



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### City Council

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Tuesday, November 19, 2019

11:30 AM

Council Chambers

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**Addendums may be added on Friday.**

**A. Mayor Joe McComb to call the meeting to order.**

Mayor McComb called the meeting to order at 11:30 a.m.

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

Deacon Jesse Hinojosa gave the invocation.

**C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Kevin Norton, Director of Water Utilities.**

Mr. Kevin Norton led the Pledge of Allegiance to the flag of the United States and the Texas Flag.

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

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

**Charter Officers:**

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

**Council Member Hunter arrived at 12:42 p.m.**

**Present:** 9 - Mayor Joe McComb, Council Member Roland Barrera, Council Member Rudy Garza, Council Member Paulette Guajardo, Council Member Gil Hernandez, Council Member Michael Hunter, Council Member Ben Molina, Council Member Everett Roy, and Council Member Greg Smith

**E. Proclamations / Commendations**

1. Proclamation declaring November 17-23, 2019, "National Hunger and Homelessness Awareness Week".  
Proclamation declaring November 2019, "#EndTheStreakTX Month".  
Proclamation declaring November 2019, "National Home Care and Hospice Month".  
Proclamation declaring December 7, 2019, "Martial Arts Recognition Day".

Proclamation declaring December 8, 2019, "Special Hearts Day".  
Swearing-In Ceremony for Newly Appointed Board, Commission,  
Committee and Corporation Members.

The Proclamations were presented and the Swearing-In Ceremony was  
conducted.

**R. ADDENDUM ITEMS: (ITEM 28)**

**28. Resolution Opposing Texas Windstorm Insurance Association Rate Increase**

Mayor McComb deviated from the agenda and referred to Item 28.

A council member discussed the following topics: the time-sensitive nature of voting on this item in relation to the Texas Windstorm Insurance Association meeting today in an effort to increase premiums.

Council Member Smith made a motion to approve the resolution, seconded by Council Member Molina. This Resolution was passed and approved with the following vote:

**Aye:** 8 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Molina, Council Member Roy and Council Member Smith

**Absent:** 1 - Council Member Hunter

**Abstained:** 0

Enactment No: 031939

**F. PUBLIC COMMENT - APPROXIMATELY 12:00 P.M. If you choose to speak during this public comment period regarding an item on the agenda, you may do so. You will not be allowed to speak again, however, when the Council is considering the item. Citizen comments are limited to three minutes. If you have a petition or other information pertaining to your subject, please present it to the City Secretary. Any electronic media (e.g. CD, DVD, flash drive) that the Public would like to use while they speak MUST be submitted a minimum of 24 hours prior to the Meeting. Please contact the Communication department at 361-826-3211 to coordinate. This is a public hearing for all items on this agenda.**

Mayor McComb referred to comments from the public. City Attorney Miles K. Risley read the Rules of Decorum for the Council Chambers. City Secretary Rebecca L. Huerta conducted the public comment period.

Jack Gordy, 4118 Bray Dr., spoke regarding illegal signs; the Highway Beautification Act; and monies being forgone related to the City not fining individuals who erect illegal signs. Ellie Wright, 5034 Holly Rd., with Coldwell Banker, spoke on behalf of her real estate client purchasing a home in the River's Edge Subdivision, and in opposition to rezoning proposed in Item 19 allowing for high-density development in the London area. C. J. Johnson, 509 S. Carancahua St., spoke regarding mental illness related to shootings. Raina

Foster, 4714 Tiara Ln., spoke in support of a newly proposed subdivision, related to Item 19, in the London area. Chris Kuehn, 7038 Pharaoh Dr., spoke in support of development and rectifying drainage issues on North Beach. Gloria Scott, 4422 S. Alameda St., spoke in support of using the Spohn Memorial Hospital building to house homeless individuals. Lindsay Gee, 2409 Shaftsbury Dr., spoke regarding County Road 33 not having been annexed in a recent annexation; and infrastructure concerns in the London area related to agenda item 19. Chad Magill, 641 Texas Ave., spoke in support of and a decision timeline for the Grand Canal on North Beach. Sara Mostaghassi, 4033 Wildfire, spoke in opposition to the commercial portion of the development that is the subject of agenda item 19. Adam Carrington, 2749 Riverbend Court, thanked City Manager Zaroni for meeting with Hillcrest residents. Leslie Tapia, 2542 Balchek Ln., spoke in opposition to the change in zoning to "CN-1" in Item 19. Jeannie Hunter, Sahara Dr., spoke in support of the Grand Canal and development on North Beach.

**P. BRIEFINGS: (ITEM 26)**

**26. Corpus Christi Regional Economic Development Corporation (CCREDC) Quarterly Update to City Council (Q3 2019)**

Mayor McComb deviated from the agenda and referred to Item 26.

President and Chief Executive Officer of the Corpus Christi Regional Economic Development Corporation (CCREDC) Iain Vasey presented information on the following topics: employment by sector for selected month in the Corpus Christi Metropolitan Statistical Area (MSA); project activity report; attraction projects; business attraction and recruitment; business retention and expansion; what we are working on; Explore the Coastal Bend; Corpus Christi Opportunity Zones; and social media in which the CCREDC is engaged.

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

Mayor McComb referred to City Manager's Comments. City Manager Peter Zaroni reported on the following topics:

**a. OTHER**

1) Development Services Department Task Force meetings take place the second Friday of each month. 2) Public Works will be undergoing a comprehensive best practices analysis, compared to 8 major Texas cities, including evaluating staffing levels and whether certain services should be outsourced or performed by in-house personnel. 3) The Texas Department of Transportation is suspending design services on the new Harbor Bridge; construction is continuing; and the National Transportation Safety Board is performing a review that will result in a report being issued in about 30 days. 4) City offices will be closed on November 28 and 29, 2019 for the Thanksgiving holiday; and changes in garbage collection and landfill hours of operation due to the Thanksgiving holiday.

**H. MINUTES:**

**2. Regular Meeting of November 12, 2019.**

Mayor McComb referred to Item 2.

A motion was made by Council Member Garza, seconded by Council Member Molina, that the Minutes be passed. The motion carried by a unanimous vote.

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

**J. EXPLANATION OF COUNCIL ACTION:**

**K. CONSENT AGENDA: (ITEMS 3 - 17)**

**Approval of the Consent Agenda**

Mayor McComb referred to the Consent Agenda. Council Member Garza stated he was abstaining on Items 4 and 7. Council Member Hernandez requested that Item 11 be pulled for individual consideration. Council Member Hunter stated he was abstaining on Item 4.

There were no comments from the Council or the public.

A motion was made by Council Member Molina, seconded by Council Member Garza, to approve the Consent Agenda. The motion carried by the following vote:

**Aye:** 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

**Abstained:** 0

*Second Reading Ordinances - Consent*

- 3.** One Reading Ordinance to approve the Final Project and Financing Plan for the North Beach Tax Increment Reinvestment Zone No. 4 in order to accommodate Opportunity Zone deadline for North Beach development

**This Ordinance was passed on emergency on the consent agenda.**

Enactment No: 031929

- 5.** Ordinance accepting and appropriating Airport Grant #58 in the amount of \$9,445,368; awarding a contract in the amount of \$6,884,574.42 with Airfield Contracting, a Joint Venture between Head, Inc. of Columbus, Ohio and Jackson Construction Services, LLC, of Jacksboro, Texas for the total base bid and additive alternates 1 and 2 for the Corpus Christi International Airport (CCIA) Rehabilitate Terminal Apron Phase III and East General Aviation Apron Phase IV projects, effective upon issuance of notice to proceed, with funding available in the Airport Capital program by acceptance of the grant and; transferring \$1,049,486 as a 10% grant match from the unreserved fund balance of the Airport Operational Fund.

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

Enactment No: 031931

6. Ordinance amending Section 53-109 of the City Code which allows golf carts in certain areas by adding neighborhood electric vehicles and off-highway vehicles as an allowable mode of transportation within the city, specifically North Padre Island, Mustang Island, and North Beach; and providing for a penalty.

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

Enactment No: 031932

8. Ordinance amending the FY2019-2020 Operating Budget, adopted by Ordinance No. 031870, to create a temporary provisional Fire Captain position within the Fire Department complement.

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

Enactment No: 031934

9. Ordinance disannexing approximately 540.79 acres of land located in the La Quinta corridor from the City of Corpus Christi, Texas pursuant to an amendment to a Chapter 380 economic development incentive agreement with the Port of Corpus Christi Authority and voestalpine Texas, LLC; adjusting the City boundaries accordingly; providing for severance, publication, and an effective date.

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

Enactment No: 031935

10. Ordinance abandoning and vacating a 10-foot wide by approximately 180-feet in length (1,800 sq. ft.) portion of an existing drainage easement out of Lots 3 & 4, Block 1, Padre Island - Corpus Christi Section E located at 15045 & 15041 Aruba Drive. (District 4)

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

Enactment No: 031936

*Contracts and Procurement - Consent*

12. Motion authorizing a three-year supply agreement with Ferguson Enterprises, LLC of Corpus Christi, Texas, in an amount not to exceed \$616,962.97 to purchase brass service fittings, including valves, elbows, and couplings for the City Warehouse as a central distribution for the Utilities Department, effective upon issuance of notice to proceed, with FY 2020 estimated funding in the amount of \$171,378.61 available in the Stores Fund.

**This Motion was passed on the consent agenda.**

Enactment No: M2019-192

- 13.** Motion authorizing a three-year supply agreement with Ferguson Enterprises, LLC of Corpus Christi, Texas, in an amount not to exceed \$562,650.00 to purchase fire hydrants for the City Warehouse as a central distribution for the Utilities Department, effective upon issuance of notice to proceed, with FY 2020 estimated funding in the amount of \$156,291.67 available through the Stores Fund.

**This Motion was passed on the consent agenda.**

Enactment No: M2019-193

- 14.** Motion authorizing a purchase with Silsbee Ford of Silsbee, Texas in an amount not to exceed \$276,642.50 for ten 2019 Ford F-150 regular cab pick-up trucks to be used by the ten additional Engineering Services Inspectors that were added as part of the FY 2020 Budget process, effective upon issuance of a letter of acceptance, with funding available in the Engineering Services fund.

**This Motion was passed on the consent agenda.**

Enactment No: M2019-194

- 15.** Motion authorizing a two-year license maintenance renewal agreement with Hexagon Safety & Infrastructure of Madison, Alabama in an amount not to exceed \$561,249.79, for use and maintenance of Intergraph software in support of public safety, effective upon issuance of a notice to proceed, with the FY 2020 funding in the amount of \$273,308.53 available through the Information Technology Fund.

**This Motion was passed on the consent agenda.**

Enactment No: M2019-195

*General Consent Items*

- 16.** Resolution authorizing an interlocal agreement with Bexar Metro 9-1-1 Network for business continuity, with a five-year term and five one-year renewal options, at an annual cost of \$28,800.00.

**This Resolution was passed on the consent agenda.**

Enactment No: 031937

- 17.** Resolution authorizing outside city limits water contract pursuant to Corpus Christi Code 55-113 with property owner to provide water service to the property described as Laureles Farm Tracts 4 and 5 located at 2459 County Road 51.

**This Resolution was passed on the consent agenda.**

Enactment No: 031938

4. Ordinance authorizing a Water Arterial Transmission and Grid Main Line Extension Construction and Reimbursement Agreement with Braselton Custom Homes, LTD to extend a water transmission and grid main line for a planned residential subdivision located on CR-33 with a completion date of May 30, 2021;and appropriating \$1,233,230.25 from the Water Arterial Transmission and Grid Main Trust Fund to reimburse the Developer per agreement. (District 3)

**Mayor McComb referred to Item 4.**

**There were no comments from the Council or the public.**

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

**Aye:** 7 - Mayor McComb, Council Member Barrera, Council Member Guajardo, Council Member Hernandez, Council Member Molina, Council Member Roy and Council Member Smith

**Abstained:** 2 - Council Member Garza and Council Member Hunter

Enactment No: 031930

7. Ordinance to amend the 40-year Lease Agreement with SQH Sports & Entertainment, Inc., which was originally authorized on October 18, 2016 for the lease of approximately 67.69 acres of unimproved land near State Highway 286 and FM 43 (Weber Road) for a regional youth sports complex, with the amendment to provide for extension of the performance milestones in the lease and notice of default.

**Mayor McComb referred to Item 7.**

**There were no comments from the Council or the public.**

**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:** 8 - Mayor McComb, Council Member Barrera, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

**Abstained:** 1 - Council Member Garza

Enactment No: 031933

11. Motion authorizing Amendment No. 1 to Supply Agreement No. 1266 with Carus Corporation, of Peru, Illinois, for a total amount not to exceed \$174,762.00 for the 24-month term, increasing the 24-month contract

amount from \$3,407,859.00 to \$3,582,621.00, allowing a price increase to the contract for the purchase of sodium permanganate for the treatment of potable drinking water at the O. N. Stevens Water Treatment Plant, with funding available through the Water Fund.

**Mayor McComb referred to Item 11.**

**In response to a council member's questions, Director of Water Utilities Kevin Norton stated that there are additional chemicals coming up for bid early in 2020; and that there are two companies that can supply the sodium permanganate that is the subject of this agenda item.**

**There were no comments from the public.**

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

**Aye:** 8 - Mayor McComb, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

**Absent:** 1 - Council Member Barrera

**Abstained:** 0

Enactment No: M2019-191

#### **M. PUBLIC HEARINGS: (ITEMS 18 - 19)**

- 18.** Ordinance annexing into the territorial limits of the City of Corpus Christi approximately 281 acres of land located in the area west of the Oso Creek and southeast of Farm-to-Market 43 and County Road 43.

**Mayor McComb deviated from the agenda and referred to Item 18.**

**Director of Planning and ESI Daniel McGinn stated that the purpose of this item is consider the voluntary annexation request of John Tamez of 281 acres located in the London area.**

**Director McGinn presented information on the following topics: background; aerial overview of annexation tract; proposed development; fiscal impact analysis - General Fund; and staff's recommendation for approval.**

**Mayor McComb opened the public hearing. There were no comments from the Council or public.**

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

**Aye:** 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith



**Abstained:** 0

- 19.** Ordinance annexing approximately 446.4 acres of land into the territorial limits of the City of Corpus Christi; and rezoning said annexed property at or near 1442 Farm-to-Market (FM) 43 from "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District (Tract 1) and "CN-1" Neighborhood Commercial District (Tract 2) per Zoning Case No. 1019-08. Staff recommends approval. Planning Commission recommends denial of the zoning; therefore, a 3/4 vote is required on zoning.

**Mayor McComb referred to Item 19.**

**A council member and Director of Planning and ESI Daniel McGinn discussed legal requirements relating to annexing County Road 33 during past annexations; and communications with Nueces County, London Independent School District and the developer regarding enhancements to County Road 33.**

**Mayor McComb stated that Council Members Garza and Roy were abstaining on this item.**

**In response to a council member's question, City Secretary Rebecca L. Huerta stated that, per the Unified Development Code, if an amendment has been recommended for denial by the Planning Commission, as is the case with this item, the amendment shall not become effective without a three-quarter vote of all the City Council members; per state law, only formal abstentions or vacancies reduce the number of votes required; in this instance, two council members have filed formal abstentions; subtracting from 9 council members the 2 abstentions, 7 members remain; and three-quarters of 7 members is 6 votes that are required for passage of this item.**

**Director of Planning and ESI Daniel McGinn presented information on the following topics: background; aerial overview of subject property; proposed development plan; zoning pattern; fiscal impact analysis - General Fund; preliminary draft future land use map; zoning pattern; and staff's recommendation to approve.**

**Mayor McComb opened the public hearing.**

**Gary Friudenberg, 2528 Digger Ln., spoke in opposition to the re-zoning. Brittany Hernandez, representing her parents who live in the London area, spoke regarding a plan for the London area; concerns regarding high-density development; and drainage. Sandra Bransford, representing herself and 31 home owners in the Nottingham Acres Unit 1 Home Owners' Association, spoke in opposition to the requested change in zoning to "CN-1". Jimmy Dodson, 4222 Farm-to-Market Road 665, spoke regarding the history of his family in Corpus Christi, in the London area and development in Corpus Christi and in support of Item 19. James Davis, 1787 Farm-to-Market Road 43, spoke in opposition to the requested change in zoning to "CN-1" and in support of growth. Kara Campbell, London area resident, asked for clarification regarding the zoning and spoke regarding concerns relating to the order of development; postponing a decision on this re-zoning item until a plan is in place to address the London area; and wastewater capacity. Scott McDonald,**

1373 S. Hampton, an applicant for the proposed annexation, spoke in support of Item 19. John Wallace, 12 Camden Place, stated that he represented Moses Mostaghasi in buying the land for this project; and spoke in support of the proposed master planned community. John Bell, 615 N. Upper Broadway, Ste 1100, representing the owners of the River's Edge Development, stated his clients are not opposed to the annexation or this development; but are in opposition to the requested change of zoning to "CN-1" that is part of this Item; suggested modifications to the proposed change in zoning; discussed the negative effect of the proposed change in zoning on his client's planned development; and discussed with a council member if there is a plan for an apartment complex on the subject property. Reagan Brown, 5830 McCardle, spoke in support of the planned development; and using multi-family property as a buffer between commercial and single-family residential properties. Moses Mostaghasi, Bar Le Doc Dr., spoke regarding the proposed master planned drainage system that is to be installed; the condition of County roads in the subject area; the number of homes to be constructed in the development; a new four-lane road to be constructed; and a Texas Department of Transportation study.

Council members and Moses Mostaghasi discussed the following topics: multi-family housing is not planned; septic systems will not be used; the plan for part of the property that is in the floodplain; installation of a master drainage ditch; the base flood elevation for new development projects; and the cost of infrastructure improvements before homes are built.

Mayor McComb closed the public hearing.

Council members and Mr. Mostaghasi discussed the following additional topics: what happens to a fireworks stand if this annexation item is approved; standing water in the area; controlled development; the number of homes anticipated to be built in the area by other developments; the acreage needed in order to use a septic system; annexing London School and County Road 33; fire protection for London Independent School District (London ISD); the use of a Public Improvement District (PID); Corpus Christi's city limits versus London ISD's boundaries; if the City has an obligation to respond to calls for fire and police services in the area outside the city limits and related agreements; the number of lots per acre; and the average square feet of a lot.

Council Member Barrera made a motion to approve the ordinance, seconded by Council Member Guajardo.

In response to a question from a council member, Director of Development Services Al Raymond stated that the applicant has requested that Council approve or deny the change in zoning as presented.

This Ordinance was passed on first reading and approved with the following vote:

**Aye:** 7 - Mayor McComb, Council Member Barrera, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina and Council Member Smith

**Abstained:** 2 - Council Member Garza and Council Member Roy

**Q. EXECUTIVE SESSION: (ITEM 27)**

Mayor McComb deviated from the agenda and referred to Executive Session Item 27. The Council went into executive session at 2:32 p.m. The Council returned from executive session at 3:13 p.m.

- 27. 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 a Chapter 380 Economic Development Incentive Agreement with Upper Padre Partners, LP and North Padre Waterpark Holdings, Ltd., a Developer Agreement for Park Road 22 Bridge and Village Canal with Padre Island Holdings, LLC and Diamond Beach Holdings, LLC and pursuant to **Texas Government Code § 551.087** to discuss confidential commercial or financial information pertaining to the aforesaid business prospect(s) that the City seeks to have locate, stay or expand in or near the territory of the City and with which the City may conduct economic development negotiations and/or deliberate possible economic development issues concerning said business prospect(s).

This E-Session Item was discussed in executive session.

**L. RECESS FOR LUNCH**

The recess for lunch was held during Executive Session Item 27.

**S. RECESS THE CITY COUNCIL MEETING:**

Mayor McComb recessed the meeting at 3:14 p.m. to hold a meeting of the Tax Increment Reinvestment Zone Number 4 (TIRZ#4).

**T. RECONVENE CITY COUNCIL MEETING:**

Mayor McComb reconvened the meeting at 3:45 p.m.

**M. PUBLIC HEARINGS: (ITEMS 20 - 22)**

- 20.** Zoning Case No. 0819-02, Fish Pond Development, LLC. (District 1). Ordinance rezoning property at or near 1000 Sixth Street from the "RM-3" Multifamily 3 District and "ON" Neighborhood Office District to the "RM-3/PUD" Multifamily 3 District with a Planned Unit Development. Planning Commission and Staff recommend approval.

Mayor McComb referred to Item 20.

Mayor McComb stated that Council Member Garza was abstaining on Item 20.

Director of Development Services Al Raymond stated that the purpose of this item is to rezone the subject property from "RM-3" Multi-Family 3 District and

**"ON" Neighborhood Office District to "RM-3/PUD" Multi-Family 3 District with a Planned Unit Development for the purpose of constructing a 112-unit senior housing community.**

Director Raymond presented information on the following topics: aerial overview; subject property at 1000 6th Street; zoning pattern; deviation table; master site plan; and the Planning Commission's and staff's recommendation to approve.

A council member, City Manager Peter Zanoni and Director Raymond discussed the following topics: if the requested change in zoning would impact the zoning designation of other area properties; and if the planned construction would impact the foundation of neighboring homes.

Mayor McComb opened the public hearing. There were no comments from the public.

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

**Aye:** 8 - Mayor McComb, Council Member Barrera, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

**Abstained:** 1 - Council Member Garza

**21.**

Zoning Case No. 0819-03, SuperElite, LLC. (District 4). Ordinance amending the development guidelines of a Planned Unit Development (PUD) at or near 14836 Granada Drive currently zoned "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development. Planning Commission and Staff recommend approval.

Mayor McComb referred to Item 21.

Director of Development Services Al Raymond stated that the purpose of this item is to amend the development agreement for the planned unit development located at 14836 Granada Drive for the purpose of allowing for the development of a 27-unit single-family town home development.

Director Raymond presented information on the following topics: aerial overview; subject property at 14836 Granada Drive; that the requested amendment will allow for short-term rentals and increase the site's development height; zoning pattern; deviation table; master site plan; and Planning Commission's and staff's recommendation to approve.

Council members and Director Raymond discussed the following topics: adopting elevation requirements across the board on the Island; base flood elevation; and the frequency with which the Federal Emergency Management Agency changes flood maps.

Council Member Smith made a motion to approve the ordinance, seconded by Council Member Barrera.

Mayor McComb opened the public hearing. There were no comments from the

public.

**This Ordinance was passed on first reading and approved with the following vote:**

**Aye:** 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

**Abstained:** 0

**22.**

Zoning Case No. 0819-01, MPM Development, LP. (District 5). Ordinance rezoning property at or near 6810 Bison Drive from the "RS-4.5" Single-Family 4.5 District to the "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development. Planning Commission and Staff recommend approval.

**Mayor McComb referred to item 22.**

**Director of Development Services Al Raymond stated that the purpose of this item is to rezone the subject property from "RS-4.5" Single-Family 4.5 District to "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development (PUD) for the purpose of constructing 36 single-family homes.**

**Director Raymond presented information on the following topics: aerial overview; subject property at 6810 Bison Dr.; zoning pattern; deviation table; revised master site plan; cross section of Air King and Bill Witt Drives; and Planning Commission's and staff's recommendation to approve.**

**Council members, Director Raymond, Assistant Director of Development Services Michael Dice and Assistant City Attorney Buck Brice discussed the following topics: width and length of sidewalks to be constructed; requirements for width and length of sidewalks; and that multiple notices were returned by the same individual; and the legal requirements for providing notice to area property owners.**

**Mayor McComb opened the public hearing. Moses Mostaghasi discussed the reason for utilizing a PUD; the reason for the size of the sidewalks to be constructed; and ingress and egress into/out of Bill Witt Park.**

**A council member and Mr. Mostaghasi discussed the following topics: utilities available at the subject property; a buffer between homes and property zoned light industrial; and the sufficiency of the depth of setbacks.**

**A council member, Assistant Director Dice and City Manager Zanoni discussed crushed granite versus concrete walkways; and the status of the Bill Witt master plan.**

**Council Member Hunter made a motion to approve the ordinance, seconded by Council Member Molina.**

**A council member and Assistant Director Dice discussed the following topics: multiple notifications regarding the proposed change in zoning having been mailed to and received from the same person; ownership of an adjacent subdivision; and building a permanent road into Bill Witt Park.**

**Mayor McComb closed the public hearing.**

**This Ordinance was passed on first reading and approved with the following vote:**

**Aye:** 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

**Abstained:** 0

**N. REGULAR AGENDA: (NONE)**

**O. FIRST READING ORDINANCES: (ITEMS 23 - 25)**

- 23.** Ordinance providing for prior and current service annuities under the act governing the Texas Municipal Retirement System for retirees and beneficiaries of deceased retirees of the City of Corpus Christi; and establishing an effective date for the ordinance.

**Mayor McComb referred to Items 23 - 25. Item 25 was withdrawn by staff. A council member requested that Item 29 be pulled for individual consideration.**

**A council member asked if Items 29 and 30 were related.**

**A council member requested that Item 30 be pulled for individual consideration.**

**There were no comments from the public.**

**Council Member Smith made a motion to approve Items 23 and 24, seconded by Council Member Hunter. These ordinances were passed on first reading and approved by one vote.**

**Aye:** 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

**Abstained:** 0

- 24.** Ordinance consenting to and ratifying an assignment of the On-Airport Rental Car Concession and Lease Agreement ("Agreement") from Coastal Bend Rent-A-Car, Inc. (dba Avis Rent A Car), and South Texas Auto Rental Services, LLC (dba Budget Rent A Car), to Avis Budget Car Rental, LLC.

**This Ordinance was passed on first reading by one vote (see Item 23).**

**Aye:** 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

25. Ordinance approving the sale of lot of approximately 0.1431 acres at 7101 Edgebrook Drive for the highest cash offer received by real estate broker of \$18,000 to James Magill.

This Item was withdrawn by staff.

**R. ADDENDUM ITEMS: (ITEMS 29 - 30)**

29. First Reading Ordinance approving amendment to the Tax Increment Reinvestment Zone #2 Amended Project & Financing Plans approved by the Board of Directors of Reinvestment Zone Number Two, Corpus Christi, Texas, regarding approval of additional funds up to \$2,884,815.66 for the Park Road 22 Bridge Project.

Mayor McComb referred to Item 29.

Assistant City Manager Keith Selman stated that the purpose of this item is to increase the funding in the Tax Increment Reinvestment Zone Number 2 (TIRZ#2) project and financing plan for Park Road 22 bridge project costs by \$2,884,815.66 to \$6,884,815.66.

Mayor McComb called for comments from the public. Charles Duffley, representing IBC and AXYS Capital, discussed the investment to be made; increased property values; and development of the canal.

Council Member Smith made a motion to approve the ordinance, seconded by Council Member Hunter.

A council member and Assistant City Manager Selman discussed funds encumbered in TIRZ#2 for this project; and that the resources are available to cover this project.

This Ordinance was passed on first reading and approved with the following vote:

**Aye:** 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

30. First Reading Ordinance appropriating additional funds in the amount of \$2,884,815.66 from the Reinvestment Zone No. 2 Fund 1111 for construction of the Park Road 22 Bridge; transferring funds in the amount of \$6,884,815.66 from the Reinvestment Zone No. 2 Fund 1111 to the Capital Improvement Program Fund for the project; and amending the operating and capital budgets.

Mayor McComb referred to Item 30.

Assistant City Manager Keith Selman stated that the purpose of this item is to appropriate the resources that are the subject of Item 29.

There were no comments from the public.

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

**Aye:** 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

**Abstained:** 0

**U. IDENTIFY COUNCIL FUTURE AGENDA ITEMS**

Mayor McComb referred to Identify Council Future Agenda Items. City Manager Peter Zanoni reminded everyone of the December 3, 2019 9:00 a.m. joint work session between Nueces County Commissioners and the City Council to discuss items related to TIRZ#4. A council member requested quarterly reports from the Engineering Services Department on the Facilities Multiple Award Contract (FMAC) and Indefinite Delivery/Indefinite Quantity (IDIQ) programs.

**V. ADJOURNMENT**

The meeting was adjourned at 4:40 p.m.