

PLANNING COMMISSION FINAL REPORT

Case No. 0915-06
 HTE No. 15-10000051

Planning Commission Hearing Date: September 23, 2015

Applicant & Legal Description	<p>Applicant/Owner: Point Development, LLC Representative: Urban Engineering Legal Description/Location: Being a 10-acre tract of land out of the east half of Lot 8, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, located on the southwest corner of Airline Road and Rodd Field Road.</p>			
Zoning Request	<p>From: "FR" Farm Rural District To: "CG-2" General Commercial District Area: 10 Acres Purpose of Request: To allow for the construction of a fueling station and retail development.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
<i>Site</i>		"FR" Farm Rural District	Vacant	Commercial
<i>North</i>		"CG-2" General Commercial District	Vacant	Commercial
<i>South</i>		"FR" Farm Rural and "CG-2" General Commercial District	Vacant	Commercial
<i>East</i>		"RS-6" Single-Family 6 District	Low Density Residential	Low Density Residential
<i>West</i>		"RS-6" Single-Family 6 District and "RM-2" Multifamily 2 District	Low Density Residential and Vacant	Low Density Residential and High Density Residential
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for commercial uses. The proposed rezoning to the "CG-2" General Commercial District is consistent with the adopted Future Land Use Map. Map No.: 042031 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property is located on the southwest corner of Airline Road and Rodd Field Road. Airline Road is classified as an "A1" Minor Arterial Undivided street and Rodd Field Road is classified as an "A3" Primary Arterial Divided street. The subject property has approximately 570 feet of frontage along Airline Road and approximately 960 feet along Rodd Field Road. Currently, the portion of Airline Road located west of the subject property has been physically closed but not legally abandoned by its owner, the City of Corpus Christi.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2013)
	Airline Road	“A1” Minor Arterial Undivided	95’ ROW 64’ paved	135’ ROW 80’ paved	3,301 ADT
	Rodd Field Road	“A3” Primary Arterial Divided	130’ ROW 79’ paved	115’ ROW 35’ paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “FR” Farm Rural District to the “CG-2” General Commercial District to allow for the construction of a fueling station and commercial development.

Development Plan: The applicant has indicated an initial plan to develop a 4,650-square foot building for a convenience store with seven pump islands, car wash/vacuum/air station on 1.78-acre portion of the 10-acre tract. The initial development would be located at the intersection of Airline Road and Rodd Field Road. Specific use of the remainder of the property is unknown but the owner is marketing the property as a site for a retail center. As part of the rezoning application, the applicant did not provide a proposed site plan for the convenience store and the remaining property.

Existing Land Uses & Zoning: To the north of the subject property is vacant land in the “CG-2” General Commercial District. To the west, there is vacant land zoned for “RM-2” Multifamily 2 District and a subdivision under construction in the “RS-6” Single-Family 6 District. To the south is vacant land zoned “FR” Farm Rural and “CG-2” General Commercial Districts. To the east are homes within a single-family subdivision zoned “RS-6” Single-Family 6 District.

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 Southside Area Development Plan (ADP). The proposed rezoning to the “CG-2” Commercial District is generally consistent with the Southside ADP and the adopted Future Land Use Map’s designation of the property for commercial uses. The following are pertinent elements of the Comprehensive Plan that should be considered:

- **Corpus Christi Policy Statements:**
 - o New development should occur in a pattern which is cost effective. The City should encourage new development where services can be provided economically and, wherever possible, promote contiguous development.
 - o Commercial activities which generate large volumes of traffic should have direct access to an arterial road without having to traverse low-density areas.

- Commercial service areas designed to serve local neighborhoods should be conveniently located and in harmony with the surrounding neighborhood.
- Expansion of commercial uses into or within residential areas may be permitted only if such expansion maintains or improves the residential desirability of the impacted neighborhood (Comprehensive Plan, Commercial Policy Statement d).
- Encouraging infill development on vacant tracts within developed areas (Comprehensive Plan, Residential Policy Statement F).

Plat Status: The subject property is not platted.

Department Comments:

- The requested rezoning is generally consistent with both the Southside Area Development Plan and designation of commercial uses for the property on the adopted Future Land Use Map.
- The proposed rezoning abuts a proposed multi-family development to the west.
- It is staff's opinion that the proposed rezoning to the "CG-2" General Commercial District is located in a manner that will service the surrounding residential neighborhood with minimal negative impacts. Staff's opinion is that the proposed "CG-2" General Commercial District rezoning would increase the residential desirability of this neighborhood, which is one of the findings required of the Comprehensive Plan when deciding which commercial uses to allow within residential areas.
- Given that the subject property will likely qualify for at least one driveway to Airline Road, and that the spacing between adjacent intersections is only 700 feet, maintaining traffic flow will be a challenge to the City's Traffic Engineering Department. Still, the location of the proposed use is consistent with comprehensive plan policies to locate high traffic generating uses at the intersection of arterial streets.
- The subject property is suited for uses allowed by the proposed "CG-2" General Commercial District.

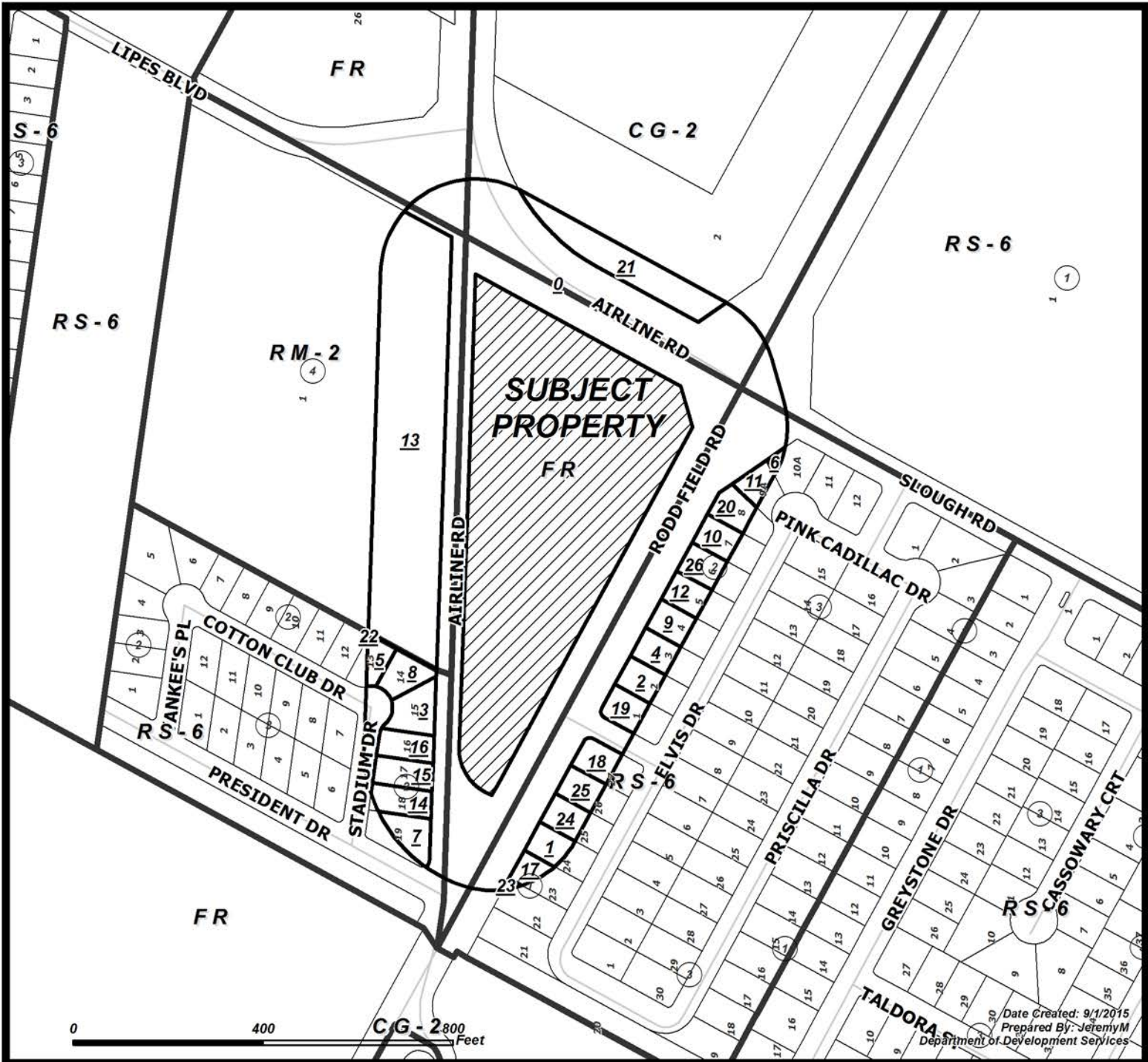
Planning Commission and Staff Recommendation:

Approval of the rezoning to the "CG-2" General Commercial District.

Public Notification	Number of Notices Mailed – 26 within 200-foot notification area 1 outside notification area
	<u>As of September 28, 2015:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 9 inside notification area – 0 outside notification area
	Totaling 27.97% of the land within the 200-foot notification area in opposition.

Attachments:

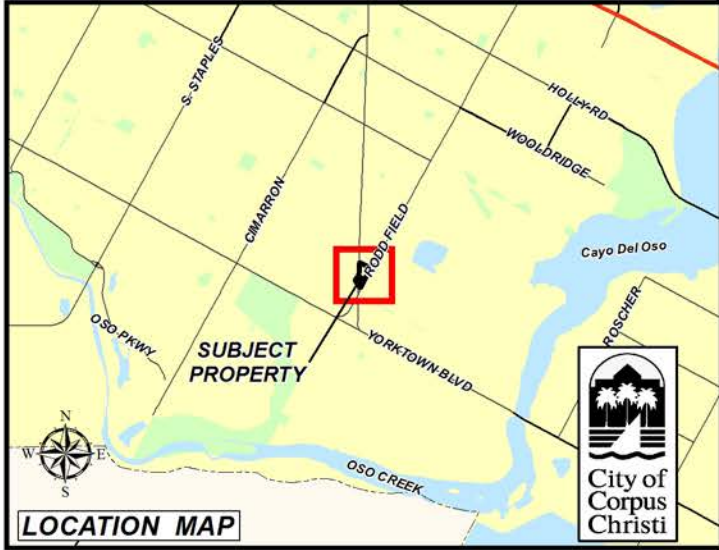
1. Location Map (Existing Zoning & Notice Area)
2. Application
3. Notices Returned



CASE: 0915-06 ZONING & NOTICE AREA

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

- Subject Property with 200' buffer
- Owners within 200' listed on attached ownership table
- Owners in favor
- 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.: 0915-06 Map No.: 042031

PC Hearing Date: 9/23/15 Proj.Mgr: _____

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: Urban Engineering Contact Person: Xavier Galvan
 Mailing Address: 2725 Swantner Drive
 City: Corpus Christi State: TX ZIP: 78404 Phone: (361) 854-3101
 E-mail: [REDACTED] Cell: (361) 854-4187 ext. 217

2. Property Owner(s): Point Development, LLC Contact Person: Frank Manning
 Mailing Address: 3535 South Staples
 City: Corpus Christi State: TX ZIP: 78411 Phone: (361) 438-5397
 E-mail: [REDACTED] Cell: (_____) _____

3. Subject Property Address: North of Airline Rd., South of Slough Road & West of Rodd Field Road Area of Request (SF/acres): 10.00 Acres
 Current Zoning & Use: FR Proposed Zoning & Use: CG-2
 12-Digit Nueces County Tax ID: 2476 - 0021 - 0080
 Subdivision Name: _____ Block: _____ Lot(s): _____
 Legal Description if not platted: 10.00 acres out of Lot 8, Section 21, Flour Bluff and Encinal Farm and Garden Tracts

4. Submittal Requirements:
 Early Assistance Meeting: Date Held April 28, 2015; with City Staff _____
 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 or on behalf of the Property Owner(s); and the information provided is accurate.

[REDACTED SIGNATURE]
 Owner or Agent's Signature
Frank K. Manning, President
 Owner or Agent's Printed Name

[REDACTED SIGNATURE]
 Applicant's Signature
Rhodes Urban - Urban Engineering
 Applicant's Printed Name

Office Use Only: Date Received: 8/14/15 Received By: AG ADP: SS
 Rezoning Fee: 1976.75 + PUD Fee _____ + Sign Fee 50.00 = Total Fee 2026.75
 No. Signs Required 5 @ \$10/sign Sign Posting Date: 9/8/15

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.

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

North - _____

South - _____

East - _____

West - _____

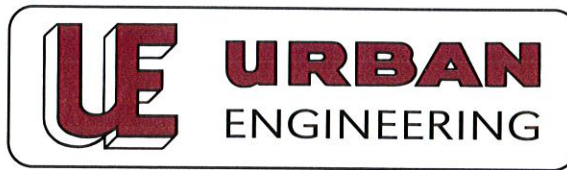


Exhibit A
10.00 Acre Zoning Tract

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes, for a 10.00 Acre Zoning Tract, of Lot 8, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas; said 10.00 Acres, being more fully described by metes and bounds as follows:

Beginning, at the Centerline Intersection of Slough Road and Rodd Field Road, a public roadway, the South corner of Lot 25, Section 20, said Flour Bluff & Encinal Farm & Garden Tracts, the West corner of Lot 31, Section 26, said Flour Bluff & Encinal Farm & Garden Tracts, the North corner of Lot 1, Section 25, said Flour Bluff & Encinal Farm & Garden Tracts, for the East corner of the said Lot 8 and this tract;

Thence South 29°00'00" West, with the Northwest line of the said Lot 1, the Southeast line of the said Lot 8, the Centerline of Road Field Road, 1320.00 feet, to the West corner of the said Lot 1, the North corner of Lot 16, said Section 25, the East corner of Lot 9, said Section 21, for the South corner of the said Lot 8 and this tract;

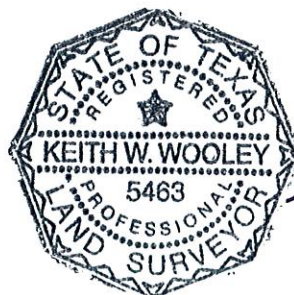
Thence North 02°26'06" East, with the Centerline of Airline Road, a public roadway, 1475.80 feet, to the Intersection of the said Airline Road and the said Slough Road, the East corner of Lot 7, said Section 21, the South corner of Lot 26, said Section 20, the West corner of the said Lot 25, for the North corner of the said Lot 8 and this tract;

Thence, South 61°00'00" East, with the said Centerline of Slough Road, the Southwest line of the said Lot 25, the Northeast line of the said Lot 8, 660.00 feet, to the Point of Beginning, containing 10.00 acres (435,597 Square Feet) of land, more or less.

Bearings are based on the recorded plat of Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, of the Map Records of Nueces County, Texas. This description was prepared from record information and does not represent a current on the ground Survey.

Unless this fieldnote description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Also reference accompanying sketch of tract described herein.



URBAN ENGINEERING

Keith W. Wooley, R.P.L.S.
License No. 5463

COUNTY OF NUECES
CITY OF CORPUS CHRISTI

LOCATION MAP N.T.S.

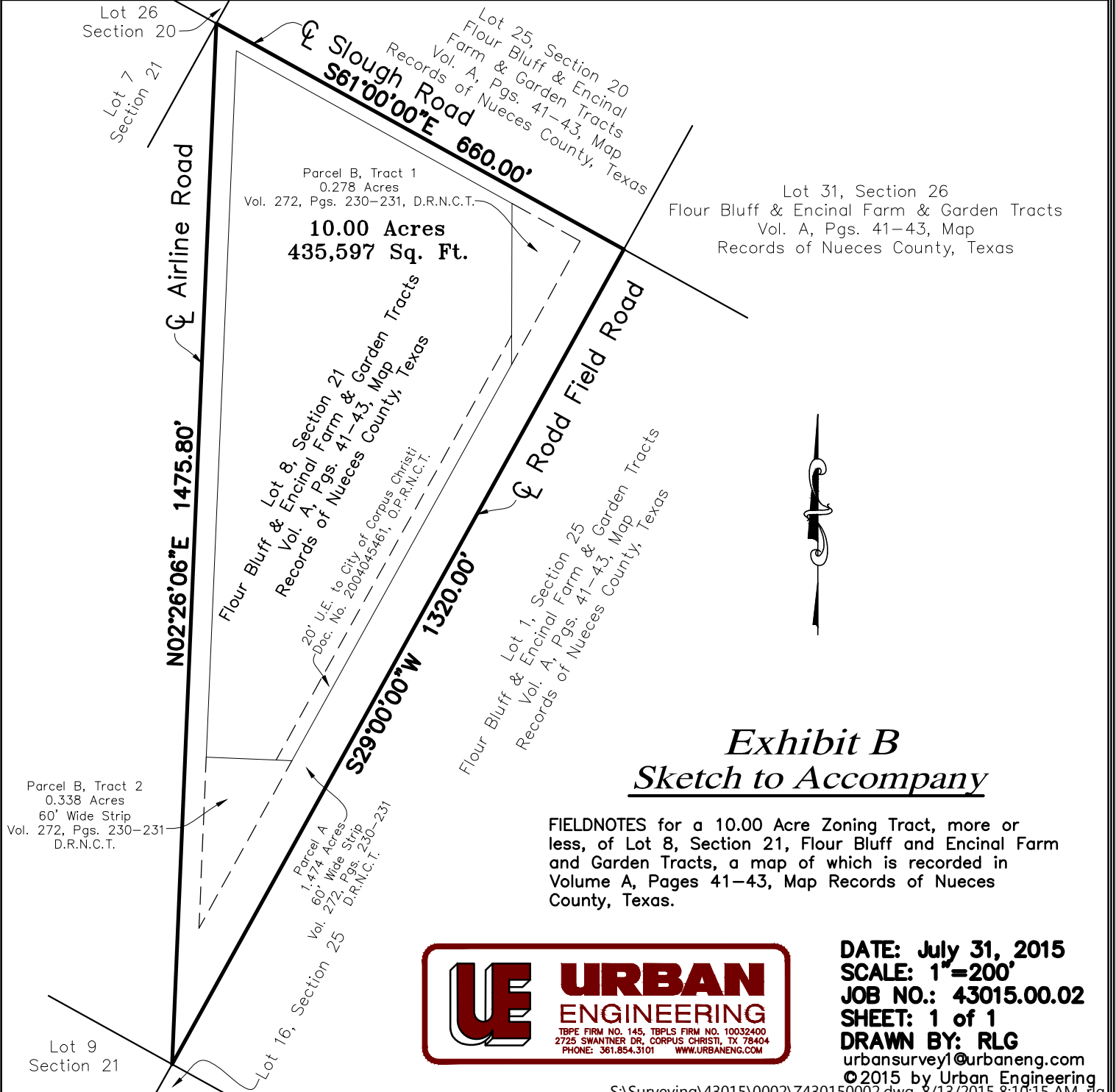


Exhibit B
Sketch to Accompany

FIELDNOTES for a 10.00 Acre Zoning Tract, more or less, of Lot 8, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas.

URBAN ENGINEERING
 TBPE FIRM NO. 145, TBPLS FIRM NO. 10032400
 2725 SWANTNER DR, CORPUS CHRISTI, TX 78404
 PHONE: 361.854.3101 WWW.URBANENG.COM

DATE: July 31, 2015
SCALE: 1"=200'
JOB NO.: 43015.00.02
SHEET: 1 of 1
DRAWN BY: RLG
 urbansurvey1@urbaneng.com



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: Point Development, LLC

STREET: 3535 South Staples CITY: Corpus Christi, Texas ZIP: 78411

FIRM is: Corporation Partnership Sole Owner Association Other Limited Liability Company

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: Frank K. Manning Title: President
(Print Name)

Signature of Certifying Person: [Handwritten Signature] Date: 2-14-2015



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STREET: 2725 Swantner Drive **CITY:** Corpus Christi, Texas **ZIP:** 78404
FIRM is: Corporation Partnership Sole Owner Association Other _____

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<u>N/A</u>	_____
_____	_____

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Certifying Person: Rhodes Urban Title: Authorized agent
(Print Name)

Signature of Certifying Person:  Date: _____

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. 0915-06**



Point Development, LLC has petitioned the City of Corpus Christi to consider a change of zoning from the "FR" Farm Rural District to the "CG-2" General Commercial District, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

Being a 10-acre tract of land out of the east half of Lot 8, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, located on the southwest corner of Airline Road and Rodd Field Road.

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, September 23, 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: Mostaghosi Investment Trust

Address: 5929 Woodridge Road City/State: Corpus Christi TX

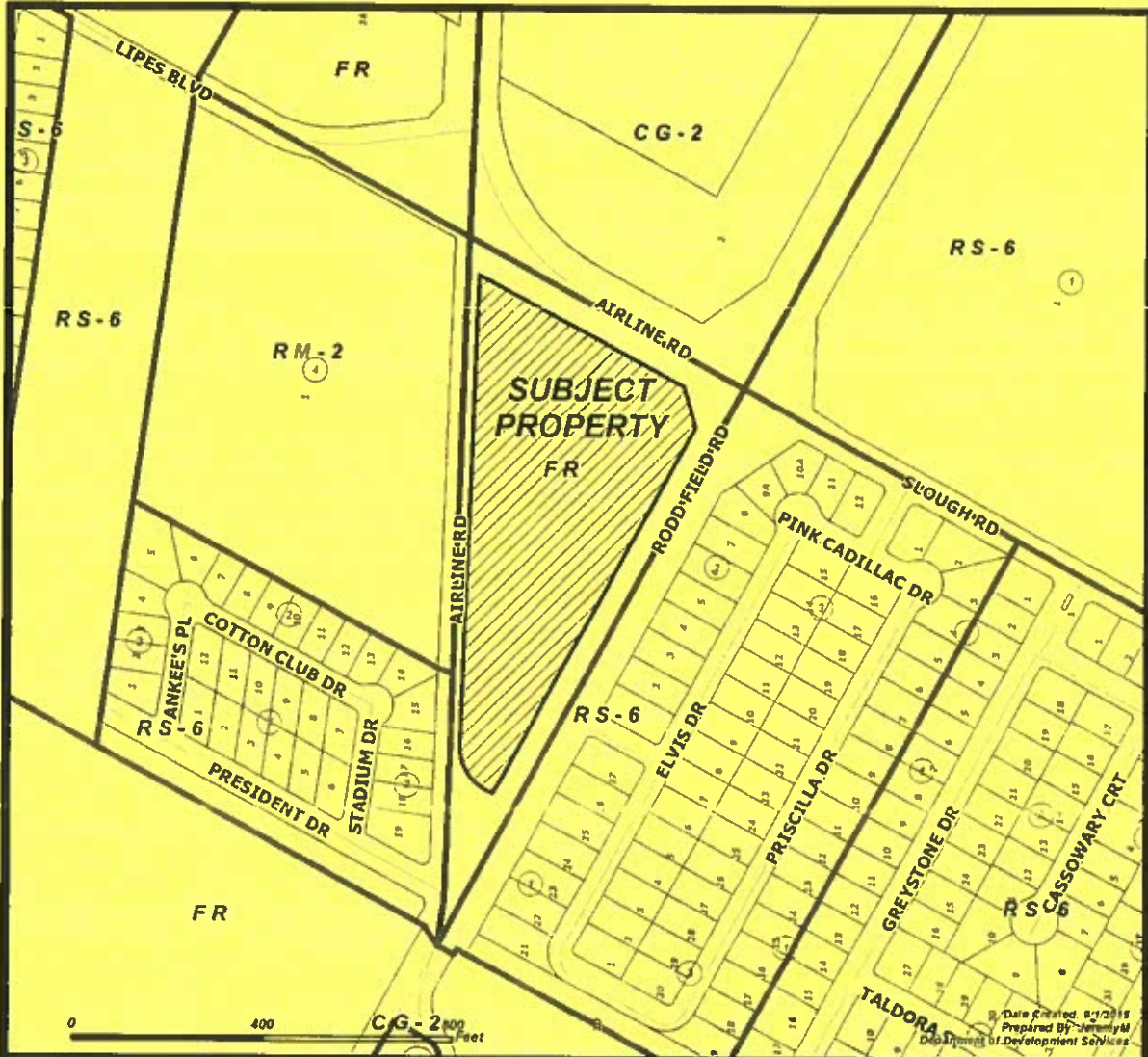
() IN FAVOR IN OPPOSITION Phone: 361-865-4422

REASON: Have Residential lots next to this property and will affect the sell of homes

[Signature]
Signature

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

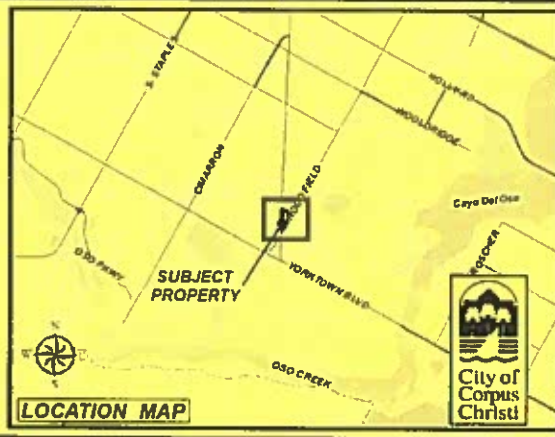
3 474300020150
 MOSTAGHASI INVESTMENT TRU
 GEORGE CONTRACTING & DEV
 8026 Bar le Doc Dr
 Corpus Christi, TX 78414



CASE: 0915-06
SUBJECT PROPERTY WITH ZONING

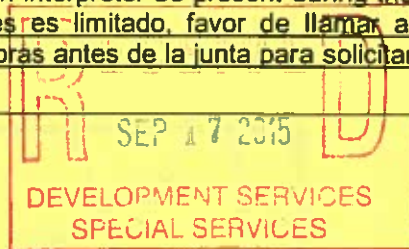


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PUBLIC HEARING NOTICE
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Printed Name: Mosteghlesi Investment Trust

Address: 5929 Woodbridge Road City/State: Corpus Christi TX

() IN FAVOR (X) IN OPPOSITION Phone: 361-765-4422

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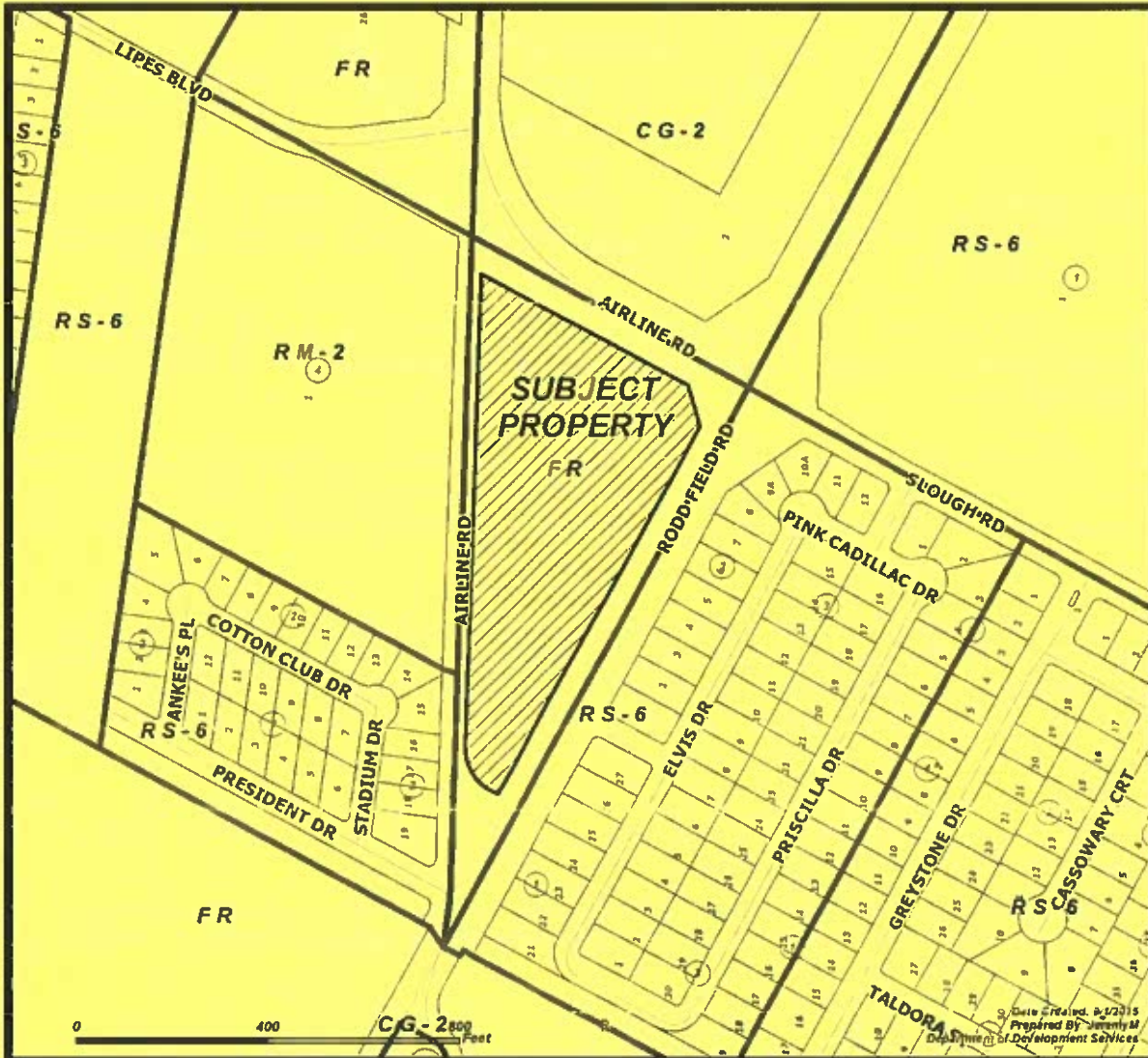
Signature [Handwritten Signature]

SEE MAP ON REVERSE SIDE
Property Owner ID: 5
HTE# 15-10000051

Case No. 0915-06
City Contact: Bob Payne

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

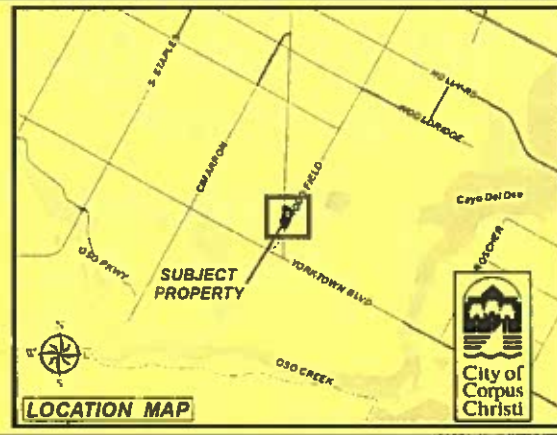
5 474300020130
 MOSTAGHASI INVESTMENT TRU
 GEORGE CONTRACTING & DEV
 8026 Bar le Doc Dr
 Corpus Christi, TX 78414



CASE: 0915-06
SUBJECT PROPERTY WITH ZONING

Subject Property

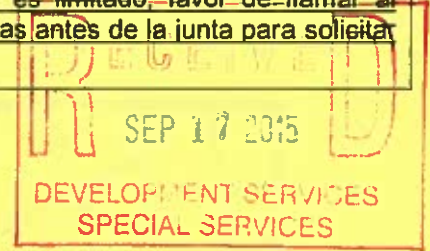
RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	HI Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev Overlay
OH Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CM-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CM-2 Neighborhood Commercial	RS-7F Two-Family
CR-1 Resort Commercial	RS-18 Single-Family 18
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
IC 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	



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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0915-06**



Point Development, LLC has petitioned the City of Corpus Christi to consider a change of zoning from the "FR" Farm Rural District to the "CG-2" General Commercial District, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Printed Name: Mostaghosi Investment Trust

Address: 5929 Woodbridge Road City/State: Corpus Christi TX

() IN FAVOR (X) IN OPPOSITION Phone: 361-765-4422

REASON: Have Residential lots next to this property and will affect the sell of homes

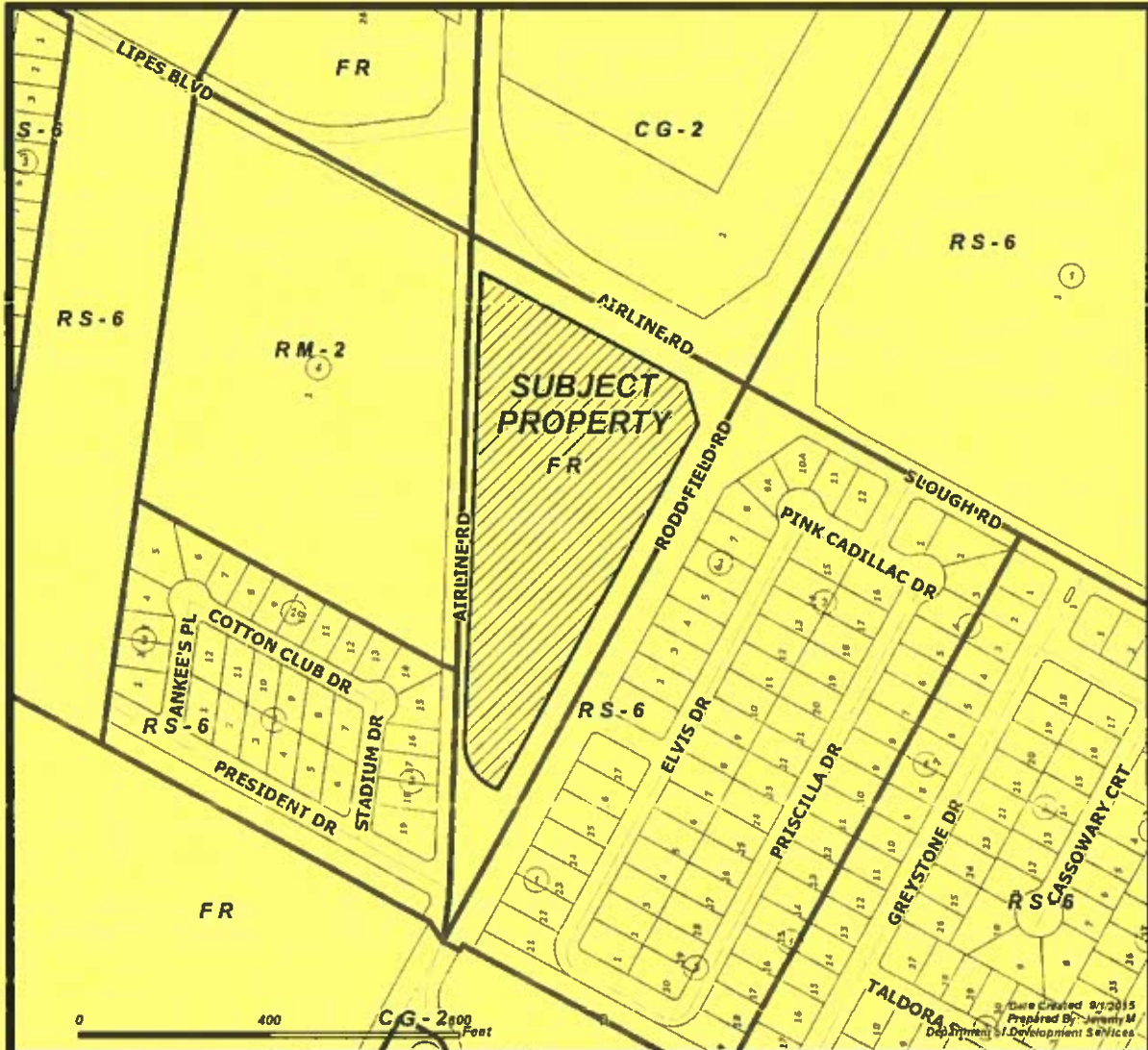
[Signature]
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: 7
HTE# 15-10000051

Case No. 0915-06
City Contact: Bob Payne

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

7 474300020190
 MOSTAGHASI INVESTMENT TRU
 GEORGE CONTRACTING & DEV
 8026 Bar le Doc Dr
 Corpus Christi, TX 78414



CASE: 0915-06
SUBJECT PROPERTY WITH ZONING

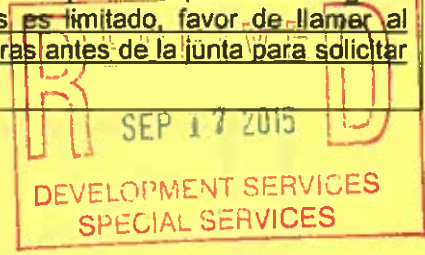


RM-1 Multifamily 1	L Light Industrial
RM-2 Multifamily 2	HI Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev Overlay
DN Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-18 Single-Family 18
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	



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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0915-06**

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Printed Name: Mostaghosi Investment Trust

Address: 5929 Woodridge Road City/State: Corpus Christi TX

() IN FAVOR IN OPPOSITION Phone: 361-765-4422

REASON: Have Residential lots next to this property and will affect the sell of homes

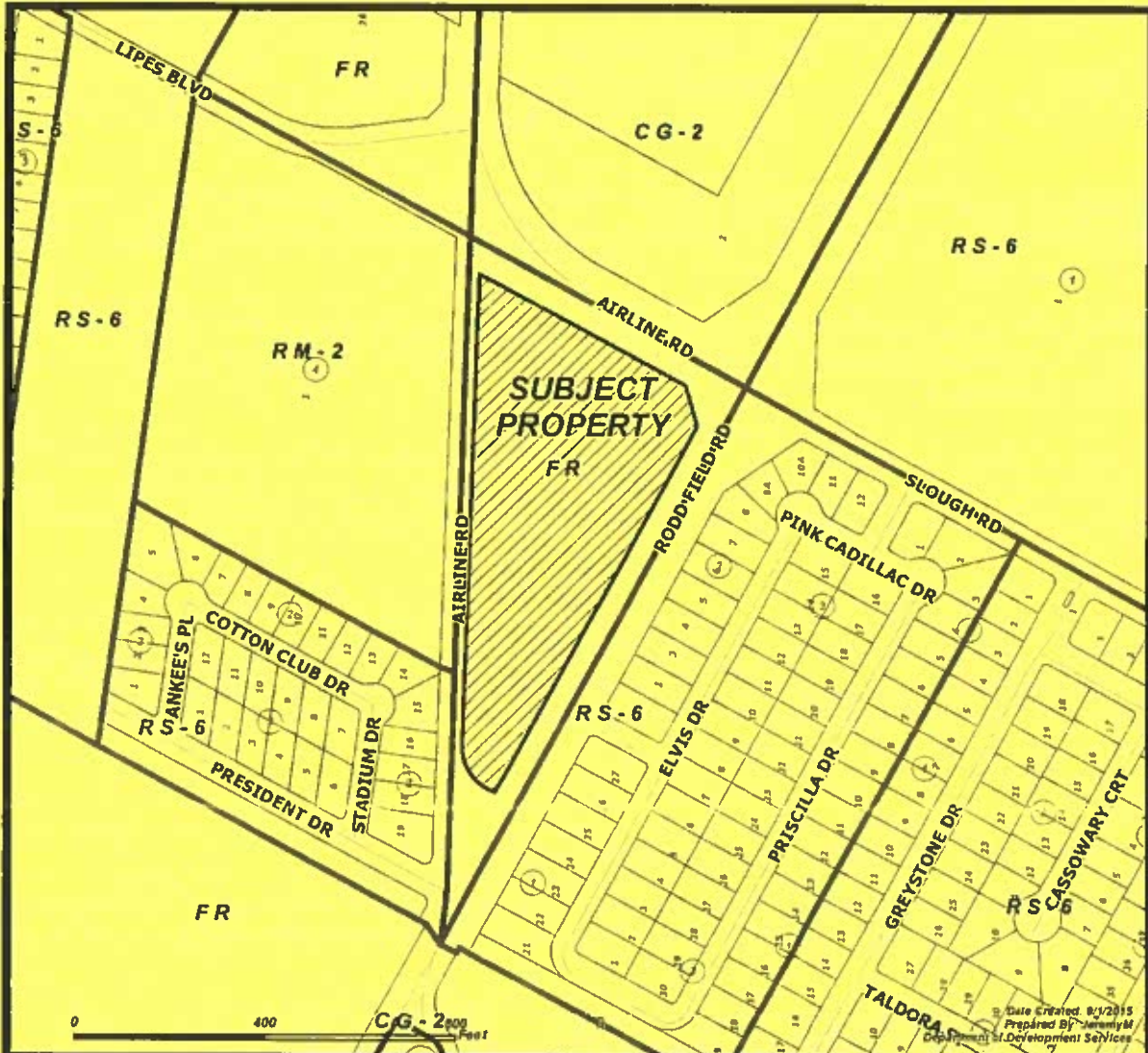
[Signature]
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: 8
HTE# 15-1000051

Case No. 0915-06
City Contact: Bob Payne

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

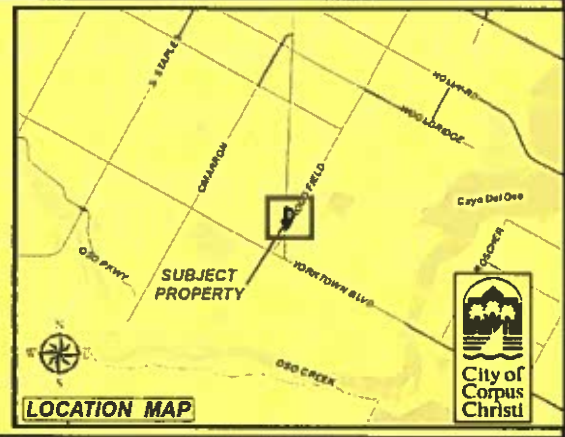
8 474300020140
 MOSTAGHASI INVESTMENT TRU
 GEORGE CONTRACTING & DEV
 8026 Bar le Doc Dr
 Corpus Christi, TX 78414



CASE: 0915-06
SUBJECT PROPERTY WITH ZONING

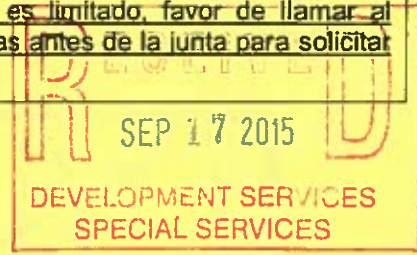
Subject Property

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-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-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		



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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0915-06**

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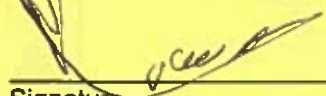
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Printed Name: Mostaghese Investment Trust

Address: 5929 Woodbridge City/State: Corpus Christi TX

() IN FAVOR (X) IN OPPOSITION Phone: 361-765-4422

REASON: Have Residential lots next to this property and will affect the sell of homes

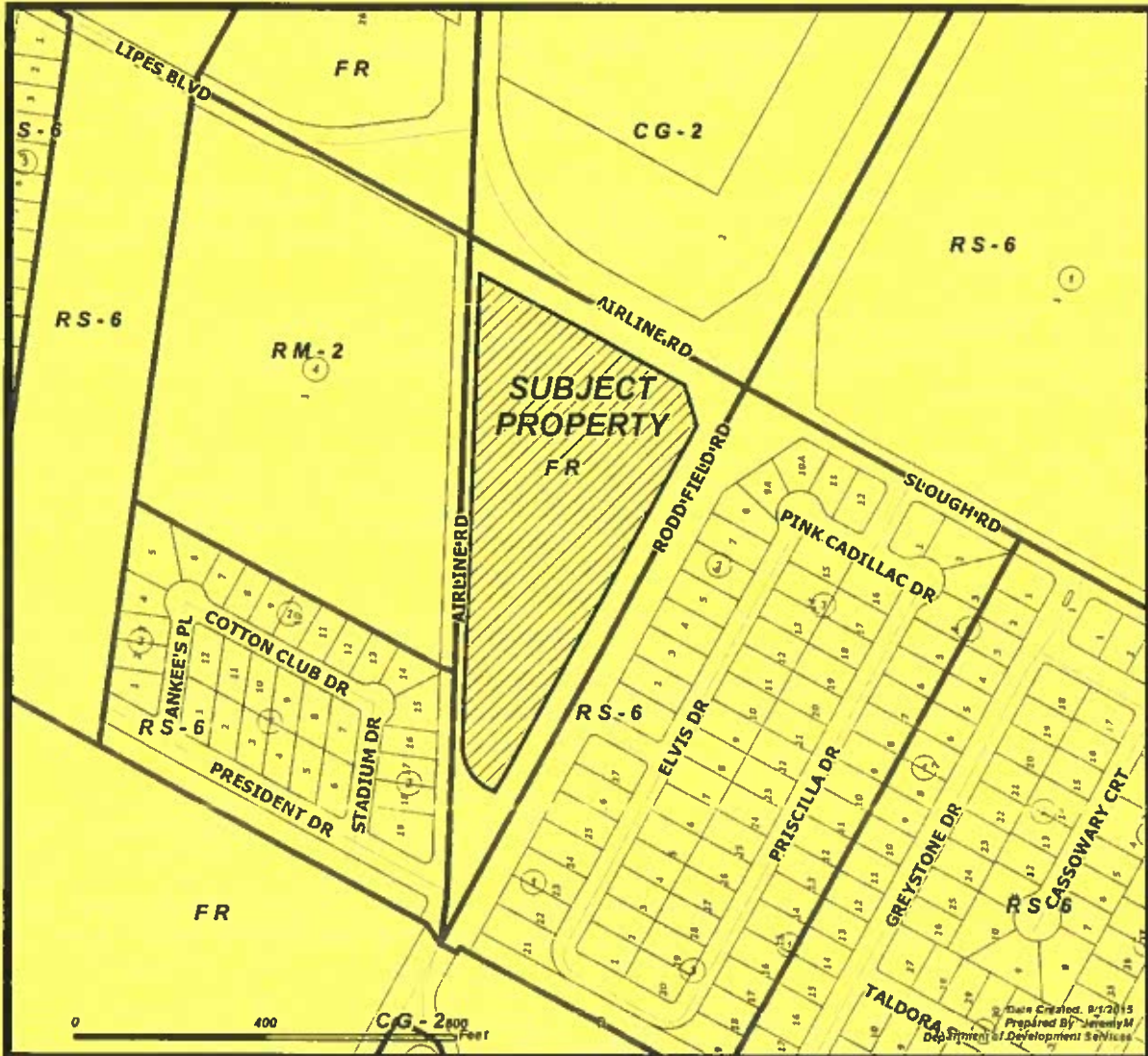

Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: 13
HTE# 15-10000051

Case No. 0915-06
City Contact: Bob Payne

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

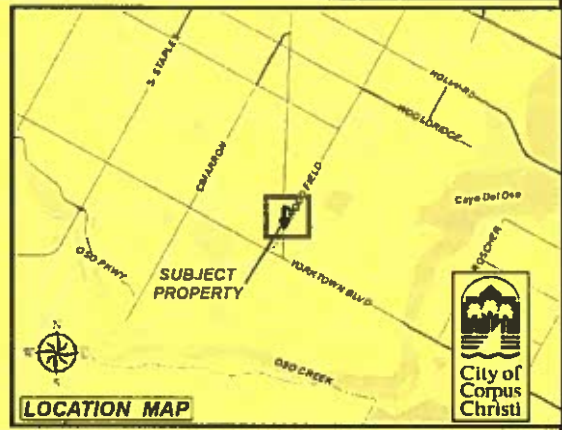
13 474300040010
 MOSTAGHASI INVESTMENT TRU
 GEORGE CONTRACTING & DEV
 8026 Bar le Doc Dr
 Corpus Christi, TX 78414



CASE: 0915-06
SUBJECT PROPERTY WITH ZONING



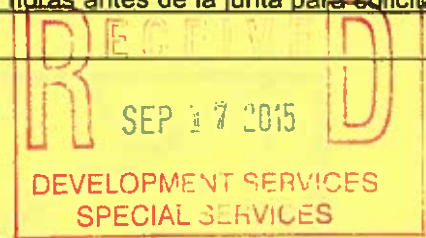
RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-4 Single-Family 4
CM-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CM-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-19 Single-Family 19
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	



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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0915-06**



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Printed Name: MOSTAGHESI Investment Trust

Address: 5929 Woodbridge Road City/State: Corpus Christi TX

() IN FAVOR IN OPPOSITION Phone: 361-765-4422

REASON: Have Residential lots next to this property and will affect the sell of homes

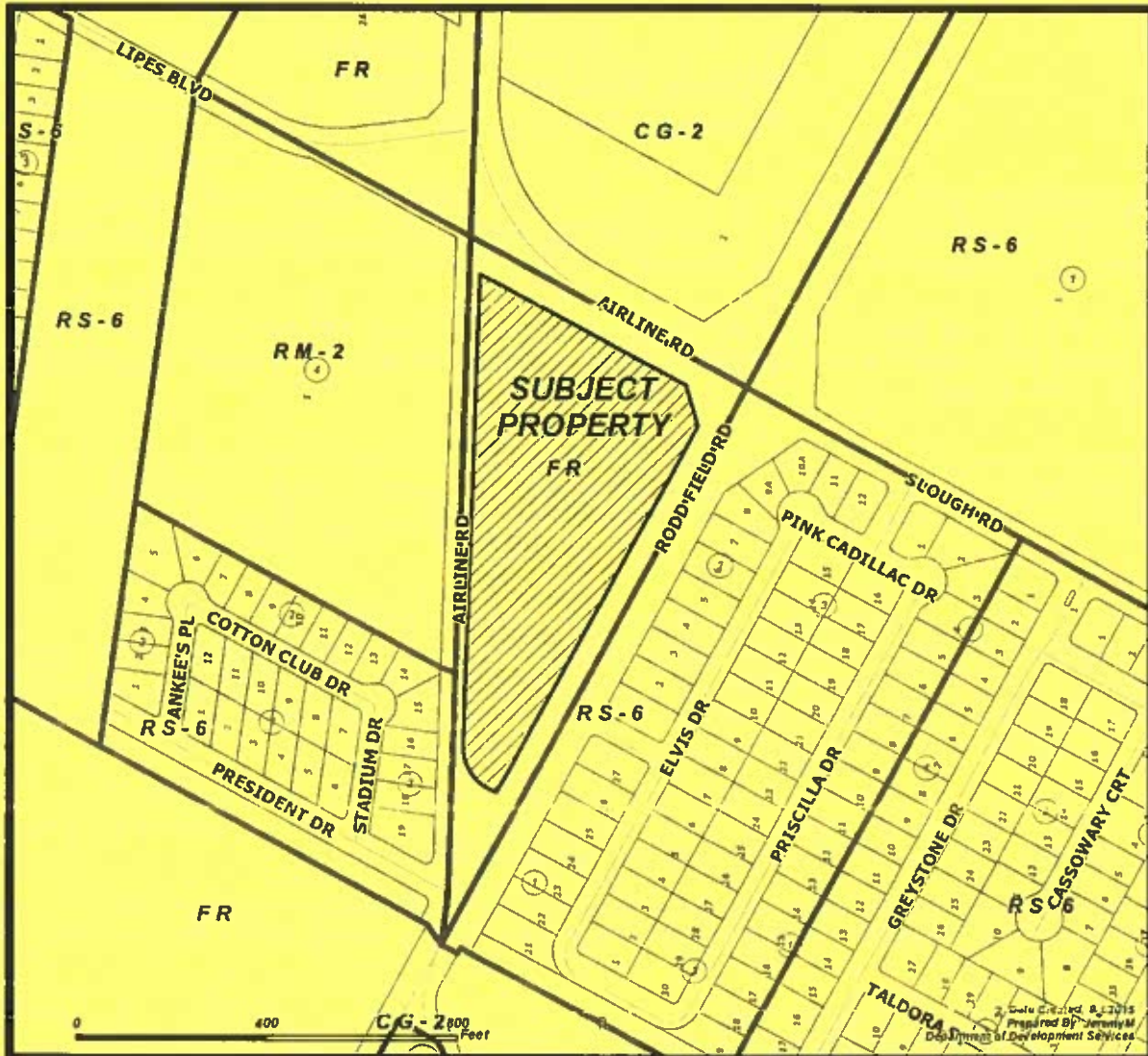
[Signature]
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: 14
HTE# 15-1000051

Case No. 0915-06
City Contact: Bob Payne

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

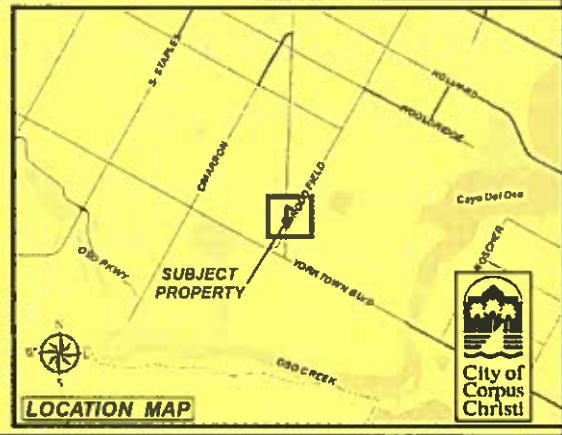
14 474300020180
 MOSTAGHASI INVESTMENT TRU
 GEORGE CONTRACTING & DEV
 8026 Bar le Doc Dr
 Corpus Christi, TX 78414



CASE: 0915-06
SUBJECT PROPERTY WITH ZONING



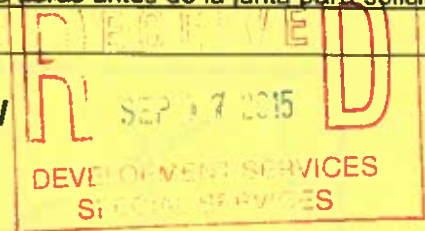
RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	HI Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
OH Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-4 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF 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	



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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0915-06**



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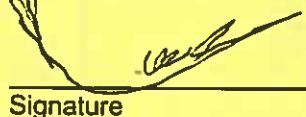
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Printed Name: Mostaghazi Investment Trust

Address: 5929 Woodbridge Road City/State: Corpus Christi TX

() IN FAVOR (X) IN OPPOSITION Phone: 361-765-4422

REASON: Have Residential lots next to this property and will affect the sell of homes



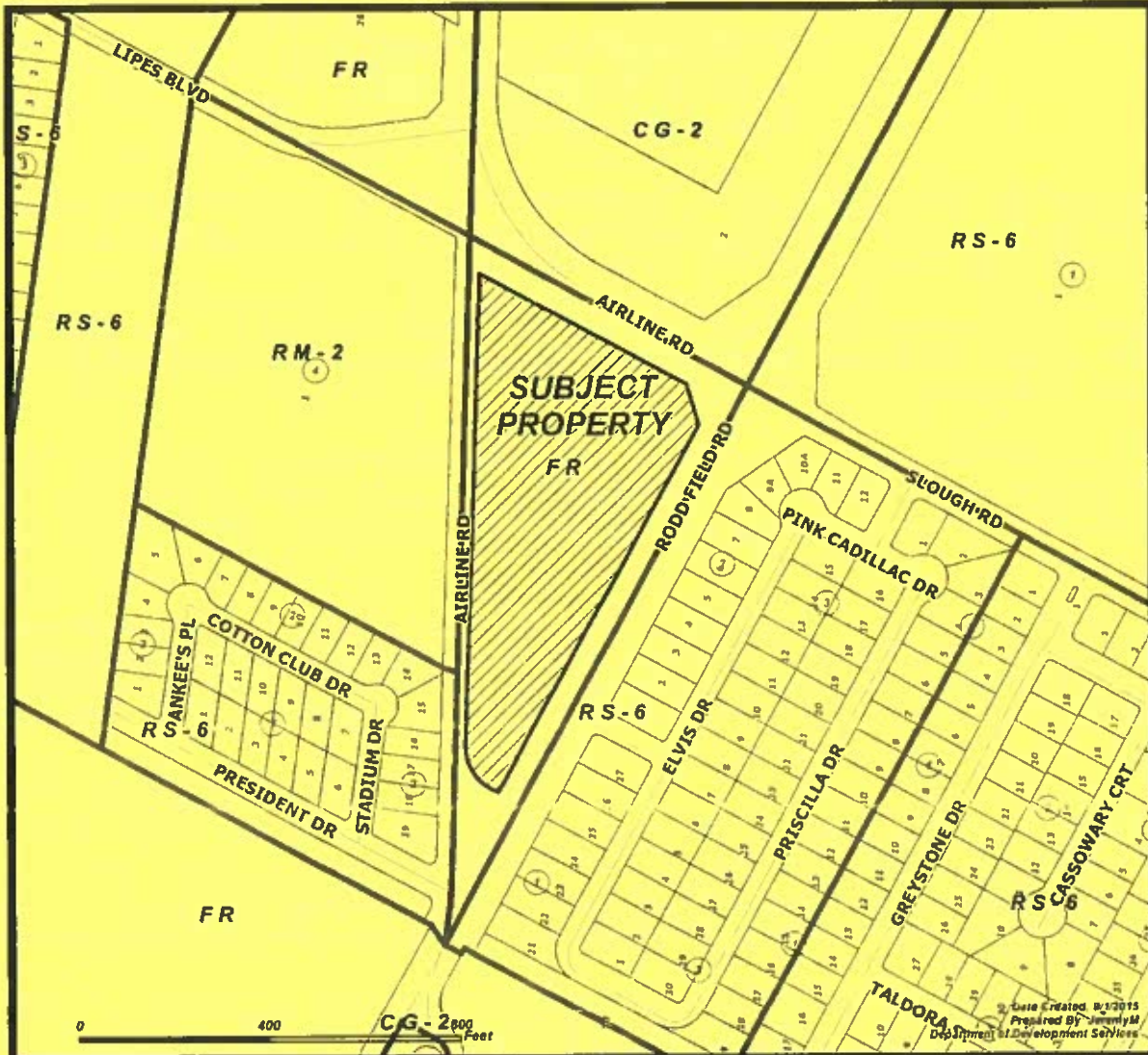
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: 15
HTE# 15-1000051

Case No. 0915-06
City Contact: Bob Payne

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

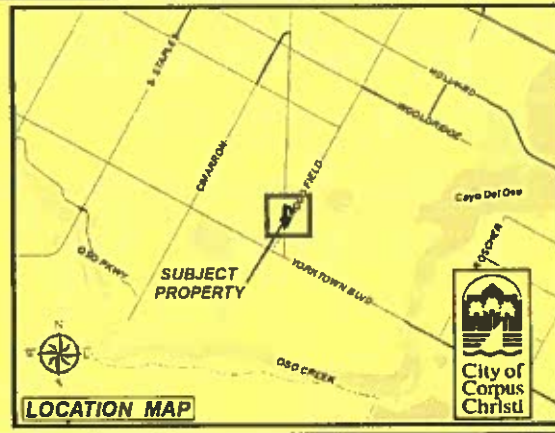
15 474300020170
 MOSTAGHASI INVESTMENT TRU
 GEORGE CONTRACTING & DEV
 8026 Bar le Doc Dr
 Corpus Christi, TX 78414



CASE: 0915-06
SUBJECT PROPERTY WITH ZONING



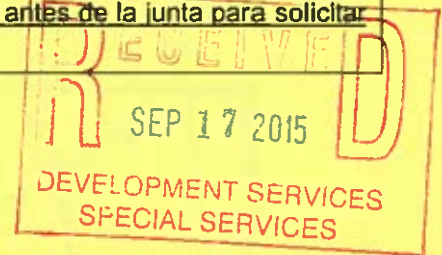
RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IM	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
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CH-2	Neighborhood Commercial	RS-TF	Two-Family
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CR-2	Resort Commercial	RE	Residential Estate
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CBD	Downtown Commercial	RMH	Manufactured Home
CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		



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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0915-06**



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Printed Name: Mostaghosi Investment Trust

Address: 5929 Woddridge Road City/State: Corpus Christi TX

() IN FAVOR IN OPPOSITION Phone: 361-765-4422

REASON: Have Residential lots next to this property and will affect the sell of homes

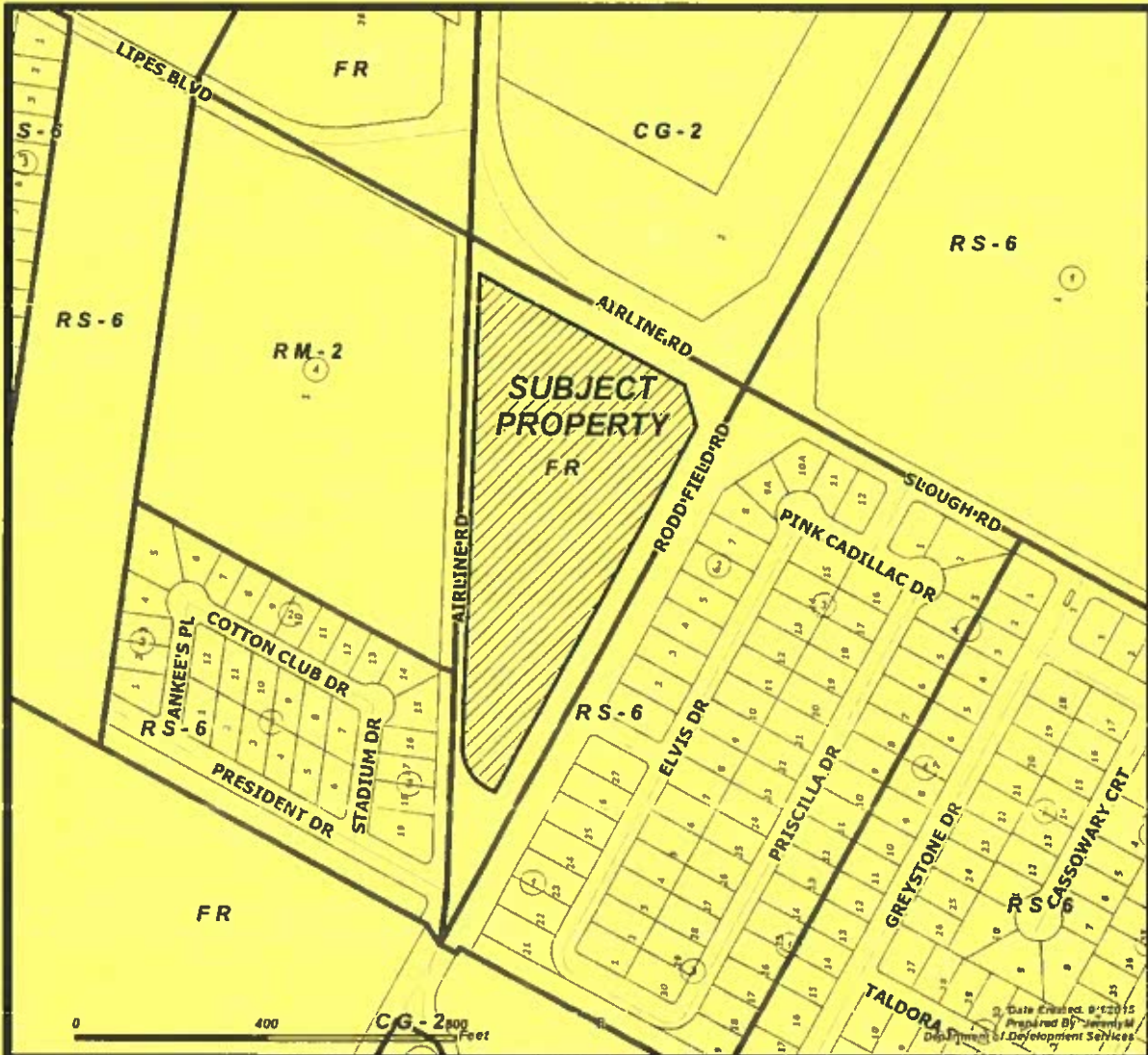
Signature [Signature]

SEE MAP ON REVERSE SIDE
Property Owner ID: 16
HTE# 15-1000051

Case No. 0915-06
City Contact: Bob Payne

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

16 474300020160
 MOSTAGHASI INVESTMENT TRU
 GEORGE CONTRACTING & DEV
 8026 Bar le Doc Dr
 Corpus Christi, TX 78414



CASE: 0915-06
SUBJECT PROPERTY WITH ZONING

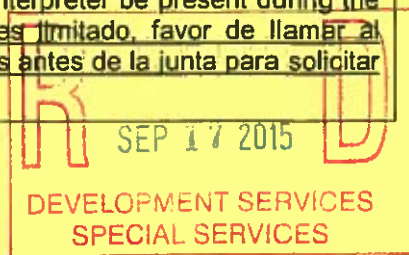


RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	HI	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev Overlay
OH	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	Two-Family
CR-1	Resort Commercial	RS-18	Single-Family 18
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
CDD	Downtown Commercial	RMH	Manufactured Home
CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		



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 comisión 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. 0915-06**

Point Development, LLC has petitioned the City of Corpus Christi to consider a change of zoning from the **"FR" Farm Rural District** to the **"CG-2" General Commercial District, not resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

Being a 10-acre tract of land out of the east half of Lot 8, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, located on the southwest corner of Airline Road and Rodd Field Road.

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, September 23, 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: Mostaghessi Investment Trust

Address: 5928 Woodridge City/State: Corpus Christi TX

() IN FAVOR (X) IN OPPOSITION Phone: 361-765-4422

REASON: Have Residential lots next to this property and will affect the sell of homes

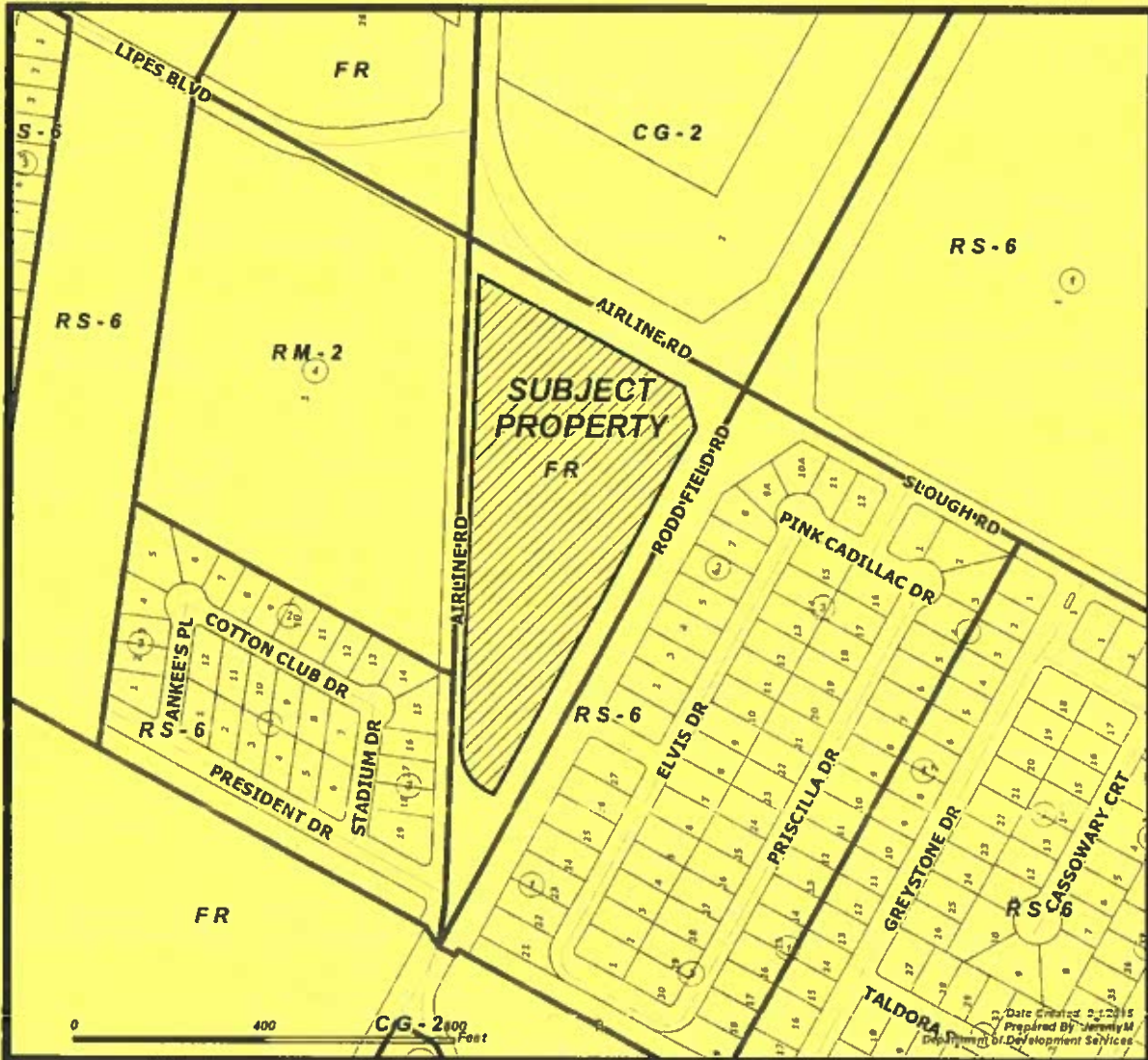
Signature

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

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 MOSTAGHASI INVESTMENT TRUST
 GEORGE CONTRACTING & DEV
 8026 Bar le Doc Dr
 Corpus Christi, TX 78414



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SUBJECT PROPERTY WITH ZONING

Subject Property

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IM Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-8 Single-Family 8
CN-1 Neighborhood Commercial	RS-4-5 Single-Family 4-5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-13 Single-Family 13
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CJ 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	

