

# PLANNING COMMISSION FINAL REPORT

Case No. 0716-01

HTE No. 16-10000010

Planning Commission Hearing Date: July 13, 2016

Applicant & Legal Description	<p><b>Applicant/Owner:</b> The Estate of Joan Wakefield Urban  <b>Representative:</b> James Louis Urban  <b>Legal Description/Location:</b> Tract 1 being 4.64 acres and Tract 2 being 23.59 acres with both tracts being out of Lots 31 and 32, Section 39, located on the northeast corner of Roscher Road and Ramfield Road.</p>			
Zoning Request	<p><b>From:</b> Tracts 1 and 2: "RS-6" Single-Family 6 District and "FR" Farm Rural District  <b>To:</b> Tract 1: "IL" Light Industrial; Tract 2: "RS-22" Single-Family 22 District  <b>Area:</b> 28.23 acres total with Tract 1 being 4.64 acres and Tract 2 being 23.59 acres  <b>Purpose of Request:</b>  Tract 1: To bring an existing indoor/outdoor kennel into compliance with current zoning regulations.  Tract 2: To allow single-family dwellings on lots with a minimum area of 22,000 square feet.</p>			
Existing Zoning and Land Uses		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"RS-6" Single-Family 6 and "FR" Farm Rural	Tract 1: Kennel, Guest House, Single-Family Dwelling Tract 2: Vacant	Low Density Residential and Agricultural/Rural
	<i>North</i>	"RS-6" Single-Family 6 and "FR" Farm Rural	Vacant	Low Density Residential and Agricultural/Rural
	<i>South</i>	"RS-6" Single-Family 6 and "RE" Estate Residential	Vacant	Low Density Residential and Estate Residential
	<i>East</i>	"FR" Farm Rural	Vacant	Agricultural/Rural
	<i>West</i>	"RE" Residential Estate	Residential Estate	Residential Estate

ADP, Map & Violations	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for Low Density Residential and Agricultural/Rural uses. The proposed rezoning of Tract 1 to the “IL” Light Industrial District and Tract 2 to the “RS-22” District is not consistent with the with the adopted Future Land Use Map but is generally consistent with the policies in the Flour Bluff Area Development Plan.</p> <p><b>Map No.:</b> 039032</p> <p><b>Zoning Violations:</b> None</p>				
Transportation	<p><b>Transportation and Circulation:</b> The subject property has 1,320 feet of frontage on Roscher Road and 1,320 feet of frontage on Ramfield Road. The Urban Transportation Plan identifies Roscher Road and Ramfield Road as Residential Collectors.</p>				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Roscher Road	Residential Collector	60’ ROW 48’ paved	45’ ROW 24’ paved	N/A
	Ramfield Road	Residential Collector	60’ ROW 48’ paved	40’ ROW 24’ paved	N/A

### **Staff Summary:**

### **Requested Zoning:**

On Tract 1, the applicant is requesting a rezoning from the “RS-6” Single-Family 6 District and “FR” Farm Rural District to the “IL” Light Industrial District to bring an existing dog kennel with outdoor dog runs into compliance with the Unified Development Code (UDC). Kennels are not allowed in the “RS-6” District. While indoor kennels are allowed in the “FR” Farm Rural District, outdoor kennels are not. The minimum zoning required for an outdoor kennel is the “IL” District. The applicant is agreeable to a Special Permit in lieu of the “IL” District.

On Tract 2, the applicant is requesting a rezoning from the “RS-6” Single-Family 6 District and “FR” Farm Rural District to the “RS-22” Single-Family 22 District for future development of single-family dwellings on lots of no less than 22,000 square feet.

**Development Plan:** The applicant is not proposing any new development at this time. Tract 1 is the location of Bluff Boarding Kennels and includes a guest house and a single-family dwelling. The purpose of rezoning Tract 1 is to bring the existing business into conformity with the UDC. The main residential structure is approximately 3,700 square feet. The guest house is approximately 800 square feet and the kennels are

approximately 17,000 square feet, allowing the boarding of approximately 225 animals. The kennel is run by one full-time employee and three part-time employees. The normal hours the facility is open to the public is between 8:00 AM and 10:00 AM and between 4:00 PM and 5:30 PM.

Bluff Boarding Kennels has 50 indoor/outdoor dog kennels with a three dogs per kennel and nine 20-foot by 40-foot outdoor only kennels with five dogs per kennel. The total number of dogs that can be boarded at this facility is 195-200.

The purpose of rezoning Tract 2 is to prepare the vacant property for future development of single-family lots ranging in size from one to one-half acres and to bring the zoning into closer conformity with the Navy's Air Installation Compatibility Use Zones (AICUZ). Currently, there is no wastewater service to the area and the minimum lot size for on-site waste disposal systems is one-half acre lots.

**Existing Land Uses & Zoning:** Tract 1 is occupied by a kennel, single-family dwelling and guest house. Tract 2 is vacant land. To the north is vacant land zoned "RS-6" Single-Family 6 District. To the south is vacant land zoned "RS-6" Single-Family 6 District and "RE" Residential Estate District. To the east is vacant land zoned "FR" Farm Rural District. To the west are residential estates of one acre in lot size and zoned "RE" Estate Residential District.

**AICUZ:** The subject property is located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ), specifically in the Accident Potential Zone (APZ) 1 and APZ-2. The majority of the subject property is zoned "RS-6" Single-Family 6 District, which allows one dwelling per 6,000 square feet. The "RS-6" District is not compatible with the AICUZ. Single-family dwellings at a density of one dwelling per half-acre is considered compatible with the APZ-2. Dwellings are considered compatible land uses in the APZ-1 other than farm land where there might be an associated dwelling. The applicant is agreeing to down-zone the majority of their property to increase the land use compatibility with the AICUZ. A relatively small portion of the property would be zoned to allow residential uses in the APZ-1 and due to other limiting factors such as access to wastewater, the area within the APZ-1 is not likely to develop with residential uses.

**Plat Status:** The subject property is not platted.

**Comprehensive Plan & Area Development Plan Consistency:** The subject property is located within the boundaries of the Flour Bluff Area Development Plan. The applicant's request for the "RS-22" District is consistent with the Future Land Use Map on that portion of Tract 2 along Roscher Road where it is designated for future Low Density Residential uses. Although the applicant's request for the "IL" Light Industrial District on Tract 1 and "RS-22" District on the portion of Tract 2 on Ramfield Road is not consistent with the designation of Low Density Residential and Agricultural/Rural uses respectively in the Future Land Use Plan, the rezoning is generally consistent with the Flour Bluff Area Development Plan's goals to encourage development that is consistent with the Navy's Accident Potential Zone land use guidelines. While a Light Industrial use is not appropriate for this neighborhood, a Special Permit allowing the kennel use and creating compatibility with the neighborhood would comply with the City's

Comprehensive Plan and Flour Bluff Area Development Plan while also meeting the land use goals of the Joint Land Use Study.

Additionally, the following are pertinent elements of the Flour Bluff Area Development Plan and Comprehensive Plan Policy Statements that warrant consideration:

- **Comprehensive Plan Policy Statements on Land Use, General f.** The density of development in an area should be directly related to the design capacity of the infrastructure.
- **Comprehensive Plan Policy Statements on Land Use, Residential a.** Each neighborhood of the city shall be protected and/or improved so as to be desirable and attractive residential environment.
- **Comprehensive Plan Policy Statements on Land Use, h:** Encourage infill development on vacant tracts within developed areas.
- **Comprehensive Plan Policy Statements on Economic Development, Military Installations d.** City policies concerning areas adjacent to military airports should be consistent with air installation compatibility use zones (AICUZ).
- **Flour Bluff Area Development Plan, Policy Statement B.5** The City encourages development that is compatible with the Naval Air Station, Waldron Field and Cabaniss Field.

**Department Comments:**

- The existing dog kennel with outdoor runs is required to be located in an “IL” District and uses allowed by right in an “IL” District are not generally compatible with residential neighborhoods due to noise, dust, odor, etc.
- In staff’s opinion, a reasonable solution to allowing an existing use to conform and to protect the future development of the neighborhood is rezoning with a Special Permit for Tract 1.
- The proposed rezoning is generally consistent with the Comprehensive Plan goals of following Navy land use guidelines for Accident Potential Zones 1 and 2.
- A large portion of Tract 2 is currently zoned for with “RS-6” Single-Family 6 District, which allows up to 7.26 units per acre. Rezoning Tract 2 to the “RS-22” Single-Family 22 District substantially improves the City’s compliance with the Navy recommended land uses by limiting density to one dwelling unit per half-acre.
- Rezoning Tract 2 to the minimum half-acre lot size (“RS-22” District) is consistent with City infrastructure availability as there is no current feasible access to City wastewater and one-half acres is the minimum lot size required for on-site waste disposal systems. Rezoning Tract 2 to the “RS-22” District also is compliant with the APZ-2 land use guidelines.
- The Special Permit request meets all of the review criteria required by UDC Article 3.6.3.

**Planning Commission and Staff Recommendation:**

**Tract 1:** Denial of the change of zoning from the “RS-6” Single-Family 6 District and “FR” Farm Rural District to the “IL” Light Industrial District and, in lieu thereof, approval of the “RS-22/SP” Single-Family 22 District with a Special Permit subject to the following conditions:

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted in the base zoning district is an indoor/outdoor kennel limited to 17,000 square feet and 225 animals of which no more than 150 animals shall be dogs.
2. **Lighting:** New freestanding light poles on the Property shall not exceed 15 feet in height. The Owner shall comply with all other UDC lighting requirements. Any nonconforming freestanding lights existing on the Property shall comply with these regulations upon being replaced in their entireties.
3. **Signage:** The Property shall be permitted to have one freestanding sign on Roscher Road and one freestanding sign Ramfield Road. The signs shall be no taller than six feet in height with a sign face no larger than nine square feet.
4. **Dumpster Screening:** Any dumpster located on the Property shall be located a minimum of 40 feet from Roscher Road and Ramfield Road and shall be effectively screened from view using shrubs and/or trees.
5. **Time Limit:** In accordance with the UDC, this Special Permit shall expire 12 months after approval unless a certificate of UDC compliance has been issued. The Special Permit shall expire if the special permit use is discontinued for more than six consecutive months.

**Tract 2:** Approval of the change of zoning from the “RS-6” Single-Family 6 District and “FR” Farm Rural District to the “RS-22” Single-Family 22 District.

<b>Public Notification</b>	Number of Notices Mailed – 16 within 200-foot notification area 1 outside notification area	
	<b><u>As of July 19, 2016:</u></b>	
	In Favor	– 0 inside notification area – 0 outside notification area
	In Opposition	– 3 inside notification area – 9 outside notification area
	Totaling 6.94% of the land within the 200-foot notification area in opposition.	

**Attachments:**

1. Location Map (Existing Zoning & Notice Area)
2. Site Plan
3. Floor Layouts
4. AICUZ Map
5. Application with Photos
6. Public Comments Received (if any)





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		



County of Nueces  
Corpus Christi, Texas

Location Map: N.T.S.

CURVE	DELTA	ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	90°00'00"		15.00'	23.56'	15.00'	N16°00'00"W	21.21'

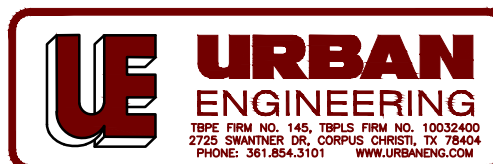
LINE	BEARING	DISTANCE
L1	N29°00'00"E	45.00'
L2	S61°00'00"E	40.00'
L3	N29°00'00"E	91.50'
L4	S61°00'00"E	65.30'
L5	N84°09'44"E	128.85'
L6	N48°26'04"E	254.05'
L7	N34°08'29"E	126.44'
L8	S87°35'32"W	10.02'
L9	S48°26'04"W	219.80'
L10	S84°09'44"W	140.52'
L11	S29°00'00"W	68.00'
L12	N61°00'00"W	82.51'

Lot 32, Section 39  
Flour Bluff and Encinal Farm  
and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas  
(Owner: Joan Urban)  
(Vol. 2256, Pg. 108, D.R.N.C.T.)

Lot 31, Section 39  
Flour Bluff and Encinal Farm  
and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas  
(Owner: Joan Urban)  
(Vol. 2256, Pg. 108, D.R.N.C.T.)

## Site Plan

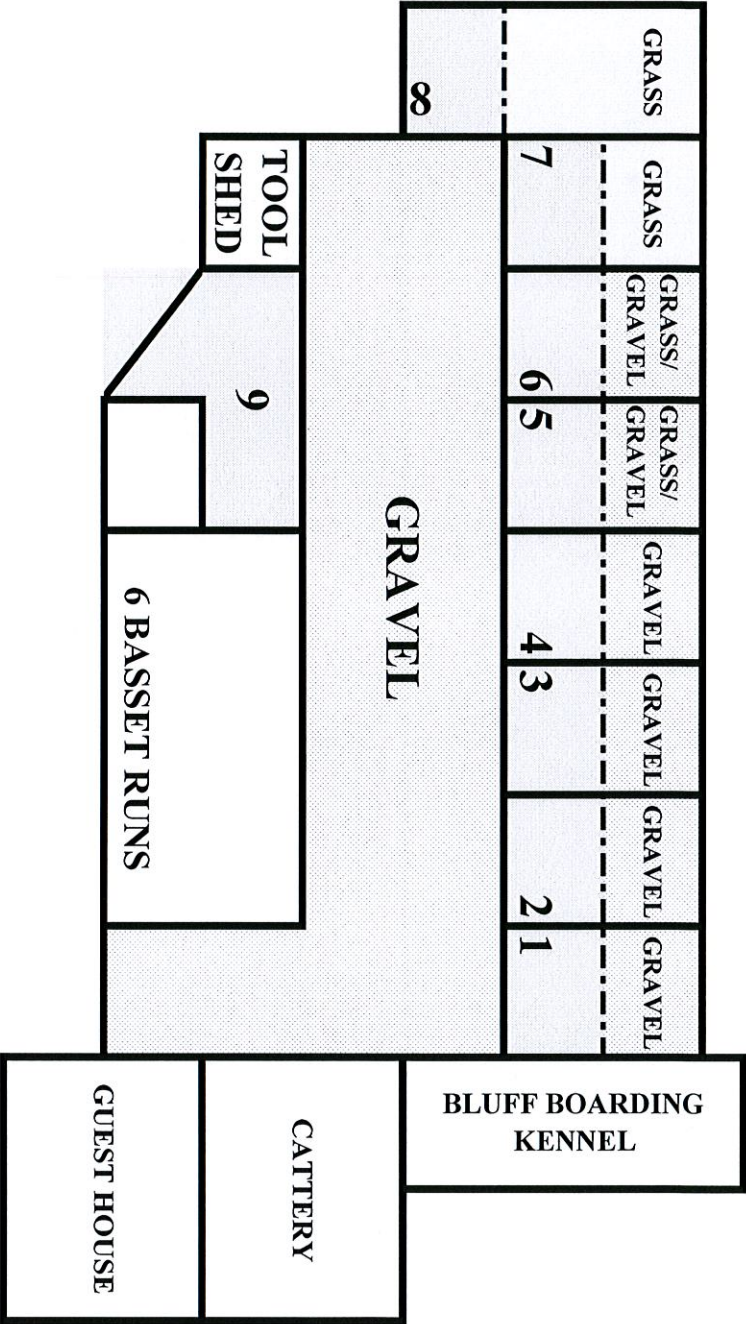
for a 4.64 Acre Tract of Land of Lots 31 and 32, Section 39, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A Pages 41-43, Map Records of Nueces County, Texas.



DATE: Feb. 24, 2016  
 SCALE: 1"=200'  
 JOB NO.: 11403.B6.00  
 SHEET: 1 of 1  
 DRAWN BY: XG  
 urbansurvey1@urbaneng.com  
 © 2016 by Urban Engineering



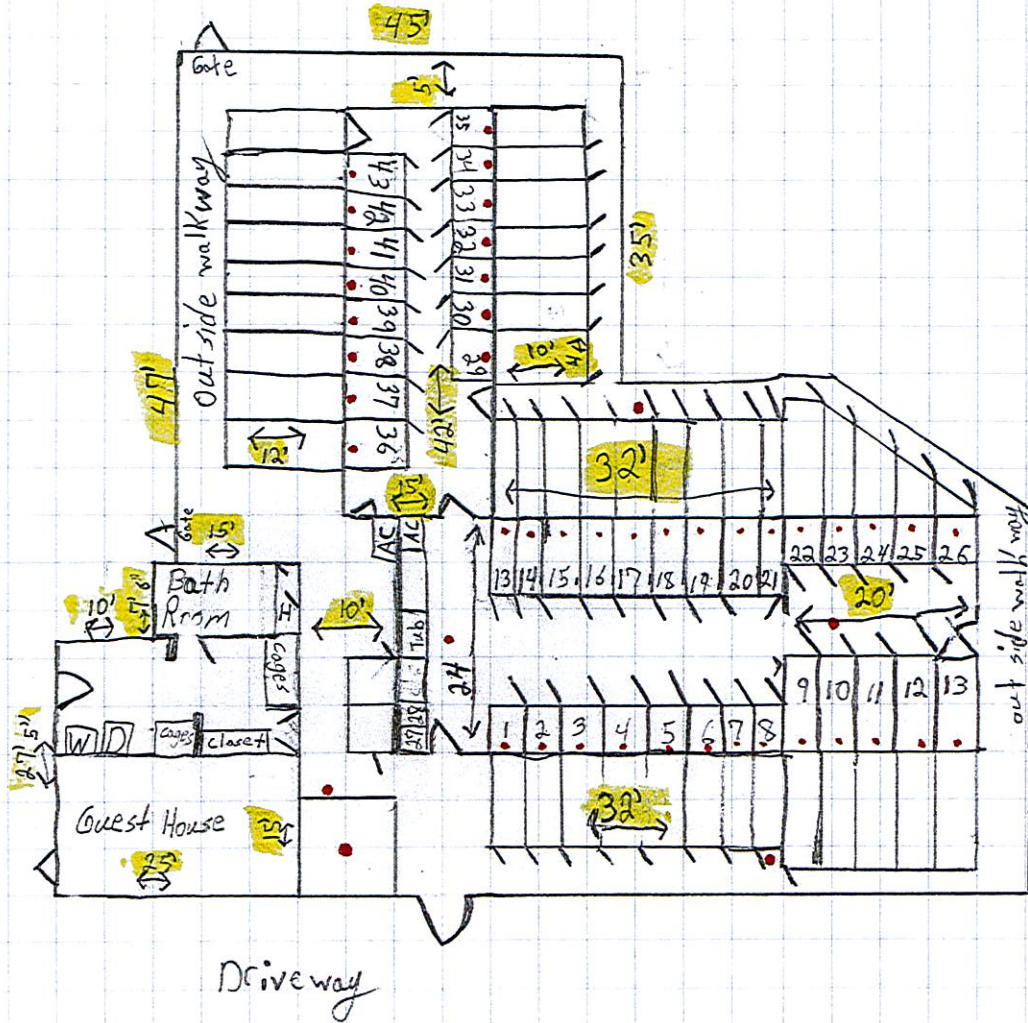
BASSET KENNELS



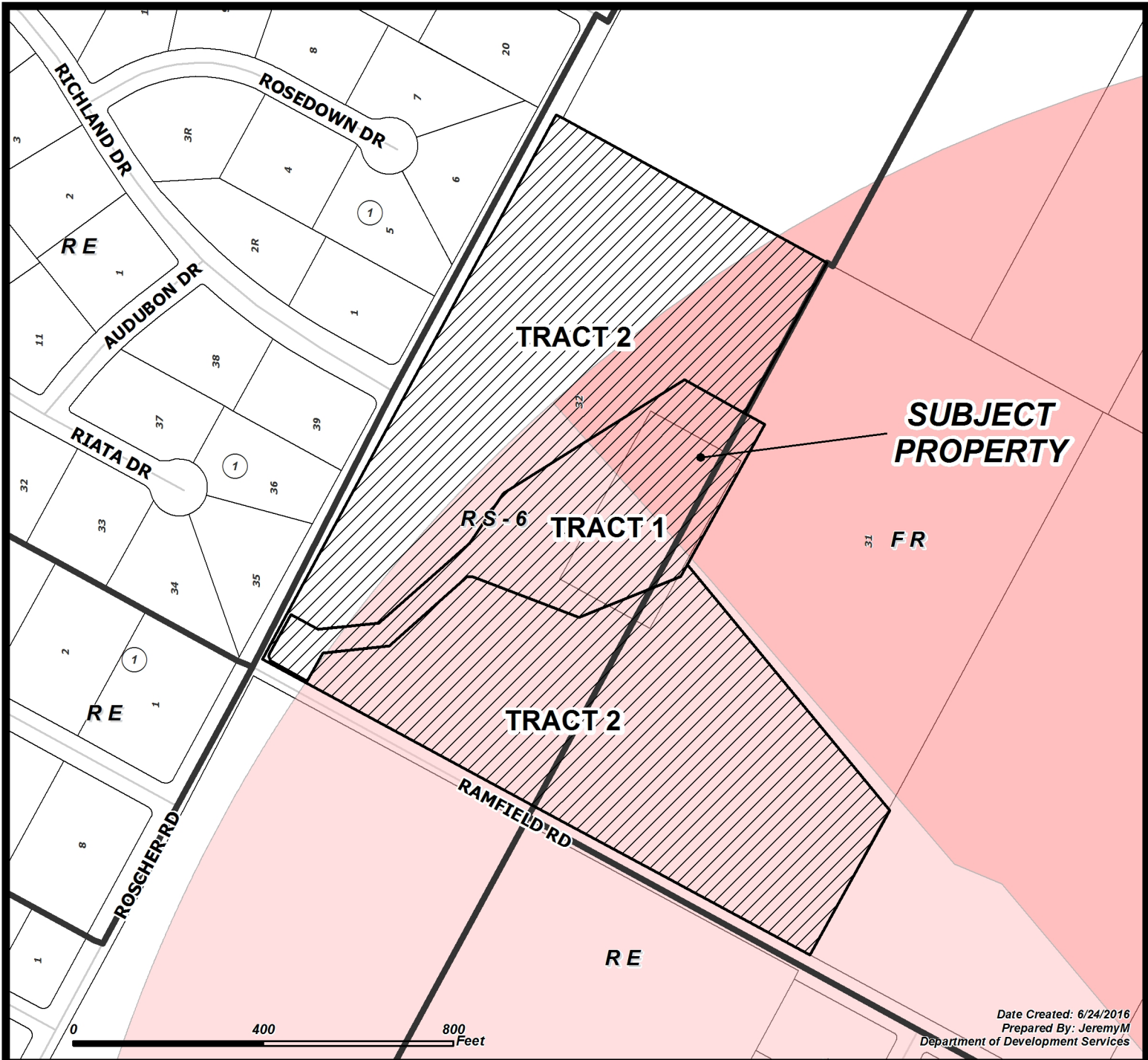


# BLUFF BOARDING KENNEL

1/24/23






Red = Drain

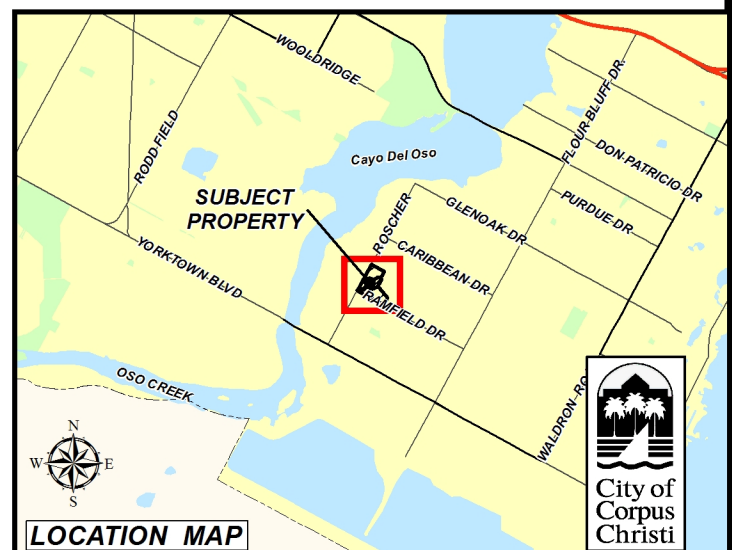


Date Created: 6/24/2016  
 Prepared By: JeremyM  
 Department of Development Services

**CASE: 0716-01**

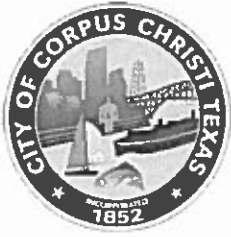
**AICUZ**

-  Runway
-  Control Zone
-  Zone 1
-  Zone 2



**LOCATION MAP**





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.: 01716-01 Map No.: 039029

PC Hearing Date: July 13, 2016 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: James Louis Urban Contact Person: James Louis Urban  
Mailing Address: 2725 Swantner Drive  
City: Corpus Christi State: TX ZIP: 78404 Phone: (361) 854-3101  
E-mail: Cell: ( )

2. Property Owner(s): Estate of Joan Wakefield Urban, deceased Contact Person: James Louis Urban  
Mailing Address: 2725 Swantner Drive  
City: Corpus Christi State: TX ZIP: 78404 Phone: (361) 854-3101  
E-mail: Cell: ( )

3. Subject Property Address: 2002 and 2020 Ramfield Road Area of Request (SF/acres): 17,000 sf  
Current Zoning & Use: RS-6 and FR Proposed Zoning & Use: Tract 1: "IL" 4.64 ac (Kennel)  
12-Digit Nueces County Tax ID: 2476-0039-3100 and 2476-0039-3101 Tract 2: "RS-22" 23.59 Ac (Vacant)  
Subdivision Name: Flour Bluff and Encinal Farm and Garden Tracts Block: 39 Lot(s): 31 and 32  
Legal Description if not platted:

4. Submittal Requirements:  
☒ Early Assistance Meeting: Date Held 11-6-15 ; with City Staff Annika Gunning Yankee  
☒ 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.

Owner or Agent's Signature

Applicant's Signature

Owner or Agent's Printed Name

Applicant's Printed Name

Office Use Only: Date Received: 2-26-16 Received By: bkp ADP: FB  
Rezoning Fee: 2176.75 + PUD Fee 0 + Sign Fee 20.00 = Total Fee 2196.75  
No. Signs Required 2 @ \$10/sign Sign Posting Date:

16-10000010

# 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.

The owner is requesting a change of zoning from RS-6 and FR to IL - Light Industrial on a 4.64 Acre Tract. The property currently has an existing residential structure with a detached indoor/outdoor kennel. The main residential structure is approximately 3700sf with a detached guest house adjacent to the the kennels. The guest house is approximately 800sf and the kennel section is approximately 17,000sf. The kennel is run by 1 full time employee and 3 part time employees. The normal hours the facility is open to the public is between 8:00 a.m. and 10:00 a.m. and between 4:00 p.m. through 5:30 p.m. There is a small sign on Roscher near the driveway entrance. The owner is also requesting a change of zoning from the FR and RS-6 Districts to RS-22 District on a 23.59 Acre Tract of Land.

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

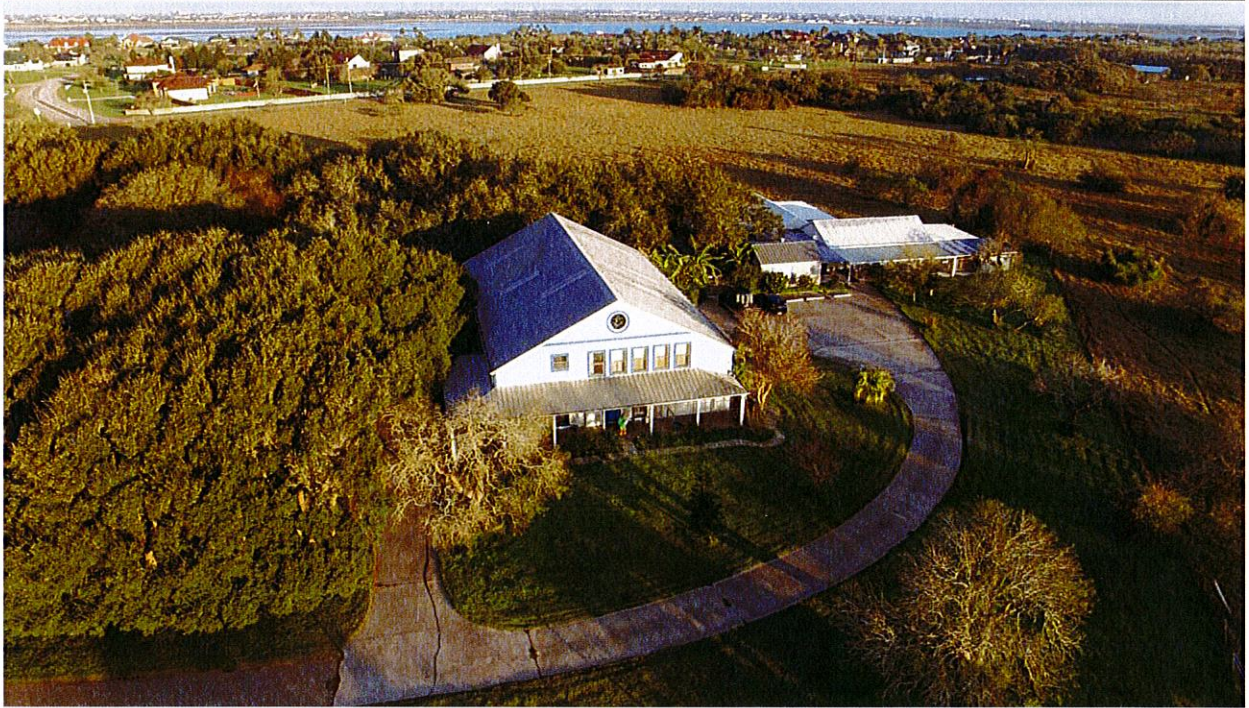
North - RS-6 (residential) and FR (Vacant)

South - RS-6 (residential) and FR (Vacant)

East - FR (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: James Louis Urban

STREET: 2725 Swantner Drive

CITY: Corpus Christi, Texas

ZIP: 78404

FIRM is: ☐ Corporation ☐ Partnership ☐ Sole Owner ☐ Association ☒ Other Independent Executor

### 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: James Louis Urban  
(Print Name)

Title: Independent Executor

Signature of Certifying Person: 

Date: February 26, 2016



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.

JUL 13 2016  
DEVELOPMENT SERVICES  
SPECIAL SERVICES

**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0716-01**

JUL 13 2016  
DEVELOPMENT SERVICES  
SPECIAL SERVICES

**The Estate of Joan Wakefield Urban** has petitioned the City of Corpus Christi to consider a change of zoning on Tract 1 from the "RS-6" Single-Family 6 District and "FR" Farm Rural District to the "IL" Light Industrial District to bring an existing indoor/outdoor kennel into compliance with the current zoning regulations and on Tract 2 from the "RS-6" Single-Family 6 District and "FR" Farm Rural District to the "RS-22" Single-Family 22 District for future single-family residential development with minimum lot sizes of 22,000 square feet. The property to be rezoned is described as:

**Tract 1 being 4.64 acres and Tract 2 being 23.59 acres with both tracts being out of Lots 31 and 32, Section 39, Flour Bluff and Encinal Farm and Garden Tracts, located on the northeast corner of Roscher Road and Ramfield 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, July 13, 2016**, 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: John Stubblefield

Address: 2101 Richland City/State: Corpus Christi, TX

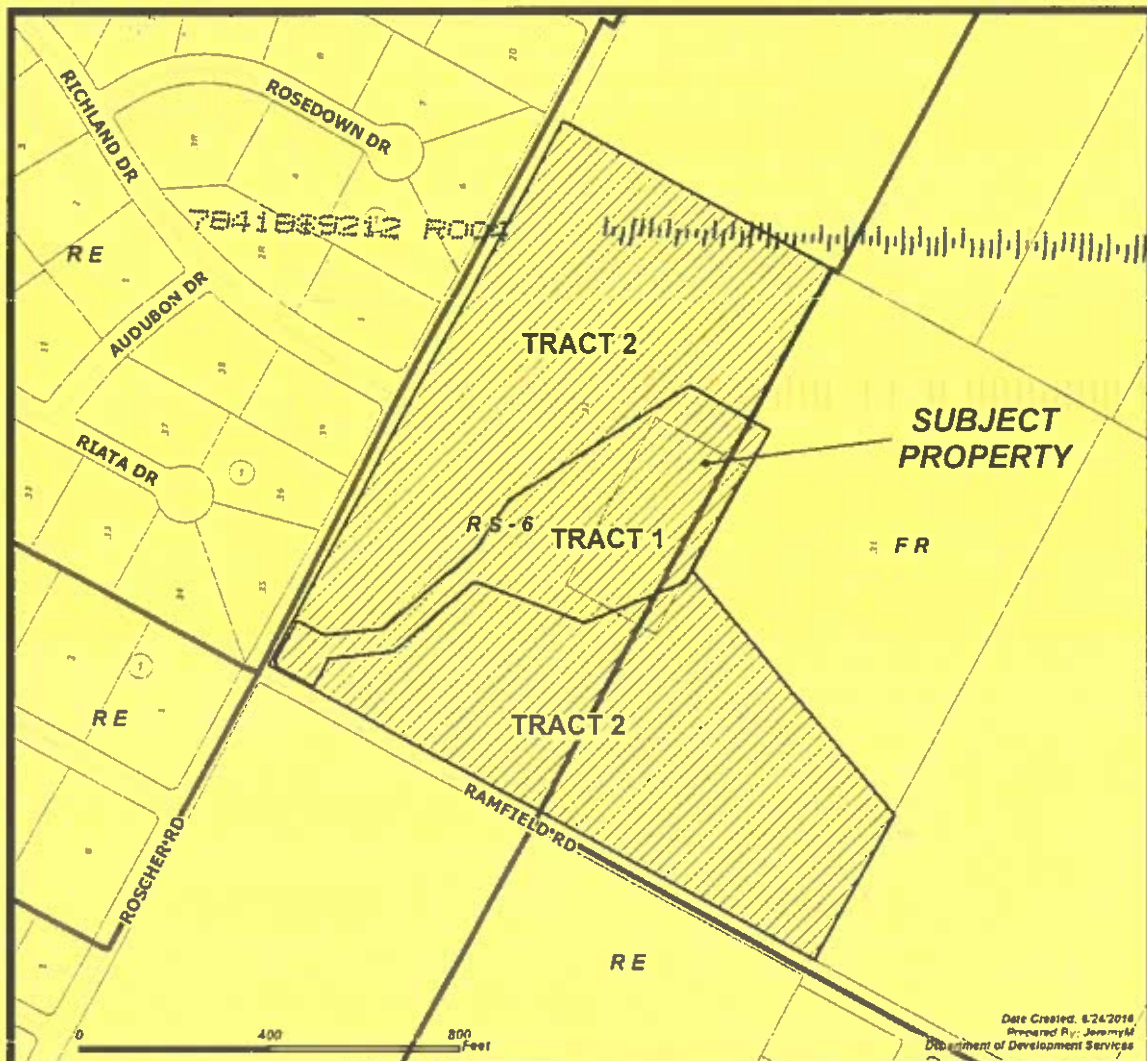
( ) IN FAVOR (X) IN OPPOSITION Phone: 361-937-6107

REASON: Tract 2 should be zoned RE not R-22.  
The existing neighborhoods are zoned R.E. R.E would  
conform to existing zoning.

John Stubblefield  
Signature

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

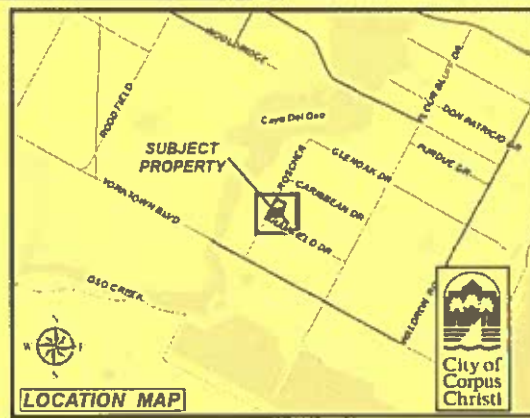
4 870000010390  
STUBBLEFIELD JOHN CALVIN  
ET UX CHERYL A STUBBLEFIE  
2101 RICHLAND DR  
CORPUS CHRISTI, TX 78418



# **CASE: 0716-01** **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
OR Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-8 Single-Family 8
CH-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CH-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CC-1 General Commercial	RS-TH Townhouse
CC-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. 0716-01**

2CWA 7/13/16

The Estate of Joan Wakefield Urban has petitioned the City of Corpus Christi to consider a change of zoning on Tract 1 from the "RS-6" Single-Family 6 District and "FR" Farm Rural District to the "IL" Light Industrial District to bring an existing indoor/outdoor kennel into compliance with the current zoning regulations and on Tract 2 from the "RS-6" Single-Family 6 District and "FR" Farm Rural District to the "RS-22" Single-Family 22 District for future single-family residential development with minimum lot sizes of 22,000 square feet. The property to be rezoned is described as:

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Printed Name: K Jay DuBois

FID #11

Address: 3501 Rosedown Dr.

City/State: Corpus Christi, TX.

( ) IN FAVOR ( ) IN OPPOSITION

Phone: 361-937-3874

REASON:

In favor of special permit. Prefer 1 acre lots.

K. Jay DuBois  
Signature

SEE MAP ON REVERSE SIDE  
Property Owner ID: 15  
HTE# 16-10000010

Case No. 0716-01  
Project Manager: Bob Payne

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**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0716-01**

RCvd  
7/13/16

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Printed Name: EDWARD ABEL & WENDY CROOK-ABEL

Address: 3502 ROSEDAWN DRIVE City/State: CC, TX 78418

( ) IN FAVOR (X) IN OPPOSITION Phone: 775-225-7131

REASON: BURDEN ON DRAINAGE  
ROAD INSUFFICIENT TO HANDLE EXTRA DEVELOPMENT  
POOR NEIGHBORHOOD AESTHETICS

Edward & Wendy Abel  
Signature

SEE MAP ON REVERSE SIDE  
Property Owner ID: 12  
HTE# 16-10000010

Case No. 0716-01  
Project Manager: Bob Payne

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**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0716-01**

Received 7/13/16  
at PC Hearing

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Printed Name: JOSEPH R "TON" BARROSO

outside  
200'

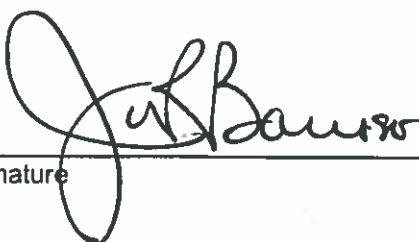
Address: 2201 Whispering Oak

City/State: Corpus Christi, TX 78418

( ) IN FAVOR (✓) IN OPPOSITION

Phone: 361-937-1567

REASON:

  
Signature



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**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0716-01**

Rcd 7/13/16

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Printed Name: Jennifer L. Bayer

Address: 2133 Whispering Oak Drive

City/State: Corpus Christi, TX 78418

( ) IN FAVOR

☒ IN OPPOSITION

Phone: 361-937-7594

**REASON:**

My wife and I are not in favor of this zoning change for the following reasons: 1) We believe property values in nearby subdivisions will suffer. 2) Roscher Road is narrow and in extremely poor condition and more traffic and heavy construction vehicles will make it worse as well as more unsafe than it is now. 3) A subdivision with such small lots and homes is contrary to the existing homes and surroundings and there is no such small lot subdivision within miles of this area.

Signature

Kent M. Bayer

SEE MAP ON REVERSE SIDE  
Property Owner ID: 15  
HTE# 16-10000010

Case No. 0716-01  
Project Manager: Bob Payne

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**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0716-01**

Rec'd 7/13/16

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Printed Name: Kent M. Bayer

Address: 2133 Whispering Oak Drive

City/State: Corpus Christi, TX 78418

( ) IN FAVOR



IN OPPOSITION

Phone: 361-937-7594

**REASON:**

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Signature

SEE MAP ON REVERSE SIDE

Property Owner ID: 15  
HTE# 18-10000010

Case No. 0716-01  
Project Manager: Bob Payne



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PUBLIC HEARING NOTICE  
Rezoning Case No. 0716-01**

RCvd  
7/13/16

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Printed Name: Susan A. Schnellbacher

Address: 2145 Whispering Oak

City/State: Corpus Christi

( ) IN FAVOR ☒ IN OPPOSITION

Phone: 361-939-9629

REASON: Small lots. Traffic.  
Drainage

outside 200'

Susan A Schnellbacher  
Signature

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Road  
7/13/16

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Printed Name: William G. Schnellbacher

Address: 2145 Whispering Oak Dr City/State: Corpus Christi

( ) IN FAVOR (X) IN OPPOSITION

Phone: 361-939-9629

REASON: Lots too small,  
Should be at least one acre.

*duplicate*

*W. G. Schnellbacher*

Signature

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Rezoning Case No. 0716-01**

PCND 7/13/16

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Printed Name: Christopher H. Hall

Address: 3429 Newcastle Dr.

City/State: Corpus Christi, Texas

( ) IN FAVOR (X) IN OPPOSITION

Phone: 361-548-6300 / 361-884-1961

REASON: The surrounding roads are too narrow and too poor a condition to support the additional traffic. We are seeing that already. We have no storm water management system and already have regular flooding even with the exacerbation of the change in grading/additional impervious ground cover. We've seen this already with the new Oso George development that is partially completed.

Signature

SEE MAP ON REVERSE SIDE  
Property Owner ID: 15  
HTE# 16-10000010

Case No. 0716-01  
Project Manager: Bob Payne



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PUBLIC HEARING NOTICE  
Rezoning Case No. 0716-01**

Rec'd  
7/13/16

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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.

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Printed Name: Tim Legamano - Roscher Estates POA

Address: 3424 Newcastle Dr City/State: CC TX 78418

( ) IN FAVOR (X) IN OPPOSITION Phone: 361-853-9333

REASON:

outside  
200'

Signature 

SEE MAP ON REVERSE SIDE  
Property Owner ID: 15  
HTE# 16-10000010

Case No. 0716-01  
Project Manager: Bob Payne

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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. 0716-01**

PCWD  
7/13/16

**The Estate of Joan Wakefield Urban** has petitioned the City of Corpus Christi to consider a change of zoning on **Tract 1 from the "RS-6" Single-Family 6 District and "FR" Farm Rural District to the "IL" Light Industrial District** to bring an existing indoor/outdoor kennel into compliance with the current zoning regulations and on **Tract 2 from the "RS-6" Single-Family 6 District and "FR" Farm Rural District to the "RS-22" Single-Family 22 District** for future single-family residential development with minimum lot sizes of 22,000 square feet. The property to be rezoned is described as:

**Tract 1 being 4.64 acres and Tract 2 being 23.59 acres with both tracts being out of Lots 31 and 32, Section 39, Flour Bluff and Encinal Farm and Garden Tracts, located on the northeast corner of Roscher Road and Ramfield Road.**

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Printed Name: Paul & Nora Biggins

outside 200'

Address: 3448 Newcastle Dr.

City/State: CC, TX

( ) IN FAVOR (✓) IN OPPOSITION

Phone: \_\_\_\_\_

REASON:

our infrastructure can't handle a project of this magnitude!  
The streets are too narrow and constantly eroding.  
Not enough drainage  
Low water pressure

Paul Biggins Nora Biggins  
Signature



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**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0716-01**

*Revd  
7/13/16 at PC  
Hearing*

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Printed Name: Denise Hernandez

Address: 3449 Newcastle Dr City/State: Corpus Christi

( ) IN FAVOR ☒ IN OPPOSITION

Phone: (361) 438-4143

REASON: Lots should be at least one acre in size similar to surrounding neighborhoods. No light industrial should be allowed in a quiet neighborhood.

Denise Hernandez  
Signature