

Michael R. Mulvey  
1006 Karnak Drive  
Corpus Christi, Texas 78412  
(361) 993-1971

June 9, 2014

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



RE: Case 0614-04

Ladies and Gentlemen:

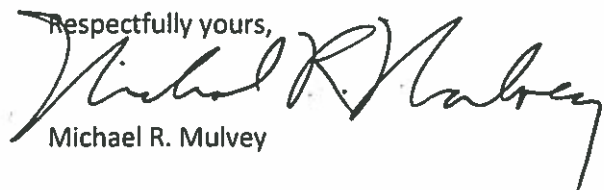
I believe the rezoning hearing in the captioned matter is premature and should be abated until and unless the District Court enters a declaratory judgment removing the covenant prohibiting any development of the golf course portion of the subject property along Ennis Joslin Road, being the majority of the affected land.

The applicant Blackard Global does not appear to have record ownership in the affected property, and it has not divulged its beneficial or equitable ownership, if any. It should not have had standing to bring this matter to the City Planning Commission, and as a stranger to title, it would not have standing in District Court. My understanding is that Blackard Global is a potential purchaser of the Pharaohs Golf Course.

To my knowledge, no action has been instituted to overturn the deed restriction prohibiting any development on the golf course. The District Court may refuse to accept jurisdiction in a declaratory judgment action to overturn deed restrictions until and unless proper notice has been given to all affected parties. The Planning Commission should not bring this matter to the City Council, or expend its time and resources on it until and unless the relevant deed restrictions prohibiting development have been removed.

I believe the term "mixed use" is overly broad, and could include subsidized high occupancy low income housing, more student housing, drug clinics, hotels, offices and other commercial uses which are specifically prohibited by the similar deed restrictions covering the abutting Pharaoh Valley Subdivisions, including Pharaoh Valley Northeast Subdivision which abuts all of the affected property (see *Volume 1004, page 1 of the Deed Records, being the November 6, 1962 Restrictions by Pharaoh Enterprises, Ltd.*).

Lastly, I believe the rezoning and resulting commercialization and congestion will lead to a further degradation of actual property values with a consequent lowering of ad valorem tax values, together with a loss of estuary and wildlife habitat along this last glimpse of green space on Ennis Joslin Road.

Respectfully yours,  
  
Michael R. Mulvey

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**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0614-04**

**Blackard Global** has petitioned the City of Corpus Christi to consider a change of zoning that will add a **Planned Unit Development Overlay to the existing zoning districts, which are "RS-6" Single-Family 6 District and "RS-10" Single-Family 10 District.** The rezoning will result in a change to the Future Land Use Map from park use (private golf course) to mixed-use residential, office, and commercial uses. The property to be rezoned is described as:

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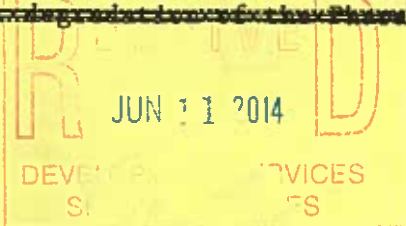
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NAME: Michael R. Mulvey  
Please print

ADDRESS: 1006 Karnak, Corpus Christi, TX 78412 PHONE NO.: 361 993-1971

( ) IN FAVOR (x) IN OPPOSITION Please see enclosed letter.

REASONS: ~~To hold over the rezoning of the property to a commercial district as shown on the City's Future Land Use Map for the rezoning of the Pharaoh~~



Michael R. Mulvey  
Signature

SEE MAP ON REVERSE SIDE  
Property Owner ID: 38  
HTE# 14-10000026

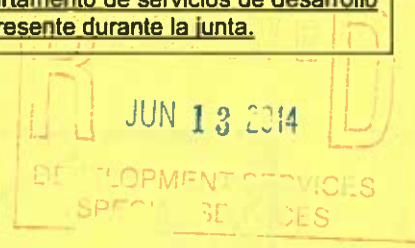
Case No. 0614-04  
Project Manager: Annika Gunning



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NAME: Brian K. Pekar Kathleen R. Pekar  
Please print  
ADDRESS: 1005 Karnak Dr. Corpus Christi TX 78412 PHONE NO.: (361) 658-1748  
(361) 658-1926

( ) IN FAVOR       IN OPPOSITION

REASONS:  
MANY, BUT A LISTED FEW INCLUDE:  
1) TRAFFIC CONGESTION  
2) URBANIZATION OF NATURAL SURROUNDINGS,  
3) NOISE  
4) ETC. ETC.  
5) DECREASE IN PROPERTY VALUE

[Signature]  
Signature Kathleen Pekar

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PUBLIC HEARING NOTICE  
Rezoning Case No. 0614-04**

JUN 13 2014  
DEVELOPMENT SERVICES  
SPECIAL SERVICES

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NAME: Jennifer Schieffer  
Please print

ADDRESS: 41 Rock Creek PHONE NO.: 361 985 2956

( ) IN FAVOR (  ) IN OPPOSITION

REASONS: would like to see it left in its natural state. Perhaps walking and biking trails but no development. Concerned about displacement of wild life and destruction of natural habitat.

Jennifer Schieffer  
Signature

SEE MAP ON REVERSE SIDE  
Property Owner ID:  
HTE# 14-1000026

Case No. 0614-04  
Project Manager: Annika Gunning

- OPPOSED -



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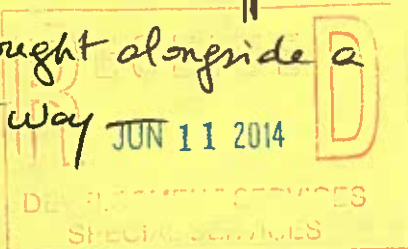
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NAME: FRANCIS & LAURA GARRIGUES  
Please print  
ADDRESS: 7034 HATHOR A - CCTX 78412 PHONE NO.: 361 994-1626

( ) IN FAVOR       IN OPPOSITION

REASONS: We are opposed to any change in the present zoning. We bought alongside a golf course and want to keep it that way.



[Signature]      [Signature]  
Signature

SEE MAP ON REVERSE SIDE  
Property Owner ID: 3  
HTE# 14-1000026

Case No. 0614-04  
Project Manager: Annika Gunning

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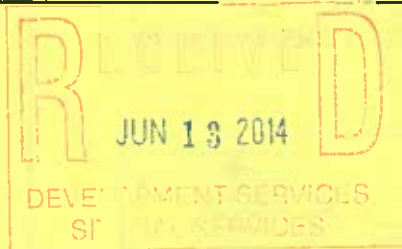
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NAME: Isaias Sanchez Jr.

ADDRESS: 13 Virginia Hills Dr PHONE NO.: 361-774-5211

IN FAVOR      ( ) IN OPPOSITION

REASONS:



[Signature]  
Signature

SEE MAP ON REVERSE SIDE  
Property Owner ID: 52  
HTE# 14-1000026

Case No. 0614-04  
Project Manager: Annika Gunning



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NAME: CARL and Christine Kuehn  
Please print

ADDRESS: 7038 Pharaoh 78412 PHONE NO.: 361-991-8943

IN FAVOR      ( ) IN OPPOSITION

REASONS:

*This is a wonderful opportunity to eliminate a terrible eyes for our Neighborhood and increase our Property Values too!*

JUN 13 2014

DEVELOPMENT SERVICES

SEE MAP ON REVERSE SIDE

Property Owner ID: 83  
HTE# 14-1000026

Christine Kuehn  
Signature

Case No. 0614-04  
Project Manager: Annika Gunning

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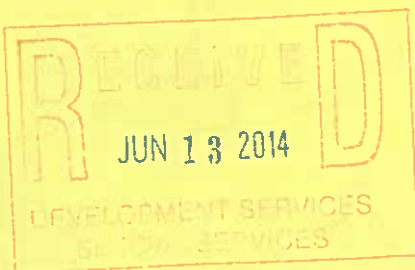
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NAME: Hugh Quentin Cook  
Please print

ADDRESS: 3 Rock Creek Drive C.C., TX PHONE NO.: 991-6095

IN FAVOR      ( ) IN OPPOSITION

REASONS: 78412



Hugh Quentin Cook  
Signature

SEE MAP ON REVERSE SIDE  
Property Owner ID:  
HTE# 14-1000026

Case No. 0614-04  
Project Manager: Annika Gunning



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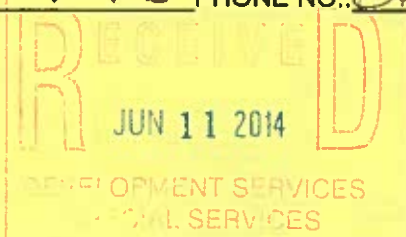
NAME: Dorothy Pittman

Please print

ADDRESS: 26 Rock Creek 78412 PHONE NO.: (361) 991-0446

(  ) IN FAVOR ( ) IN OPPOSITION

REASONS:



Dorothy Pittman  
Signature

SEE MAP ON REVERSE SIDE  
Property Owner ID:  
HTE# 14-1000026

Case No. 0614-04  
Project Manager: Annika Gunning

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**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0614-04**

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NAME: OLA C RUSHING, TRUSTEE

Please print

ADDRESS: 27 ROCK CREEK DR 78412 PHONE NO.: 361 993-2591

IN FAVOR      ( ) IN OPPOSITION

REASONS:

Ola C Rushing, Trustee  
Signature

SEE MAP ON REVERSE SIDE

Property Owner ID: 43  
HTE# 14-10000026

Case No. 0614-04  
Project Manager: Annika Gunning



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PUBLIC HEARING NOTICE  
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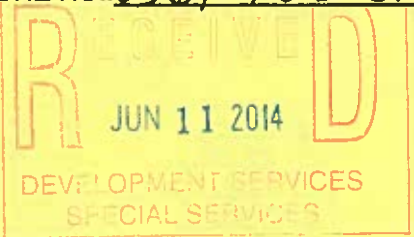
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NAME: MARGARET M. NEWLIN  
Release print  
ADDRESS: 28 Rock Creek, CC 78112 PHONE NO.: 361 985-2891

IN FAVOR      ( ) IN OPPOSITION

REASONS:



Margaret M. Newlin  
Signature

SEE MAP ON REVERSE SIDE  
Property Owner ID: 59  
HTE# 14-10000026

Case No. 0614-04  
Project Manager: Annika Gunning

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Rezoning Case No. 0614-04**

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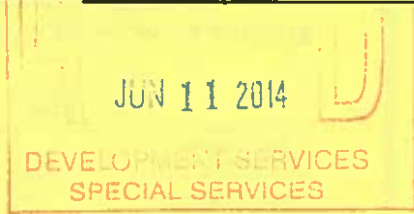
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NAME: Wilton Ray Cross Betty D. Cross  
Please print

ADDRESS: 44 Rock Creek Dr 78412 PHONE NO.: 361-985-0575

IN FAVOR      ( ) IN OPPOSITION

REASONS:



Wilton Ray Cross Betty D. Cross  
Signature

SEE MAP ON REVERSE SIDE  
Property Owner ID:  
HTE# 14-10000026

Case No. 0614-04  
Project Manager: Annika Gunning



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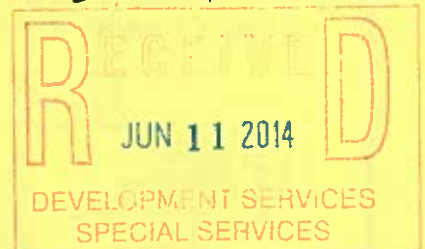
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NAME: Ronald Mc Intosh & Dorothea Mc Intosh  
Please print

ADDRESS: 71 Rock Creek Drive PHONE NO.: 361-986-0665

IN FAVOR ( ) IN OPPOSITION 78412

REASONS: Improving Community.



Dorothea Mc Intosh  
Signature

SEE MAP ON REVERSE SIDE  
Property Owner ID:  
HTE# 14-10000026

Case No. 0614-04  
Project Manager: Annika Gunning

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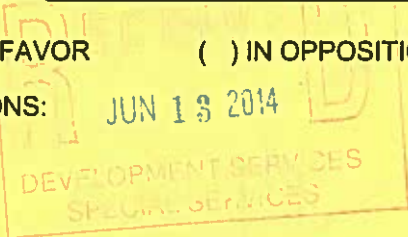
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NAME: SHERIDEN S. WOLMA

ADDRESS: 13834 HAWKSNEST-78418 PHONE NO.: 361-949-7513

IN FAVOR      ( ) IN OPPOSITION

REASONS: JUN 18 2014



Sheriden S. Wolma  
Signature

SEE MAP ON REVERSE SIDE  
Property Owner ID:  
HTE# 14-10000026

Case No. 0614-04  
Project Manager: Annika Gunning



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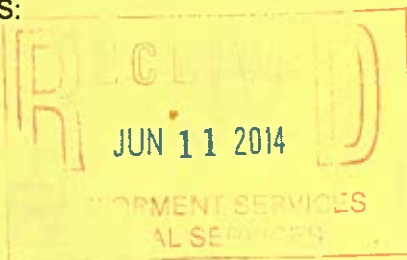
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NAME: James S Gottlich Joyce V Gottlich  
Please print

ADDRESS: 11 Townhouse lane PHONE NO.: 361 993 1016

IN FAVOR ( ) IN OPPOSITION

REASONS:



Joyce V Gottlich  
James S. Gottlich  
Signature

SEE MAP ON REVERSE SIDE

Property Owner ID:  
HTE# 14-10000026

Case No. 0614-04  
Project Manager: Annika Gunning

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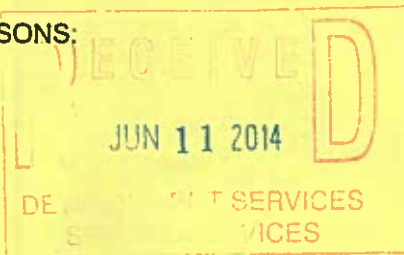
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NAME: James S Gottlich Joyce V Gottlich  
Please print

ADDRESS: 14 Townhouse Lane 78412 PHONE NO.: 361 993 1016

IN FAVOR      ( ) IN OPPOSITION

REASONS:



Joyce V Gottlich  
James S Gottlich  
Signature

SEE MAP ON REVERSE SIDE  
Property Owner ID:  
HTE# 14-1000026

Case No. 0614-04  
Project Manager: Annika Gunning



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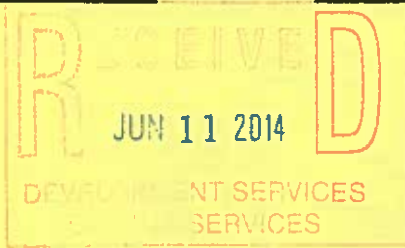
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NAME: Garland Lange Betty J. Lange  
Please print

ADDRESS: 241 Townhouse Lane 78412-4264 PHONE NO.: 993-5755

IN FAVOR      ( ) IN OPPOSITION

REASONS:



Garland Lange Betty J. Lange  
Signature

SEE MAP ON REVERSE SIDE  
Property Owner ID:  
HTE# 14-10000026

Case No. 0614-04  
Project Manager: Annika Gunning

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JUN 11 2014  
DEVELOPMENT SERVICES  
SPECIAL SERVICES

**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0614-04**

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NAME: GREGORY W. CLARK

Please print

ADDRESS: 35 TOWNHOUSE LANE CORPUS CHRISTI, TEXAS  
78412 PHONE NO.: 361-980-0743

IN FAVOR      ( ) IN OPPOSITION

REASONS:

- 1.) THE SUBJECT PROPERTY IN ITS CURRENT CONDITION REMINDS ME OF A GRAZING PASTURE FOR FARM ANIMALS.
- 2.) MY PROPERTY VALUE HAS BEEN DECREASED. IT WILL BE DIFFICULT TO GET A DECENT PRICE IF I EVER DECIDE TO SELL.

Gregory W. Clark  
Signature

SEE MAP ON REVERSE SIDE

Property Owner ID:  
HTE# 14-10000026

Case No. 0614-04  
Project Manager: Annika Gunning



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PUBLIC HEARING NOTICE  
Rezoning Case No. 0614-04**

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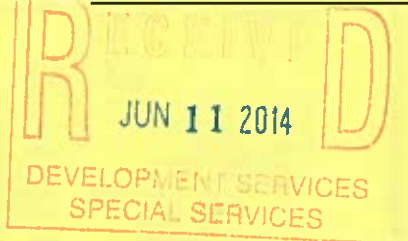
NAME: PIESLEY S. GRANTHAM

Please print

ADDRESS: 45 TOWNHOUSE LRI. PHONE NO.: 361-462-4574

IN FAVOR      ( ) IN OPPOSITION

REASONS:



P.S. Grantham  
Signature

SEE MAP ON REVERSE SIDE

Property Owner ID:  
HTE# 14-1000026

Case No. 0614-04  
Project Manager: Annika Gunning

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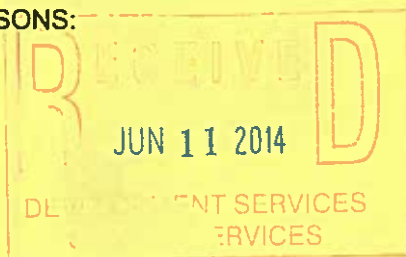
NAME: James S Gottlich Joyce V Gottlich

Please print

ADDRESS: 108 Townhouse Lane PHONE NO.: 361 993 1016

IN FAVOR ( ) IN OPPOSITION

REASONS:



Joyce V Gottlich  
James S. Gottlich  
Signature

SEE MAP ON REVERSE SIDE

Property Owner ID:  
HTE# 14-10000026

Case No. 0614-04  
Project Manager: Annika Gunning



NAME: MARILYN BARTLETT

Please print

ADDRESS: 112 Townhouse LN PHONE NO.: 361 947 5887

IN FAVOR      ( ) IN OPPOSITION      18912

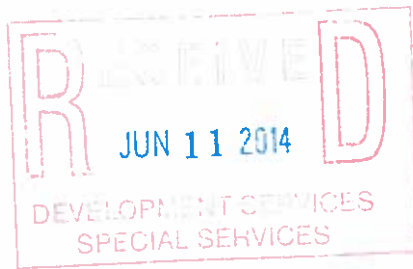
REASONS:   
 I'm next to the old gdf course which is in horrible shape. This development will help improve the neighborhood. Please vote for it!

Marilyn Bartlett

Signature

SEE MAP ON REVERSE SIDE  
Property Owner ID:  
HTE# 14-1000026

Case No. 0614-04  
Project Manager: Annika Gunning



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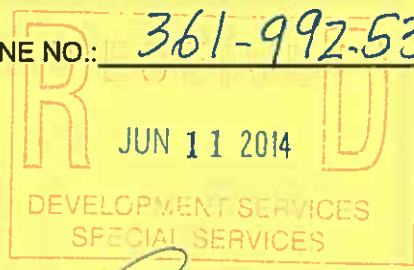
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NAME: B. M. RAY III

ADDRESS: 104 TOWNHOUSE LANE PHONE NO.: 361-992-5359  
Please print

IN FAVOR ( ) IN OPPOSITION 78412

REASONS: Neighborhood improvement  
BEST USE OF THE LAND



B. M. Ray III

Signature

SEE MAP ON REVERSE SIDE  
Property Owner ID:  
HTE# 14-10000026

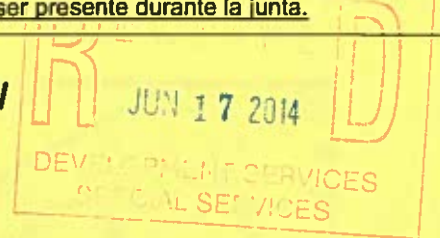
Case No. 0614-04  
Project Manager: Annika Gunning



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NAME: Gene and Amy Cannon  
Please print

ADDRESS: 118 Townhouse Lane 78412 PHONE NO. (361) 980-8384

IN FAVOR !! ( ) IN OPPOSITION

REASONS: Rezoning is fine with us!!  
This would help property values to increase!  
We are tired of looking at weeds + are ready  
to vote in favor of a new beautification project!  
Gene Cannon Amy Cannon (wife)

Signature \_\_\_\_\_  
owners

SEE MAP ON REVERSE SIDE  
Property Owner ID:  
HTE# 14-10000026

Case No. 0614-04  
Project Manager: Annika Gunning

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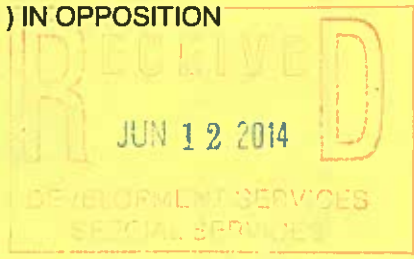
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NAME: William Todd Odum  
Please print

ADDRESS: 14318 CRUISER # B, CC TX 78418 PHONE NO.: 361-815-6783

IN FAVOR      ( ) IN OPPOSITION

REASONS:



William Todd Odum  
Signature

SEE MAP ON REVERSE SIDE  
Property Owner ID: 98  
HTE# 14-10000026

Case No. 0614-04  
Project Manager: Annika Gunning

*anner*



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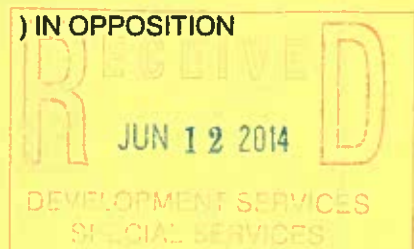
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NAME: LYNETTE ODOM  
Please print  
ADDRESS: 414 UNIVERSITY BLVD KINGSVILLE TX 78363 PHONE NO.: 815-6710

IN FAVOR

IN OPPOSITION

REASONS:



Lynette Odom  
Signature

SEE MAP ON REVERSE SIDE  
Property Owner ID: 99  
HTE# 14-1000026

owner

Case No. 0614-04  
Project Manager: Annika Gunning

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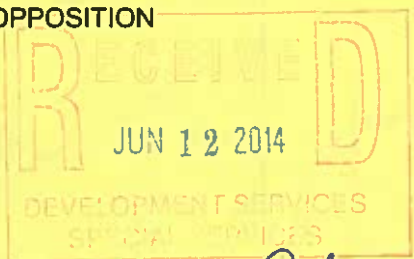
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NAME: ALVIN ODOM  
Please print  
ADDRESS: 414 UNIVERSITY BLVD RINGSVILLE, TX, 78362 PHONE NO.: 595-3018

IN FAVOR ( ) IN OPPOSITION

REASONS:



Alvin Odom  
Signature

SEE MAP ON REVERSE SIDE  
Property Owner ID: 100  
HTE# 14-10000026

Case No. 0614-04  
Project Manager: Annika Gunning

owner



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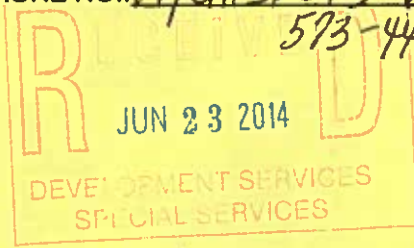
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NAME: June V. Grote by Mary L. (Grote) von Schoenborn, Attorney in Fact  
Please print

ADDRESS: 1014 Luxor, Corpus Christi, TX 78402 PHONE NO.: Agents: 573-673-4206  
573-449-7838

( ) IN FAVOR  IN OPPOSITION

REASONS:  
See Attached



June V. Grote by Mary L. (Grote) von Schoenborn  
Signature Agent, Attorney in Fact

SEE MAP ON REVERSE SIDE  
Property Owner ID: 77  
HTE# 14-10000026

Case No. 0614-04  
Project Manager: Annika Gunning

June 16, 2014

City of Corpus Christi  
Development Services Dept./Land Development  
P.O. Box 9277  
Corpus Christi, TX 78469

Miquel S Saldana, Senior City Planner  
Chris Hamilton, Commissioner  
Mike Lippincott, Commissioner  
Philip John Ramirez  
Annika Gunning, Project Manager

**RE: Rezoning Case 0614-04 by Blackard Global: A request to rezone by adding a Planned Unit Development Overlay to the existing zoning districts for 57.75 acres**

**Rezoning discussions are inappropriate and pre-mature at this time due to the fact that Deed Restrictions, dated September 15, 1971 by Frank and Robert Peerman, for this land are in place.**

Notarized votes, whether or not to Amend the Deed Restrictions, were placed by Pharaoh Valley Neighborhood residents, whose properties border the Country Club land, and were given based on a Plan of Development with these criteria included:

- e) A minimum of 10 acres of the mixed-use development shall be a lake;
- f) The mixed-used development shall be restricted to the forty (40) acres of land adjacent to Ennis-Joslin Road.
- A Five (5) Page List of Permitted Uses (Attachment A) and Bird's Eye Plan (Attachment B)

The votes taken for the Pharaoh Valley Petition Regarding Deed Restrictions are based on a different description as this Rezoning Request, as far as I can see. The lake is NOT defined as 10 acres in the Request (it is said to be **part of 20% open space**), and 57.75 acres rather than 40 acres ARE in the Request.

Your own STAFF REPORT says: "With a known deed restriction, staff recommends approval of this rezoning with the condition that the deed restriction must be modified to allow the proposed development prior to Council taking action. Council will have to take final action on the rezoning request within six months of Planning Commission's recommendation."

**Rezoning recommendations are pre-mature at this time due to the fact that a Traffic Impact Analysis (TIA) has not been performed.**



Your own STAFF REPORT says: "The applicant is required to perform a Traffic Impact Analysis (TIA) for this project. Staff recommends Planning Commission postpone making a recommendation on this rezoning request until a TIA is available for review by both staff and Planning Commission."

**Serious consideration must include the added traffic due to A&M apartments on old softball fields and others on Ennis Joplin. Any large commercial use and Civic activities in the "Village" will overwhelm Ennis Joslin, in my opinion.**

**I believe the Police Department Report, discussing added man hours and concerns, should also be part of Public Record for this Project, since large gatherings would be the result if this Project passes.**

**WHEN YOU DO DISCUSS, PLEASE CONSIDER MY FOLLOWING COMMENTS:**

When reading about the Purpose of a PUD Overlay (NOT Mixed-Use Overlay?), I see the following:

Corpus Christi Unified Development Code

6.2 –PUD, Planned Unit Development Overlay, Page 274

6.2.1. Purpose

A. 6. An environment of stable character in harmony with surrounding development

In my opinion, many of the Uses on the Request do not meet #6 in the City's UDC above, and are not in harmony with the neighborhood my mother calls home. Of most concern, and out of character for a true "European Village," are found on the List of Permitted Uses, pages 1-5:

- Antenna and/or Antenna Support Structure, Commercial
- Antenna and/or Antenna Support Structure, Non-Commercial
- **College, University, Trade, or Private Boarding School**
- **Civic/Convention Center**
- **Convenience Store with Gas Pumps**
- **Dormitories** in conjunction with Boarding School and/or **College**
- Fraternal Organization, Lodge, Civic Club, **Fraternity, or Sorority**
- **Hotel – Major (240 beds)**
- **Regional Theaters (up to 18 screens)**
- School, Private or Parochial
- **School, Public**
- **Stealth Antenna, Commercial—C**

At least homes are not proposed with attached cow barns as in some European villages!

**My true fear is that this property will or could, without proper restrictions, in effect, be another A&M Campus dividing the Pharaoh Valley Neighborhood Residential area through the middle. Or worse, it could become a student/public playground of enormous proportions, yes, in our home's backyard.**

If you will RESTRICT or PROHIBIT the above, then DELETE from EXHIBIT G, Required Parking Ratios pg 1-3, as they would not be Permitted Uses:

- College or University: One (1) space per each day student.
- Fraternity, Sorority, or Dormitory: One (1) parking space for each two (2) beds on campus, and one and space for each two beds in off campus projects.
- Gasoline Station: Minimum of three (3) spaces for employees. Adequate space shall be provided for waiting, stacking, and maneuvering automobiles for refueling.
- School, Elementary, Secondary, or Middle: One and one half (1 ½) parking spaces per classroom, or the requirements for public assembly areas contained herein, whichever is greater.
- School, High School: One and one half (1 ½) parking spaces per classroom plus one (1) space per five (5) students the school is designed to accommodate, or the requirements for public assembly areas contained herein, whichever is greater.

Other discussions are needed about:

- Ordinance shall restrict/limit any future developer
- Runoff and flooding potential to our home
- Water source/maintenance for lake
- Requirements for Hurricane resistant building materials and building design
- ADA requirements; not mentioned
- Strict hours of truck traffic, deliveries, trash p/u
- Require fencing around lake for public safety
- Formation of HOA equivalent, who controls the village operations
- What accessibility to the Village is planned for the current residents?
- Tennis courts are not mentioned;
- Green space being taken for hard surfaces
- What respect will be given for current residents in regard to noise?
- Will the park garages be an extension of A&M student parking?

I have issue with:

Draft Ordinance, Section 2

1. "Buildings and streets are not required to be located as shown."

3. iii. Buildings on Pharaoh Drive shall be setback a minimum of 25 feet"

3. e. All lots shall have frontage on a public street and dedicated access to a public sidewalk.

Streets are not shown for all lots.

5. Open Space: The Property must maintain a minimum of 20% open space, which includes the lake. I THOUGHT LAKE ALONE was to be 25% of 40 acres=10AC

6. b. A condominium flat is not strictly intended for residential uses.



- 7. d. Convenience Store with Gas Pumps: No more than six vehicle fueling stations shall be permitted. **I STRONGLY DISAPPROVE OF THIS (Two (2) stations already exist nearby)**
- 7. e. Regional Theaters (up to 18 screens) shall only be allowed within the village core identified in Exhibit F. **I STRONGLY DISAPPROVE OF 18 THEATERS—ARE YOU KIDDING ME??**
- 8. b. With the exception of bell towers and hotels, no building on the Property shall be greater than five stories above grade **■** 75 feet (SEE PARKING BELOW)

- **I LIKE:**

- 12. Building Articulation:

- a. The first floor of a building where retail or service uses take place shall be accentuated by awnings or canopies, different building materials, or other architectural features.
    - b. For at least every 100 feet of building façade length, building facades fronting streets and private drives shall have massing changes and architectural articulation to provide visual interest and texture and to reduce large areas of undifferentiated building façade. Design articulation should not apply evenly across the building façade, but should be grouped for greater visual impact employing changes in volume and plane. Architectural elements including projecting volumes, windows, balconies, loggias, canopies, pediments, and moldings that break up the mass of the building are encouraged.

- **I LIKE:**

- 15. ii. Condominium flats shall wrap around parking garages so that parking garages blend in with the surrounding buildings.
  - 15. iv. In no instance shall a parking structure be taller than the building it is closest to. Notwithstanding, the maximum height for a parking structure shall be 105 feet.  
**(THIS CONTRADICTS 8B. ABOVE MAX)**
  - 16. Service Equipment and Areas:
    - a. Loading docks, truck parking, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building or placed behind or on the side of a building. On corner lots, these areas should be located behind buildings. **(WHERE ARE THE ROADS SHOWING THIS?)(I DON'T SEE REAR ROADS FOR ALL STRUCTURES)**
  - 23. Emergency Vehicle Access: Parking on-street is prohibited except where provided in approved public street construction drawings. A 20-foot wide drive aisle shall be maintained for emergency vehicles. **(Wider shown on drawings)**
  - 24. Streets and Visibility Triangles: Adequate sight distance as approved by the City Engineer will be provided at all intersections through the use of appropriate traffic control devices. Visibility triangles at intersections and private driveways for vehicles exiting the Property shall be provided at intersections with Ennis Joslin and McArdle Roads. (??) **(WILL THERE BE RIGHT IN, RIGHT OUT?)**

- **I LIKE:**

- 26. Public Infrastructure: Infrastructure serving the needs of the full build-out of the Property shall be constructed in one phase.

On behalf of:

June V. Grote

1014 Luxor (Lot 5, Block 4, Pharaoh Subdivision)

Corpus Christi, TX 78412

Mary L. von Schoenborn, Agent (Attorney in Fact) and daughter

3308 Crawford Street

Columbia, MO 65203-2930

573-673-4206 cell



IN OPPOSITION OF REQUEST AS PRESENTED

REASONS:

ALL OF THE ABOVE MENTIONED

Opposition is not to the idea of doing something different with the land.

The "Village" idea is intriguing.

The Request, however, goes far beyond a "European-type Village."

BlackardGlobal is talking about an 18 screen theater, a 120-room hotel, a 240-room hotel, a Gasoline Station, Permitted College and Dorms, and Open-Air Concerts, yes, in our backyard. No thanks! Restrict the Permitted Uses, and protect us, then maybe the vote will be different.



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**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0614-04**

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NAME: B. E. BEECROFT

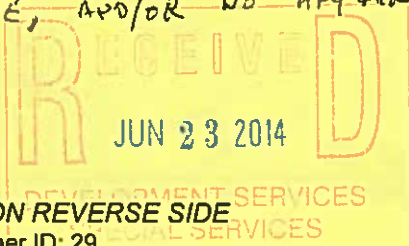
Please print

ADDRESS: 7026 HATHOR PHONE NO.: 361-991-5206

( ) IN FAVOR       IN OPPOSITION

REASONS:

*This Guy could take bankruptcy or even sell the property to someone else, and/or do anything he/she want with the property.*



Signature B E Beecroft

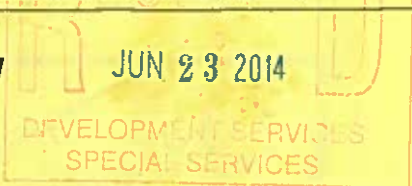
SEE MAP ON REVERSE SIDE  
Property Owner ID: 29  
HTE# 14-10000026

Case No. 0614-04  
Project Manager: Annika Gunning

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NAME: MARGERY R. STRAND  
Please print

ADDRESS: 1009 KARNAK DR PHONE NO.: 361 991 4020

( ) IN FAVOR (X) IN OPPOSITION

REASONS: I prefer that the property remain a "green space" the plans presented by potential developers are unsettlingly vague and do not address my concerns about the long-term viability of any proposed development.

Signature Margery R. Strand

SEE MAP ON REVERSE SIDE  
Property Owner ID: 64  
HTE# 14-10000026

Case No. 0614-04  
Project Manager: Annika Gunning







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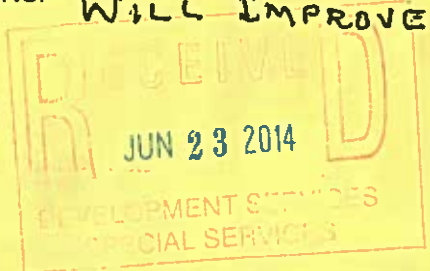
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NAME: Gerald E. Pennington (owner - 60 Townhouse Ln.)  
Please print

ADDRESS: 6033 Pinehurst Dr. PHONE NO.: 361-991-2618

IN FAVOR ( ) IN OPPOSITION

REASONS: WILL IMPROVE AREA PROPERTY VALUES. (MORE TAX MONEY)



Signature Gerald E. Pennington  
Linda R Pennington

SEE MAP ON REVERSE SIDE  
Property Owner ID:  
HTE# 14-10000026

Case No. 0614-04  
Project Manager: Annika Gunning



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NAME: Jeanne Gardiner

Please print

ADDRESS: 6829 Sahara Drive PHONE NO.: 361-548-5288

IN FAVOR      ( ) IN OPPOSITION

REASONS:  
This will be an outstanding addition to our neighborhood.  
Beautiful & well-planned.

Jeanne Gardiner  
Signature

SEE MAP ON REVERSE SIDE  
Property Owner ID: 0  
HTE# 14-10000026

Rcvd 6/18/14  
@ PC mtg.

Case No. 0614-04  
Project Manager: Annika Gunning

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NAME: CLAUDE F. GILSON EVA GILSON  
Please print

ADDRESS: 30 ROCKCREEK DR, CORPUS CHRISTI, TX PHONE NO.: 361-994-9988  
78412

( ) IN FAVOR (X) IN OPPOSITION

REASONS:

PLEASE SEE ATTACHED LETTER

Claude F. Gilson  
Signature

Eva Gilson

SEE MAP ON REVERSE SIDE  
Property Owner ID: 80  
HTE# 14-10000026

Rcvd  
6/18/14 @ PC mtg.

Case No. 0614-04  
Project Manager: Annika Gunning



June 18, 2014

City Planning Commission  
City of Corpus Christi  
Development Services Dept./Land Development  
P.O. Box 9277  
Corpus Christi, Texas 78469

Re: Rezoning Case No. 0614-04 (Blackard Global Petition)

Dear Members:

I, Claude F. Gilson, and my wife, Eva Gilson, reside at 30 Rock Creek Drive, Corpus Christi, TX 78412. Our townhouse faces and is adjacent to the Subject Property (RS-10) in question for rezoning.

We are **IN OPPOSITION** to this proposed rezoning. Some of our reasons are as follows:

- 1) We received a petition on 5-14-2014, prepared by a legal team representing Blackard Global, which was intended to gain support for rezoning the Phararaoh Golf Course property. I compared the details of this petition (see attached) with verbal reports presented by Global Blackard representatives at public meetings. Please view the five (5)-page list of possible uses that Global Blackard wants at their discretion. This list is a "blank check" for Blackard to do as they wish. Very little on that list was presented at the public meetings. I have no confidence in Global Blackard as a trusted neighbor.
- 2) We were told at one presentation that there would be a 200' buffer between the bordering property and any Global Blackard structures. The petition they prepared offers a 100' setback separating the mixed-use development from any single-family residence. Our townhouse faces the Subject Property, separated only by a narrow street, leaving us with no protection from unreasonable encroachment. The legend for the map that the Zoning Commission supplied us indicates that Rock Creek Townhouses is coded RS-TF (two-family), thus supporting the fact that we have no protection from unreasonable encroachment. We selected this townhouse ten years ago for our retirement and to be able to enjoy the openness that the golf course provided.
- 3) The development of an all-inclusive village (small town) within a 58 acre area where 10 or more acres is to be a lake seems ill-advised when you consider the rapid growth of the Ennis Joslin-McArdle-Nile area of the city. Please consider the multitude of 3-story apartments along with already existing townhouses and single-family homes in this area. As I understand, Texas A&M-CC has the option of closing Nile to through traffic. This, along with the fact that there are no traffic lights in the immediate area makes it a traffic tragedy when you toss in the growing enrollment of the University with a great number of commuters making their way to and from classes.
- 4) It is not a pleasant thought to open my front door only to see imposing structures of up to 5 stories high – likely architectural misfits based on the internet links referenced. And these structures to be topped by a bell tower reaching even greater heights. Perhaps a commercial antenna support structure will grace our view as we look skyward in search of the seabirds now displaced. Or the gentle Northerly breeze that we once welcomed will remind us of the livery stables a short distance away housing those beautiful, but seldom used horses.
- 5) The proposed rezoning would allow for residential, office and commercial uses. Blackard Global could fail in obtaining financing or, for other reasons, decide not to continue with this project. Hence, it is important that zoning decisions be based on the overall best interests of the surrounding community, independent of who may eventually develop the Subject Property. Consideration should be given to placing a maximum on the number beds/people who can reside/stay in the relatively small area. Do we want to allow a full blown shopping center to add to an increasing traffic problem? I think not. Again, increased traffic in our area is of utmost concern.

You are invited to our home to see for yourself what we stand to experience.

Sincerely,



Claude F. Gilson

30 Rock Creek Drive, Corpus Christi, TX 78412 361-994-9988

**Addendum to Letter**

**TO: Planning Commission, City of Corpus Christi, June 18, 2014**

**From: Claude F. Gilson**

Dear Members:

I just completed my first reading of the STAFF REPORT, Re: Case No. 0614-04 (THE No. 14-10000026). A very serious error appears toward the bottom of page 7. It indicates that as of June 12, 2014 that 1.27% of those having returned their ballots were "IN OPPOSITION" to the proposed rezoning. From the numbers provided in the report, the "IN OPPOSITION" percentage should have read **14.28%**. And is most likely to change soon in either direction.

This is important because Staff Reports are meant to supply decision makers, such as the Planning Commission and the City Council, with accurate, unbiased information to assist them in making their final decisions. Those responsible for the ultimate result might depend on that single number as the basis for their vote or final decision. In this case, currently, that number is a misrepresentation of the voting results.

Please question other data in this report as to its accuracy prior to making your recommendation.  
Thank you.

Sincerely,

Claude F. Gilson



Rec'd 5-14-2014

Cody  
ORIGINAL RETURNED  
TO 35 ROCK CREEK DR  
ON 5-23-2014

**PHARAOH VALLEY**  
**PETITION REGARDING DEED RESTRICTIONS**

**Subdivision.** Pharaoh Valley Subdivision Units

**Current Deed Restriction.** General Warranty Deed recorded at Volume 1410, Pages 726-29, Deed Records, Nueces County, Texas. The property described in said deed is the "property."

*Restriction 1 on the 3rd page of the General Warranty Deed provides as follows:*

1. No use shall be permitted upon said property other than a County Club and any improvements which might be used in connection therewith, such as storage barns, club house, golf course, swimming pool, tennis courts, or improvements consistent with such use.

**Plan of Development.**

*The above Restriction shall include the following plan of development (the "Plan"):*

Improvements that might be used in connection with a Country Club and be consistent with such use may include a mixed-use development on that portion of the property comprised of the forty (40) acres of land fronting on Ennis-Joslin Road on the following conditions:

- (a) A building setback area of one hundred (100) feet in width shall separate the mixed use development from any single-family residences as currently platted at the time of petition filing.
- (b) The first row of buildings in the development adjacent to the setback area shall be limited to two (2) stories in height (35 feet).
- (c) All residents in the development shall be required to be members in the Country Club.
- (d) The mixed-use development may include residential, office, retail and commercial uses including townhomes, condominiums, apartments, office space, restaurants, hospitality accommodations and banquet space, and retail space as delineated in Attachment A.
- (e) A minimum of 10 acres of the mixed-use development shall be a lake.
- (f) The mixed-use development shall be restricted to the forty (40) acres of land adjacent to Ennis-Joslin Road.

All of the remainder of the property shall be used as a golf course, club house, tennis courts, swimming pool and accessory buildings related to such uses.

**Drawings.** See Attachment B for the area between Ennis-Joslin and Nile Drive as an illustration of how development is planned to take place consistent with the above restrictions. The area north of Nile Drive shall retain its use as a golf course. Final designs are subject to compliance with City and other regulatory approvals and modifications.

The undersigned own record title to the real property described below.

Lot NA, Block NA, Pharaoh Valley Unit 1, Corpus Christi, Nueces County, Texas.

Address: 30 ROCK CREEK DR., Corpus Christi, Texas 78412

FOR (Approval of Plan)       AGAINST (Disproval of Plan)

TRACT 3

Claude F. Gilson  
Print Name: CLAUDE F. GILSON

Eva Gilson  
Print Name: EVA GILSON

STATE OF TEXAS

COUNTY OF Nueces

5  
5  
5  
5

This instrument was acknowledged before me on the 21 day of May 2014, 2014, by Clara Ann Douglas.

Clara Ann Douglas  
Notary Public, State of Texas



Statement for Consideration by the Deciding Judge:  
This petition includes very few restrictions. One only has to read the five(s) pages of Attachment A to see that the petition is essentially a "blank check" for the developer to do as he wishes if approved as presented.

of special concern is item (a) of the petition. It refers to a 100 feet setback from single-family residences which excludes our townhouse. The front door of our townhouse opens to the proposed project with only a narrow street separating us from the property. With this petition we have no protection from unreasonable encroachment.

Sincerely,  
Claude F. Gilson  
30 Rock Creek Drive  
Corpus Christi, TX 78412



**ATTACHMENT A**

Page 1 of 4

**PERMITTED USES**

**List of Permitted Uses:**

- **Accessory Building**
- **Administrative, Medical, or Professional Office**
- **Amphitheater – Public and/or Private**
- **Antenna and/or Antenna Support Structure, Commercial**
- **Antenna and/or Antenna Support Structure, Non-Commercial**
- **Antique Shop and Used Furniture**
- **Aquarium, Bird and / or Pet Shop**
- **Art Gallery and/or Studio**
- **Artisan's Workshop**
- **Assisted Care or Living Facility**
- **Auto Parts Sales, Inside**
- **Automobile Paid Parking Lot/Garage**
- **Automobile Parking Lot/Garage**
- **Bakery – Custom with onsite production**
- **Bank, Savings and Loan, or Credit Union**
- **Barber Shop**
- **Beauty Salon**
- **Bed and Breakfast Inn**
- **Beer, Liquor & Wine Package Sales**
- **Bicycle / Skateboard / Scooter Shop**
- **Blacksmith Studio**
- **Book or Stationery Store**
- **Boutique Hotel**
- **Building Material and Hardware Sales, Minor**
- **Business Service**
- **Butcher Shop – (Custom Meat Market)**
- **Camera Store**
- **Candy, Cigars and Tobacco**
- **Candy Shop with onsite production**
- **Castle with adaptive re-use for Residential or any other approved use**
- **Cathedral with adaptive re-use for Residential or any other approved use**

- Caretaker's/Guard's Residence
- Chapel – Wedding Event Center
- Children's Theater
- Church, Synagogue or House of Worship
- Cigar and Tobacco Shop
- Civic/Convention Center
- Cobbler / Custom Boot Maker Studio
- Coliseum (Public Amphitheater) with attached Residences
- College, University, Trade, or Private Boarding School
- Commercial Amusement, Indoor
- Community Centers
- Community Gardens
- Community Vineyards
- Condominium Residences
- Conference Center
- Convenience Store with Gas Pumps
- Convenience Store without Gas Pumps
- Custom Clothier
- Dance Hall
- Day Care Center, Adult
- Day Care Center, Child
- Day Care Center, Incidental
- Day Spa
- Dentist
- Department Store
- Dormitories in conjunction with Boarding School and/or College
- Dress Maker with onsite production
- Drug Store / Pharmacy / Compounding
- Dry Cleaning & Press-Shop
- Electronics Store
- Farmer's Market (Indoor and/or Outdoor)
- Film Developing & Printing
- Firehouse with adaptive re-use into Residential or any other approved use
- Flats – Residential
- Florist



**ATTACHMENT A**  
**Page 4 of 4**

- **Orthodontist**
- **Park or Playground**
- **Performing Arts Center**
- **Pet Day Care with overnight boarding available (Pet Hotel)**
- **Photography Studio**
- **Police Substation**
- **Print Shop, Minor**
- **Private Club**
- **Private Recreation Center**
- **Private Utility, Other than Listed**
- **Public Water Feature (Lake, Moat, Waterway)**
- **Quick-Care Clinic or other similar Medical Use**
- **Radio Studio**
- **Real Estate Sales/Leasing Office**
- **Recycling Collection Point**
- **Rehabilitation Care Institution**
- **Restaurant or Cafeteria**
- **Restaurant, Drive In**
- **Restaurant/Coffee Shop,**
- **Retail Stores and Shops**
- **Retail/Service Incidental Use**
- **Salon**
- **School, Private or Parochial**
- **School, Public**
- **Signature Bridges**
- **Single-Family, Attached Residence**
- **Single-Family, Detached Residence**
- **Ski Shop**
- **Small Engine Repair Shop (no outside storage)**
- **Spa**
- **Stealth Antenna, Commercial—C**
- **Studio Dwelling**
- **Surgery Center with overnight boarding**
- **Telecommunications Studio with Offices**
- **Telephone Exchange**

- **Temporary Building**
- **Theater, Neighborhood (up to 6 screens)**
- **Theater, Regional (up to 18 screens)**
- **Transit Stop (no Parking)**
- **Travel Agency – Private Air Charter**
- **Utility Distribution/Transmission Facility**
- **Veterinarian Clinic and/or Kennel, Indoor with overnight Boarding**
- **Wedding Chapel**
- **Wine Bar**
- **Winery**



# Pharoah's CCR Petition Attachment B

