



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda - Final-revised

### City Council

---

Tuesday, April 19, 2022

11:30 AM

Council Chambers

---

**Addendums may be added on Friday.**

***Public Notice: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office (at 361-826-3105) at least 48 hours in advance so that appropriate arrangements can be made.***

***Si Usted desea dirigirse al Concilio y cree que su inglés es limitado, habrá un intérprete inglés-español en todas las juntas del Concilio para ayudarle.***

***This meeting may be held via videoconference call pursuant to Texas Government Code § 551.127. If this meeting is held via videoconference call or other remote method of meeting, then a member of this governmental body presiding over this meeting will be physically present at the location of this meeting unless this meeting is held pursuant to Texas Government Code § 551.125 due to an emergency or other public necessity pursuant to Texas Government Code § 551.045.***

- A. Mayor Paulette M. Guajardo to call the meeting to order.**
- B. Invocation to be given by Pastor Kevin Jennings, Mt. Olive Lutheran Church.**
- C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Fatima Abdullah, W. B. Ray High School Student.**
- D. City Secretary Rebecca L. Huerta to call the roll of the required Charter Officers.**

**E. PUBLIC COMMENT - APPROXIMATELY 12:00 P.M. To speak during this public comment period, you must sign up before the meeting begins. Each speaker is limited to a total of no more than 3 minutes per speaker. You will not be allowed to speak again on an item when the Council is considering the item. Time limits may be restricted further by the Mayor at any meeting. If you have a petition or other information pertaining to your subject, please present it to the City Secretary. Written comments may be submitted at [cctexas.com/departments/city-secretary](http://cctexas.com/departments/city-secretary). Electronic media that you would like to use may only be introduced into the City system IF approved by the City's Information Technology (IT) Department at least 24 hours prior to the Meeting. Please contact IT at 826-3211 to coordinate. This is a public hearing for all items on this agenda.**

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

**a. SUMMARY OF FY 2021 ANNUAL COMPREHENSIVE REPORT**

**G BOARD & COMMITTEE APPOINTMENTS:**

**H. EXPLANATION OF COUNCIL ACTION:**

*For administrative convenience, certain of the agenda items are listed as motions, resolutions, or ordinances. If deemed appropriate, the City Council will use a different method of adoption from the one listed; may finally pass an ordinance by adopting it as an emergency measure rather than a two reading ordinance; or may modify the action specified.*

**I. CONSENT AGENDA: (ITEMS 1 - 8)**

*NOTICE TO THE PUBLIC: The following items are consent motions, resolutions, and ordinances of a routine or administrative nature. The Council has been furnished with background and support material on each item, and/or it has been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by a Council Member or a citizen, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote.*

**1. [22-0729](#) Approval of the April 12, 2022 Regular Meeting Minutes**

**Sponsors:** City Secretary's Office

*Consent - Second Reading Ordinances*

**2. [22-0536](#) Ordinance adopting text amendments to the Unified Development Code (UDC) to adjust requirements for Master Preliminary Plats, and platting regulations regarding expirations and extensions.**

**Sponsors:** Development Services

**3. [22-0507](#) Ordinance abandoning and vacating an 80.00-foot-wide by approximately**

1761.00 feet long (3.0633 Acres) portion of an existing 80.00-foot-wide drainage easement out of Bohemian Colony Lands, Section 7, Lot 6, located at 1802 Lands Road, conditioned on the dedication of a replacement easement.

**Sponsors:** Development Services

4. [22-0578](#) Ordinance approving Amended and Restated Addendum No. 1 to Lease Agreement with Corpus Christi Baseball Club, L.P., which provides for an increase of \$374,200.00 in Type A funding on a reimbursement basis, to make certain capital improvements to the Whataburger Field property in accordance with Major League Baseball Requirements; and amending the operating budget.

**Sponsors:** Finance & Procurement

5. [22-0406](#) Zoning Case No. 0222-03, Graham Office, LLC.: (District 4) Ordinance rezoning property at or near 202 Graham Road from the "IH" Heavy Industrial District to the "RV" Recreational Vehicle Park District. (Planning Commission and Staff recommend Approval).(Tabled April 12, 2022)

**Sponsors:** Development Services

*Consent - Capital Projects*

6. [22-0491](#) Motion awarding a construction contract to South Texas Building Partners (STBP) Inc., Corpus Christi, Texas, to complete the improvements for the Art Museum of South Texas, located in Council District 1, in an amount of \$843,755 with FY 2022 funding available from the Type A/B Sales Tax.

**Sponsors:** Engineering Services, Asset Management Department and Finance & Procurement

7. [22-0490](#) Motion awarding a construction contract to Barcom Construction Inc. of Corpus Christi, Texas, for rehabilitation of the O.N. Stevens Water Treatment Plant (ONSWTP) Filter Building 1, located in Council District 1, in an amount not to exceed \$2,093,770, with FY 2022 funding available from the Water Capital Fund.

**Sponsors:** Engineering Services, Water Utilities Department and Finance & Procurement

*General Consent Items*

8. [22-0592](#) Resolution authorizing renewal of property insurance, including All Risk, Flood, Named Storm, Wind/Hail, Earthquake, and Equipment Breakdown insurance, through Carlisle Insurance Agency, Broker of Record, for upcoming policy year (May 5, 2022 - May 4, 2023) in exchange for annual premium of \$3,927,242.

**Sponsors:** Legal Department

J. **RECESS FOR LUNCH**

*The City Council will take a lunch break at approximately 1:30 p.m.*

**K. PUBLIC HEARINGS: (ITEMS 9 - 11)**

*The following items are public hearings and public hearings with first reading ordinances. Each item will be considered individually.*

9. [22-0601](#) Zoning Case No. 0322-02 Elizabeth and Edelmiro Garza: (District 1). Ordinance rezoning a property at or near 11110 Interstate Highway 37 (AKA Up River Road) from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood District. (Planning Commission and Staff recommend denial and in lieu of a Special Permit)  
*Sponsors:* Development Services
10. [22-0602](#) Zoning Case No. 0222-05, ERF Real Estate, Inc.: (District 2) Ordinance rezoning property at or near 4130 South Alameda Street from the "RM-1" Multifamily District and "RM-1/SP" Multifamily District with a Special Permit to the "CN-1" Neighborhood Commercial District. (Planning Commission and Staff recommend Approval)  
*Sponsors:* Development Services
11. [22-0603](#) Zoning Case No. 0322-01, South Texas Rainbow Limited Partnership: (District 5) Ordinance rezoning a property at or near 6626 Williams Drive from the "CN-1" Neighborhood Commercial District to the "CN-1/SP" Neighborhood Commercial District with a Special Permit. (Planning Commission and Staff recommend Approval)  
*Sponsors:* Development Services

**L. RECESS TO CORPORATION MEETING: (ITEM 12)**

12. [22-0712](#) Special Board Meeting of the Corpus Christi Housing Finance Corporation to consider a proposal to participate as General Partner in the Greenwood Manor, LP and as ground lessor, to consider accepting a total of \$1,352,431 from the Corpus Christi Business & Job Development Corporation (Type A) and Corpus Christi B Corporation (Type B), and to consider making a loan of \$481,483 from Corpus Christi Housing Finance Corporation funds and \$1,352,431 from the Corpus Christi Business & Job Development Corporation (Type A) and Corpus Christi B Corporation (Type B) to Greenwood Manor, LP. Greenwood Manor, LP will be the ownership entity of ALMA at Greenwood a 152-unit affordable rental housing project for households at or below 60 percent of the area median income located on 10.554 acres on the southeast corner of Greenwood Drive and Gollihar Road east of West Point Road.  
*Sponsors:* Neighborhood Services

**M. RECONVENE COUNCIL MEETING:**

**N. INDIVIDUAL CONSIDERATION ITEMS: (ITEMS 13 - 14)**

*The following items are motions, resolutions and ordinances that will be considered and voted on individually.*

13. [22-0713](#) Public Hearing and First Reading Ordinance approving a substantial amendment to the City's FY 2018-2019 Consolidated Annual Action Plan ("CAAP") to reprogram \$300,000 from the Community Development Corporation of Brownsville homebuyer project under the HOME Investment Partnerships Program ("HOME") to Greenwood Manor, LP's ALMA at Greenwood affordable rental housing project under the HOME Program in the City's FY 2021-2022 CAAP. This ordinance also approves a substantial amendment to the City's FY 2021-2022 CAAP to accept and appropriate \$751,373 in Program Income to Greenwood Manor, LP's ALMA at Greenwood under the HOME Program.

**Sponsors:** Neighborhood Services

14. [22-0708](#) Ordinance authorizing an affordable housing agreement for \$160,560.00 between the Corpus Christi Business & Job Development Corporation (Type A) and the Corpus Christi Housing Finance Corporation and authorizing an affordable housing agreement for \$1,191,871.00 between the Corpus Christi B Corporation (Type B) and the Corpus Christi Housing Finance Corporation for the construction of ALMA at Greenwood a 152-unit affordable rental Housing project for households at or below 60 percent of the area median income located on 10.554 acres on the southeast corner of Greenwood Drive and Gollihar Road east of West Point Road; appropriating \$160,560.00 from unreserved fund balance of the Business and Job Development Fund and \$1,191,871.00 from the unreserved fund balance of the Type B Affordable Housing Fund; and amending the budget.

**Sponsors:** Neighborhood Services

**O. FIRST READING ORDINANCES: (ITEMS 15 - 19)**

15. [22-0542](#) Zoning Case No. 0222-04, Exclusive Housing, LLC.: (District 2) Ordinance rezoning property at or near 1333 Logan Avenue from the "RS-6" Single-Family 6 District to the "RS-TF" Two-Family District. (Planning Commission and Staff recommend Approval)

**Sponsors:** Development Services

16. [22-0535](#) Ordinance amending the Unified Development Code to delegate approval of wastewater lot or acreage fee exemptions to the Director of Development Services.

**Sponsors:** Development Services

17. [22-0540](#) Ordinance authorizing a Revocable Easement and a Temporary Construction Easement with Kinder Morgan Tejas Pipeline LLC for 0.05 acres of revocable easement and a temporary workspace easement of 1.51 acres to realign a portion of an existing 24-inch pipeline that

transports natural gas, gaseous products, crude oil and other hydrocarbons or minerals in liquid or gaseous form on City owned property, operated by Solid Waste Department, located at the intersection of County Road 20 and County Road 57, appropriating \$11,200 into the City's Solid Waste Operating Fund and reimbursent to LA Farms in an amount of \$2,764 from Solid Waste Operating Fund for crop damages.

**Sponsors:** Engineering Services

18. [22-0593](#) Ordinance authorizing a Wastewater Trunk Line Construction and Reimbursement Agreement with Braselton Development Company, Ltd. to construct off-site wastewater trunk line improvements for a planned residential subdivision within the city limits, London Towne Unit 6, with a completion date of 24 months; and appropriating \$82,935.48 from the Wastewater Trunk System Trust Fund to reimburse the developer per the agreement. (District 3)

**Sponsors:** Development Services

19. [22-0595](#) Ordinance authorizing a Wastewater Trunk Line Construction and Reimbursement Agreement with Braselton Development Company, Ltd. to construct off-site wastewater trunk line improvements for a planned residential subdivision within the city limits, London Towne Unit 7, with a completion date of 24 months; and appropriating \$110,296.96 from the Wastewater Trunk System Trust Fund to reimburse the developer per the agreement. (District 3)

**Sponsors:** Development Services

**P. BRIEFINGS: (ITEM 20)**

*Briefing information will be provided to the City Council during the Council meeting. Briefings are for Council information only. No action will be taken and no public comment will be solicited. The City Manager or City Council Liaison for any city board, commission, committee or corporation (including Type A or B Corporation) may report on the action(s) or discussion(s) of any such body's public meeting that occurred within one month prior to this City Council meeting.*

20. [22-0658](#) Corpus Christi Regional Economic Development Corporation (CCREDC) Quarterly Update to City Council (the first quarter of Calendar Year 2022).

**Sponsors:** Economic Development

**Q. EXECUTIVE SESSION: (ITEMS 21 - 22)**

*PUBLIC NOTICE is given that the City Council may elect to go into executive session at any time during the meeting in order to discuss any matters listed on the agenda, when authorized by the provisions of the Open Meeting Act, Chapter 551 of the Texas Government Code, and that the City Council specifically expects to go into executive session on the following matters. If the Council elects to go into executive session regarding an agenda item, the section or sections of the Open Meetings Act authorizing the executive session will be publicly announced by the presiding officer. The City*

*Council may deliberate and take action in open session on any issue that may be discussed in executive session. The description of an item in "Executive Sessions" constitutes the written interpretation by the City Attorney of Chapter 551 of the Texas Government Code and his determination that said item may be legally discussed in Closed Meeting in compliance with Chapter 551 the Texas Government Code.*

21. [22-0741](#) **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 Texas Pollutant Discharge Elimination System permit process, Texas laws and rules of the Texas Commission of Environmental Quality, Texas Water Development Board, State Water Implementation Fund for Texas, and the U.S. Environmental Protection Agency related to funding for water treatment plants, desalination plants, discharge permits, intake permits, desalination, and other permits related to water treatment, and administrative procedures related thereto.
22. [22-0758](#) **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 Participation Agreement(s) for Oversizing Streets and Drainage Crossing per UDC § 8.4 with MPM Development LP, reimbursement obligations related thereto, construction requirements in said participation agreement(s), requested changes thereto, and City standards relating to the construction of streets, and pursuant to **Texas Government Code § 551.072** to deliberate the exchange or value of real property (including, but not limited to, streets to be dedicated to the City in the Kings Landing Subdivision) because deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

R. **ADJOURNMENT**