



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### City Council

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Tuesday, March 22, 2022

11:30 AM

Council Chambers

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**Addendums may be added on Friday.**

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

Mayor Guajardo called the meeting to order at 11:52 a.m.

**B. Invocation to be given by Pastor Rob Bailey, Southside Community Church.**

Pastor Rob Bailey, Southside Community Church, gave the invocation.

**C. Izabella Ryland, Collegiate High School Student, led the Pledge of Allegiance to the Flag of the United States and to the Texas Flag.**

Izabella Ryland, Collegiate High School Student, led the Pledge of Allegiance to the Flag of the United States of America and to the Texas Flag.

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

City Secretary Rebecca 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 Huerta

Note: Council Member Pusley arrived at 12:45 p.m.

**Present:** 9 - Mayor Paulette M. Guajardo, 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

**E. Proclamations / Commendations (Presented at 11:30 a.m.)**

- [22-0503](#) ~~Proclamation declaring March 22, 2022 as "Murphy Dale Givens Day"~~  
~~Proclamation declaring March 22, 2022 as "Diabetes Alert Day"~~  
Proclamation declaring March 23, 2022 as "Mental Health Awareness Day"  
~~Promotion Ceremony for Army Senior Non-Commissioned Officer SFC Robert Hernandez~~  
Commendation recognizing Texas A&M University-Corpus Christi Islander's Men's Basketball Team.

Swearing-In Ceremony for Newly Appointed Board, Commission, Committee and Corporation Members.

The Proclamations, Commendation and Swearing-In Ceremony were held.

**F. PUBLIC COMMENT**

Mayor Guajardo opened the public comment period.

The following citizens spoke in opposition to the rezoning on Item 24: Jerry Hooper, 3401 Bali Dr.; Shirley Thornton, 1917 Woodcrest Dr.; Michelle Ewing, 1901 Caribbean Dr.; Michael Morgan, 3502 Golden Oak Dr.; Leona Morgan, 3502 Golden Oak Dr.; Christi Ray, 2020 Ramfield Rd.; Aaron Costilla, 2020 Ramfield Rd.; Shannon Murphy, 2157 Shadi St.; Justin Brandt, 3301 Roscher Rd.; and David Gerlach, 581 Yorktown Blvd.

The following citizens spoke in support of Item 33: Carmen Delgado, 241 Chandler Lane; Bibi Dalrymple, 2925 Denver Ave.; Austin Anderson, 109 Amistad St.; Jane Kratzig, 235 Chandler Lane; Ann Engel, 230 Amistad St.; Ricki Baker, 217 Chandler Lane; James Karbula, 502 McClendon St.; and Seema Mathur-Hopkins, 125 Amistad St.

The following citizens spoke regarding redistricting on Item 32: Linda Snider, 6213 Angelique Ct.; Encarnacion Serna, 105 Lost Creek Dr.; Sylvia Campos, 4410 Fir St.; Julie Rogers, 710 Furman Ave.; Margaret Duran, 4022 Congressional Dr.; Barbara Welder, 202 Reef Dr.; Kathryn Oler, 1400 Ocean Dr.; Elisa Gonzalez, 4101 Brett St.; and Sally Clark Farris, 13043 Hunters Breeze, San Antonio.

Jack Gordy, 4118 Bray Dr., spoke regarding illegal political signs.

The following citizens spoke regarding the placement of the 5G towers in their neighborhood: Mario Valdez, 5206 Pepper Mill Dr.; Tony Jimenez, 7000 Ridge Stone Dr.; and Tim Teas, 4737 Mount Vernon.

Esther Martinez, 1742 Triple Crown, spoke regarding flooding behind her house.

Alisha Cowan, 3725 Holland Dr., spoke in opposition to the rezoning on Items 23 and 24.

Christopher Phelan, 3806 Kingston Dr., spoke regarding items 14, 15, 18, 25, 26, 27, 32, 33 and 35.

The following citizens submitted written public comments which are attached to the minutes: Roxie Mardis, 406 Clearview Dr.; Sarah Thieme, 14510 Verdemar Dr.; Jerry Hooper Jr., 3401 Bali Dr.; Geneva Hooper, 3401 Bali Dr.; Marky Hooper, 3332 Bali Dr.; and Jerry Hooper Sr., 3332 Bali Dr.

**G. CITY MANAGER'S COMMENTS / UPDATE ON CITY OPERATIONS:**

Mayor Guajardo referred to City Manager's comments.

**a. 80th Police Academy Graduation Ceremony Highlights**

City Manager Zaroni reported on the 80th Police Academy Graduation Ceremony that was held on March 11, 2022 with 40 cadets graduating.

**b. Hiring Process for Municipal Court Presiding Judge**

City Manager Zaroni reported on the hiring process for the Municipal Court Judge that was posted on March 10th. The Municipal Court Committee will meet on March 24th to review the applications, along with a special meeting to be held on March 28th to conduct the interviews. There will be a special City Council meeting held on April 1, 2022 to appoint the new Municipal Court Judge.

**c. Vessel Turn-in Program Overview**

City Manager Zaroni reported on the Vessel Turn-in Program. Boats, jet skis and trailers can be dropped off at the J.C. Elliott Transfer Station Monday through Saturday.

**H. BOARD & COMMITTEE APPOINTMENTS: (NONE)**

**J. CONSENT AGENDA: (ITEMS 2 - 20)**

**Approval of the Consent Agenda**

Mayor Guajardo referred to the Consent Agenda. Council Members requested that Items 14 and 19 be pulled for individual consideration.

A motion was made by Council Member Hernandez, seconded by Council Member Barrera to approve the Consent Agenda with the exception of Items 14 and 19. The motion carried by the following vote:

**Aye:** 9 - Mayor Guajardo, 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

**Abstained:** 0

**2. [22-0504](#) Approval of the March 8, 2022 Regular Meeting Minutes.**

The Minutes were approved on the consent agenda.

*Consent - Second Reading Ordinances*

**3. [22-0215](#) Ordinance amending Section 36-10 of the City's Code of Ordinances to clarify the curfew applicable to Cole Park Plaza and confirm that fishing on the Cole Park Pier is allowed at all times.**

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

Enactment No: 032691

4. [22-0220](#) Zoning Case No. 0122-02, RFW AG, Ltd: (District 5) Ordinance rezoning property at or near 6636 Yorktown Boulevard from the "FR" Farm Rural District to the "RM-2" Multifamily District. (Planning Commission and Staff recommend Approval)

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

Enactment No: 032692

5. [22-0221](#) Zoning Case No. 0122-03, Church Unlimited: (District 5) Ordinance rezoning property at or near 3402 Rodd Field Road from the "RS-6" Single-Family 6 District to "RS-6/SP" Single-Family 6 District with a Special Permit. (Planning Commission and Staff recommend Approval)

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

Enactment No: 032693

6. [22-0222](#) Zoning Case No. 0122-04, Saratoga Palms Properties, Ltd: (District 5) Ordinance rezoning property at or near 5409 Lipes Boulevard by amending the Special Permit in the "RM-1/SP" Multifamily District with a Special Permit to increase density on 9.43 acres from 22 dwelling units per acre to 28 dwelling units per acre. (Planning Commission and Staff recommend Approval)

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

Enactment No: 032694

*Consent - Public Safety First Reading Ordinances*

7. [22-0442](#) Ordinance accepting \$20,031.30 from the State of Texas - Law Enforcement Officer Standards and Education Account for training of full-time sworn and civilian personnel and travel-related expenses; and appropriating \$20,031.30 for FY 2022 in the Police Grants Fund.

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

*Consent - Contracts and Procurement*

8. [21-1460](#) Resolution authorizing a three-year service agreement with Kathryn W. Soward, Ph.D., of Corpus Christi in an amount not to exceed \$122,500.00 for psychological services for Police, Fire, Airport, and Municipal Court personnel with FY 2022 funding of \$34,028.00 available from the General and Airport Funds.

This Resolution was passed on the consent agenda.

Enactment No: 032695

9. [22-0243](#) Resolution authorizing a four-year service agreement with Corpus Christi Cycle Sports, Inc., dba Corpus Christi Harley-Davidson, in an amount not to exceed \$125,760.00 for maintenance of 10 Harley-Davidson motorcycles for the Corpus Christi Police Department, with FY 2022 funding of \$18,340.00 available from the General Fund.

This Resolution was passed on the consent agenda.

Enactment No: 032696

10. [22-0315](#) Motion authorizing the purchase of one replacement fire engine for the Corpus Christi Fire Department from Siddons Martin Emergency Group, LLC., of Denton, Texas, through the BuyBoard Cooperative, for \$873,727.00, with funding available from the FY 2022 General Fund.

This Motion was passed on the consent agenda.

Enactment No: M2022-034

11. [22-0311](#) Motion authorizing the purchase of a one-year license renewal with Great South Texas Corp, dba Computer Solutions of San Antonio, through the DIR Cooperative, in an amount of \$149,398.20 for the renewal of the Cisco Phone System License for the Information Technology Department, with FY 2022 funding available from the Information Technology Fund.

This Motion was passed on the consent agenda.

Enactment No: M2022-035

12. [22-0347](#) Motion authorizing a three-year supply agreement with Mobotrex of Davenport, Iowa, for the purchase of 30 replacement traffic control signal cabinets for \$290,400.00 through the Buy Board Purchasing Cooperative to be used by the Public Works Department with funding in the amount of \$48,500.00 available through the FY 2022 Street Maintenance Fund.

This Motion was passed on the consent agenda.

Enactment No: M2022-036

13. [22-0147](#) Motion authorizing execution of a one-year supply agreement, with a one-year option, with Quality Readymix, Ltd., LLP, of Corpus Christi for ready-mix concrete in an amount not to exceed \$766,625.00 and a potential amount not to exceed \$1,032,700.00 if the option is exercised, with FY 2022 funding of \$447,197.92 available from the Storm Water Fund.

This Motion was passed on the consent agenda.

Enactment No: M2022-037

*Consent - Capital Projects*

14. [22-0378](#) Motion awarding a construction contract to H&S Constructors, Inc., Corpus Christi, Texas, to perform repairs and improvements to the Choke Canyon Dam, in an amount of \$5,534,035.00, with FY 2022 funding available from the Water Fund.

Mayor Guajardo referred to Item 14.

A Council Member, Director of Engineering Services Jeff Edmonds and Interim Director of Water Utilities Gabriel Ramirez discussed the following topics: in response to a Council Member's question about funding of this project, staff stated that they will look into this and get back with council.

Council Member Pusley made a motion to approve the motion, seconded by Council Member Hernandez. This Motion was passed and approved with the following vote:

**Aye:** 8 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Lerma, Council Member Martinez, Council Member Molina and Council Member Pusley

**Abstained:** 1 - Council Member Smith

Enactment No: M2022-038

15. [22-0388](#) Motion awarding a construction contract to Associated Construction Partners, Ltd., for Citywide Lift Station Repair (Williams Lift Station) in an amount of \$11,615,000.00, located in Council District 5, with FY 2022 funding available from the American Rescue Plan Act.

This Motion was passed on the consent agenda.

Enactment No: M2022-039

*General Consent Items*

16. [22-0372](#) Resolution authorizing the submission of a grant application for \$415,806 to the Department of Homeland Security, Federal Emergency Management Agency for the Assistance to Firefighters Grant program for training and safety equipment with a City cash match of \$37,800.55.

This Resolution was passed on the consent agenda.

Enactment No: 032697

17. [22-0373](#) Resolution authorizing the submission of eight grant applications to the Public Safety Office - Homeland Security Grants Division for the State Homeland Security Program for equipment and training to prevent terrorism and other catastrophic events for various functions of public safety such as Police Department bomb squad, Special Weapons and Tactics team, Fire Department, and Airport Department in an amount of \$481,580.42.

This Resolution was passed on the consent agenda.

Enactment No: 032698

18. [22-0203](#) Resolution ratifying the submission of a grant application for five (5) multimodal pedestrian safety and mobility-focused transportation projects located citywide to the Corpus Christi Metropolitan Planning Organization for TxDOT's Category 9 funding available under the federal Surface Transportation Block Grant Set-Aside (STBG-SA) program authorized under the FAST Act of 2015.

This Resolution was passed on the consent agenda.

Enactment No: 032699

19. [22-0327](#) Resolution authorizing an electricity power purchase agreement for the City of Corpus Christi with a term not to exceed 10.5 years and a total expenditure not to exceed \$57,000,000.00, subject to future annual budget appropriations; and authorizing the City Manager to execute the agreement.

This Item was postponed to March 29, 2022.

20. [22-0511](#) Resolution ratifying submission of a grant application to the U.S. Department of Transportation's Small Community Air Service Development Program on behalf of the Aviation Department in the amount of \$750,000.00, with a cash match of \$250,000.00 and \$238,680.00 of in-kind services, for development of new non-stop airline service between Corpus Christi and Denver or the greater Western United States.

This Resolution was passed on the consent agenda.

Enactment No: 032700

**K. RECESS FOR LUNCH**

Mayor Guajardo recessed the Council meeting for lunch at 2:11 p.m. Executive Session Item 37 was held during the lunch recess. Mayor Guajardo reconvened the meeting at 2:49 p.m.

**L. PUBLIC HEARINGS: (ITEMS 21 - 27)**

21. [22-0380](#) Zoning Case No. 0122-06, Jackie Homes, LLC.: (District 5) Ordinance rezoning property at or near 7602 Yorktown Boulevard from the "RS-4.5" Single-Family 4.5 District to the "RM-1" Multifamily District. (Planning Commission and Staff recommend Approval)

Mayor Guajardo referred to Item 21.

Director of Development Services Al Raymond presented information on the following topics: zoning pattern and adjacent development; public notification; staff analysis; and planning commission and staff recommend approval.

A Council Member, Director Raymond and Administrator of Development Services

Andrew Dimas discussed the following topics: the applicant is only requesting the portion of the street that is developable area; and the developer will be responsible for building the bridge crossing.

Mayor Guajardo opened the public hearing.

There were no comments from the public.

Mayor Guajardo closed the public hearing.

Council Member Hernandez 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:** 9 - Mayor Guajardo, 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

**Abstained:** 0

22. [22-0381](#) Zoning Case No. 0122-01, Javier De la Garza: (District 1) Ordinance rezoning property at or near 2407 Mary Street from the "RM-1" Multifamily District to the "RS-4.5" Single-Family 4.5 District. (Planning Commission and Staff recommend Approval)

Mayor Guajardo referred to Item 22.

Director of Development Services Al Raymond presented information on the following topics: zoning pattern and adjacent development; public notification; staff analysis; and planning commission and staff recommend approval.

Mayor Guajardo opened the public hearing.

There were no comments from the Council or the public.

Mayor Guajardo closed the public hearing.

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:** 9 - Mayor Guajardo, 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

**Abstained:** 0

23. [22-0382](#) Zoning Case No. 0122-05, Land Majestic, LLC.: (District 4) Ordinance rezoning property at or near 302 Graham Road from the "RM-1" Multifamily District to the "RV" Recreational Vehicle Park District. (Planning Commission and Staff



recommend Approval)

Mayor Guajardo referred to Item 23.

Director of Development Services Al Raymond presented information on the following topics: zoning pattern and adjacent development; public notification; staff analysis; and planning commission and staff recommend approval.

A Council Member and Director Raymond discussed the following topics: the RV Park screens from the CG-2 with a 10 foot buffer.

Mayor Guajardo opened the public hearing.

Land Owner Spencer Filmar stated that he intends to put a curb and gutter in the front entrance with a water feature. The setback is a minimum of 40 feet.

Mayor Guajardo closed the public hearing.

Council Member Smith made a motion to approve the ordinance with screening on northern boundary, seconded by Council Member Molina. This Ordinance was passed on first reading and approved with the following vote:

**Aye:** 9 - Mayor Guajardo, 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

**Abstained:** 0

24. [22-0383](#) Zoning Case No. 0122-07, The Mostaghasi Investment Trust: (District 4) Ordinance rezoning property at or near 2020 Ramfield Road from the "FR" Farm Rural District to the "RS-22" Single-Family 22 District. (Planning Commission and Staff recommend Denial - ¾ Vote Required to Overrule Planning Commission's recommendation)

This Item was withdrawn by the applicant.

25. [22-0290](#) Ordinance authorizing a Water Arterial Transmission Grid Main Construction and Reimbursement Agreement ("Agreement") for up to \$471,448.10 with Cypress Point Capital, LLC ("Developer") for the construction of a water arterial transmission grid main line for a proposed residential and commercial development located South of Farm Road 2444 on County Road 43 with a completion date of within 24 months; transferring \$76,510.32 from the Sewer Trunk System Trust and \$79,036.81 from the Water Distribution Main Trust to the Water Arterial Transmission & Grid Main Trust Fund to reimburse \$471,448.10 the developer in accordance with the agreement.

Mayor Guajardo referred to Item 25.

Director of Development Services Al Raymond presented information on the following topics: aerial overview; location map; proposed improvements; trust fund balance as of January 31, 2022; and staff recommends approval.

Council Members and Director Raymond discussed the following topics: the City is not required to reimburse the developer out of the trust fund money; and staff will bring a recommendation to Council in the next few weeks that allows only properties inside the city limits be eligible for trust fund reimbursements.

Mayor Guajardo opened the public hearing.

There were no comments from the public.

Mayor Guajardo closed the public hearing.

Council Member Smith made a motion to deny the ordinance, seconded by Council Member Hernandez. The motion was approved with the following vote:

**Aye:** 9 - Mayor Guajardo, 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

**Abstained:** 0

26. [22-0502](#) Ordinance amending the Unified Development Code (UDC) to rename the Community Enrichment Fund to the Park Development Fund, eliminate the Park Development Fee, replace the calculation for a Fee in Lieu of Land to a flat fee of \$462.50 per dwelling unit with annual CPI fee adjustment beginning on January 1, 2024, and allow for existing and future Community Enrichment Fund expenditures within applicable Area Development Zones.

Mayor Guajardo referred to Item 26.

Interim Director of Parks and Recreation Department Dante Gonzalez presented information on the following topics: Unified Development Code (UDC) language; land dedication vs. fee in lieu of land (FILO); open space; challenges in current process-budget line items; challenges in current process-formula based fee structure; proposed-simplify the FILO five mile radius requirement (area development zones); proposed-simplify the community enrichment fees; and proposed-establish methodology for CEF expenditures; requests for information; RFI #1-planning commission; RFI #2-planning commission; RFI #3-city council; RFI #4-city council; RFI #5-city council; RFI #6-city council; RFI #7-city council; recommendations; and actions.

Council Members, City Manager Peter Zanoni and Interim Director Gonzalez discussed the following topics: staff will take into consideration the five mile radius and barriers; a Council Member's concern about the fairness of this program; and the development committee is in agreement of this new policy.

Mayor Pro Tem Molina opened the public hearing.

There were no comments from the public.

Mayor Pro Tem Molina closed the public hearing.

Council Member Hernandez made a motion to approve the ordinance as written effective upon second reading, seconded by Council Member Smith. 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

27. [22-0505](#) Ordinance authorizing acceptance and appropriation \$4,213,937.00 from the U.S. Department of Housing and Urban Development for implementation of the HOME Investment Partnership Program - American Rescue Plan; and amending the operating budget for FY 2021-2022 to increase expenditures from the HOME Grants Fund.

Mayor Guajardo referred to Item 27.

Assistant Director of Neighborhood Services Jennifer Buxton stated that there have not been any changes to this ordinance since the first reading.

Mayor Guajardo opened public comment.

There were no comments from the Council or the public.

Mayor Guajardo closed public comment.

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

**Aye:** 9 - Mayor Guajardo, 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

**Abstained:** 0

Enactment No: 032701

**M. INDIVIDUAL CONSIDERATION ITEMS: (None)**

**N. FIRST READING ORDINANCES: (ITEMS 28 - 34)**

28. [22-0324](#) Ordinance authorizing a Real Estate Sales Contract to sell 0.89 acres located along the Kostoryz/Carroll Drainage Channel to the Corpus Christi Independent School District (C.C.I.S.D.) in an amount of \$50,000.00, located in Council District 3, with FY 2022 funds to be deposited into the Streets Fund.

Mayor Guajardo referred to Items 28-31.

There were no comments from the Council.

Council Member Martinez made a motion to approve Items 28-31, seconded by Council Member Hunter. These Ordinances were passed on first reading and approved with the following vote:

**Aye:** 9 - Mayor Guajardo, 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

**Abstained:** 0

29. [22-0312](#) Ordinance authorizing a 5-year lease agreement with Landry's Seafood and Steak House - Corpus Christi Inc. to operate a restaurant on Peoples Street T-Head with monthly payments of \$7,950 through March 2023; \$8,427 through March 2024; and \$9,000 through March 2027, or 2.75% of monthly gross sales, whichever is greater, with effective date of April 1, 2022.

See Item 28.

Council Members and City Manager Peter Zanoni discussed the following topics: a Council Member believes that the lease rates are extremely high for restaurants on the T-Head.

**Aye:** 9 - Mayor Guajardo, 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

**Abstained:** 0

30. [22-0274](#) Ordinance authorizing a five-year lease, with one five-year renewal option, with NavyArmy Community Credit Union to provide two automatic teller machines (ATMs) in the terminal at the Corpus Christi International Airport in exchange for payment of \$1,000 monthly (\$500 per ATM).

See Item 28.

**Aye:** 9 - Mayor Guajardo, 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

**Abstained:** 0

31. [22-0286](#) Ordinance authorizing execution of all documents necessary to accept, amend, and appropriate the Revised Notice of Award of a grant contract for the Women,

Infants and Children Nutrition Program (WIC) in the amount of \$113,000 for the contract period October 1, 2021, through September 30, 2022, subject to appropriations from Health and Human Services Commission.

See Item 28.

**Aye:** 9 - Mayor Guajardo, 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

**Abstained:** 0

32. [22-0508](#) Ordinance approving the redistricting of the City's single-member City Council districts and establishing new district boundary lines for Corpus Christi City Council elections, based on the 2020 Census data.

Mayor Guajardo referred to Item 32.

City Secretary Rebecca Huerta highlighted a few events that led up to this item and stated that Plan B Map and citizen-submitted maps are being considered today.

Mayor Guajardo opened public comment.

Tim Dowling, 8017 Villefranche, suggested that Council should decide if they want to extend District 2 north or extend District 1 east and to not vote on a map today.

Mayor Guajardo closed public comment.

Council Member Pusley made a motion to approve Plan B Map as submitted with exception of precincts 24 and 34 which would be moved from District 1 to District 3, seconded by Council Member Lerma. The motion failed.

Council Member Martinez made a motion to amend Plan B Map to Plan B1 Map by moving precincts 39, 77 and 85 from District 2 to District 1; precincts 24 and 34 from District 1 to District 3; precinct 65 from District 4 to District 2; and precinct 90 from District 2 to District 4, seconded by Council Member Smith and approved with the following vote: Mayor Guajardo and Council Members Barrera, Hernandez, Lerma, Martinez, Molina and Smith-voting yes; and Council Members Pusley and Hunter-voting no.

Council Member Martinez made a motion to approve Plan B1 Map as amended, seconded by Council Member Smith. This Ordinance was passed on first reading as amended and approved with the following vote:

**Aye:** 7 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Lerma, Council Member Martinez, Council Member Molina and Council Member Smith

**Nay:** 2 - Council Member Hunter and Council Member Pusley

**Abstained:** 0

33. [22-0563](#) Ordinance amending Corpus Christi Code to add section 55-40 to authorize the Building Official to disconnect utility services for revocation of certificate of occupancy or for failure to remedy a violation of code resulting in a danger to the life, health, or safety of the public or the occupants of a building; and providing for publication.

Mayor Guajardo referred to Item 33.

Director of Development Services Al Raymond presented information on the following topics: background; city code amendment; and staff recommends approval.

Council Members, City Manager Peter Zanoni and Director Raymond discussed the following topics: a Council Member thanked the public for their comments and thanked staff for bringing this to council; and in response to a Council Member's concern about shutting off residents' utility services and/or relocating, City Manager stated that a relocation assistance plan will be made available.

Mayor Guajardo opened the public hearing.

There were no comments from the public.

Mayor Guajardo closed the public hearing.

Council Member Pusley 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:** 9 - Mayor Guajardo, 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

**Abstained:** 0

34. [22-0565](#) Ordinance authorizing a temporary pilot program for Lucy's Snackbar adjacent to 312 N Chaparral St #A to seek a revocable license to operate a parklet in the City's right-of-way in accordance with the regulations and guidelines established by the City's Public Works Department.

Mayor Guajardo referred to Item 34.

Deputy Director of Public Works Sarah Munoz presented information on the following topics: parklets guidelines; parklets; fees; and next steps.

Council Members, Deputy Director Munoz, and Executive Director of the Downtown Management District (DMD) Alyssa Barrera Mason discussed the following topics: this parklet will be more permanent than the Rebel Toad parklet, which began with a sidewalk permit; the applicant would pay for and provide all equipment, but the City will reimburse them \$20,000; a Council Member's concern about losing parking spaces downtown; a

Council Member would like to amend the parking space fees to \$400 for the first year; and shade structures will not be more than 36 inches high.

Council Member Pusley made a motion to approve the ordinance as presented, seconded by Council Member Lerma.

Council Member Lerma made a motion to limit the temporary licensing fee for the first year to \$400, and to amend this ordinance to a one-reading ordinance by adding Section 4 as follows: "Upon the written request of the Mayor or majority of the members of the City Council, copy attached, the City Council: (1) finds and declares an emergency due to the need for immediate action necessary for the efficient and effective administration of City affairs; and (2) suspends the City Charter rule that requires consideration of and voting upon ordinances at two regular meetings so that this ordinance is passed and takes effect upon first reading as an emergency measure", seconded by Council Member Hernandez and passed unanimously.

Council Member Hernandez made a motion to approve the Ordinance as amended, seconded by Council Member Lerma. This Ordinance was passed on emergency as amended and approved with the following vote:

**Aye:** 9 - Mayor Guajardo, 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

**Abstained:** 0

Enactment No: 032702

**O. BRIEFINGS: (ITEM 35)**

35. [22-0500](#) Port of Corpus Christi Quarterly Report by City Council Appointed Board Commissioners

This Item was withdrawn.

**P. EXECUTIVE SESSION: (ITEMS 36 - 38)**

Mayor Guajardo referred to Executive Session Item 37. The Council went into Executive Session at 2:11 p.m. The Council returned from Executive Session at 2:49 p.m.

36. [22-0512](#) **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 purchase of electricity, power purchase agreement(s), long-term purchasing agreements, and Chapters 252 and 271 of the Texas Local Government Code.

This E-Session Item was withdrawn.

37. [22-0564](#) **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 contract(s) for the purchase of management services and related services for the American Bank Center and Chapters 252 and 271 of the Texas Local Government Code.

This E-Session Item was discussed in executive session.

38. [22-0513](#) **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 City Council's redistricting obligations and potential litigation related thereto.


This E-Session Item was withdrawn.


**Q. ADJOURNMENT**

There being no further business, Mayor Pro Tem Molina adjourned this meeting at 6:05 p.m.





## WrittenPublicComment 3-22-2022

1  Public Comment & Input Form	
Date of Meeting	3/22/2022
Name	Roxie Mardis
Address	Street Address: 406 CLEARVIEW DR
	City: CORPUS CHRISTI
	State / Province: TX
	Postal / Zip Code: 78418
Topic	Re-zoning case 0122-07
Agenda Item Number	Re-zoning case 0122-07
Describe Feedback:	<p>The petition to consider re-zoning the area at 2020 Ramfield Road east of Roscher from Farm Rural to Single Family. The affected area contains a pond that is well-known to local birders for the variety of bird species found there year-round. The houses that would be built there would back up to the pond, and most likely the vegetation bordering the pond would be cleared, eliminating the very thing (other than the water itself) that makes the pond attractive not only to birds but to other wildlife. If we (the populace) continue to push the wildlife out by building houses that disrupt the natural habits, we may be the reason species become extinct. Corpus Christi does not have many sites for the general public to view our wildlife. Corpus Christi as a whole does not have many areas of interest that would bring in tourists. Many of our areas of interest are getting stale or being removed due to weather destruction. Our hot-humid summer weather deters visitors other than beach goers.</p>
Provide an email to receive a copy of your submission.	<a href="mailto:rdmardis@yahoo.com">rdmardis@yahoo.com</a>


2  Public Comment & Input Form	
Date of Meeting	3/22/2022
Name	Sarah Thieme
Address	Street Address: 14510 Verdemar Drive
	City: Corpus Christi
	State / Province: Texas
	Postal / Zip Code: 78418
Topic	Re-zoning area
Agenda Item Number	0122-07


Describe Feedback:	I am against Re-zoning of the proposed area. There are too many available areas for a developer to build subdivisions that would not knowingly disrupt such a popular wildlife area. We have a responsibility to protect wildlife and whatever natural beauty we can. Let the developer find flat, dry farmland to build upon. In that type of an area his development would be an improvement.
Provide an email to receive a copy of your submission.	<a href="mailto:sarahthieme@rocketmail.com">sarahthieme@rocketmail.com</a>

<b>3</b>			<b>Public Comment &amp; Input Form</b>
Date of Meeting		3/22/2022	
Name		Jerry Hooper Jr	
Address		Street Address: 3401 Bali Dr	
		City: Corpus Christi	
		State / Province: TX	
		Postal / Zip Code: 78418	
Topic		Item #24, Rezoning Case No 0122-07	
Agenda Item Number		24	
Describe Feedback:		<p>In this particular case, I believe that the opposition and recommendation against it on January 26, 2022 by the Planning Commission was correct, and I would like to thank them for considering our ADP, our sentiments and the implications of this proposed development in their recommendation. We want to maintain the Navy presence and fully support the AICUZ requirements. In this particular case, this development would be in the AICUZ of Accident Potential Zone 1 and 2. Now and in the future, Development Services, the Planning Commission and the Zoning Board of Adjustment ...and City Management and City Council for that matter...needs to follow our ADP and the desires of our community to support and maintain the AICUZ standards to prevent any encroachment. As the Commission did and the Staff recommend, I am asking you to vote against this rezoning and any future such rezoning which is not in compliance with our ADP.</p>	
Provide an email to receive a copy of your submission.		<a href="mailto:jlhooper@stx.rr.com">jlhooper@stx.rr.com</a>	

<b>4</b>			<b>Public Comment &amp; Input Form</b>
Date of Meeting		3/22/2022	
Name		Geneva Hooper	
Address		Street Address: 3401 Bali Dr	
		City: Corpus Christi	
		State / Province: TX	
		Postal / Zip Code: 78418	
Topic		Ramfield Rezoning Case No 0122-07	

Agenda Item Number	24
Describe Feedback:	In this particular case, I believe that the opposition and recommendation against it on January 26, 2022 by the Planning Commission was correct, and I would like to thank them for considering our ADP, our sentiments and the implications of this proposed development in their recommendation. We want to maintain the Navy presence and fully support the AICUZ requirements. In this particular case, this development would be in the AICUZ of Accident Potential Zone 1 and 2. Now and in the future, Development Services, the Planning Commission and the Zoning Board of Adjustment ...and City Management and City Council for that matter...needs to follow our ADP and the desires of our community to support and maintain the AICUZ standards to prevent any encroachment. As the Commission did and the Staff recommend, I am asking you to vote against this rezoning and any future such rezoning which is not in compliance with our ADP.
Provide an email to receive a copy of your submission.	<a href="mailto:jdjeanie@stx.rr.com">jdjeanie@stx.rr.com</a>

<b>Public Comment &amp; Input Form</b>	
5 	
Date of Meeting	3/22/2022
Name	Marky Hooper
Address	Street Address: 3332 Bali Dr
	City: Corpus Christi
	State / Province: TX
	Postal / Zip Code: 78418
Topic	Ramfield Rezoning Case No 0122-07
Agenda Item Number	24
Describe Feedback:	In this particular case, I believe that the opposition and recommendation against it on January 26, 2022 by the Planning Commission was correct, and I would like to thank them for considering our ADP, our sentiments and the implications of this proposed development in their recommendation. We want to maintain the Navy presence and fully support the AICUZ requirements. In this particular case, this development would be in the AICUZ of Accident Potential Zone 1 and 2. Now and in the future, Development Services, the Planning Commission and the Zoning Board of Adjustment ...and City Management and City Council for that matter...needs to follow our ADP and the desires of our community to support and maintain the AICUZ standards to prevent any encroachment. As the Commission did and the Staff recommend, I am asking you to vote against this rezoning and any future such rezoning which is not in compliance with our ADP.
Provide an email to receive a copy of your submission.	<a href="mailto:marky@hooperconsulting.com">marky@hooperconsulting.com</a>

<b>Public Comment &amp; Input Form</b>	
6 	
Date of Meeting	3/22/2022
Name	Jerry Hooper Sr.

Address	Street Address: 3332 Bali Dr City: Corpus Christi State / Province: TX Postal / Zip Code: 78418
Topic	Ramfield Rezoning Case No 0122-07
Agenda Item Number	24
Describe Feedback:	In this particular case, I believe that the opposition and recommendation against it on January 26, 2022 by the Planning Commission was correct, and I would like to thank them for considering our ADP, our sentiments and the implications of this proposed development in their recommendation. We want to maintain the Navy presence and fully support the AICUZ requirements. In this particular case, this development would be in the AICUZ of Accident Potential Zone 1 and 2. Now and in the future, Development Services, the Planning Commission and the Zoning Board of Adjustment ...and City Management and City Council for that matter...needs to follow our ADP and the desires of our community to support and maintain the AICUZ standards to prevent any encroachment. As the Commission did and the Staff recommend, I am asking you to vote against this rezoning and any future such rezoning which is not in compliance with our ADP.
Provide an email to receive a copy of your submission.	<a href="mailto:jerry@hooperconsulting.com">jerry@hooperconsulting.com</a>