

# PLANNING COMMISSION STAFF REPORT

Case No. 0821-06  
 INFOR No. 21ZN1031

**Planning Commission Hearing Date:** September 1, 2021

<b>Applicant &amp; Legal Description</b>	<p><b>Owner:</b> City Bakery (Barbara Handy)  <b>Applicant:</b> City of Corpus Christi  <b>Location Address:</b> 810 19<sup>th</sup> Street  <b>Legal Description:</b> Weiss Add Lot 12A Block 1, located along the east side of 19<sup>th</sup> street, the south side of Coleman Avenue, and north of Hancock Avenue.</p>			
<b>Zoning Request</b>	<p><b>From:</b> "CI" Intensive Commercial District and "RM-3" Multifamily 3 District  <b>To:</b> "CI/H" Intensive Commercial District with a Historic Overlay and "RM-3/H" Multifamily 3 District with a Historic Overlay  <b>Area:</b> 0.3165 acres  <b>Purpose of Request:</b> To designate a historic overlay to honor the cultural history of the property.</p>			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
<i>Site</i>		"CI" Intensive Commercial District and "RM-3" Multifamily 3 District	Commercial and Medium Density Residential	Commercial and Medium Density Residential
<i>North</i>		"CI" Intensive Commercial District and "RM-3"	Commercial and Low Density Residential	Commercial and Medium Density Residential
<i>South</i>		"CN-1" Neighborhood Commercial	Vacant and Commercial	Commercial
<i>East</i>		"RM-3" Multifamily District	Low Density Residential	Medium Density Residential
<i>West</i>		"CN-1" Neighborhood Commercial and "RS-6" Single-Family 6 District	Vacant and Commercial	Commercial
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Westside Area Development Plan and is planned for commercial uses. The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC).  <b>Zoning Violations:</b> None  <b>Council District:</b> 1</p>			
<b>Transportation</b>	<p><b>Transportation and Circulation:</b> The subject property has approximately 125 feet of street frontage along South 19th Street, and approximately 100 feet of street frontage along Coleman Avenue. South 19th Street is designated as an "C1" Minor Collector Street. Coleman Street is designated as a Local/Residential Street. According to the Urban Transportation Plan, "C1" Minor Collector Streets can convey a capacity of 1,000 to 3,000 Average Daily Trips (ADT).</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	South 19 <sup>th</sup> Street	"C1" Minor Arterial	60' ROW 40' paved	60' ROW 40' paved	N/A
	Coleman Street	"Local/Residential"	50' ROW 28' paved	60' ROW 28' paved	N/A

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the "CI" Intensive Commercial District and "RM-3" Multifamily 3 District to the "CI/H" Intensive Commercial District with a Historic Overlay and "RM-3/H" Multifamily 3 District with a Historic Overlay.

**Development Plan:** The subject property is 0.3165 acres in size and the existing building is approximately 3,500 square feet in size. The owner is planned to continue business as a bakery and is making no major improvements at this time.

**Existing Land Uses & Zoning:** The subject property is currently zoned "CI" Intensive Commercial District and "RM-3" Multifamily 3 District. The land currently consists of a bakery and large parking lot. The building was constructed in the 1950's and has been the site of City Bakery since 1962. To the north across Coleman Avenue are residential homes, St. Joseph's Catholic Church, and Saint Joseph's Catholic School zoned "CI" Intensive Commercial District and "RM-3" Multifamily 3 District. To the south are small commercial businesses and single-family residences zoned "CN-1" Neighborhood Commercial District and "RM-3" Multifamily 3 District. To the east are single family residences zoned "RM-3" Multifamily 3 District. To the west are single-family residences zoned and a small commercial building zoned "CI" Intensive Commercial District and "RS-6" Single Family 6 District respectively. The current use of a bakery is conforming within the uses that are permitted in the "CI" Intensive Commercial district.

**Historical Profile:** Mexico City Bakery was founded by Antonio and Juanita Gomez on Ayers Street, Corpus Christi in the 20<sup>th</sup> century. City Bakery was later founded by the owner's daughter Emma and her husband Santiago M. Riveria at 521 S. 19<sup>th</sup> Street. After gaining success the site moved to its current location at 810 South 19<sup>th</sup> Street in 1962. City Bakery was an important family business in the neighborhood that developed around St. Joseph's Church. The original Hispanic settlement in Corpus Christi was located in an area called "The Hill" south of Leopard St. and west of the bluff. As the Hispanic population grew in the early 20<sup>th</sup> century, neighborhoods extended west and southwest. From the 1960s to 1990s, City Bakery hosted a variety of customers because it was the hub of the neighborhood; thus, establishing itself as a culturally and socially important place, serving breakfast, hosting celebrations, and even holding League of United Latin American Citizens (LULAC) meetings there.

The Wiess Addition subdivision at 18th and 19th St. at Coleman Avenue was platted in 1927 (Vol. 4, Pg. 40, Nueces County Records). Completed in 1950 on S. 19th Street, St. Joseph's Church replaced the original chapel of San Jose on 17th Street. The City Bakery

property (Lot 12A, Block 1, Wiess ADD) was platted in 1967 by Emma and Santiago Rivera Sr. (Vol. 35, Pg. 17, Nueces County Records). The deed history of City Bakery registered at 810 S. 19th Street, shows the conveyance from Emma G. Rivera to Santiago M. Rivera in May 1986, Santiago M. Rivera to Juan Rivera (son) in May 1986, and from Juan Rivera to Santiago M. Rivera in May 1988. In May 2003, Santiago M. Rivera conveyed the property to Rosita De La Paz (daughter) and in November 2004, Rosita De La Paz conveyed the property to Barbara Handy (Santiago Rivera, Sr.'s granddaughter).

The bakery building at 810 S 19th St. is a one-story building, mid-20th century commercial block style, constructed circa 1962 of cement block with a masonry brick façade. It has a flat roof, with a slight parapet. A mansard style shingle canopy was added on the storefront. The entrance on 19th St. has a double door which is flanked by metal frame glass windows. The storefront also has a secondary single door entrance. A cement block addition is on the east side of the main building.

**AICUZ:** The subject property is not located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ).

**Plat Status:** The property is platted.

**Utilities:**

**Water:** 16-inch C905 line located along South 19<sup>th</sup> Street

**Wastewater:** 2-inch VCP line located along South 19<sup>th</sup> Street.

**Gas:** 2-inch Service Line located along Coleman Street.

**Storm Water:** Road side inlets surrounding the subject property.

**Plan CC, Area Development Plan, and Preservation Plan Consistency:** The subject property is located within the boundaries of the Westside Area Development Plan and is planned for commercial uses. The proposed rezoning to the "CI/H" Intensive Commercial District with a Historic Overlay and "RM-3/H" Multifamily 3 District with a Historic Overlay is consistent with the adopted Comprehensive Plan (Plan CC). The following policies should be considered:

- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Exemplification of the cultural, economic, social, ethnic, or historical heritage of the city, county, state, or the United States (C.C. Preservation Plan, Policy Statement A.3).
- Valued as an aspect of community sentiment or public pride (C.C. Preservation Plan, Policy Statement A.3).
- Preservation and reuse of culturally and historically significant structures, objects, and sites in Corpus Christi should be encouraged (C.C. Preservation Plan, Policy Statement A.4).

**Department Comments:**

- Per UDC Section 3.4.1 Landmark Commission reviewed and recommended \_\_\_\_\_ of the designation of the Local Historic Landmark designation on August 26, 2021.
- Per UDC Section 3.4.2 the Planning Commission review and recommended \_\_\_\_\_ of the designation of the Local Historic Landmark on September 1, 2021.
- Per UDC 3.4.3 review criteria staff has recommended that the Local Landmark Designation is eligible and worthy of a designation as it meets requirements 2 and 5:
  1. The property has received prior recognition as a Registered Texas Landmark, National Historic Landmark or as an entry in the National Register of Historic Places.
  2. **The property has character, interest or value as part of the development, heritage or cultural characteristics of the City, State of Texas or the United States.**
  3. The property is the site of significant historic event.
  4. Its identification with a person who significantly contributed to the culture and development of the City.
  5. **The property exemplifies the cultural, economic, social or historic heritage of the City.**
  6. The property portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.
  7. The property embodies distinguishing characteristics of an architectural type or specimen.
  8. The property may be classified as the work of an architect or master builder whose individual work has influenced the development of the City.
  9. The property embodies elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation.
  10. The property is related to other distinctive areas which are eligible for preservation according to a plan based on a historic, cultural or architectural motif.
  11. The property has a unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, community of the City.
  12. The property has archeological value in that it has produced or can be expected to produce artifacts affecting historic or prehistoric study.
- City of Corpus Christi City Council approved a motion on July 27<sup>th</sup>, 2021, to initiate the process for Historic Landmark Designation the property owner, Barbara Handy gave consent to the designation with an affidavit and was provided a Historic impact statement on August 2021 giving consent to the designation.

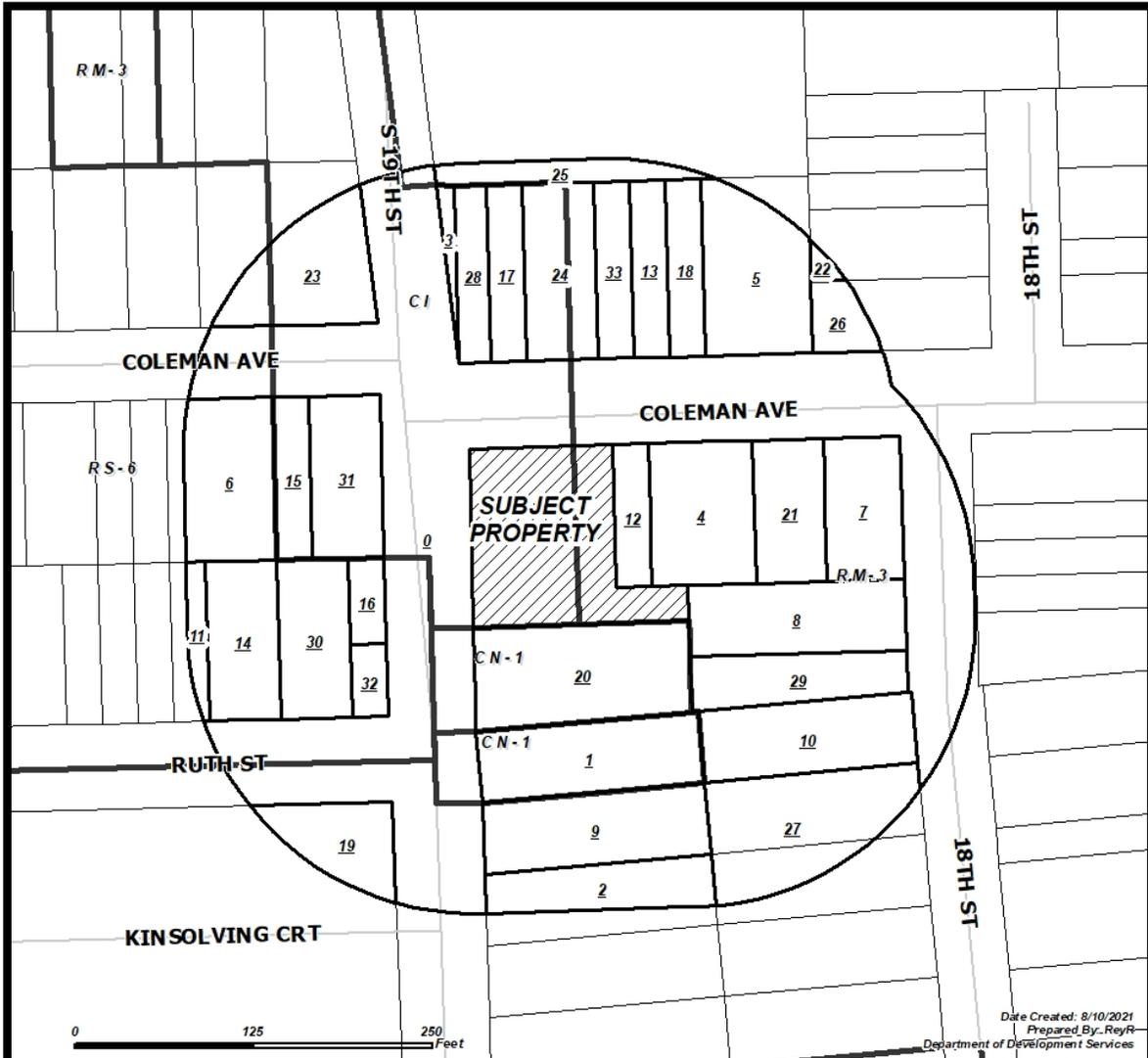
**Planning Commission and Staff Recommendation (September 1, 2021):**

Approval of the change of zoning from the "CI" Intensive Commercial District and "RM-3" Multifamily 3 District to the "CI/H" Intensive Commercial District with a Historic Overlay and "RM-3/H" Multifamily 3 District with a Historic Overlay.

<b>Public Notification</b>	Number of Notices Mailed – 34 within 200-foot notification area 6 outside notification area
	<b><u>As of August 11, 2021:</u></b>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
	Totaling 0.00% of the land within the 200-foot notification area in opposition.  *Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area. Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition

**Attachments:**

- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)
- C. City Council Minutes of July 27, 2021
- D. Affidavit and Intent Signed letter
- E. Historic Impact Statement



Date Created: 8/10/2021  
Prepared By: ReyR  
Department of Development Services

**CASE: 0821-06**  
**ZONING & NOTICE AREA**

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

Subject Property with 200' buffer  
 Owners in favor  
 Owners within 200' listed on attached ownership table  
 Owners in opposition





# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### City Council

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Tuesday, July 27, 2021

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 11:38 a.m.

**B. Invocation to be given by Pastor Rick Barrera, Cornerstone Church.**

Pastor Rick Barrera, Cornerstone Church, gave the invocation.

**C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Jordan Baylor, Texas A&M University-Corpus Christi, Communication Studies Major.**

Jordan Baylor, Texas A&M University-Corpus Christi, Communication Studies Major, led the Pledge of Allegiance to the Flag of the United States and to 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:** 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**

1. [21-0904](#) Proclamation declaring July 30, 2021 as the "Feria De Las Flores" Day.  
Proclamation declaring July 25-31, 2021 as the "Feria De Las Flores" Week.  
Commendation recognizing National Little League Minor Division Team.

Mayor Guajardo presented the proclamations and commendation.

**F. PUBLIC COMMENT**

Mayor Guajardo opened the public comment period.

Jack Gordy, 4118 Bray Dr., spoke regarding his request for public information.

Brian Watson, 5813 Hugo Dr., spoke about the United States Interagency Council on Homelessness and asked City Council to consider hiring a consultant to discuss the desalination plant.

Joe Kramer, 1820 Waldron Rd., thanked the Mayor and Council for their service to our City, and expressed his gratitude to Director of Public Works Richard Martinez and his staff for their work.

**G. CONFIRMATION OF POLICE CHIEF APPOINTMENT**

2. [21-0901](#) Motion confirming the City Manager's appointment of Mike Markle as Corpus Christi Chief of Police.

Mayor Guajardo referred to Item 2.

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

Immediately following the vote, a swearing-in ceremony was held.

**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: M2021-147

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

Mayor Guajardo referred to City Manager's Comments.

**a. Presentation of the City of Corpus Christi's FY 2022 Proposed Annual Operating Budget and Capital Improvements Program Budget**

City Manager Zaroni presented the FY2022 Proposed Annual Operating Budget and Capital Improvements Program Budget as follows: FY 2022 proposed budget summary; budget transparency; budget development; FY 2022 total city budget: \$1.2 Billion; FY 2022 proposed budget general funds (with transfers); FY 2022 general fund budget: \$298.4 Million; general fund revenue growth over FY 2021 adopted budget; property taxable value growth and rate; \$121,500,760 FY 2021-2022 proposed budget street maintenance and reconstruction; 56% increase in streets for FY 2022; streets; police; fire; parks and rec; Type B fund; marina; Bayfront; neighborhood services; library; communication; auditor; solid waste; hotel occupancy tax (HOT); arena and convention center; development services fees; airport; water; wastewater; stormwater; stormwater 5-year program; stormwater improvements; gas; utility; net impact-\$0 (zero dollars);

senior, disabled and low income utility assistance program; employee health benefits in FY 2022; FY 2022 Capital Budget \$448.9 Million; FY 2022 budgeted positions; and next steps.

Council Members and City Manager Zanoni discussed the following topics: the community input meetings will last about an hour and a brief video of the budget will be provided; the American Rescue Plan funding is included in the budget; a Council Member's request for a separate workshop for the Capital Improvement Plan (CIP) budget; and a Council Member's request that calendar invitations be sent for all the budget input sessions.

**b. Covid-19 Update by Annette Rodriguez, Health Department Director**

Assistant Director of Public Health Luis Wilmot presented an update on COVID-19: Nueces County COVID-19 cases; COVID-19 weekly cases; hospitalizations/ICU; Delta Variant; and vaccine breakthrough cases in Nueces County.

A Council Member requested data information regarding the number of deaths related to the COVID-19 vaccination.

**c. Games of Texas Update by Neiman Young, Assistant City Manager**

Assistant City Manager Neiman Young presented information on the Summer Games of Texas 2021: July 29-August 1, 2021 sporting events; economic benefits; COVID-19 protocols; and sports schedule.

**d. Seawater Desalination Update by Mike Murphy, Chief Operating Officer**

Chief Operating Officer Michael Murphy presented an update on the desalination workshop. He said the desalination team is working on responses to questions from Mayor and City Council.

Council Members and Mr. Murphy discussed the following topics: a Council Member's request for an updated timeline; and the importance of right-sizing the plan with a thorough analysis.

**I. BOARD & COMMITTEE APPOINTMENTS:**

- 3.** [21-0840](#) Building Standards Board (2 vacancies)  
Marina Advisory Committee (6 Vacancies)  
Planning Commission (3 vacancies)  
Airport Zoning Commission (3 vacancies)

Mayor Guajardo referred to Item 3. The following board appointments were made:

Building Standards Board:  
Guate Garcia (Appointed)

Monica Pareso (Appointed)

Marina Advisory Board:

Richard E. Bell (Reappointed)

Robert Kelley (Appointed)

Don J. Dunlap (Appointed)

Paulo Salazar (Appointed)

John Murray (Appointed)

Alyssa M. Mason (Appointed)

Planning Commission and Airport Zoning Commission:

Michael M. Miller (Reappointed)

Sheldon Schroeder (Reappointed)

Kamran Zarghouni (Reappointed)

**J. EXPLANATION OF COUNCIL ACTION:**

**K. CONSENT AGENDA: (ITEMS 4 - 16)**

*Consent - Second Reading Ordinances*

4. [21-0843](#) Ordinance adopting the Fiscal Year 2021-2022 Consolidated Annual Action Plan (CAAP) for the Community Development Block Grant (CDBG) budget in the amount of \$2,784,119, the Emergency Solutions Grant (ESG) budget in the amount of \$235,265, and the HOME Investment Partnerships (HOME) budget in the amount of \$1,162,686 for a total of \$4,182,070 annual funding from the United States Department of Housing and Urban Development (HUD); authorizing the execution of all necessary documents to submit the CAAP; authorizing a staff complement of 13 positions; accepting and appropriating funding for the approved CAAP projects and authorizing the execution of funding agreements, amendments and other documents necessary to implement the FY 2021-2022 CAAP.

Mayor Guajardo referred to Item 4.

Workforce Housing Manager Jennifer Buxton presented information on the following topics: summary; HOME grants and loans; council requests for information grants; council requests for information loans; payments made by property; Palms at Blucher Park Unit configuration; Avanti Heritage Park Unit configuration; Council requests for information TG110; Palms at Blucher Park sources and uses; and staff recommends allocating \$1 million of HOME program to the Palms at Blucher Park.

Council Members, Housing Manager Buxton, City Manager Peter Zanoni, Representative for developer Ray Lucas with Lucas & Associates, and Interim Director of Neighborhood Services Tracey Cantu discussed the following topics: a Council Member's request for dates of the loans remaining balances; in response to a Council Member's question

regarding the final cost certification, Mr. Lucas stated that there are two CPA firms recognized by the investors that certify the cost certification and then the cost certification goes to the state to verify the results; all of the projects listed in this presentation except for Wayforward/Fishpond are 9% tax credits; TG110 has returned funds to the City in the amount of \$1 million dollars with the Village of Greenwood project because they received money from the Texas General Land Office; if the Palms at Blucher Park project does not go forward, then the tax credits go back to the City for the next eligible project; in order to be a competitor for the tax credits, the developer told the state that they will build 72 units; cities help to subsidize affordable housing, so this \$1 million dollars in HOME funds will help keep the units affordable; Prospera and TG110 are non-profits, so Prospera is willing to absorb anything above \$1 million dollars; 8 out of the 16 projects listed in the presentation have made repayments; and a few Council Members did not agree with the process used to select the recipient.

Council Member Barrera made a motion to amend the ordinance to include the \$1 million dollars in the HOME program, seconded by Council Member Pusley and approved with the following vote: Council Members Barrera, Pusley, Hunter, Smith and Molina voted - Aye; and Mayor Guajardo, Council Members Martinez, Lerma and Hernandez voted - No.

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

**Aye:** 5 - Council Member Barrera, Council Member Hunter, Council Member Molina, Council Member Pusley and Council Member Smith

**Nay:** 4 - Mayor Guajardo, Council Member Hernandez, Council Member Lerma and Council Member Martinez

**Abstained:** 0

Enactment No: 032503

### **Approval of the Consent Agenda**

Mayor Guajardo referred to the Consent Agenda. Council Members requested that Items 4, 6, 8 and 12 be pulled for individual consideration.

A motion was made by Council Member Lerma, seconded by Council Member Pusley to approve the Consent Agenda with the exception of Items 4, 6, 8 and 12. 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

5. [21-0658](#) Ordinance rejecting the apparent low bid of WLE, LLC. of Austin, Texas due to refusal to perform on a previous mowing contract providing similar services and

authorizing a three-year service agreement for mowing and grounds maintenance of Storm Water Group 5A1 for an estimated amount of \$204,540.00 with Dorame General Repair & Lawn LLC of Corpus Christi, Texas for the Public Works Department, with FY 2021 funding in an amount not to exceed \$11,363.33 available through the Storm Water Fund.

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

Enactment No: 032504

*Consent - Contracts and Procurement*

6. [21-0580](#) Motion authorizing a five-year service agreement with SWCA, Incorporated, dba SWCA Environmental Consultants, of San Antonio, Texas to provide permitting services, such as reporting, training, and compliance for the Texas Commission on Environmental Quality in an amount not to exceed \$104,879.00, with FY 2021 funding in an amount not to exceed \$6,992.00, available through the Water Fund.

Mayor Guajardo referred to Item 6.

A Council Member, Assistant Director of Public Works Gabriel Hinojosa and Director of Planning Daniel McGinn discussed the following topics: a Council Member's concern about the low bid and not having prior history with this company; and City Manager Peter Zanoni recommends tabling this item.

Council Member Hunter made a motion to table the item, seconded by Council Member Pusley. This Motion was tabled with the following vote:

- Aye:** 8 - Mayor Guajardo, Council Member Barrera, Council Member Hunter, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith
- Nay:** 1 - Council Member Hernandez
- Abstained:** 0

7. [21-0798](#) Motion authorizing a three-year service agreement with Allison Corp. dba Allison Flooring America of Corpus Christi, Texas, for an amount not to exceed \$696,100.00, for flooring repair and replacement for Asset Management, effective upon issuance of a notice to proceed, with FY 2021 funding in the amount of \$38,675.00 available through the Facilities Maintenance Fund.

This Motion was passed on the consent agenda.

Enactment No: M2021-148

8. [21-0800](#) Motion authorizing a three-year service agreement with up to three one-year renewal options with Acclaim Energy, Ltd., in the amount of \$0.00030 based on a yearly average citywide consumption of 140,742,000 Kilo Watt Hours (kWh) for an estimated annual fee of \$43,000, and potential estimated amount of \$258,000.00, for power purchase consultant services to the City, effective upon

issuance of notice to proceed.

Mayor Guajardo referred to Item 8.

Director of Asset Management Charles Mendoza stated that there was a typo on the agenda which should read \$.00030 per Kilowatt hour (kWh) and not \$.00035; and the contract should say it expires December 2022, not December 2023.

Council Member Barrera made a motion to amend the motion to read "\$.00030 per Kilo Watt hour" instead of "\$.00035," seconded by Council Member Lerma and passed unanimously.

Council Member Barrera made a motion to approve the motion as amended, seconded by Council Member Lerma. This Motion was passed 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: M2021-149

9. [21-0807](#) Motion authorizing a three-year service agreement with A to Z Concrete and Fence LLC of Rockport, Texas, for an amount not to exceed \$814,355.00, for fencing repair and replacement services for Asset Management, effective upon issuance of a notice to proceed, with FY 2021 funding in the amount of \$45,250.00 available through the Facilities Maintenance Fund.

This Motion was passed on the consent agenda.

Enactment No: M2021-150

10. [21-0644](#) Resolution authorizing a three-year service agreement with two one-year extension options with Vision Services Plan Insurance Company of Rancho Cordova, CA., to provide third-party administration of the City's fully insured vision care in an amount not to exceed \$486,381.00 for a three-year period, or \$810,635.00, if both one-year extension options are exercised, funded 100% by participating employees through payroll deduction.

This Resolution was passed on the consent agenda.

Enactment No: 032505

11. [21-0877](#) Motion authorizing a one-year extension to provide third-party administration of the City's self-funded employee health benefits, pharmacy, fully insured Life and Disability Income insurance for an estimated value of \$37,493,100, with Blue Cross Blue Shield of Texas, Caremark PCS Health, LLC., and Madison National Life Insurance Company, Inc., effective October 1, 2021 with funding requested in the FY 2022 Proposed Budget through the Health Benefits Fund.

This Motion was passed on the consent agenda.

Enactment No: M2021-151

*General Consent Items*

12. [21-0943](#) Motion to initiate the process for historic landmark designation for City Bakery, at or near 810 19th St. (District 1)

Mayor Guajardo referred to Item 12.

Barbara Handy of City Bakery stated that they have been in business for over 60 years and thanked the community for making this a historic landmark.

Mayor Guajardo made a motion to approve the motion, seconded by Council Member Lerma. This Motion was passed 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: M2021-152

13. [21-0921](#) Resolution Amending Financial Budgetary Policies Adopted by Resolution 032490 and Providing Financial Policy Direction on Preparation of the Annual Budgets.

This Resolution was passed on the consent agenda.

Enactment No: 032506

14. [21-0829](#) Motion authorizing a 16-month Streetlight Installation Agreement with AEP Texas to convert 523 existing light fixtures to LED light fixtures for the Ocean Drive Rehabilitation project in an amount of \$72,100.78 funded through the Street Bond 2018 Fund.

This Motion was passed on the consent agenda.

Enactment No: M2021-153

15. [21-0819](#) Motion authorizing the renewal of an agreement with the United Corpus Christi Chamber of Commerce to support the operations and activities of the South Texas Military Task Force during Fiscal Year 2021 in the amount of \$75,000.

This Motion was passed on the consent agenda.

Enactment No: M2021-154

16. [21-0891](#) Motion authorizing the City Manager, or designee, to execute the First Amendment to the Recycling Services Agreement with BFI Waste Services of Texas, L.P, doing business as Republic Services of Corpus Christi, and ratifying

the effective date of the amendment to be March 1, 2021.

This Motion was passed on the consent agenda.

Enactment No: M2021-155

**L. RECESS FOR LUNCH**

Mayor Guajardo recessed the Council meeting for lunch at 1:59 p.m. Mayor Guajardo reconvened the meeting at 2:38 p.m.

**M. PUBLIC HEARINGS: (NONE)**

**N. INDIVIDUAL CONSIDERATION ITEMS: (NONE)**

**O. FIRST READING ORDINANCES: (ITEMS 17 - 18)**

17. [21-0881](#) Ordinance authorizing the delegation of the issuance of City of Corpus Christi, Texas Certificate of Obligations, Series 2021 related to Solid Waste and City Facilities improvements in an amount not to exceed \$18,500,000, within set parameters and according to the plan of finance set by the City's financial advisors to the City Manager, Chief Financial Officer, or Director of Finance and Business Analysis and authorizing other matters incident and related thereto.

Mayor Guajardo referred to Item 17.

Director of Finance Heather Hurlbert presented information on the following topics: this item contains two different delegation ordinances; the anticipated sale of these bonds will be at the end of August; and the ordinance delegates the authority to issue the bonds to the City Manager, Chief Financial Officer, or the Director of Finance to execute these transactions.

Mayor Guajardo asked for public comment.

There were no comments from the Council or the public.

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

Enactment No: 032507

18. [21-0887](#) Ordinance authorizing the delegation of the issuance of City of Corpus Christi General Improvement Refunding Bonds, Series 2021, refunding various series

in an amount not to exceed \$60,000,000, within set parameters and according to the plan of finance set by the City's financial advisors to the City Manager, Chief Financial Officer, or Finance Director and authorizing other matters incident and related thereto.

Mayor Guajardo referred to Item 18.

Director of Finance Heather Hurlbert presented information on the following topics: this ordinance authorizes the ability to move forward with the refunding of the \$60 million within set parameters and according to the plan of finance.

A Council Member, Director Hurlbert and City Manager Zanoni discussed the following topics: the cost of bond issuance is less than 2%; and three bond rating interviews will be conducted this week.

Mayor Guajardo asked for public comment.

There were no comments from the public.

Council Member Pusley 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:** 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: 032508

**P. BRIEFINGS: (ITEM 19)**

- 19. [21-0892](#)** Director of Community Relations for Texas Oil and Gas Association, Matthew Garcia, to present a status update of the industry in Texas.

Mayor Guajardo referred to Item 19.

Director of Gas Operations Bill Mahaffey introduced Matt Garcia with the Texas Oil and Gas Association.

Director of Community Relations for Texas Oil and Gas Association Matt Garcia presented information on the following topics: the association's four focal points are legislation, regulation, judicial affairs and public industry affairs; the major issue was power loss; winter storm Uri; oil and natural gas industry is Hurricane ready; paid \$13.9 billion; 400,974 Texans employed; WTI price; Texas rig count; upstream jobs; new analysis; Texas fueling lives around the globe; Texas methane and flaring coalition; and flaring in Texas: June 2019 to November 2020.

A Council Member and Director Garcia discussed the following topics: Mr. Garcia will follow up with Council regarding when Texas reached the 99% of natural gas produced.

**Q. EXECUTIVE SESSION: None**

**R. ADJOURNMENT**

There being no further business, Mayor Guajardo adjourned the meeting at 4:52 p.m.

**STATE OF TEXAS  
COUNTY OF NUECES**

**CONSENT TO DESIGNATION OF HISTORIC LANDMARK**

WHEREAS, pursuant to the Texas Local Government Code §211.0165, the City may not designate a property as a local historic landmark or include a property within the boundaries of a local historic district unless: (1) the owner of the property consents to the designation or inclusion; or (2) if the owner does not consent, the designation or inclusion of the owner's property is approved by a three-fourths vote of: (A) the governing body of the municipality; and (B) the zoning, planning, or historical commission of the municipality, if any; and

WHEREAS, the undersigned owner(s) of property desires to authorize the CITY to designate their property as Historic Landmark or District.

NOW, THEREFORE, the undersigned hereby authorizes and consents to the CITY designating the following described property as a local historic landmark:

Street address:                   810 S 19<sup>th</sup> St  
  CORPUS CHRISTI, TX 78405

Legal property description: WIESS ADD LT 12A BK 1

Nueces County Appraisal Geographic ID: 9630-3001-0120

Building Description: City Bakery, Restaurant, Concrete Block Building

Owner has the right to withdraw consent at any time during the designation process.

In consideration of the benefits to be received and expenses to be avoided, the undersigned hereby RELEASES CITY, it's officers, employees, agents and contractors, from any and all damages, claims or liabilities of any kind or character in connection with the designation of property as Historic Landmark or District.

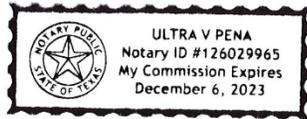
*Remainder of page intentionally left blank; signature page to follow.*

**OWNER: Handy Barbara**

Barbara Betty  
Handy Barbara

STATE OF TEXAS           §  
  §  
COUNTY OF NUECES      §

This instrument was acknowledged before me on the 3<sup>rd</sup>, of  
August 2021, by Handy Barbara.



Ultra V. Pena  
Notary Public's Signature



## HISTORIC DESIGNATION IMPACT STATEMENT HISTORIC LANDMARK DESIGNATION

**PROJECT NUMBER:** 0821-02 City Bakery  
**APPLICANT:** City of Corpus Christi  
**PROPERTY OWNER:** Barbara Handy  
**PROPERTY ADDRESS:** 810 South Nineteenth Street  
**LEGAL DESCRIPTION:** Weiss Addition Lot 12A Blk 1  
**CURRENT ZONING:** "CI" Commercial Intensive  
**REQUESTED ZONING:** "CI/H" Commercial Intensive with a Historic Overlay

Dear Barbara Handy:

This Historic Designation Impact Statement is provided to you in accordance with Texas Local Government Code Section 211.0165, which requires either the consent of the property owner or the approval of three-fourths (3/4) of the Landmark Commission, three-fourths (3/4) of the Planning Commission and three-fourths (3/4) of the City Council in order to either amend the City of Corpus Christi zoning map to expand a Historic Overlay Zoning District or to designate a property as a Historic Landmark.

As you have submitted a request to designate the property located at 810 S Nineteenth as a Historic Landmark (H), this letter is to inform you that per Section 3.15.1 of the City of Corpus Christi Unified Development Code (UDC), a certificate of appropriateness shall be required before the commencement of development within or work upon a designated landmark or contributing structure located within an Historic Overlay, whenever such work includes erection, moving, reconstruction, restoration, or alteration of the exterior of any landmark or structure. Section 3.16 of the Unified Development Code (UDC) requires a certificate of appropriateness for demolition to be required prior to the demolition or removal of a designated landmark or contributing structure within an Historic Overlay zoning district.

Historic Landmark Designation is in accordance with UDC Sec. 3.4. Once the application is determined to be complete (UDC Sec. 3.4.2.B) and Staff has reviewed the application (UDC 3.4.2.A and 3.4.3), the Landmark Commission shall hold a public hearing in accordance with UDC Sec. 3.4.2B.B and make a recommendation to City Council in accordance with UDC Sec. 3.4.2.C and 3.4.2.D. The Planning Commission shall hold a public hearing within 45 days of the application deemed complete, and make a recommendation to City Council. Then the City Council shall hold a public hearing and take final action on the proposed amendment. You may choose to withdraw your consent at any time in the process prior to a final vote by the City Council.

If approved, the rezoning request for Historic Landmark Designation will require compliance with UDC Sec. 3.4, 3.15, and 3.16. Once designated the City of Corpus Christi does not have any tax benefits that may be applied to the property. At this time, the City of Corpus Christi does not have any rehabilitation or repair programs offered specifically for property designated as historic.

If you would like to proceed with the request, please sign the attached Property Owner Consent Form.

August 3, 2021

  
\_\_\_\_\_  
Property Owner