



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

City Council

Tuesday, March 16, 2021

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.**

Mayor Guajardo called the meeting to order at 11:35 a.m.

- B. Invocation to be given by Reverend Angel Montana, Our Lady of Pilar Church.**

Reverend Angel Montana, Our Lady of Pilar Church gave the invocation.

- C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Trinity Chase Salazar, Elliott Grant Middle School.**

Trinity Chase Salazar of Elliott Grant Middle School led the Pledge of Allegiance to the Flag of the United States and the Texas Flag.

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

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

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

Present: 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

Mayor Guajardo read the proclamation declaring the month of March as Professional Social Work Month.

F. PUBLIC COMMENT

Mayor Guajardo referred to comments from the public.

The following citizens called in support of Item 25: Tom Schmid, 5541 Ocean Dr.; Rick Patel, 3200 E. Surfside Blvd.; Steve Banta, 2914 N. Shoreline Blvd.; and Carrie Meyer, 4401 Gulfbreeze Blvd.

The following citizens submitted written public comments which are attached to the Minutes: Encarnacion Serna, 105 Lost Creek Dr.; Blanca Parkinson, 10801 Silverton Dr.; Amanda Gallegos, 7621 Cedar Brook Dr.; and Eli McKay, 1008 Marguerite St.

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

Mayor Guajardo referred to City Manager's Comments. City Manager Peter Zandoni reported on the following topics: 1) In response to social media altercation at Cole Park, the City has a zero tolerance policy for violence. The City is working on adding more security to Cole Park and other public parks. 2) Quarterly update-FY 2021 on residential street maintenance - 96 projects, 45 completed and 51 underway. 3) Stage 1 water restrictions still in place. 4) The City Manager will resume one-on-one monthly meetings with Council Members.

Council Members, City Manager Zandoni and Police Chief Mike Markle discussed the following topics: more safety procedures will be added to the parks; and staff plans to bring a storm water fee to Council in the summer.

a. GOVERNMENT ACTIONS RELATED TO CORONA VIRUS

Health Director Annette Rodriguez presented an update on COVID-19: COVID-19 Nueces County timeline; COVID-19 testing overview; timeline of COVID-19 case numbers and policies in Texas; COVID-19 positive cases per month; Nueces County COVID-19 cases by month as of March 15, 2021 phone bank calls in coming as of 3-15-21; COVID-19 statistics for U.S. and Texas and Nueces County 3-15-21; total COVID-19 vaccines administered in Nueces County; new COVID-19 vaccine Johnson & Johnson-single dose; phase I began 3-15-21; and Nueces County surveillance of flu illness annual comparison of weekly cases.

Council Members and Health Director Rodriguez discussed the following topics: the health department provides proof of vaccination cards which can be used for air travel; HUB vaccination sites need to meet state guidelines; the Health Department is evaluating additional locations that meet guidelines; and

a Council Member's request for information on usage of the Johnson & Johnson vaccination.

H. MINUTES:

1. Regular Meeting of March 2, 2021.

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

A Council Member requested to move the minutes to the consent agenda. This passed unanimously.

I. BOARD & COMMITTEE APPOINTMENTS: (NONE)

J. EXPLANATION OF COUNCIL ACTION:

K. CONSENT AGENDA: (ITEMS 2 - 16)

Consent - Second Reading Ordinances

Approval of the Consent Agenda

Mayor Guajardo referred to the Consent Agenda. Council Members requested that Items 2, 8 and 15 be pulled for individual consideration.

A motion was made by Council Member Molina, seconded by Council Member Pusley to approve the Consent Agenda with the exception of Items 2, 8 and 15. The motion carried by the following vote:

Aye: 9 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

Abstained: 0

2. Ordinance rejecting the apparent low bid of Burnside Services, Inc. as non-responsive for lack of related experience and awarding a construction contract to Clark Pipeline Services, Corpus Christi, Texas, for the reconstruction of Leopard Street from Palm Drive to Nueces Bay Boulevard, located in Council District 1, with new asphalt pavement and utility improvements in an amount of \$5,262,457.37 with FY 2021 funding available from Bond 2018, Bond 2016, Storm Water, Wastewater, Gas, and Water Funds.

Mayor Guajardo referred to Item 2.

A Council Member pulled this item to restate that he was voting against this item.

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

Aye: 6 - Mayor Guajardo, Council Member Hunter, Council Member Lerma, Council Member Martinez, Council Member Molina and Council Member Pusley

Nay: 3 - Council Member Barrera, Council Member Hernandez and Council Member Smith

Abstained: 0

Enactment No: 032375

- 3.** Ordinance authorizing a four-month service agreement with Lindamood Inc., for an amount not to exceed \$212,378.00 for demolition of Aircraft Hangar One at the Corpus Christi International Airport; appropriating funds from the unreserved fund balance of the Airport Capital Reserves; and amending the budget.

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

Enactment No: 032376

- 4.** Ordinance appropriating \$202,931.55 from the unreserved fund balance in the Airport Operating Fund for the purchase of parking/revenue control systems, pay-on-foot machines, booths, and canopies for Corpus Christi International Airport and amending the budget.

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

Enactment No: 032377

Consent - Contracts and Procurement

- 5.** Motion authorizing a three-year service agreement with Industrial/Organizational Solutions, Inc. of Oak Brook, Illinois for a total amount not to exceed \$379,210.00 for promotional testing services for the Corpus Christi Police Department (CCPD) through the Human Resources Department, with FY 2021 funding in an amount of \$63,000.00 available through the General Fund.

This Motion was passed on the consent agenda.

Enactment No: M2021-045

- 6.** Motion authorizing a three-year service agreement with Industrial/Organizational Solutions, Inc. of Oak Brook, Illinois, for a total amount not to exceed \$409,915.00 for promotional testing services for the Corpus Christi Fire Department (CCFD) through the Human Resources Department, with FY 2021 funding in an amount of \$68,000.00 available through the General Fund.

This Motion was passed on the consent agenda.

Enactment No: M2021-046

7. Motion authorizing a two-year service agreement for executive recruitment services in an amount not to exceed \$294,000.00 with payment only when services are rendered with Baker Tilly US, LLP of Plano, Texas, for the recruitment of hard to fill executive-level positions to be used by City departments through the Human Resources Department, effective upon issuance of a notice to proceed, FY 2021 funding is available in various funds.

This Motion was passed on the consent agenda.

Enactment No: M2021-047

8. Motion authorizing a three-year service agreement with Gulf Coast Security Enterprises LLC of New Orleans, Louisiana, in an amount not to exceed \$145,890.00 for Armed Security Guard Services for Sunrise Beach, with FY 2021 funding in an estimated amount of \$32,420.00 available through the Utilities Department Water Fund.

Mayor Guajardo referred to Item 8.

A Council Member requested that Chief Financial Officer Constance Sanchez provide a profit and loss statement for Sunrise Beach.

Council Member Pusley made a motion to approve the motion, seconded by Council Member Molina. 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: M2021-048

9. Motion authorizing the lease-purchase of one Roll Off Truck from Lonestar Freightliner Group, LLC of Waco, Texas for a total amount of \$214,522.96 to be used by Solid Waste Operations, effective upon issuance of letter of acceptance with FY 2021 funding in the amount of \$7,150.76 available through the General Fund.

This Motion was passed on the consent agenda.

Enactment No: M2021-049

10. Motion authorizing the lease-purchase of one John Deere 644P wheel loader from Doggett Heavy Machinery Services, LLC, of Corpus Christi, Texas for a total amount of \$316,507.18 to be used by Solid Waste Operations, effective upon issuance of letter of acceptance with FY 2021

funding in the amount of \$10,550.24 available through the General Fund.

This Motion was passed on the consent agenda.

Enactment No: M2021-050

11. Resolution authorizing a three-year supply agreement in an amount not to exceed \$612,537.94 with TDW (US), Inc. of Tulsa, Oklahoma, for the purchase of Stopple equipment parts for Gas Operations, effective upon issuance of notice to proceed, with FY 2021 funding in the amount not to exceed \$119,105.00 available in the Gas Fund.

This Resolution was passed on the consent agenda.

Enactment No: 032378

12. Motion authorizing the purchase of four replacement Club Car Carryall 1500 Trucksters, and one replacement Club Car Carryall 1700 Truckster to be used for the cleanup of parks and beaches from River City Marketing, Inc. (dba Corpus Christi Golf Cars) for a total amount of \$78,542.85 with FY 2021 funding available through the Equipment Replacement Fund.

This Motion was passed on the consent agenda.

Enactment No: M2021-051

13. Motion authorizing a five-year service agreement with Freeit Data Solutions, Inc., in an amount of \$146,400.00 for uninterruptible power supplies maintenance services for the City's Data Centers, effective upon issuance of a notice to proceed, with FY 2021 funding available through the Information Technology fund.

This Motion was passed on the consent agenda.

Enactment No: M2021-052

General Consent Items

14. Motion authorizing a one-year service agreement for Digital Marketing Campaign for the Corpus Christi International Airport (CCIA) with Bell Media LLC of Montgomery, Alabama for a total amount of \$89,880.00, with FY 2021 funding available through the Airport Fund.

This Motion was passed on the consent agenda.

Enactment No: M2021-053

15. Resolution relating to City of Corpus Christi's intention to reimburse itself from future issuances of Certificates of Obligation in an amount not to exceed \$12,000,000 for expenses budgeted in the Fiscal Year 2020-2021 Capital Improvement Plan (CIP) and two additional needed

projects that may begin before the issuance of the Certificates of Obligation.

Mayor Guajardo referred to Item 15.

A Council Member and Director of Finance Heather Hurlbert discussed the following topics: items financed by a Certificate of Obligation are generally for capital maintenance type items like solid waste utilities.

Council Member Hernandez made a motion to approve the resolution, seconded by Council Member Pusley. This Resolution 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: 032379

- 16.** Resolution authorizing a developer participation agreement with Southside Ventures III, LP to reimburse the developer up to \$91,578 for the City's share of the cost to construct Oso Parkway associated with a planned residential subdivision known as Cayo Del Oso Subdivision, Section 4. (District 5)

This Resolution was passed on the consent agenda.

Enactment No: 032380

L. RECESS FOR LUNCH

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

M. PUBLIC HEARINGS: (ITEMS 17 - 22)

- 17.** Zoning Case No. 1120-02, Ocean Harbor II, LLC (District 4). Ordinance rezoning property at or near 14805, 14809, 14813, and 14817 Windward from the "RM-AT/IO" Multifamily AT District with the Island Overlay to the "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development (Planning Commission and Staff recommend Approval)

Mayor Guajardo referred to Item 17.

Director of Development Services Al Raymond stated that the purpose of this item is to allow for the construction of a 44 unit town home development. The following information was presented: aerial overview; adjacent development and zoning pattern; PUD deviations; master site plan; public notification; and planning and staff recommend approval.

Council Members and Director Raymond discussed the following topics: the

developer is taking four, 17-foot wide lots and creating a development that is feasible.

Mayor Guajardo opened the public hearing.

There were no written public comments submitted.

Developer of Ocean Harbor Alex Harris, 2138 State Hwy. 286, spoke in favor of the rezoning.

Mayor Guajardo closed the public hearing.

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

Aye: 9 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

Abstained: 0

18.

Zoning Case No. 1220-02, Mario A. Martinez Holdings, LLC.: (District 4) Ordinance rezoning a property at or near 14725 Running Light Drive from the "RS-6/IO" Single-Family 6 District with the Island Overlay to the "RM-AT/IO" Multifamily AT District with the Island Overlay. (Planning Commission and Staff recommend Approval)

Mayor Guajardo referred to Item 18.

Director of Development Services Al Raymond stated that the purpose of this item is to allow for the construction of condos and town homes. The following information was presented: aerial overview; adjacent development and zoning pattern; public notification; and planning and staff recommend approval.

Council Members and Director Raymond discussed the following topics: the objectors are opposed to the zoning because of noise, traffic, gatherings and parties.

Mayor Guajardo opened the public hearing.

There were no written public comments submitted.

Mayor Guajardo closed the public hearing.

A Council Member requested that staff provide the Council a zoning district guide.

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

Aye: 9 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

Abstained: 0

- 19.** Zoning Case No. 1220-03, The Episcopal Church Corporation in West Texas: (District 3) Ordinance rezoning property at or near 4518 Saratoga Boulevard (State Highway 357) from the "RS-6" Single Family 6 District to the "ON" Office Neighborhood District. (Planning Commission recommends Denial and Staff recommends Approval) (3/4 vote required to overturn the Planning Commission's recommendation)

Mayor Guajardo referred to Item 19.

Director of Development Services Al Raymond stated that the purpose of this item is to allow for the construction of a professional office building. The following information was presented: aerial overview; adjacent development and zoning pattern; public notification; planning recommends denial and staff recommends approval; and setbacks.

Council Members, Director Raymond and Real Estate Agent Wayne Lundquist discussed the following topics: a Council Member requested that staff and planning commission resolve issues before going to Council; a Special Permit will help to alleviate much of the opposition and allow for the office building to be built; the developer has made attempts to reach out to the Neighborhood Association; the planning commission supported the opposition; a Council Member's concern about keeping the church maintained; the builder will have to plat the 1.5 acres for the office building and keep it separate from the church; the deed restrictions were modified from a church only to a professional office only; and the seller is not opposed to a special permit.

Real Estate Agent for The Episcopal Church Wayne Lundquist, 700 Everhart Rd. spoke in support of this zoning.

Mayor Guajardo opened the public hearing.

City Secretary Rebecca Huerta read the following citizens' written public comments into the record which are attached to the Minutes: Xavier Galvan, 2725 Swantner St.; Deanna Stevens, 4517 Clearwater Dr.; Laura Sheldon, 2201 Egret Dr.; Lee Trujillo, 4730 Wooldridge Rd.; Donna Shook, 4521 Bluefield Dr.; Gary Richmer, 4406 Clearwater Dr.; and Elizabeth Parsley, 6413 Coral Gables Dr.

Mayor Guajardo closed the public hearing.

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

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

Abstained: 1 - Council Member Barrera

- 20.** Zoning Case No. 1020-02, Mustang Island, LLC. (District 4). Ordinance rezoning property at or near 7213 State Highway 361 from the "RM-AT" Multifamily AT District to the "RV" Recreational Vehicle Park District and "CR-2" Resort Commercial District. (Planning Commission and Staff recommend Approval) (3/4 vote required due to opposition by adjacent property owners)

Mayor Guajardo referred to Item 20.

Director of Development Services Al Raymond stated that the purpose of this item is to allow for the development of a four-story, 90-room hotel. The following information was presented: aerial overview; adjacent development; zoning pattern; public notification; planning and staff recommend approval.

Mayor Guajardo opened the public hearing.

City Secretary Rebecca Huerta read the following citizens' written public comments into the record which are attached to the Minutes: Sunil Reddy, 7345 State Hwy. 361; Carl Badalich; and Richard Weitzel, 16602 Willow Run.

Architect Jim Boggs, 4701 Donegal Dr. spoke in favor of this development on behalf of the developer, John Pietrobon.

Jim Boggs presented information on the following topics: overview of project; clubhouse golf cart rental, tennis courts, basketball; retail-2 floors with gas station; planned resort layout; conceptual renderings for RV resort; clubhouse; hotel and beach front condominium; phase II condominium; and condo beach front and proposed plan.

Council Members, Director Raymond, Mr. Boggs, John Pietrobon, Steven Pietrobon and James Gay with the Padre Island Business Association discussed the following topics: zoning for a luxury RV resort was recently approved by Council a few feet from this development; the development will consist of a private condominium with a private deed; the applicant has not provided the proposed density for this development; there will be approximately 10 RVs per acre; and the density could change based on what the needs are for the short-term rentals.

Mayor Guajardo closed the public hearing.

Council Member Hernandez made a motion to table this item, seconded by Council Member Molina. This item was tabled with the following vote:

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

Abstained: 1 - Council Member Smith

- 21.** Zoning Case No. 0221-01, Adhub, LLC.: (District 3) Ordinance rezoning property at or near 502 South Clarkwood Road (Farm to Market Road

2292) from the "RS-6" Single Family 6 District to the "IC/SP" Industrial Compatible District with a Special Permit (as amended March 16, 2021). (Planning Commission and Staff recommend approval of the "IC" Industrial Compatible District with a Special Permit) (3/4 Vote required to overrule Planning Commission's recommendation).

Mayor Guajardo referred to Item 21.

Director of Development Services Al Raymond stated that the purpose of this item is to allow for the construction of an office warehouse to store office structures. The following information was presented: aerial overview; zoning pattern; air installation compatibility use zone; public notification; planning and staff recommend approval of the "IC/SP" Industrial Compatible District with a Special Permit; and proposed special permit.

Council Members, Director Raymond and developer Lawrence Valls discussed the following topics: the applicant is agreeable with the Industrial Compatible District zoning; a Council Member's request to make this zoning more beneficial for the taxpayers; the developer is comfortable with a 15-foot setback; the UDC does not allow for a chain link fence; and an 8-foot fence could cost twice as much as a 6-foot fence.

Council Member Hunter made a motion to amend condition two of the special permit for the buffer yard along the southern property line to be 15-feet in width, and include a solid screening fence of 6-feet in height, seconded by Council Member Hernandez.

Mayor Guajardo opened the public hearing.

There were no written public comments submitted.

Mayor Guajardo closed the public hearing.

Council Member Hunter made a motion to approve this ordinance as amended, seconded by Council Member Hernandez. This Ordinance was passed on first reading 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

22.

Ordinance adopting the Northwest Boulevard Corridor Plan as an element of the Plan CC Comprehensive Plan.

Mayor Guajardo referred to Item 22.

Director of Planning and Environmental Services Daniel McGinn and Project Manager with Askura Robinson Matt Rufo presented information on the following topics: project overview-study area; timeline; vision and goals; concept plan-overview; model design for Northwest Blvd.; transportation strategies overview; reduce congestion at I-69; improve intersections for safety and mobility; build active infrastructure; land use strategies-overview; land

use-existing future land use map; proposed future land use map; streetscape-overview; enhance planting areas; expand and plant medians; street signs; install public art; and implementation.

Council Members, City Manager Peter Zaroni, Director McGinn and Project Manager Rufo discussed the following topics: a Council Member's concern that the City does not have a good track record of maintaining landscaping; a new Public Works Director has been hired to focus on the right-of-ways; new leadership is in place to fix and maintain the City; traffic issues need to be addressed; the importance of Vision Zero, sidewalks and additional lighting for safety purposes; and a Council Member's concern about maintaining landscaping in the medians.

Mayor Guajardo opened the public hearing.

City Secretary Rebecca Huerta read the following citizen's written public comment into the record: Kevin Kaplan, 14201 Northwest Blvd.

Mayor Guajardo closed the public hearing.

Council Member Lerma made a motion to approve this 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

N. INDIVIDUAL CONSIDERATION ITEMS: (ITEMS 23 - 25)

- 23.** One-reading ordinance amending the FY 2020 - 2021 Capital Budget to include Bond 2020 Propositions A, B, and C; appropriating \$75,000,000 to the Capital Budget, and amending the Capital Improvement Program by adding 42 Bond 2020 Program projects.

Mayor Guajardo referred to item 23.

Director of Engineering Jeff Edmonds presented the following information: this ordinance is the financial action that allows the City to begin the Bond 2020 program implementation and amends the Capital Improvement Program.

A Council Member requested that addendums be added to the spreadsheet.

Council Member Barrera made a motion to approve this ordinance, seconded by Council Member Molina. This Ordinance was passed on emergency 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: 032381

- 24.** Resolution authorizing the negotiation and execution of 22 professional services contracts for recommendation for Civil Engineering Services in an amount not-to-exceed \$16,340,000 with nine engineering consultants for the Bond 2020 Streets projects, located Citywide, with funding available from the Streets Bond 2020 Fund.

Mayor Guajardo referred to Item 24.

Director of Engineering Jeff Edmonds presented information on the following topics: bond 2020 program summary; proposition A-streets; contract negotiations; RFQ schedule; selection committee; review and evaluation criteria; project summary; and street award recommendations.

Council Members, City Manager Peter Zanoni and Director Edmonds discussed the following topics: a written proposal was submitted by 23 firms and the selection committee scored each one based on three categories: the firm's experience, the team's experience and their understanding of the projects as they wrote in their proposals; the firms that scored the highest were hired for the most difficult jobs; a Council Member's request for more quantitative information to be provided; the only new company that was considered was Half Associates; 50% of the weight is put on interviews because it allows the firms to prove their qualifications; the proposal has two firms per project and the City will choose the best price; when dealing with bids and projects, the most important things are openness, fairness, and transparency; Council Members' desire to hire local businesses; Council Policy No. 26 outlines the City's current local preference policy; and Mayor Guajardo directed City Manager Zanoni to look into the local preference policy.

Council Member Barrera made a motion to approve the resolution, seconded by Council Member Pusley. This Resolution was passed and approved 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

Enactment No: 032382

- 25.** Motion awarding Amendment Number 1 to Lockwood, Andrews & Newnam, Inc., Corpus Christi, Texas, to provide additional preliminary design services to develop three drainage solution options for North Beach drainage [navigable canal, open channel, and closed conduit], located in Council District 1, in an amount of \$123,745.00 for a total amount not to exceed \$632,733.00, with FY 2021 funding available from the Storm Water Capital Fund.

Mayor Guajardo referred to Item 25.

Director of Engineering Jeff Edmonds presented information on the following topics: this item is to fund the next step for the North Beach navigable canal project and authorize an amendment to the prior contract with Lockwood, Andrews & Newnam, Inc. (LAN) to do cost estimates in the first phase, as well as look at options for drainage that were not addressed in the first phase.

Council Members, City Manager Peter Zanoni, Director Edmonds, Associate Regional Manager with LAN Scott Harris and City Attorney Miles Risley discussed the following topics: the purpose of this item is for an engineering firm to give us probable estimates for three drainage solutions on North Beach; a Council Member's suggestion to allow developer Jeff Blackard to work alongside LAN; City Manager clarified that Council Members could communicate with contractor, but asked that he be notified prior to contact; the next steps are to identify funding, put together a calendar, and a design build bid; the funds for this project are coming from the storm water capital funds; LAN will use the 2018 HDR written report; Option 3A and 3B allow solutions to resolve the dissolved oxygen issues; if the City moves forward with this project, there could be two separate permits required; the consultant has permission to reach out to the engineering firms; the purpose of this contract today is to determine cost estimates; when the time comes, design changes can be modified; Jeff Blackard cannot be put in the design room because he's not an engineer; and a Council Member's concern that currently no improvements have been made to North Beach.

Council Member Pusley made a motion to approve the motion, seconded by Council Member Barrera. 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: M2021-054

O. FIRST READING ORDINANCES: (ITEM 26)

- 26.** Ordinance approving the Tax Increment Reinvestment Zone #3 (Downtown) Project & Financing Plans approved by the Board of Directors of Reinvestment Zone #3, City of Corpus Christi on January 26, 2021.

Mayor Guajardo referred to Item 26.

Director of Finance Heather Hurlbert presented the following information: this ordinance approves the Sixth Amendment to the TIRZ #3 Amended Project and Financing Plan, which will incorporate changes to both the Chaparral Street Grant Program to include Mesquite Street in the Marina Arts District and the New Tenant Commercial Finish-Out Grant Program to help expedite micro-grants to small businesses.

Council Members, Director Hurlbert and Director of Downtown Management District Alyssa Barrera Mason discussed the following topics: the applicant would first go to the Downtown Management District (DMD) and then it would be approved by the City Manager or his designee; since TIRZ meetings are now quarterly, this would be effective to move small projects forward without the need of a TIRZ #3 meeting for approval; and the DMD Board reviews all projects with City staff.

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

P. BRIEFINGS: NONE

Q. LEGISLATIVE UPDATE: NONE

R. EXECUTIVE SESSION: (ITEMS 27 - 29)

Mayor Guajardo referred to Executive Session Item 27. The Council went into Executive Session at 1:57 p.m. The Council returned from Executive Session at 2:42 p.m.

Mayor Guajardo referred to Executive Session Items 28 and 29. The Council went into Executive Session at 6:06 p.m. The Council returned from Executive Session at 7:48 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 litigation including, but not limited to, the case of *Martha Martinez and Nora Avila v. City of Corpus Christi*, including potential consideration of settlement offers and/or fees for attorneys, engineers, other expert witnesses assisting in this case, deposition fees, and court costs, and updates on litigation in other cases.**

The Council considered the following motion:

Motion to authorize the City Manager or designee to execute all documents necessary to settle Nora Avila's lawsuit in the case of *Martha Martinez and Nora Avila v. City of Corpus Christi* in an amount not to exceed \$100,000.

Council Member Martinez made a motion to approve the motion, seconded by Council Member Smith. 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: M2021-055

28.

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 (1) rates, charges, claims, and ordinances related to water, wastewater, and/or gas and (2) potential legislation related to the Port of Corpus Christi Authority of Nueces County, Texas.

The Council considered the following resolution:

Resolution opposing any legislation that expands authority of the Port of Corpus Christi authority of Nueces County, Texas.

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

Aye: 6 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Lerma, Council Member Pusley and Council Member Smith

Nay: 2 - Council Member Martinez and Council Member Molina

Abstained: 1 - Council Member Hunter

Enactment No: 032383

29.

Executive Session pursuant to Texas Government Code § 551.071 and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to the purchase, exchange, and value of property south of Yorktown near Oso Creek and Oso Bay, property along La Volla Creek, property between Safety Steel Drive, Oso Creek, and a line extending south from the intersection of Yorktown and Rodd Field Road, and **Texas Government Code § 551.072** to discuss and deliberate the potential purchase, exchange, and/or value of the aforementioned areas of real property.

This E-Session Item was discussed in executive session.

S. ADJOURNMENT

This meeting was adjourned at 7:53 p.m.

callin #25

Sarah Brunkenhoefer

From: CitySecretary
Sent: Monday, March 15, 2021 1:30 PM
To: Rebecca Huerta
Cc: Sarah Brunkenhoefer; Norma Duran
Subject: FW: Call Back: 03-16-2021 - Tom Schmid

FYI.

Thank you,
Aly Berlanga

From: JotForm <noreply@jotform.com>
Sent: Monday, March 15, 2021 1:14 PM
To: CitySecretary <CitySecretary@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: Call Back: 03-16-2021 - Tom Schmid

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

Warning: Replies to this message will go to returns@jotform.com. If you are unsure this is correct please contact the Helpdesk at 826-8766.



Request for Call Back Form

Date of meeting	03-16-2021
Name	Tom Schmid
Phone number for call back	(361) 881-1242
Address	Street Address: 5541 Ocean Drive City: Corpus Christi State / Province: TX Postal / Zip Code: 78412
Topic	North Beach Canal project
Agenda Number	#25
Provide an email to receive a copy of your submission.	tschmid@txstateaq.org

Sarah Brunkenhoefer

From: CitySecretary
Sent: Monday, March 15, 2021 2:31 PM
To: Rebecca Huerta
Cc: Norma Duran; Sarah Brunkenhoefer
Subject: FW: Call Back: 03-16-2021 - Rick Patel

FYI.

Thank you,
 Aly Berlanga

From: JotForm <noreply@jotform.com>
Sent: Monday, March 15, 2021 2:14 PM
To: CitySecretary <CitySecretary@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: Call Back: 03-16-2021 - Rick Patel

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

Warning: Replies to this message will go to noreply@jotform.com. If you are unsure this is correct, please contact the Helpdesk at 826-8766.



Request for Call Back Form

Date of meeting 03-16-2021

Name Rick Patel

Phone number for call back (361) 442-5323

Address Street Address: 3200 E. Surfside Blvd.
 City: Corpus Christi
 State / Province: Texas
 Postal / Zip Code: 78402
 Country: United States

Topic North Beach Drainage Project

Agenda Number 25

Provide an email to receive a copy of your submission. rick.patel@ndkvinvestments.com

Norma Duran

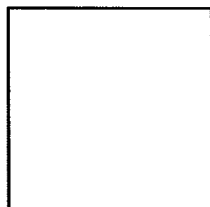
From: CitySecretary
Sent: Tuesday, March 16, 2021 8:03 AM
To: Sarah Brunkenhoefer; Norma Duran; Rebecca Huerta
Subject: FW: [EXTERNAL]Call Back: 03-16-2021 - Steve Banta

Public comment

From: JotForm <noreply@jotform.com>
Sent: Monday, March 15, 2021 5:31 PM
To: CitySecretary <CitySecretary@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: [EXTERNAL]Call Back: 03-16-2021 - Steve Banta

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

Warning: Replies to this message will go to returns@jotform.com. If you are unsure this is correct please contact the Helpdesk at 826-3766.



Request for Call Back Form


Date of meeting	03-16-2021
Name	Steve Banta
Phone number for call back	(361) 888-4873 x310
Address	Street Address: 2914 N. Shoreline Blvd. City: Corpus Christi State / Province: TX Postal / Zip Code: 78402 Country: United States
Topic	Additional funds for North Beach study
Agenda Number	25
Provide an email to receive a copy of your submission.	steveb@usslexington.com

Norma Duran

From: JotForm <noreply@jotform.com>
Sent: Tuesday, March 16, 2021 10:50 AM
To: CitySecretary; Norma Duran
Subject: [EXTERNAL]Call Back: 03-16-2021 - Carrie Meyer

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

Warning: Replies to this message will go to noreply@jotform.com. If you are unsure this is correct please contact the Helpdesk at 826 3766.

 Request for Call Back Form	
Date of meeting	03-16-2021
Name	Carrie Meyer
Phone number for call back	(361) 4420628
Address	Street Address: 4401 Gulfbreeze Blvd City: Corpus Christi State / Province: TX Postal / Zip Code: 78402 Country: United States
Topic	LAN Phase 2
Agenda Number	24? 25
Provide an email to receive a copy of your submission.	thirdcoastphoto@gmail.com

Call in #19

Sarah Brunkenhoefer

From: CitySecretary
Sent: Friday, February 12, 2021 2:23 PM
To: Rebecca Huerta
Cc: Norma Duran; Sarah Brunkenhoefer
Subject: FW: Public Input: 02-16-2021 - Wayne Lundquist

Coming in person

From: JotForm <noreply@jotform.com>
Sent: Friday, February 12, 2021 2:21 PM
To: CitySecretary <CitySecretary@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: Public Input: 02-16-2021 - Wayne Lundquist

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

Warning: Replies to this message will go to CitySecretary@cctexas.com. If you are unsure this is correct please contact the Helpdesk at 826-3766.

Public Comment & Input Form

Date of Meeting	02-16-2021
Name	Wayne Lundquist
Address	Street Address: 700 Everhart Ste F-11 City: Corpus Christi State / Province: TX Postal / Zip Code: 78411 Country: United States
Topic	Zoning Item 22 on Agenda
Agenda Number	21-0130 Zoning 1220-03
Describe Feedback:	I would like to be added to the call list to speak with City Council regarding this agenda item.
	361.510.7371
Uploads:	P1 Architectural-Schematic Site-DRAFT 02-12-21 (1).pdf
Provide an email to receive a copy of your submission.	wayne@Clarealtors.com

call in Item # 20

Sarah Brunkenhoefer

From: CitySecretary
Sent: Wednesday, March 10, 2021 3:48 PM
To: Rebecca Huerta
Cc: Norma Duran; Sarah Brunkenhoefer
Subject: FW: [EXTERNAL]Call Back: 03-16-2021 - Jim Boggs

Not calling

FYI.

Thank you,
Aly Berlanga

From: JotForm <noreply@jotform.com>
Sent: Wednesday, March 10, 2021 3:45 PM
To: CitySecretary <CitySecretary@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: [EXTERNAL]Call Back: 03-16-2021 - Jim Boggs

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

Warning: Replies to this message will go to returns@jotform.com. If you are unsure this is correct please contact the Helpdesk at 826.8766.



Request for Call Back Form

Date of meeting	03-16-2021
Name	Jim Boggs
Phone number for call back	(361) 765-8923
Address	Street Address: 4701 Donegal Drive City: Corpus Christi State / Province: Texas Postal / Zip Code: 78413
Topic	Rezoning of 7213 State Highway 361 Case#1020-02
Agenda Number	20-1344
Provide an email to receive a copy of your submission.	jimboggsregent@stx.nrr.com

Sarah Brunkenhoefer

From: CitySecretary
Sent: Thursday, March 4, 2021 12:53 PM
To: Rebecca Huerta
Cc: Sarah Brunkenhoefer; Norma Duran
Subject: FW: Public Input: 03-18-2021 - Encarnacion Serna

FYI.

Thank you,
 Aly Berlanga

From: JotForm <noreply@jotform.com>
Sent: Thursday, March 4, 2021 12:44 PM
To: CitySecretary <CitySecretary@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: Public Input: 03-18-2021 - Encarnacion Serna

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

Warning: Replies to this message will go to noreply@jotform.com. If you are unsure this is correct please contact the Helpdesk at 826-3766.



Public Comment & Input Form

Date of Meeting	03-18-2021
Name	Encarnacion Serna
Address	Street Address: 105 Lost Creek Drive City: Portland State / Province: TX Postal / Zip Code: 78374
Topic	Desalination Projects by the City of Corpus Christi
Describe Feedback:	I would like to comment verbally during the meeting and in writing below: Both the Water Rights Permit and the Waste Water Discharge Permit to build a 20 MMGD Desalination Plant on inner Harbor should be denied due to the detrimental effect on the CC Bay ecological systems and the socio-economic problems that would be created by this plant being built with its huge construction cost, not to mention the gigantic

operating costs to operate, maintain and administer this project, of which the largest cost to operate would be that associated with the electrical energy consumption of this operation. This in itself raises other major huge issues such as:

1. How will the electrical energy be generated?
2. Will there be a dedicated new infrastructure grid for this added generated energy? or;
3. Will the generated energy be integrated to an existing grid?
4. How will this added electrical energy be distributed?
5. Who will pay for this. What will the impact be on water/electricity bills?

Provide an email to receive a copy of your submission.

cacheton1@twc.com

Sarah Brunkenhoefer

From: CitySecretary
Sent: Monday, March 15, 2021 8:26 AM
To: Rebecca Huerta
Cc: Sarah Brunkenhoefer; Norma Duran
Subject: FW: [EXTERNAL]Public Input: 03-18-2021 - Blanca Parkinson

FYI.

Thank you,
Aly Berlanga

From: JotForm <noreply@jotform.com>
Sent: Sunday, March 14, 2021 10:56 PM
To: CitySecretary <CitySecretary@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: [EXTERNAL]Public Input: 03-18-2021 - Blanca Parkinson

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

Warning: Replies to this message will go to reurn@jotform.com. If you are unsure this is correct please contact the Helpdesk at 826 3766



Public Comment & Input Form

Date of Meeting	03-18-2021
Name	Blanca Parkinson
Address	Street Address: 10801 Silverton Dr City: Corpus Christi State / Province: TX Postal / Zip Code: 78410 Country: United States
Topic	Desalination Projects; WRPERM 13675
Describe Feedback:	I am a former school teacher, and I am proud to call CC my home. I STRONGLY OPPOSE WRPERM 13675 and the building of the proposed 20MMGD Desalination Plant in the inner harbor. During the recent freeze, my family's power was turned off and stayed off for over 72 hours. The explanation given?? - the grid's inability to handle the spike in usage. We have small children who went days in a home that was 33 degrees F.

Due to my husband taking a contract as a Covid response travel nurse, we were also recently away from our home for a month. Our City of CC water bill is \$140, with ZERO USAGE!! This has raised some questions for us:

1. How will the electrical energy for these plants be generated?
2. Will there be a dedicated new infrastructure grid for this added generated energy?
3. Will the generated energy be integrated to an existing grid?
4. How will this added electrical energy be distributed?
5. Who will pay for this?
6. What will the impact be on water/electricity bills?

Provide an email to receive a copy of your submission.

bp120380@gmail.com

Sarah Brunkenhoefer

From: CitySecretary
Sent: Monday, March 15, 2021 8:26 AM
To: Rebecca Huerta
Cc: Sarah Brunkenhoefer; Norma Duran
Subject: FW: [EXTERNAL]Public Input: 03-18-2021 - Kristopher Parkinson

FYI.

Thank you,
Aly Berlanga

From: JotForm <noreply@jotform.com>
Sent: Sunday, March 14, 2021 11:24 PM
To: CitySecretary <CitySecretary@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: [EXTERNAL]Public Input: 03-18-2021 - Kristopher Parkinson

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

Warning: Replies to this message will go to replies@jotform.com. If you are unsure this is correct, please contact the Helpdesk at 826-3766.



Public Comment & Input Form

Date of Meeting	03-18-2021
Name	Kristopher Parkinson
Address	Street Address: 10801 Silverton Dr City: Corpus Christi State / Province: TX Postal / Zip Code: 78410 Country: United States
Topic	Desalination Projects; WRPERM 13675
Describe Feedback:	I STRONGLY OPPOSE the industrial encroachment in the Coastal Bend, the proposal to build a 20 MMGD Desalination Plant on inner Harbor, and Permit: WQ0005290000 and CC Water Rights Permit: WRPERM 13675. I live in the Coastal Bend. I am a Registered Nurse and have worked for Spohn hospital for over 7 years. I enjoy the bays and all the marine life they support. When the hurricanes hit home, I don't get

to leave or evacuate. My family and I stay through power outages and sometimes water boil advisories. The water produced in the proposed desalination plants will mostly benefit big industry, not me, the taxpayer, who calls CC home. My water bill is already unreasonably high. During the recent freeze, my power was shut off for over 72 hours, because the electrical grid could not support the demand for energy. These proposed plants would demand a huge amount of energy

- How will the electrical energy be generated?
- Who will pay for this?
- What will the impact be on water/electricity bills?

Provide an email to receive a copy of your submission.

blanctopher@gmail.com

PUBLIC COMMENT/INPUT FORM

City of Corpus Christi

Enter either "City Council" or the name of the City Board: City Council

DATE OF MEETING (mm/dd/yy): 03/16/21

NAME: Amanda Gallegos

ADDRESS: 7621 Cedar Brook Dr

CITY: Corpus Christi STATE: TX ZIP: 78413

TOPIC: Low Barrier Shelter

AGENDA ITEM NUMBER (if applicable): n/a

If no agenda item is specified, then this will be considered a general public comment and not a public hearing.

While the policy of not turning anyone away during the freeze last month was a good one for local shelters, there were still many problems that could have been avoided if we had just had a low barrier shelter to begin with.

Despite what some individuals have said, a low barrier shelter is NOT a "sanctioned tent city" but an active alternative to having to camp on the street. There's many obstacles to using our current shelters that would not be present in a low barrier shelter, such as drug tests, pet policies, the splitting up of families, cleanliness of the facility and just physical inaccessibility.

A low barrier shelter would provide bathrooms, showers, and laundry access, which will then in turn allow houseless folk to seek employment or substance help. You don't know how much something as simple as a shower and a warm place to sleep can help someone until you've gone without it, as I'm sure many of our housed neighbors got a taste of in the freeze.

Norma Duran

From: Eli McKay <misselizabethmckay@gmail.com>
Sent: Tuesday, March 16, 2021 9:51 AM
To: CitySecretary
Subject: [EXTERNAL]Written Public Comment

Follow Up Flag: Follow up
Flag Status: Completed

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

I wanted to send in a written public comment today as I will be unavailable for a callback. My written comment is below:

Hello Mayor & Council, my name is Eli McKay & I live at 1008 Marguerite St. in beautiful district 1. Today, I am writing to urge the council to revisit the urgent need for our city to create a low barrier shelter for our unhoused community. I am grateful that our city officials, local nonprofits, volunteers, and FEMA organized emergency shelters to place over 150 Corpus Christi citizens in a safe place during the freeze. This number alone speaks of the opportunity a low barrier shelter would bring to ensure fundamental human rights are met for all Corpus Christi citizens. I am also grateful for you passing item 23 on the February 23rd meeting, which I'm sure will help start the process. If you take these first steps to reduce homelessness in our city, you will be remembered as the council who changed constituents' lives, lowered unneeded strain on local businesses, and gave our city a path to the future. I urge you to support the low barrier shelter option for our city.

Respectfully,

Eli McKay

#19

Norma Duran

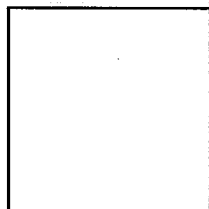
From: CitySecretary
Sent: Tuesday, March 16, 2021 8:01 AM
To: Sarah Brunkenhoefer; Norma Duran; Rebecca Huerta
Subject: FW: Public Input: 03-16-2021 - Xavier Galvan

Public comment

From: JotForm <noreply@jotform.com>
Sent: Tuesday, March 16, 2021 7:58 AM
To: CitySecretary <CitySecretary@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: Public Input: 03-16-2021 - Xavier Galvan

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

Warning: Replies to this message will go to returns@jotform.com. If you are unsure this is correct please contact the Helpdesk at 826-3766.



Public Comment & Input Form

Date of Meeting	03-16-2021
Name	Xavier Galvan
Address	Street Address: 2725 Swanter City: Corpus Christi State / Province: Texas Postal / Zip Code: 78404 Country: United States
Topic	21-0130
Agenda Number	19
Describe Feedback:	My name is Xavier Galvan, I am with Urban Engineering, the listed applicant. Prior to the planning commission meeting, plans for the proposed building were still in their early stages. At that time, the developer was unsure of what size building and the amount of parking that could be built to maximize the use of the property. The site

Sarah Brunkenhoefer

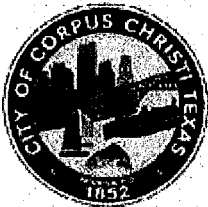
From: Catherine Garza
Sent: Friday, February 12, 2021 8:06 AM
To: CitySecretary
Cc: Rebecca Huerta; Sarah Brunkenhoefer
Subject: FW: Public Comment Rezoning Case No. 1220-03

Good Morning,

See email below for CC mtg 2/16.

Regards,

Catherine Garza, Agenda Coordinator
 Administration | Development Services
 2406 Leopard Street, Corpus Christi, TX 78408
 Main Line: (361) 826-3240
 Direct: (361) 826-3577
 Email: CatherineG@cctexas.com
 Website: <https://www.cctexas.com/departments/development-services>



Development Services Mission Statement

"To administer the building and development codes and facilitate development of the City."

Please take a moment to tell us how we are doing by taking our survey:
<https://www.cctexas.com/DSFeedback>

From: Deanna Stevens <deannastevens@yahoo.com>
Sent: Thursday, February 11, 2021 11:16 PM
To: Catherine Garza <catherineg@cctexas.com>; Andrew Dimas [DevSvcs] <AndrewD2@cctexas.com>
Subject: Rezoning Case No. 1220-03

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

I oppose the recommendation to rezone the property at 4518 Saratoga Blvd., owned by the Episcopal Church, from "RS-6" Single Family 6 District to "ON" Office Neighborhood District, which the Planning Commission has **denied**. I have a personal stake in this matter as I live behind the property at 4517 Clearwater Drive, and I ask that City Council look at this matter as if they lived behind the property as well. It seems inconsistent that City Staff is going against the Planning Commission's denial, I question the comments included in the Planning Commission Final Report (Final Report), and I'm dismayed at how unprofessionally the matter has been handled.

The Final Report says the proposed rezoning is "generally consistent with the adopted Comprehensive Plan (Plan CC) and does not have a negative impact." No basis is given for no negative impact, and after reading Plan CC, the proposed rezoning is NOT consistent with Plan CC, which includes the following statements: Vision to have high quality of life for families, and continue to support long-established families; Maintain high-quality and safe neighborhoods; Invest in the quality of life in established neighborhoods; Sustain and maintain established neighborhoods; Encourage the protection and enhancement of residential neighborhoods; Encourage *residential* infill development on lots *within existing* neighborhoods; Support

separation of high volume traffic *away* from residential areas; and Promote medium density activities such as office use around *commercial centers* of high density (not residential). It seems that City Staff only used policies they found in Plan CC that support the rezoning and did not include policies that oppose the rezoning. Another inconsistency is that "ON" is defined as a transition between residential and non-residential areas, but in this case, no transition is needed - the area is zoned residential with no adjacent non-residential area that requires a "transition" between the two areas.

The Final Report also indicates that no specific plans for office development have been submitted. Even if they have, that does not preclude the property owner from changing the plans later to a use that is not office. The UDC lists approved uses for "NO" as apartments, overnight accommodation, and accessory uses such as restaurants and retail sales. Even though there might be a current plan for an office, the use and plans could change later. There was an Amendment to Restrictive Covenants that was supposedly signed by a simple majority of the residents in the neighborhood changing the use to professional offices as long as the use met the UDC zoning requirements, which again, allows for other uses as described above that are not professional office. I'm not aware of anyone who signed the amendment, and to my knowledge, the signatures have not been verified.

An Agenda Memorandum to the City Manager dated 01/13/2021 indicates that "there is no fiscal impact associated with this item." It appears that the only people who would benefit from the zoning change are the commercial real estate agent who is pushing hard for the zoning change and the attorney who wants to buy the property, unless there is an unknown benefit. The property owner would also gain financially, however, it is my understanding that a local pastor has offered to negotiate with the property owner to keep a church on the property. A business in a residential area is not beneficial to the home owners in the neighborhood, and it is not a benefit to the users of the city park - Country Club Park - located across the street. Furthermore, it does not appear that there has been an effort to sell the property to another church or buyer who would keep the property residential.

There have been a couple of reported incidents of vagrants being on the property, a break-in at the church, dumping, and vendor activity. However, homelessness is a wider city issue and unauthorized use of the property is the responsibility of the property owner and of the city to enforce city codes and ordinances. Those issues should not be used as excuses to rezone the property for the benefit of a commercial real estate agent and an attorney.

Finally, I was very disturbed during the Planning Commission meeting held on 12/09/2020. My comments were not included during the meeting until I sent an email to Craig Garrison and Catherine Garza who then read my comments late, saying that they were "overlooked." Comments from other neighbors were not read at all, which calls into question the entire process. The lack of transparency and the unprofessionalism during this process is disappointing, and it is even more disappointing that City Staff insists on going against the Planning Commission's recommendations. There are already large areas of property (some vacant) located across the street at the southwest and southeast corners of Everhart and Saratoga already zoned for use by an office. Quality of life and safe, family-friendly neighborhoods with quiet streets are cornerstones to successful, thriving communities. Bringing a business into the neighborhood would also bring more vehicle traffic, more noise, more light at night, more foot traffic close to homes, diminished privacy from a multi-story office building, unknown future use, and lower residential property values.

I appreciate your time considering the comments in opposition to this matter, and I would appreciate your vote against the zoning change. Thank you,

Deanna Stevens - 4517 Clearwater Drive, Corpus Christi, TX 78413, cell phone (361) 728-9709

#19

Sarah Brunkenhoefer

From: CitySecretary
Sent: Friday, February 12, 2021 11:09 AM
To: Rebecca Huerta
Cc: Norma Duran; Sarah Brunkenhoefer
Subject: FW: Public Input: 02-16-2021 - Wayne Lundquist

FYI.

From: JotForm <noreply@jotform.com>
Sent: Friday, February 12, 2021 10:34 AM
To: CitySecretary <CitySecretary@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: Public Input: 02-16-2021 - Wayne Lundquist

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

Warning: Replies to this message will go to a private email address. If you are unsure this is correct please contact the Helpdesk at 326 37466.

Public Comment & Input Form

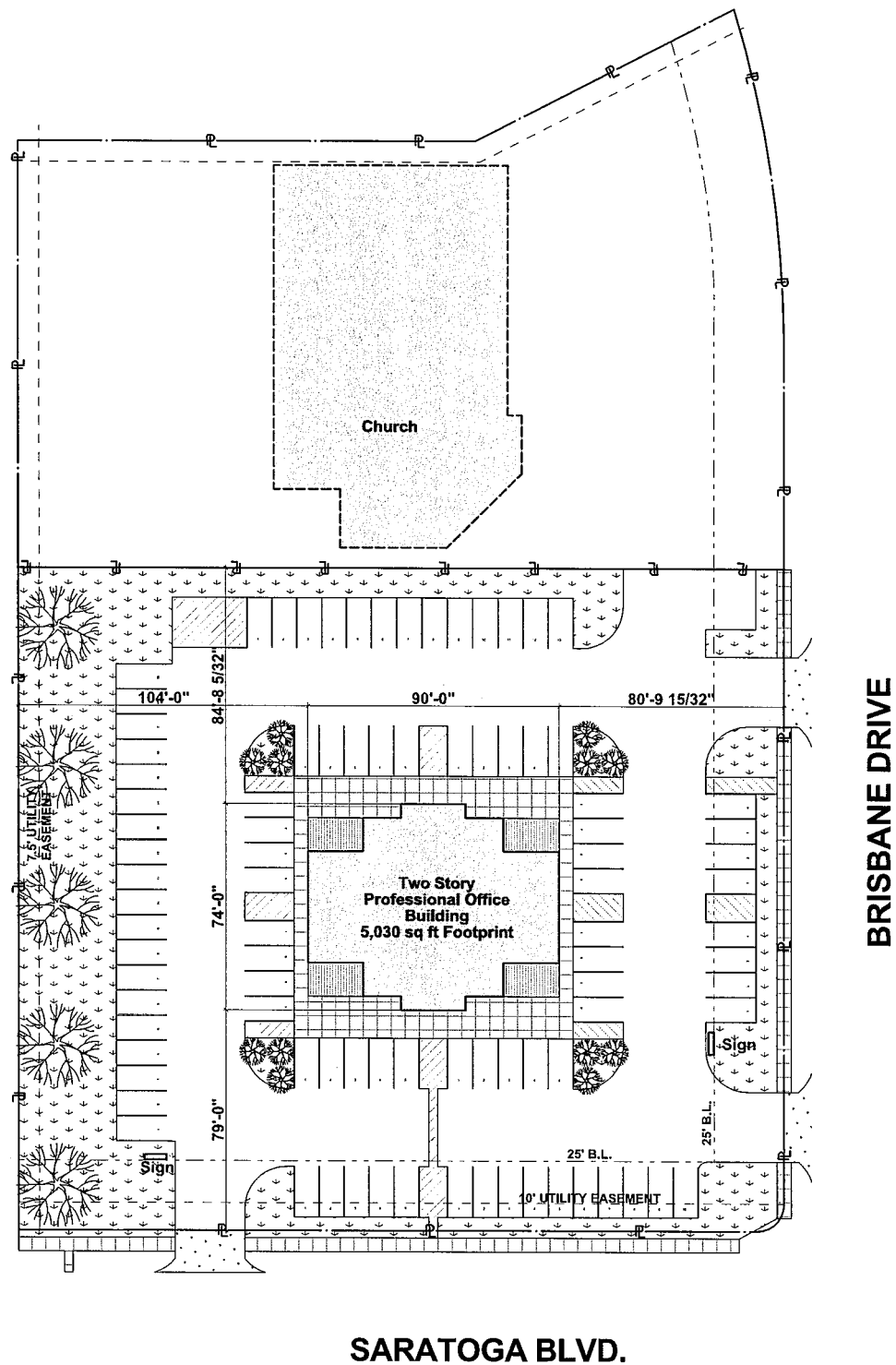
Date of Meeting	02-16-2021
Name	Wayne Lundquist
Address	Street Address: 700 Everhart Ste F-11 City: Corpus Christi State / Province: TX Postal / Zip Code: 78411 Country: United States
Topic	Zoning Item 22 on Agenda
Agenda Number	21-0130 Zoning 1220-03
Describe Feedback:	<p>I want to speak in favor of this re-zoning case. I have spent the last year changing the deed restrictions that restricted this property to a church only. A majority of the neighborhood homeowners signed this Amendment agreeing to the requested zoning of ON on the front 1.5 acres and leaving residential on the rear one acre.</p> <p>Also, the vacant church is a perfect place for the homeless so I have had to meet the code enforcement and the policy numerous times in the</p>

last six months. Several have been arrested because we now have No-Trespassing posted on the church.

I appreciate your support of this case.

Provide an email to receive a copy of your submission.

wayne@Clarealtors.com



1 Architectural Site Plan
SCALE: 1" = 40'

P1

Sheet No.

BKH Professional Office
Project #: 21005
Date: February 12, 2021

Architectural-Schematic
Site-DRAFT 02-12-21

INCOMPLETE
NOT FOR REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION
NAME: Emily D. Rozypal, AIA
REGISTRATION: #19900
EDR Architects, PLLC
phone: 361.537.4400
erozypal@edrarchitects.com

EDR
architects

phone: 361.537.4400 erozypal@edrarchitects.com

#19

Sarah Brunkenhoefer

From: CitySecretary
Sent: Friday, February 12, 2021 4:49 PM
To: Rebecca Huerta
Cc: Sarah Brunkenhoefer; Norma Duran
Subject: FW: Public Input: 02-16-2021 - Laura Sheldon

FYI.

From: JotForm <noreply@jotform.com>
Sent: Friday, February 12, 2021 4:41 PM
To: CitySecretary <CitySecretary@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: Public Input: 02-16-2021 - Laura Sheldon

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

Warning: Replies to this message will go to noreply@jotform.com. If you are unsure this is correct please contact the Helpdesk at 326 3766.



Public Comment & Input Form

Date of Meeting	02-16-2021
Name	Laura Sheldon
Address	Street Address: 2201 Egret Drive City: Corpus Christi State / Province: TX Postal / Zip Code: 78414
Topic	The Episcopal Church Corporation Rezoning
Agenda Number	21-0130
Describe Feedback:	Mr. Harris is seeking to build a compatible buffer between RS6 housing. FLU is based on "how land is currently being used and how it could potentially be used" Pg13 Southside ADP; ON would be a suitable buffer. CG rezoning is trending along Saratoga. This request is to rezone the portion closest to the street to protect RS6. He will demolish parts of the church that are in disrepair and vandalized. Privacy will be met with setback requirements and screening. Mr. Harris will develop this area into a 5000 sqft. building for professionals with ON use. Parking will be limited to business hours. Staff recommended

approval noting the compatibility of mixed use. Plan CC “promotes a balanced mix of landuses to accommodate continuous growth and the proper location of land uses based on compatibility, locational needs, and characteristics of each use” and “smaller mixed-used areas to concentrate neighborhood serving retail and services” Pg 50 PlanCC. Again, ON is a transitional zoning to RS6.

Uploads:

[Saratoga.pdf](#)

Provide an email to
receive a copy of your
submission.

laurasheldon33@hotmail.com

Sarah Brunkenhoefer

From: CitySecretary
Sent: Friday, February 12, 2021 5:09 PM
To: Rebecca Huerta
Cc: Sarah Brunkenhoefer; Norma Duran
Subject: FW: Public Input: 02-16-2021 - Lee Trujillo

FYI.

From: JotForm <noreply@jotform.com>
Sent: Friday, February 12, 2021 4:58 PM
To: CitySecretary <CitySecretary@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: Public Input: 02-16-2021 - Lee Trujillo

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

Warning: Replies to this message will go to the City of Corpus Christi. If you are unsure this is correct please contact the City Clerk at 361-876-6666.

Public Comment & Input Form

Date of Meeting	02-16-2021
Name	Lee Trujillo
Address	Street Address: 4730 Wooldrisge City: Corpus Christi State / Province: Tx Postal / Zip Code: 78413
Topic	Zoning Case #1220-03 - 4518 Saratoga
Agenda Number	22
Describe Feedback:	Name is Lee Trujillo, CPA for BKH RE Holdings LLC and owner Bryan Harris. In Feb 2020 Bryan Harris held a meet and greet for all HOA members to discuss his intent to build a professional office building at 4518 Saratoga. Attending were several HOA members, Bryan Harris, Wayne Lundquist (for the Seller, Episcopal Church Corporation) and myself. We have secured a majority of the HOA 51+ members to be in favor of our project.

The building will be occupied by Bryan K Harris, PC and a few other professionals. The hours of

operation will be 8:00am to 5:00pm.

During the past year, there have been several break-ins at the building resulting in damage to the property. More recently, homeless have broke-in creating a potential fire hazard.

This is an opportunity to improve the neighborhood, add to the tax base and at the same time limit the traffic at the site. Bryan is a local and has chosen to invest back in his community. We ask the Council for this opportunity. Thank You!

Provide an email to
receive a copy of your
submission.

leetrujillocpa@gmail.com

#19

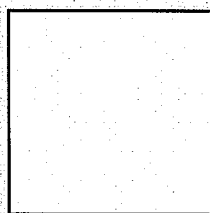
Sarah Brunkenhoefer

From: CitySecretary
Sent: Wednesday, February 17, 2021 9:01 AM
To: Rebecca Huerta; Sarah Brunkenhoefer
Subject: FW: Public Input: 02-16-2021 - DONNA SHOOK

From: JotForm <noreply@jotform.com>
Sent: Monday, February 15, 2021 11:42 AM
To: CitySecretary <CitySecretary@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: Public Input: 02-16-2021 - DONNA SHOOK

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

Warning: Replies to this message will go to noreply@jotform.com. If you're unsure this is correct please contact the Helpdesk at 826-3766.



Public Comment & Input Form

Date of Meeting	02-16-2021
Name	DONNA SHOOK
Address	Street Address: 4521 BLUEFIELD DRIVE City: CORPUS CHRISTI State / Province: Texas Postal / Zip Code: 78413 Country: United States
Topic	REZONING property at or near 7005 Saratoga BLVD
Agenda Number	ZONING CASE #1220-03
Describe Feedback:	I would consider it a public service for the City Council to vote in favor of the rezoning. As a 29 yr. resident responsible for 3 properties within a block of the unoccupied church, I have witnessed the church's decline from an active church/Mom's Day Out/Preschool in the 1990s to a dwindling attended weekly service. Prior to its vacancy about 5 yrs. ago, I stopped attending with

elderly neighbors due to its poor air quality with mold content.

Not only would the rezoning broaden the opportunity to remove the unkept, hazardous abandoned building, but it would improve the neighborhood's security by deterring crime, unwanted fires, dumped trash and vehicles etc. In addition, eliminating the neglected dangerous unhealthy structure would protect the homeless community that continues to seek shelter even more now with these difficult times and bad weather.

I plead with the City Council to act for a positive change in our city that already has too many neglected and unsafe properties.

Provide an email to
receive a copy of your
submission.

donnashook415@hotmail.com

#19

Sarah Brunkenhoefer

From: Bert Richmer <justbert@att.net>
Sent: Friday, February 12, 2021 3:48 PM
To: Catherine Garza; Andrew Dimas [DevSvcs]
Subject: Case 1220-03 - Rezoning of Property at Brisbane and Saratoga

Follow Up Flag: Follow up
Flag Status: Flagged

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

To whom it may concern,

Hi. My name is Gary Richmer. I live at 4406 Clearwater Drive, the street right behind the property owned by the Episcopal Church Corporation - the property in question of being rezoned for the building of a multi-story office building (Case 1220-03). The reason I'm sending you this e-mail is because I am in strong opposition to having that property rezoned from "RS-6" (Single Family Residential) to "ON" (Office Neighborhood). I have lived in this Country Club Estates neighborhood, at the same address, since 1980 (that is for the past 41 years), and I strongly object to seeing the dynamics of this neighborhood change by allowing office buildings to be built. My reasons for objecting to this rezoning request includes the following:

- **PROPERTY:** The property in question is presently zoned for single family residential with a deed restriction for church use; and, this quiet neighborhood has embraced having a church on that corner lot since its inception. Also, for your information, a local Minister, Pastor Terry Ray, is a serious prospective buyer for that property. Pastor Terry wants to keep the existing building there and use it for his church, The Living Word. Pastor Terry has members of his congregation who will clean up and maintain the grounds and who will make necessary repairs to the church building. He contacted Ms Caroline Mowen (Cantor/Assistant Treasurer of the Episcopal Diocese of West Texas) to make an offer to buy the church property, but apparently Mr Wayne Lundquist, a local commercial realtor, has convinced Ms Mowen to only consider selling the property to a team of lawyers who are interested in locating their multi-story office building on that corner. (NOTE: The ReZoning Request identifies "... the development of a two to three story professional office building to be constructed"; also note that the proposed construction plan for the multi-story office building calls for a restaurant to be located within the structure on the first floor).

- **THE PLANNING AND DEVELOPMENT COMMISSION** - The Planning and Development Commission met on 9 Dec 2020 to discuss rezoning of the subject property. Mr Craig Garison represented the City regarding the matter and although I am aware of nine individuals who, prior to the meeting, sent emails to Mr Garison expressing their opposition to the rezoning of this property, Mr Garison stated, during the meeting, that he had received only three messages and he read each of them. Upon hearing this, one of my neighbors emailed Mr Garison during the meeting and challenged him as to why he did not acknowledge her message. As a result of that contact, during his meeting, Mr Garison stated that he had overlooked another message in opposition and he read the additional email aloud, but he failed to even so much as to acknowledge the additional five emails that he had received (including mine). Then, after minimal discussion, there was a call for a motion "To Rezone the Subject Property". No motion was made. So there was a call for a motion "Not To Rezone the Property" and this motion was made and seconded. A roll call vote was made and the motion "To Not Rezone This Property" passed by a vote of 13 to 1. The Planning and Development Commission made it

clear that they were not in favor of rezoning the corner property at Saratoga and Brisbane where the Episcopal Church presently is located.

- TRAFFIC: Office buildings and restaurants (no matter how small) bring people, and people bring traffic. There is a well-used City park where children run with their dogs, fly their kites and practice and play school sports (baseball, softball, soccer, football, etc) on Brisbane (the same street where the rezoning is being requested); in fact, this park is within the 200 ft radius of the requested rezoning, the same radius as the 28 houses that received the city's Public Hearing Notices.

- PRIVACY: This multi-story office building would totally encroach on the privacy of the homes bordering this property. No amount of "buffer" property, along the fence-line of these homes, would be enough to assure the privacy that these homes presently have and, of course, had when the homeowners bought their houses.

- LONG-TERM USE OF THE PROPERTY IN QUESTION: If rezoning of this property is successful, and the lawyers decide, at any time, that the demographics of this location is not good for law offices, nothing would prevent the owners from "renting" their facility to other establishments such as places that do "body art" (tatoos), chiropractors (places that do massages), or for that matter any other "business" that would not be conducive to the present "quietness" of this neighborhood.

- PROPERTY VALUES OF THE 108 HOUSES IN THIS COUNTRY CLUB ESTATES NEIGHBORHOOD - I've spoken with several realtor friends about this situation and they all said mostly the same thing - that having a "business" in a neighborhood with a multi-story office building makes the houses within that neighborhood harder to sell, and because of that, the expected selling price of these houses will usually have to be reduced (sometimes several times) in order to be sold. There is no benefit to the homeowners in this well-established neighborhood to have any type of "business" on that property.

- THE COMPREHENSIVE (NEIGHBORHOOD) PLAN - Typically called "Plan CC" had previously been adopted by the Corpus Christi City Council and this plan states that "Corpus Christi sustains and maintains established neighborhoods." The proposed zoning change appears to be at odds with the master plan for neighborhoods developed by our city. My recommendation would be to keep the property as is or to have it redeveloped with single-family residences consistent with Plan CC.

I thank you for your time and for your interest in helping us with this extremely sensitive situation. As a very concerned neighbor in this Country Club Estates neighborhood (one of the nicest older neighborhoods in this city) I ask that you DISAPPROVE rezoning of this property.

Sincerely,

GARY L RICHMER

Sarah Brunkenhoefer

From: CitySecretary
Sent: Friday, February 19, 2021 5:02 PM
To: Rebecca Huerta
Cc: Sarah Brunkenhoefer; Norma Duran
Subject: FW: Public Input: 02-23-2021 - Elizabeth Parsley

FYI.

From: JotForm <noreply@jotform.com>
Sent: Friday, February 19, 2021 4:49 PM
To: CitySecretary <CitySecretary@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: Public Input: 02-23-2021 - Elizabeth Parsley

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

Warning: Replies to this message will go to noreply@jotform.com. If you are unsure this is correct please contact the Helpdesk at 826.3776.

Public Comment & Input Form

Date of Meeting	02-23-2021
Name	Elizabeth Parsley
Address	Street Address: 6413 Coral Gables Drive City: Corpus Christi State / Province: TX Postal / Zip Code: 78413
Topic	Zoning - Episcopal Church Saratoga
Agenda Number	1220.03
Describe Feedback:	Please see attached pdf document for full statement. Thank you.
Uploads:	Case 1220.03 - Letter Elizabeth Parsley.pdf
Provide an email to receive a copy of your submission.	parsleyliz@gmail.com

Friday, February 19, 2021

Dear Corpus Christi City Council,

My family moved into the neighborhood in 2013 and I began serving on the board of the Neighborhood Association in 2014. It is a pleasure and privilege to serve in this capacity, for our neighborhood is a wonderful place to live with caring residents.

I strive to be respectful and openminded to all residents' concerns even when they differ from each other. When I first became involved with the Neighborhood Association the most complained about issue was the vacant pool at the corner of Congressional and Pebble Beach. It has been vacant for nearly 10 years and continues to be a safety & hazard concern especially being right next to the children's playground.

So, it was a huge disappointment to the residents when The Episcopal Church closed its doors and was no longer active. The neighborhood now has another vacant structure within a block of each other to contend with. Since the closing of the church, I have received numerous calls from residents about various issues of trash dumping, break-ins and vagrants squatting at the facility, adult males walking from the church into the neighborhood and engaging children at the playground.

Now I absolutely respect and understand the concerns with having a commercial zoned area in the neighborhood. The idea of commercial zoning brings all kinds of images of unwanted businesses next to residential homes. An initial proposal of a funeral home was vehemently opposed and I wholeheartedly agreed with that opposition.

I attended the meeting on December 2019, where Mr. Bryan Harris was present to address questions and concerns from the residents in attendance. It is my understanding that Mr. Harris is requesting to rezone the 1 ½ acre Saratoga frontage as ON-Neighborhood Office District and build a two-story office building for his firm and potentially lease office space to other professional associates.

The homes closest to the office building would be 2-3 homes on Swansea off Saratoga with approximately 80 ft distance from the side of the office building to the back of the residential fence line. Trees could be planted along that area to obscure visibility. The back 1 acre where the vacant church sits and is closest to the rest of the homes on Swansea and Clearwater would remain as Single Family Residential or Church Use.

I also understand that regardless of the ON zoning assignment, the Deed Restrictions override zoning and only a professional office building can be on the 1 ½ acre. That it could not be used for retail purposes thus limiting traffic activity. Mr. Harris also said that he would have the dilapidated church demolished after his office building is completed.

Mr. Harris also expressed that he would be a good steward of the neighborhood and do what he can to support the Neighborhood Association. I appreciate that Mr. Harris is a lifelong resident of Corpus Christi and I hope is sincere with the intentions he has put forth.

If all this is true and correct, then it is my opinion that this proposal is the best and highest use of this lot. I have spoken with several residents throughout the neighborhood, including those on Swansea and Clearwater and many shared their worries about the ongoing vagrant and criminal activities occurring at the deteriorating church building. It is the hope that Mr. Harris' proposal and partnership with the neighborhood will be a positive solution to those issues.

Respectfully,

Elizabeth Parsley
6413 Coral Gables Drive
Corpus Christi, TX 78413
361-816-4527

#19

Sarah Brunkenhoefer

From: CitySecretary
Sent: Monday, March 8, 2021 3:47 PM
To: Rebecca Huerta
Cc: Sarah Brunkenhoefer; Norma Duran
Subject: FW: Public Input: 03-16-2021 - Wayne Lundquist

FYI.

Thank you,
Aly Berlanga

From: JotForm <noreply@jotform.com>
Sent: Monday, March 8, 2021 3:43 PM
To: CitySecretary <CitySecretary@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: Public Input: 03-16-2021 - Wayne Lundquist

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

Warning: Replies to this message will go to CitySecretary@cctexas.com. If you are unsure this is correct please contact the Helpdesk at 826-3766.



Public Comment & Input Form

Date of Meeting	03-16-2021
Name	Wayne Lundquist
Address	Street Address: 700 Everhart Ste F-11 City: Corpus Christi State / Province: TX Postal / Zip Code: 78411 Country: United States
Topic	'rezoning of church on Saratoga
Agenda Number	21-0130 Zoning 1220-03
Describe Feedback:	I have attached a written statement to supplement my in person appearance on behalf of the seller.
Uploads:	Episcopal Church - City Council -on letterhead.docx
Provide an email to receive a copy of your submission.	wayne@Clarealtors.com



COBB, LUNDQUIST & AINIP
COMMERCIAL & INDUSTRIAL REALTORS
Mobile: (361) 510-7371, Email: Wayne@CLArealtors.com
Office: (361) 854-4448, www.clarealtors.com



TO: Mayor and City Council Members

FROM: Wayne Lundquist, Commercial Real Estate Broker
700 Everhart Rd. Suite F-11, Corpus Christi, TX 78411

RE: Episcopal Church – 4518 Saratoga – Tract is a total of 2.5 acres

My name is Wayne Lundquist, my Real Estate business is located at 700 Everhart Rd. Suite F-11, Corpus Christi, Texas. As a Commercial Real Estate Broker I represent the church and we have shown to many small churches but to no avail.

I had a total knee replacement on December 9 when this property went to planning commission otherwise, I would have been able to make this presentation to the planning commission and alleviate a number of the questions that arose.

This property was deed restricted in 1964 to a church only. The church closed their doors in 2018 and the seller, Episcopal Church Corporation of West Teas has been attempting to sell for three years.

Finally, we secured a buyer, Brian Harris, Attorney who agreed to have 1.5 acres on Saratoga as a professional office and keep the rear one acre as a residential tract. He will tear down the church and sell residential lot.

Our First step was to circulate an amendment to change the deed restrictions. We had neighborhood meetings and went door to door with the help of several neighbors. We secured fifty-six (56) signatures which is over 50% of neighborhood which was the requirement to change the deed restrictions. The Amendment to Restrictions specifically allows 1.5 acres of professional office in front and one acre remaining residential in the rear. So, if any change is desired in the future, deed restrictions will have to be amended a second time.

Second step is the rezoning. Now that we have the deed restrictions amended, we are coming to request the change in zoning.

We have had a major problem with homeless living in the vacant church. Every time we board up the church, people rip off boards. Police have arrested two people.

A few neighbors are worried about the increased traffic. I don't think a small law firm of 3 attorneys and staff will generate more traffic than church. Even with a few tenants, I think with Saratoga frontage, most traffic will enter & exit off Saratoga.

I would appreciate your support in this request.

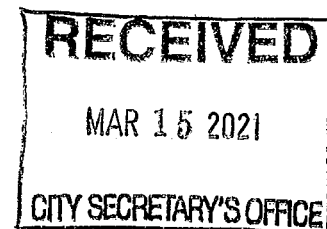
Wayne Lundquist

#20

BOGGS-WALKER ENTERPRISES, LLC
ARCHITECTS - PLANNERS - CONSULTANTS
Texas Registration Numbers 3484 6671
6622 Sahara Drive, Corpus Christi, Texas 78412-3737
phone: (361) 854-4359 email: david@davidlwalker.us

COUNCIL COPIED

March 16, 2021



City Council, City of Corpus Christi, Texas
Development Services % City Secretary
P.O. Box 9277
Corpus Christi, TX 78469p0

ref: Case # 1020-02 Rezoning Request by Mustang Island, LLC

Dear Mayor and City Council,

Mr. John Pietrobon has requested I speak for him in favor of this development which will be built on his property on Mustang Island where in he is proposing to develop a large Condominium Luxury RV Resort and Five-Star Hotel/ for the enjoyment of visitors to the area and residents of Texas, North America and Canada. I have known Mr. Pietrobon for several years and have found him to be a superior developer who does his homework on such projects. This project has been in the development stages for several years. It has experienced many of the problems that all such projects if this magnitude has, Mr. Pietrobon has been patient in guiding each and every step to completion. He has addressed each problem and resolved them achieving a much improved solution in every case.

Hello, I am James B. (Jim) Boggs AIA Emeritus, and I have practiced architecture in South Texas since 1966. I developed the architectural Technologies program at Del Mar College and have taught both full and part time since the 1970's. Additionally I have served on the Del Mar College Board of Regents for ten years.

I have worked both in the private side of business as well as over 15 years on the public side of design and in 2012 received the Distinguished Graduate Award from Texas Tech University.

Having worked with Mr. Pietrobon on this project I found him to be practical and serious minded. The project will be along Hwy. 361 approximately 6 miles north of the existing Fire Station. The Condominium Luxury RV Resort portion to the north, will have approximately 100 Condominium Sites with private deeds and separate utilities. This project will also include outdoor living space, clubhouse,

BOGGS-WALKER ENTERPRISES, LLC
ARCHITECTS - PLANNERS - CONSULTANTS
Texas Registration Numbers 3484 6671
6622 Sahara Drive, Corpus Christi, Texas 78412-3737
phone: (361) 854-4359 email: david@davidlwalker.us

golf cart/bicycle rentals, tennis courts, basketball, swimming pool, hot tub, dry/steam sauna and splash pad. Adjacent to a 2 story Commercial Mixed Use with a gas station and convenient store for travelers along 361.

Upon completion of Phase 1, Phase 2 will provide a Five-Star Luxury Hotel/Condo Resort closer to the Gulf. The time required for this project may take 2 to 3 years for completion. This project will provide the City an additional tax base which could amount to in excess of one million dollars annually in tax dollars.

As you will review the slides of this proposed facility you will appreciate the concept and know that it will more than pay for its place on the island.

Thank you for your time and consideration for this project/development.

Sincerely,

James B. Boggs

James B. Boggs, AIA Emeritus

cc: Mr. Andrew Dimas
Mr. Pietrobon

Sarah Brunkenhoefer

From: CitySecretary
Sent: Monday, March 15, 2021 8:25 AM
To: Rebecca Huerta
Cc: Norma Duran; Sarah Brunkenhoefer
Subject: FW: Ref: case 1020-02: Reddy opposition to refining request for Rv park by mustang island, LLC
Attachments: Reddy -opposition- case1020-02-resining RV.pdf.pdf

FYI.

Thank you,
Aly Berlanga

From: Sunil Reddy <reddysunilp@yahoo.com>
Sent: Sunday, March 14, 2021 7:24 PM
To: CitySecretary <CitySecretary@cctexas.com>
Cc: Andrew Dimas [DevSvcs] <AndrewD2@cctexas.com>; Catherine Garza <catherineg@cctexas.com>
Subject: Ref: case 1020-02: Reddy opposition to refining request for Rv park by mustang island, LLC

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

I would like to submit the attached letter as our public comment in opposition to the requested zoning change by Mustang Island, LLC. I would be happy to discuss our concerns with you at your convenience. We believe that approving a second RV park in this location would not be in the best interest of our city, and we strongly oppose the requested zoning change.

Best Regards
Sunil Reddy
—

STED DESEA ATENDER ESTA JUNTA Y DIRIGIRSE A LA COMISION Y SU INGLES ES LIMITADO, ALGUIEN ESTARA PRESENTE PARA AYUDARLE A INTERPRETAR. PARA MAS INFORMACION, FAVOR DE LLAMAR A LA OFICINA DEL SECRETARIO DE LA CIUDAD AL NUMERO (361) 826-3105.

PERSONS WITH DISABILITIES PLANNING TO ATTEND THIS MEETING, WHO MAY REQUIRE SPECIAL SERVICES, ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT LEAST 48 HOURS IN ADVANCE AT (361) 826-3105. PERSONAS CON INCAPACIDADES, QUE INTENTAN ATENDER ESTA JUNTA Y QUE REQUIEREN SERVICIOS ESPECIALES, SE LES SUPLICA QUE DEN AVISO 48 HORAS ANTES DE LA JUNTA LLAMANDO A LA OFICINA DEL SECRETARIO DE LA CIUDAD AL NUMERO (361) 826-3105.

**CITY COUNCIL
PUBLIC HEARING NOTICE
Rezoning Case No. 1020-02**

Mustang Island, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from the "RM-AT" Multifamily AT District to the "RV" Recreational Vehicle Park District and "CR-2" Resort Commercial District compatible with the Future Land Use Map. The property to be rezoned is described as:

7213 State Highway 361 and described as being 4.999 acre tract being a portion of a 30.00 acre tract surveyed August 7, 2019 by Brister Surveying, said 30.00 acre tract as described in a deed recorded in File No. 2014040031, Deed Records of Nueces County, Texas, and being out of the J. W. Waterbury Survey No. 596, Abstract 408, Land Script 167, Mustang Island, Nueces County, Texas and 12.035 acre tract being a portion of a 30.00 acre tract surveyed August 7, 2019 by Brister Surveying, said 30.00 acre tract as described in a deed recorded in File No. 2014040031, Deed Records of Nueces County, Texas and being out of the J. W. Waterbury Survey No. 596, Abstract 408, Land Script 167, Mustang Island, Nueces County, Texas 12.035 acre tract being a portion of a 30.00 acre tract surveyed August 7, 2019 by Brister Surveying, said 30.00 acre tract as described in a deed recorded in File No. 2014040031, Deed Records of Nueces County, Texas, and being out of the J.W. Waterbury Survey No. 596, Abstract 408, Land Script 167, Mustang Island, Nueces County, Texas, located along the east side of State Highway 361, south of Beach View Drive, and north of La Concha Boulevard.

The City of Corpus Christi Planning Commission has recommended approval of the change of zoning from the "RM-AT" Multifamily AT District to the "RV" Recreational Vehicle Park District and "CR-2" Resort Commercial District. The City Council may recommend other intermediate zoning classifications and/or Special Permits. Approval of a change of zoning, if inconsistent with the Plan CC, will also have the effect of amending Plan CC to reflect the approved zoning. The City Council will conduct a public hearing to discuss and act on this rezoning request on **Tuesday, March 16, 2021**, during one of its regular meetings, which begins at **11:30 a.m.** The hearing will be held in the City Council Chambers, **1201 Leopard Street**. For more information, please call (361) 826-3105. **PUBLIC COMMENT:** To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of the community, City staff, and City Boards and Commissions. Public testimony and public hearing input for public comment and on all items on the agenda at public meetings of City Boards and Commissions shall be provided in written format and presented to the designated staff member prior to the start of each meeting(s) of the City Boards and/or Commission. Public comment/input shall be provided, in writing, in the form of an e-mail limited to one page or by using the PUBLIC COMMENT/INPUT FORM found here: <http://www.cctexas.com/departments/city-secretary>, and shall be e-mailed to the following e-mail address: CatherineG@cctexas.com and/or AndrewD2@cctexas.com. The written public testimony shall be provided to members of the applicable City board or commission prior to voting on measures for that meeting. That written testimony shall be limited in accordance with the City Secretary requirements and shall be placed into the record of each meeting. This written testimony shall serve as the required public testimony pursuant to Texas Gov't Code 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY CURRENT PROPERTY OWNER(S), AND MAILED IN ITS ENTIRETY TO THE CITY SECRETARY'S OFFICE, P.O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NAME: GEETA REDDY & SUNIL REDDY.
Please Print

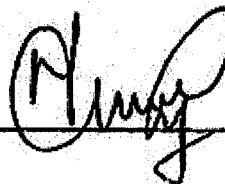
ADDRESS: 7345 STATE Hwy 361 PHONE NO. _____

() IN FAVOR ☒ IN OPPOSITION

REASONS:

VARIOUS. PLEASE SEE
ATTACHED.

Signature



SEE MAP ON REVERSE SIDE
INFOR No. 202N1023
Property Owner ID: 6

Case No. 1020-02
Project Manager: Andrew Dimas

March 14, 2021

Corpus Christi City Council Members
c/o Rebecca L. Huerta, City Secretary
P.O. Box 9277
Corpus Christi, TX 78469-9277

Re: Case 1020-02: Opposition to Rezoning Request by Mustang Island, LLC

City Council Members:

We own the property immediately to the south of the property for which a zoning change has been requested. We oppose the zoning change and ask the City Council to please help us protect our property. When we purchased this property, we relied on the zoning of our property and the property around us. We are not anti-development. Instead, we are in favor of the kind of development that is both consistent with the planned development of Mustang Island and in the best interest of the City of Corpus Christi and the people in our community.

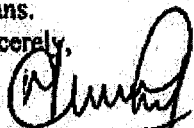
The City Council has recently approved a zoning change with special permit to allow an RV park on the south of our property. If you change the zoning again to allow yet another RV park on our northern boundary, we will be surrounded by RV parks. The Council will have made it impossible for us to fulfill our plans for our property. The value of our property will plummet and the substantial investment we have made in our property will be lost overnight. We ask that you please not take away the only thing that protects the value of our property.

The idea of having a high-end RV park on Mustang Island is a departure from the development plan and an experiment for the City. Rather than approving two experiments within weeks of one another, we ask the Council to please see how the first approved RV park works out before approving another one. All of the concerns that were expressed with respect to the RV park you approved are magnified if the Council approves a second RV park. This is a perfect time of year to observe how traffic flow on Mustang Island is already a challenge for our community under normal circumstances. By allowing one RV park on Mustang Island, the Council has taken a risk that the roads can handle even more traffic and even more delays. We have not yet seen a hurricane evacuation or other emergency evacuation scenario on Mustang Island with the newly approved RV park. We ask that you please wait to make sure that a safe evacuation from Mustang Island is possible with the newly approved RV park before you risk adding more RV traffic.

The conceptual rendering provided in connection with the requested zoning change has not been engineered and is completely unrealistic. It suggests that the property could be developed all the way to the shore and completely ignores dune protection, wetlands, storm water management and similar issues that are addressed at the beginning of the planning process.

As the Council correctly pointed out in previous meetings concerning the approved zoning change with special permit, pretty concepts, pictures and projections submitted in connection with a zoning change request don't guarantee that the property will be developed that way. Granting the requested zoning change would allow the property owner to do anything that fits within the requirements of the changed zoning. We strongly oppose the requested zoning change, but if you are inclined to approve it, we respectfully request that the owner first be required to submit detailed plans or apply for a Planned Unit Development (PUD) prior to consideration of the owner's request. Then and only then would the City Council and neighboring property owners have enough information about what the owner is planning to do to make a decision whether to support or oppose those plans.

Sincerely,



Geeta and Sunil Reddy

cc: Rebecca L. Huerta (via e-mail citysecretary@ccetexas.com)
Catherine Garza (via e-mail CatherineG@ccetexas.com)
Andrew Dimas (via e-mail AndrewD2@ccetexas.com)

20

Sarah Brunkenhoefer

From: CitySecretary
Sent: Monday, March 15, 2021 1:13 PM
To: Rebecca Huerta
Cc: Sarah Brunkenhoefer; Norma Duran
Subject: FW: [EXTERNAL]Fwd:

FYI.

Thank you,
Aly Berlanga

From: carl badalich <badalich@gmail.com>
Sent: Monday, March 15, 2021 12:35 PM
To: CitySecretary <CitySecretary@cctexas.com>
Subject: [EXTERNAL]Fwd:

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

public comment

TRAILER,RV PARK NORTH OF SUNRISE SHORES 1020-02

ON LARGE TAX REVENUE PROJECTS IN MOST CITIES AN OUTSIDE STUDY IS DONE
AND RECOMMENDATIONS ARE GIVEN.

WHAT WERE THE RECOMMENDATIONS ON THIS TRAILER,RV PARK AND THE PROTECTED DUNE BEACH AREA,
WETLANDS AS WELL AS THE POTENTIAL CATASTROPHIC TAX LOSS?

WHEN DID THAT TAKE PLACE WITH STAFF AND COUNCIL MEMBERS AND PUBLIC

WHAT WERE THE COMMENTS?

HOW DID THE VIOLATIONS OF WETLANDS EFFECT THIS TRAILER RV PARK?

IS THIS THE HIGHEST AND BEST USE FOR THE BEACH PROPERTY? IF NOT WHY.

CARL BADALICH

#20

Sarah Brunkenhoefer

From: CitySecretary
Sent: Monday, March 15, 2021 1:30 PM
To: Rebecca Huerta
Cc: Sarah Brunkenhoefer; Norma Duran
Subject: FW: Public Input: 03-16-2021 - Richard Weitzel


FYI.

Thank you,
Aly Berlanga

From: JotForm <noreply@jotform.com>
Sent: Monday, March 15, 2021 1:25 PM
To: CitySecretary <CitySecretary@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: Public Input: 03-16-2021 - Richard Weitzel

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

Warning: Replies to this message will go to noreply@jotform.com. If you are unsure this is correct please contact the Helpdesk at 826-3766.

 Public Comment & Input Form	
Date of Meeting	03-16-2021
Name	Richard Weitzel
Address	Street Address: 16602 Willow Run City: San Antonio State / Province: Texas Postal / Zip Code: 78247 Country: United States
Topic	Zoning Case 1020-02
Agenda Number	20-1344
Describe Feedback:	<input checked="" type="checkbox"/> I strongly oppose RV Parks. Trailer parks provide less Revenue for city and county, and attract a negative element. A Developers Pro Forma will rapidly deteriorate into a slum-like environment. When the Trailer Park shows decreasing Revenue, the prices drop, and to

get Revenue the Trailer Park accepts anyone to offset expenses - a downward "spiral" into bankruptcy. No one will want to buy a Lot and build an expensive home overlooking a slum-area Trailer Park.

City Council can become "heroes" in the CC area by commissioning a Study on the "best and highest use" of the entire area - from the perspective of Tax Revenue, and not of limited knowledge of what is best for the City of CC and Mustang Island. The Study should include what other beachfront properties, like Okaloosa Island in Florida, have done to create a beneficial Tax Revenue base. The Study protects Council from being arbitrary and indecisive.

Please don't miss this opportunity to do what's right for the City of CC.

Provide an email to
receive a copy of your
submission.

richard.weitzel@gmail.com

Sarah Brunkenhoefer

From: CitySecretary
Sent: Monday, March 15, 2021 11:37 AM
To: Rebecca Huerta
Cc: Norma Duran; Sarah Brunkenhoefer
Subject: FW: [EXTERNAL]Public Input: 03-15-2021 - Kevin Kaplan

FYI.

Thank you,
 Aly Berlanga

From: JotForm <noreply@jotform.com>
Sent: Monday, March 15, 2021 11:32 AM
To: CitySecretary <CitySecretary@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: [EXTERNAL]Public Input: 03-15-2021 - Kevin Kaplan

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

Warning: Replies to this message will go to ra.urn@jotform.com. If you are unsure this is correct, please contact the Helpdesk at 826-3766.



Public Comment & Input Form

Date of Meeting	03-15-2021
Name	Kevin Kaplan
Address	Street Address: 14201 Northwest Blvd City: Corpus Christi State / Province: TX Postal / Zip Code: 78410
Topic	Northwest Blvd Corridor Plan
Describe Feedback:	I work for Prosperity Bank located at the corner of NW Blvd and CR 69. CR 69 is currently two lanes wide and this intersection is not wide enough to accomodate large trucks that turn off of NW Blvd. I have witnessed numerous trucks run up on the curbs and knock over utility boxes that are located at this intersection. If another vehicle is on CR 69 and stopped at the light a large truck can not make the turn off NW Blvd.

There is additional commercial development currently underway across NW Blvd from us as well as a new school which will only make the traffic flow at this intersection more important.

I would welcome any questions.

Provide an email to receive a copy of your submission.

kevin.kaplan@prosperitybankusa.com