7, 2021 5:44 PM
To: CitySecretary <CitySecretary@cctexas.com>; Andrew Dimas [DevSvcs] <AndrewD2@cctexas.com>
Subject: Ref: Zoning Case No. 0321-02, Estate of Hart F. Smith and Juliana Dunn Smith

[[**WARNING:** External e-mail. Avoid clicking on links or attachments. We will **NEVER** ask for a password, username, payment or to take action from an email. When in doubt, please forward to SecurityAlert@cctexas.com.]]

Honorable Mayor and Council,

Zoning Case No. 0321-02 has been a tough one since the owners, developers, neighboring property owners, and the Navy have not been in complete agreement on how this property should be developed. As a 52-year resident of Flour Bluff and an active community volunteer who works to help make our little piece of the rock the best it can be, I have taken a special interest in this case because the community as a whole could indeed benefit from the variety of housing opportunities this development offers. Doing something constructive with this property will also help with the nagging problem of vagrants who have been known to camp there, set fires that become a real danger to nearby property owners, and leave behind unbelievable amounts of garbage and human waste.

I was immensely pleased to hear that the Navy and the developer have devised a plan with special permit conditions that both the developer and the Navy can support. This honors the relationship with the largest employer in the area by taking into account the Navy's opinion on the matter and can strengthen the ties between them.

Eliminating the apartments and choosing to build townhomes instead perhaps will be more palatable to the neighboring property owners than the original 600+ apartments. They expressed as much at a meeting between the current landowners a few weeks ago, though I know they may still have some concerns. With such a development, there is really no way of satisfying all interested 100%, but in the end, a workable compromise seems to have been reached. This being the case, I support the agreed upon plan and thank all who listened to each other, considered the safety of Flour Bluff residents, respected time-honored partnerships, invited the neighbors to share their concerns, and stood up for personal property rights.

Sincerely,

Shirley Thornton, Flour Bluff Resident and Community Volunteer