

# STAFF REPORT

Case No. 1015-02

HTE No. 15-10000059

**Planning Commission Hearing Date:** November 4, 2015 (Continued from Oct. 21, 2015)

<b>Applicant &amp; Legal Description</b>	<b>Applicant/Owner:</b> Edward Gonzalez. <b>Legal Description/Location:</b> Lot 21, Block 2, The Coves at Lago Vista Unit 3, located approximately 1,200 feet east of King Ranch Drive and 600 feet south of the corner of Oso Parkway and Green Jay Court.			
<b>Zoning Request</b>	<b>From:</b> "RE" Residential Estate District <b>To:</b> "RS-22" Single-Family 22 District <b>Area:</b> 4.259 acres <b>Purpose of Request:</b> To allow the property to be replatted into four smaller lots.			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"RE" Residential Estate	Vacant	Estate Residential
	<i>North</i>	"RE" Residential Estate/Special Permit	Vacant	Estate Residential
	<i>South</i>	Outside City Limits	Vacant	Low Density Residential
	<i>East</i>	"RE" Residential Estate	Vacant	Estate Residential
	<i>West</i>	"RE" Residential Estate/Special Permit	Vacant	Estate Residential
<b>ADP, Map &amp; Violations</b>	<b>Area Development Plan:</b> The subject property is located within the boundaries of the London Area Development Plan and is planned for estate residential uses or 1-acre residential lots. The proposed rezoning to the "RS-22" Single-Family 22 District is not consistent with the adopted Future Land Use Map. <b>Map No.:</b> 046029 <b>Zoning Violations:</b> None			
<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property is currently served by a private utility and access easement along the northeast edge of the property. Once The Coves at Logo Vista Subdivision is completed, the subject property will have direct access to South Oso Parkway along the western edge of the property.			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2015)
	King Trail	Local	NA	Two lanes, no curb gutter or sidewalks	NA
	South Oso Parkway	Parkway/Collector	80' ROW, two lanes, hike bike trail	None	NA

### **Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the “RE” Residential Estate District with minimum lot size of one acre to the “RS-22” Single-Family 22 District with minimum lot size of 0.5 acres. The property owner wishes to plat the property into three lots that are 0.5 acres in size and one lot over one acre. Easements across the property are limiting development with the existing “RE” Residential Estate one acre minimum lot size.

**Development Plan:** The proposed rezoning is within The Coves at Largo Vista Unit 3 Subdivision. The applicant is proposing a single-family development on the 4.259-acre tract of land. The rezoning application land use statement indicates a desire to replat the property into four single-family lots. At a minimum, the Unified Development Code would require a 25-foot wide front yard and 10-foot rear and side yards for each lot. The subject property currently has access from a 60-foot wide access easement on the northern edge of the property. In the future South Oso Parkway will abut the western edge of the property.

**Existing Land Uses & Zoning:** To the West and North of the subject property the area is zoned with an “RE” Residential Estate District with a Special Permit allowing a minimum lot size of ½ acres. The land use to the West and North is a combination of vacant land and a subdivision under construction. East of the subject property is zoned “RE” Residential Estate District and is developed with a single family dwelling. South of the subject property is outside city limits and is vacant King Ranch property. The “RE” Residential Estate District requires setback requires are: 50 foot front yard; 25 side yard; and 15 foot rear yard. The “RS-22” Residential 22 District setbacks are: 25 foot front yard; 10 side and rear yards.

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

**Comprehensive Plan & Area Development Plan Consistency:** The subject property is located within the boundaries of the London Area Development Plan (ADP). The proposed rezoning to the “RS-22” Residential Single-Family District is consistent with the London ADP but not consistent with the adopted Future Land Use Map’s designation of the property as Estate Residential with minimum lot sizes of one acre.

While the land use designation is not exactly consistent with the Future Land Use designation, the proposed density is substantially less than standard urban residential densities and should still be considered a “large lot” residential density more similar to densities found in Estate Residential than found in Low Density Residential Development land use categories. Additionally, the following are pertinent elements of the Comprehensive Plan and should be considered:

- The density of development in an area should be directly related to the design capacity of the infrastructure. (Policy Statements – General. Policy F.) Since there is no municipal wastewater service in this area, the minimum lot size will allow development to occur and still meet minimum lot size standards for on-site waste disposal systems.
- Each neighborhood of the City shall be protected and/or improved so as to be a desirable and attractive residential environment. (Policy Statements – Residential. Policy A.) Development in the area is of a large lot character as proposed by this rezoning.
- The London Area Development Plan suggested that the city discourage on-site waste disposal systems due to the low permeability of the Victoria Clay soils in the area. While the proliferation of on-site waste disposal systems remains a concern, a municipal wastewater system to serve the area is unlikely in the foreseeable future.
- Provide flood plain management to reduce erosion, peak flows, and poor water quality. (Policy Statements – Stormwater System. Policy B.) The property location is very near the Oso Creek. Large lot development is generally preferable in this location as there is less impervious service associated with large lots (compared with smaller lots/high density development) and, therefore, less urban runoff will flow directly into Oso Creek.

**Plat Status:** The subject property is platted, however, the property owner wishes to replat Lot 21 into smaller lots. The property owner has indicated the desire to replat into four lots. The RS-22 District will allow Lot 21 to be replatted into a maximum of eight lots.

**Department Comments:**

- The proposed rezoning deviates from the Future Land Use Map designation but the deviation is not considered significant since the proposed density of a large lot character and proposed uses for single-family is very similar or identical to the designation of Estate Residential in the Comprehensive Plan.
- The proposed rezoning is consistent with recent (2007) past rezoning of the Lago Vista subdivision to the North and West allowing a Special Permit to reduce lot sizes in the Estate Residential District to 0.5 acres.
- It is staff’s opinion that the proposed rezoning is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
- The property to be rezoned is suitable for half-acre lots.

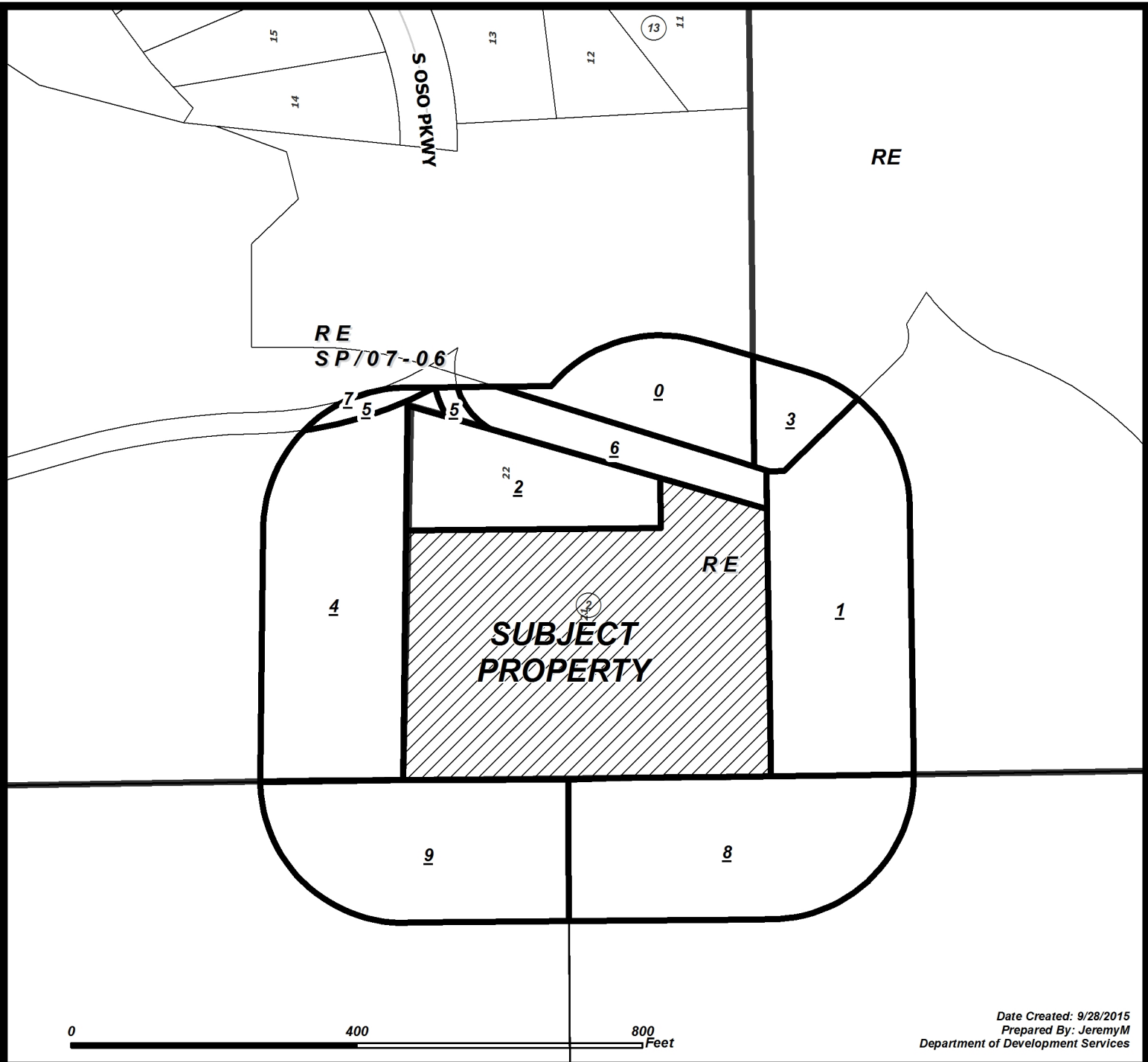
**Staff Recommendation:**

Approval of the change of zoning from the “RE” Residential Estate District to the “RS-22” Single-Family 22 District.

<b>Public Notification</b>	Number of Notices Mailed – 10 within 200-foot notification area 2 outside notification area
	<b><u>As of October 28, 2015:</u></b>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition –7 inside notification area – 0 outside notification area
	Totaling 56.68% of the land within the 200-foot notification area in opposition.

**Attachments:**

1. Location Map (Existing Zoning & Notice Area)
2. Application
3. Public Comments Received (if any)

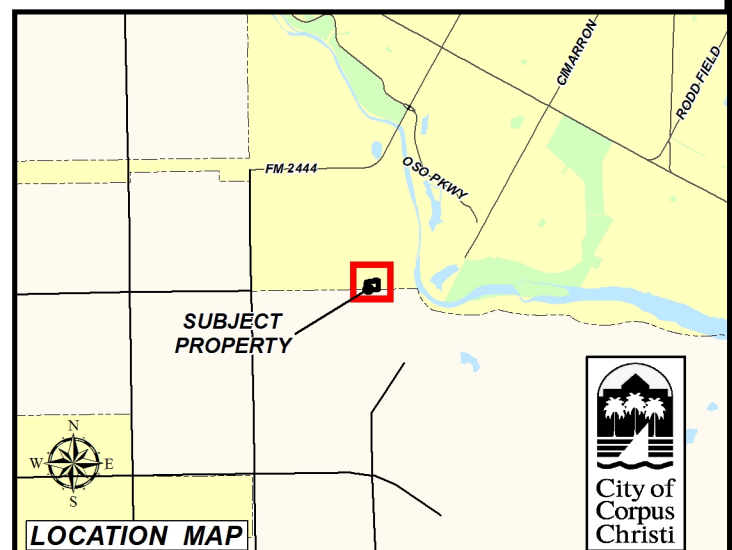


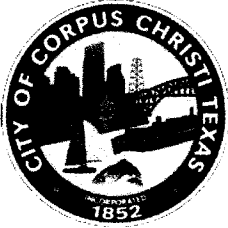
Date Created: 9/28/2015  
Prepared By: JeremyM  
Department of Development Services

## CASE: 1015-02 ZONING & NOTICE AREA

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

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





Development Services Dept.  
P.O. Box 9277  
Corpus Christi, Texas 78469-9277  
(361) 826-3240  
Located at 2406 Leopard Street

# REZONING APPLICATION

Office Use Only

Case No.: 1015-02 Map No.: 046029  
PC Hearing Date: 10/21/15 Proj.Mgr: Bob Payne  
Hearing Location: City Hall, Council Chambers, 1201 Leopard Street  
Hearing Time: 5:30 p.m.

\* A MAXIMUM OF FIVE REZONINGS CASES ARE SCHEDULED PER HEARING.  
\* INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

1. Applicant: Edward Gonzalez Contact Person: Victor S. Medina  
Mailing Address: P.O. Box 7129  
City: Corpus Christi State: TX ZIP: 78414-3981 Phone: ( )  
E-mail: [REDACTED] Cell: (361) 563-9977

2. Property Owner(s): Edward Gonzalez Contact Person: Victor S. Medina  
Mailing Address: 6113 Queen Jane Street  
City: Corpus Christi State: TX ZIP: 78414-3981 Phone: ( )  
E-mail: [REDACTED] Cell: (361) 563-9977

3. Subject Property Address: 6425 King Trail Area of Request (SF/acres):  
Current Zoning & Use: RE - Residential Proposed Zoning & Use: RS-22 - Residential  
12-Digit Nueces County Tax ID: 1956 - 0002 - 0210  
Subdivision Name: Lago Vista Unit 3 Block: 2 Lot(s): 21  
Legal Description if not platted:

4. Submittal Requirements:  
☒ Early Assistance Meeting: Date Held June 3, 2015; with City Staff Mark Orozco  
☒ Land Use Statement ☒ Disclosure of Interest ☒ Copy of Warranty Deed  
IF APPLICABLE:  
☐ Peak Hour Trip Form (if request is inconsistent with Future Land Use Plan) ☐ Site Plan for PUD or Special Permit  
☐ Metes & Bounds Description with exhibit if property includes un-platted land (sealed by RPLS) ☐ Lien Holder Authorization  
☒ Appointment of Agent Form if landowner is not signing this form

I certify that I have provided the City of Corpus Christi with a complete application for review; that I am authorized to initiate this rezoning as on behalf of the Property Owner(s); and the information provided is accurate.

[Signature]  
Owner or Agent's Signature  
Edward Gonzalez  
Owner or Agent's Printed Name

[Signature]  
Applicant's Signature  
Edward Gonzalez  
Applicant's Printed Name

Office Use Only: Date Received: 9/28/15 Received By: BKP ADP: London  
Rezoning Fee: 1692.50 + PUD Fee 0 + Sign Fee 10.00 = Total Fee 1702.50  
No. Signs Required 1 @ \$10/sign Sign Posting Date: 10/6/15

# **LAND USE STATEMENT**

1. State the purpose of the request and include applicable background information as to the development plan for the property, i.e., usage of property, number and square footage(s) of existing and/or proposed building(s)/unit(s), building(s)/unit(s) height, parking plans/spaces, phasing schedule of development, number of employee(s) associated with the office, business or industrial development, hours of operation, modification or demolition plans for existing structure(s), type, area and setback of signage, etc.

Reduction in the size of residential lots for the purpose of re-platting 4.259 acres into (4) smaller lots so as to comply with RS-22 zoning requirements.

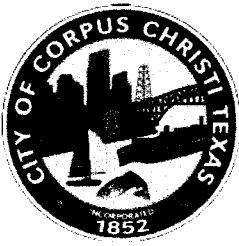
2. Identify the existing land uses adjoining the area of request:

North - RE - Residential

South - N/A - No present zoning

East - RE - Residential

West - RE - Residential



## DISCLOSURE OF INTERESTS

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. **Every question must be answered.** If the question is not applicable, answer with "NA".

NAME: Edward Gonzales

STREET: 6113 Queen Jane Street CITY: Corpus Christi ZIP: 78414-3981

FIRM is: ☐ Corporation ☐ Partnership ☒ Sole Owner ☐ Association ☐ Other \_\_\_\_\_

### DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

1. State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Job Title and City Department (if known)
<u>N/A</u>	_____
_____	_____

2. State the names of each "official" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Title
<u>N/A</u>	_____
_____	_____

3. State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Board, Commission, or Committee
<u>N/A</u>	_____
_____	_____

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Consultant
<u>N/A</u>	_____
_____	_____

### CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: Edward Gonzales  
(Print Name)

Title: OWNER

Signature of Certifying Person: \_\_\_\_\_

Date: 8/21/15



## APPOINTMENT OF AGENT

As owner of the subject property, I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: Victor S. Medina

Mailing Address: P.O. Box 7129

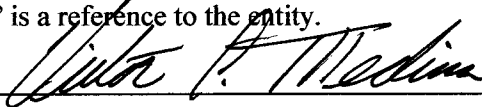
City: Corpus Christi State: TX Zip: 78467-7129

Home Phone: ( ) Business Phone: ( ) Cell: ( 361 ) 877-1255


I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

Be the point of contact between myself and the City of Corpus Christi; make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; consent to legally binding modifications; conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.

**I understand that the City of Corpus Christi will deal only with a fully authorized agent.** At any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, **I agree to hold harmless and indemnify the City of Corpus Christi, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter.** If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have the legal authority to make this binding appointment on behalf of the entity, and every reference herein to "I", "my", or "me" is a reference to the entity.

\*Signature of Agent:  Title: RPLS

Printed/Typed Name of Agent: Victor S. Medina Date: 8/21/15

\*Signature of Property Owner:  Title: Owner

Printed/Typed Name of Property Owner: Edward Gonzalez Date: 8/21/15

\*Signature of Property Owner: \_\_\_\_\_ Title: \_\_\_\_\_

Printed/Typed Name of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

\*Signature of Property Owner: \_\_\_\_\_ Title: \_\_\_\_\_

Printed/Typed Name of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

\*Application must be signed by the individual applicant, each partner of a partnership, or by an authorized officer of a corporation or association.



CITY OF CORPUS CHRISTI  
DISCLOSURE OF INTERESTS

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. Every question must be answered. If the question is not applicable, answer with "NA".

FIRM NAME VICTOR S. MEDINA  
STREET: P.O. BOX 7129 CITY: CORPUS CHRISTI ZIP: 78467  
FIRM is: 1. Corporation \_\_\_\_\_ 2. Partnership \_\_\_\_\_ 3. Sole Owner ☒ 4. Association \_\_\_\_\_  
5. Other \_\_\_\_\_

DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

1. State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Job Title and City Department (if known)

N/A

2. State the names of each "official" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Title

N/A

3. State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Board, Commission or Committee

N/A

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Consultant

N/A

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: VICTOR S. MEDINA  
(Type or Print)

Title: REPRESENTATIVE FOR OWNER

Signature of Certifying Person: Victor S. Medina

Date: 7/16/15



CITY OF CORPUS CHRISTI  
DISCLOSURE OF INTERESTS

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. Every question must be answered. If the question is not applicable, answer with "NA".

FIRM NAME HOMER SERNA JR.  
STREET: 4650 Brookdale CITY: Corpus Christi, Texas ZIP: 78415  
FIRM is: 1. Corporation \_\_\_\_\_ 2. Partnership \_\_\_\_\_ 3. Sole Owner \_\_\_\_\_ 4. Association \_\_\_\_\_  
5. Other Employee with Medina Consultants

DISCLOSURE QUESTIONS

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N/A

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Name \_\_\_\_\_ Title \_\_\_\_\_

N/A

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Name \_\_\_\_\_ Board, Commission or Committee \_\_\_\_\_

N/A

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name \_\_\_\_\_ Consultant \_\_\_\_\_

N/A

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: HOMER SERNA JR.  
(Type or Print)

Title: Employee with Medina Consultants

Signature of Certifying Person: Homer Serna

Date: 8/21/15



Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les suplica que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.

If you wish to address the Commission during the meeting and your English is limited, please call the Development Services Department at (361) 826-3240 at least 48 hours in advance to request an interpreter be present during the meeting. Si usted desea dirigirse a la commission durante la junta y su inglés es limitado, favor de llamar al departamento de servicios de desarrollo al número (361) 826-3240 al menos 48 horas antes de la junta para solicitar un intérprete ser presente durante la junta.

**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 1015-02**

Edward Gonzalez has petitioned the City of Corpus Christi to consider a change of zoning from the **"RE" Residential Estate District** to the **"RS-22" Single-Family 22 District**, resulting in a change to the **Future Land Use Map from estate residential uses to low density residential uses**. The property to be rezoned is described as:

**Lot 21, Block 2, The Coves at Lago Vista Unit 3, located approximately 1,200 feet east of King Ranch Drive and 600 feet south of the corner of Oso Parkway and Green Jay Court**

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning.

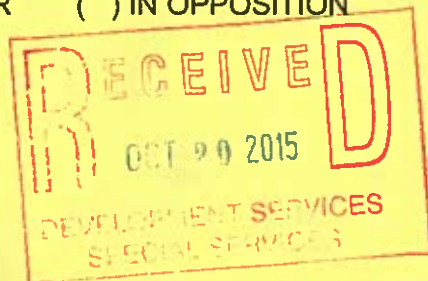
The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held on **Wednesday, October 21, 2015**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.**, in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

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

NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

Printed Name: Frank Shumate  
Address: 6118 King Trail City/State: Corpus TX  
( ) IN FAVOR ( ) IN OPPOSITION Phone: 361-816-8071

REASON:



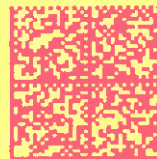
Signature

SEE MAP ON REVERSE SIDE  
Property Owner ID: 3  
HTE# 15-10000059

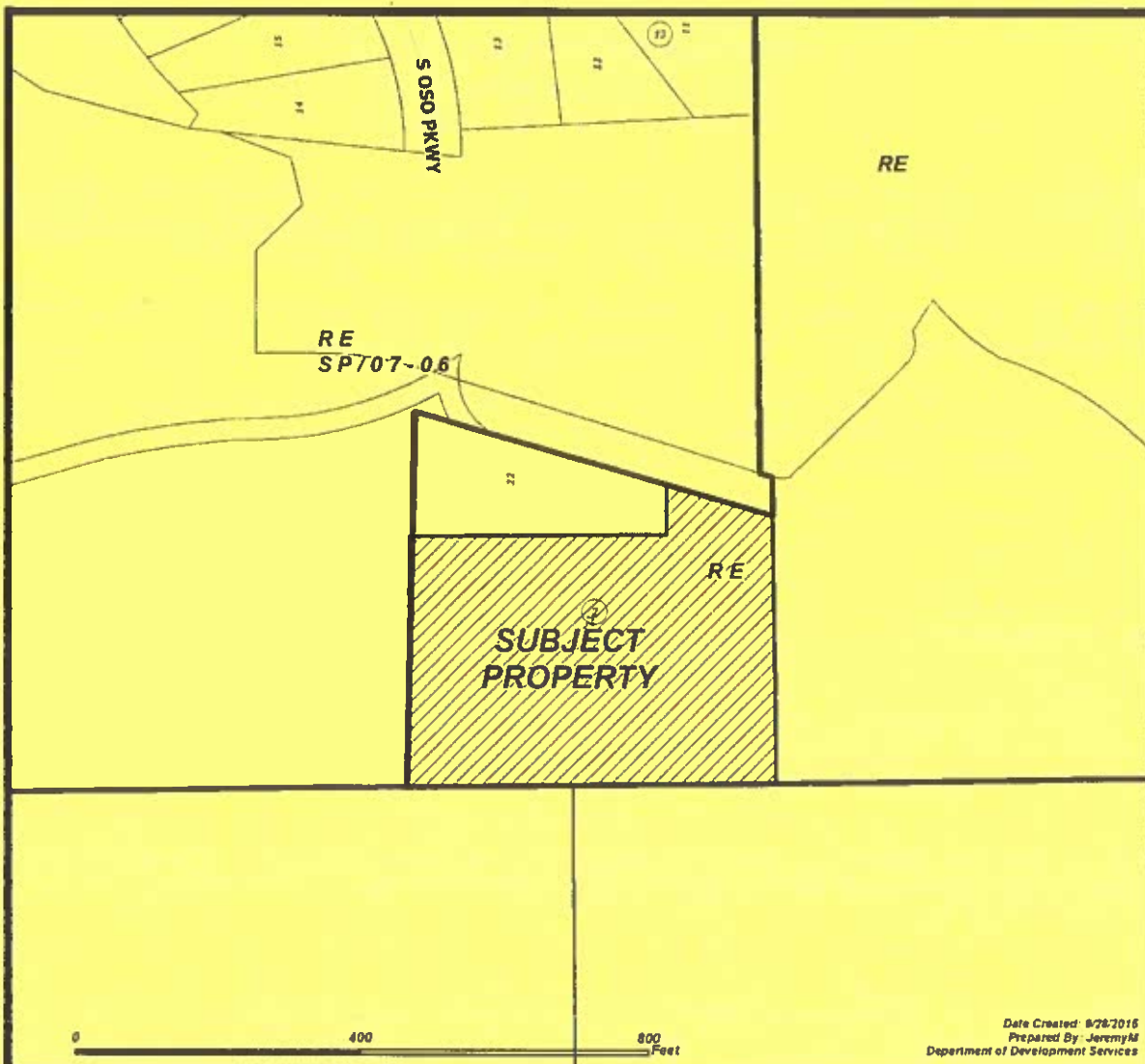
Case No. 1015-02  
Project Contact: Bob Payne

City of Corpus Christi  
Development Services Dept.  
P.O. Box 9277  
Corpus Christi, Texas 78469

3 425000320125  
SHUMATE FRANK THOMAS  
TRUST NO 2  
8253 King Ranch Dr  
CORPUS CHRISTI, TX 78414



UNITED STATES POSTAGE  
MINEY BOWLES  
02 1M  
0004287110  
\$ 00.48<sup>5</sup>  
OCT 09 2015  
MAILED FROM ZIP CODE 78412



Date Created: 9/28/2016  
Prepared By: Jeremy M  
Department of Development Services

### CASE: 1015-02 SUBJECT PROPERTY WITH ZONING

 Subject Property

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	HI Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
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CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	



LOCATION MAP





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

NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

Printed Name: Tom Shumate

Address: 6118 King Trail City/State: Corpus TX

( ) IN FAVOR ( ) IN OPPOSITION Phone: 361-816-8071

REASON:

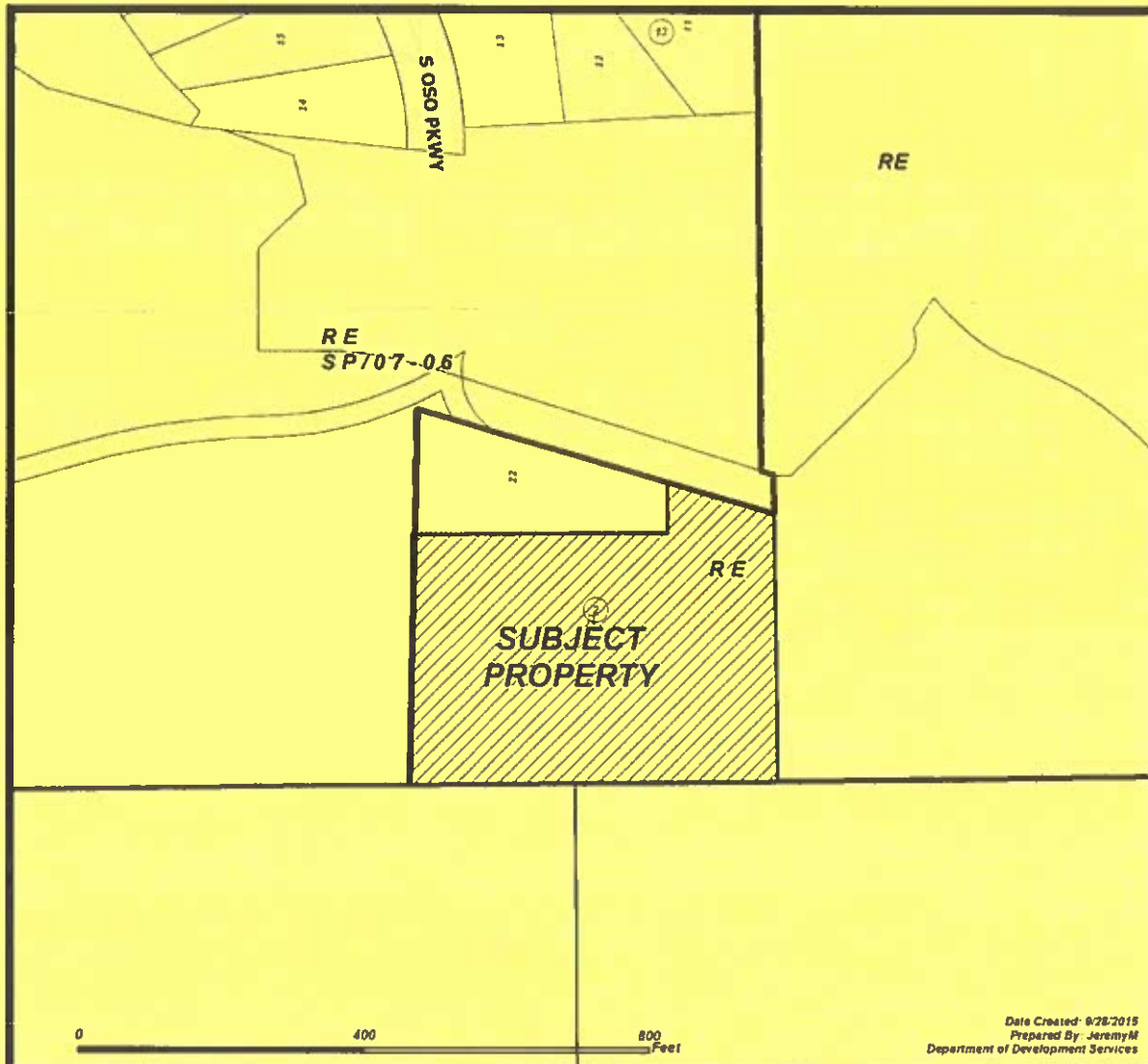


Signature

Tom Shumate

City of Corpus Christi  
Development Services Dept.  
P.O. Box 9277  
Corpus Christi, Texas 78469

1 425000320100  
SHUMATE FRANK THOMAS  
TRUST NO 2  
8253 King Ranch Dr  
CORPUS CHRISTI, TX 78414



Date Created: 9/28/2015  
Prepared By: Jeremy M  
Department of Development Services

### CASE: 1015-02 SUBJECT PROPERTY WITH ZONING



RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	HI Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-4 Single-Family 4
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TM Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	



LOCATION MAP





Betty P.  
City of Corpus Christi  
Development Services Department  
P.O. Box 9277  
Corpus Christi, TX 78469-9277

Betty,

I am writing in protest of the zoning change Case No. 1015-02 Edward Gonzalez. I am an adjacent landowner and respectfully request that the rezone of this subject tract not be accepted nor approved. Listed below are the items for the basis of my protest:

- Flood Zone issues, inadequate drainage from subject property onto my prpoerty
- Easement issues on the subject property that are granted to myself
- Access to the subject property, easement issues
- Maintenance on the easement access
- Schedule of future City Streets accessing the subject property

Respectfully,



Frank Tom Shumate Jr.

6118 King Trail  
Corpus Christi, TX 78414

FID #'s 1 and 3



Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les suplica que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.

If you wish to address the Commission during the meeting and your English is limited, please call the Development Services Department at (361) 826-3240 at least 48 hours in advance to request an interpreter be present during the meeting. Si usted desea dirigirse a la commission durante la junta y su inglés es limitado, favor de llamar al departamento de servicios de desarrollo al número (361) 826-3240 al menos 48 horas antes de la junta para solicitar un intérprete ser presente durante la junta.

OCT 26 2015

DEVELOPMENT SERVICES  
SPECIAL SERVICES

**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 1015-02**

DEVELOPMENT SERVICES  
SPECIAL SERVICES

Edward Gonzalez has petitioned the City of Corpus Christi to consider a change of zoning from the "RE" Residential Estate District to the "RS-22" Single-Family 22 District, resulting in a change to the Future Land Use Map from estate residential uses to low density residential uses. The property to be rezoned is described as:

**Lot 21, Block 2, The Coves at Lago Vista Unit 3, located approximately 1,200 feet east of King Ranch Drive and 600 feet south of the corner of Oso Parkway and Green Jay Court**

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning.

The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held on Wednesday, October 21, 2015, during one of the Planning Commission's regular meetings, which begins at 5:30 p.m. in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

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Printed Name: RONALD VOSS

Address: 6838 GREENWOOD DRIVE

City/State: CORPUS CHRISTI, TEXAS

( ) IN FAVOR ( ☒ ) IN OPPOSITION ( 5 TIMES )

Phone: 361 854 6202

REASON: IS NOT CONSISTENT WITH DEVELOPMENT OF THE SURROUNDING AREAS.  
THIS IS FOR 5 PARCELS.

**STAFF NOTE:  
FID #'S 0, 6, 7, 8, 9**

[Signature]  
Signature

SEE MAP ON REVERSE SIDE

Property Owner ID: «FID»  
HTE# 15-10000059

Case No. 1015-02  
Project Contact: Bob Payne