

# STAFF REPORT

Case No. 0717-03  
 INFOR No. 17ZN1023

**Planning Commission Hearing Date:** August 9, 2017

|  |   |  |  |   |
|--|---|--|--|---|
| <b>Applicant &amp; Legal Description</b> | <p><b>Owner:</b> B. L. Marina Properties, L.P.<br/> <b>Applicant/Representative:</b> Urban Engineering/Xavier Galvan<br/> <b>Location Address:</b> 101 Caribbean Drive<br/> <b>Legal Description:</b> Being 7.95 acres out of Lots 22 and 23, Section 53, Flour Bluff &amp; Encinal Farm &amp; Garden Tracts, located east of Laguna Shores Road, on the south side of Caribbean Drive at the Laguna Madre.</p>         |  |  |   |
| <b>Zoning Request</b>                    | <p><b>From:</b> "CG-2" General Commercial<br/> <b>To:</b> "RV" Recreational Vehicle Park<br/> <b>Area:</b> 7.95 acres<br/> <b>Purpose of Request:</b> To allow for the construction of a 60-pad Recreational Vehicle (RV) Resort.</p>   |  |  |   |
| <b>Existing Zoning and Land Uses</b>     |   | <b>Existing Zoning District</b>  | <b>Existing Land Use</b>                 | <b>Future Land Use</b>                          |
|  | <i>Site</i>   | "CG-2" General Commercial  | Vacant                                   | Flood plain Conservation<br>Formerly Commercial |
|  | <i>North</i>  | "CR-2/PUD" Resort Commercial with a Planned Unit Development and "CG-2" General Commercial | Low Density Residential, Park and Vacant | Low Density Residential<br>Formerly Commercial  |
|  | <i>South</i>  | "CR-1" Resort Commercial   | Vacant                                   | Flood plain Conservation<br>Formerly Commercial |
|  | <i>East</i>   | "RS-6" Single-Family 6 and the Laguna Madre  | Laguna Madre                             | Laguna Madre                                    |
|  | <i>West</i>   | "RS-6" Single-Family 6   | Low Density Residential                  | Low Density Residential                         |
| <b>ADP, Map &amp; Violations</b>         | <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 flood plain conservation uses. The proposed rezoning to the "RV" Recreational Vehicle Park District is consistent with the adopted Future Land Use Map which calls for flood plain conservation.<br/> <b>Map No.:</b> 035028<br/> <b>Zoning Violations:</b> None</p> |  |  |   |

|                       |  |                                       |                         |                         |                       |
|-----------------------|--|---------------------------------------|-------------------------|-------------------------|-----------------------|
| <b>Transportation</b> | <b>Transportation and Circulation:</b> The subject property will share approximately 350 feet of street frontage along Caribbean Road which is designated as a “C1” Minor Residential Collector. |                                       |                         |                         |                       |
| <b>Street R.O.W.</b>  | <b>Street</b>  | <b>Urban Transportation Plan Type</b> | <b>Proposed Section</b> | <b>Existing Section</b> | <b>Traffic Volume</b> |
|                       | Caribbean Drive  | “C1” Residential Collector            | 60’ ROW<br>40’ paved    | 50’ ROW<br>Not Paved    | N/A                   |

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the “CG-2” General Commercial District to the “RV” Recreational Vehicle Park District to allow for the construction of a 60-pad recreational vehicle park and supporting improvements.

**Development Plan:** The subject property is comprised of 7.95 acres. The proposed resort will accommodate approximately 60 RV pad sites, each with an improved pad, water, electric, sewer service, 2 parking spots and other amenities. The site will include an improved road within the site, a pool, and a community center. The Park office will be open during normal business hours 7a.m.-6p.m., and will be contained in a building on the front of the site. The existing property is unimproved with the exception of an existing boat ramp. The existing boat ramp is to be improved for use by the RV resort. The building on the front of the site will also be used to facilitate public access to the boat ramp.

**Existing Land Uses & Zoning:** The subject property is currently zoned “CG-2” General Commercial and is vacant land. To the west is single-family zoned “RS-6” Single-Family 6 District. To the north is a low density residential planned unit development rezoned in 2014. To the south of the property is vacant and was rezoned “CR-1” Resort Commercial in 1982. To the east is the Laguna Madre.

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

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

**PlanCC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Flour Bluff Area Development Plan (ADP). The proposed rezoning to the “RV” Recreational Vehicle Park District is **consistent** with the Future Land Use Map and the following policies of the Flour Bluff ADP and PlanCC:

- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational

needs, and characteristics of each use (Future Land Use, Zoning, and Urban Design Policy Statement 1).

- The City encourages expanded and additional recreation vehicle areas to serve tourists. Rezoning of proposed commercial and/or multi-family land use near South Padre Island Drive (SPID) and adjacent to the Laguna Madre for recreational vehicle usage should be encouraged. Zoning this area for recreation vehicles would take advantage of the natural resource of the Laguna Madre, excellent access to SPID and would meet community objectives to minimize potential for property losses in flood prone areas (due to the mobile nature of this use)(Policy Statement B.9).

**Department Comments:**

- The proposed rezoning is compatible with the Future Land Use Map, PlanCC, and the Flour Bluff Area Development Plan (ADP). The proposed rezoning is also compatible with neighboring properties and with the general character of the surrounding area. The former Future Land Use map identified the subject property for commercial uses.
- Flood Plain Conservation are properties that are within the 100-year flood plain, preferably preserved for environmental reasons. The flood plain conservation designation should be updated when new Federal Emergency Management Agency (FEMA) maps are adopted to better represent which lands are impacted by flooding. The subject property is within the 100-year flood plain and has an elevation requirement of 10 as per the adopted 1985 maps. The proposed FEMA flood maps show the elevation requirement of 10 feet to for permanent structures.
- A portion of the property has a designated wetland (Estuarine and Marine Wetland). The Estuarine System describes deep water tidal habitats and adjacent tidal wetlands that are influenced by water runoff from and often semi-enclosed by land. They are located along low-energy coastlines and they have variable salinity. Intertidal areas are defined as the area from extreme low water to extreme high water and associated splash zone. Unconsolidated Shores include all wetland habitats having two characteristics: (1) unconsolidated substrates with less than 75 percent areal cover of stones, boulders or bedrock and; (2) less than 30 percent areal cover of vegetation. Landforms such as beaches, bars, and flats are included in the Unconsolidated Shore class.
- According to the National Wetland Inventory the portion of the property is regularly flooded by tidal waters which alternately floods and exposes land surfaces at least once daily.
- The property is currently vacant and has not been developed since Flour Bluff was annexed in 1961.
- The proposed RV resort will have to abide by all of the requirements of the Unified Development Code (UDC) including appropriate density, access to a public street, separation between pad sites, an internal drive, buffering/screening, and any amenities.
- According to section 6.1.2.D.2 of the UDC, "Trailer pads shall be rented by the day or week only and the occupant of a trailer pad shall remain in the same Recreational Vehicle Park not more than 180 continuous days."
- According to section 6.1.2.D.3.a and b, "The following uses shall be permitted as accessory uses to a Recreational Vehicle park provided that such uses do not

occupy more than one-third of the area within the Recreational Vehicle park development. (Barber shops, beauty parlors, car wash, convenience grocery stores of less than 4,000 square feet, day care centers, dry cleaning receiving stations, fuel sales, restaurants excluding bars, taverns or pubs, and self-service laundries.) None of the described uses shall be allowed to operate within the proposed recreational vehicles. A single-family dwelling unit or Manufactured Home for resident watchmen or caretakers employed on the premises shall be permitted.

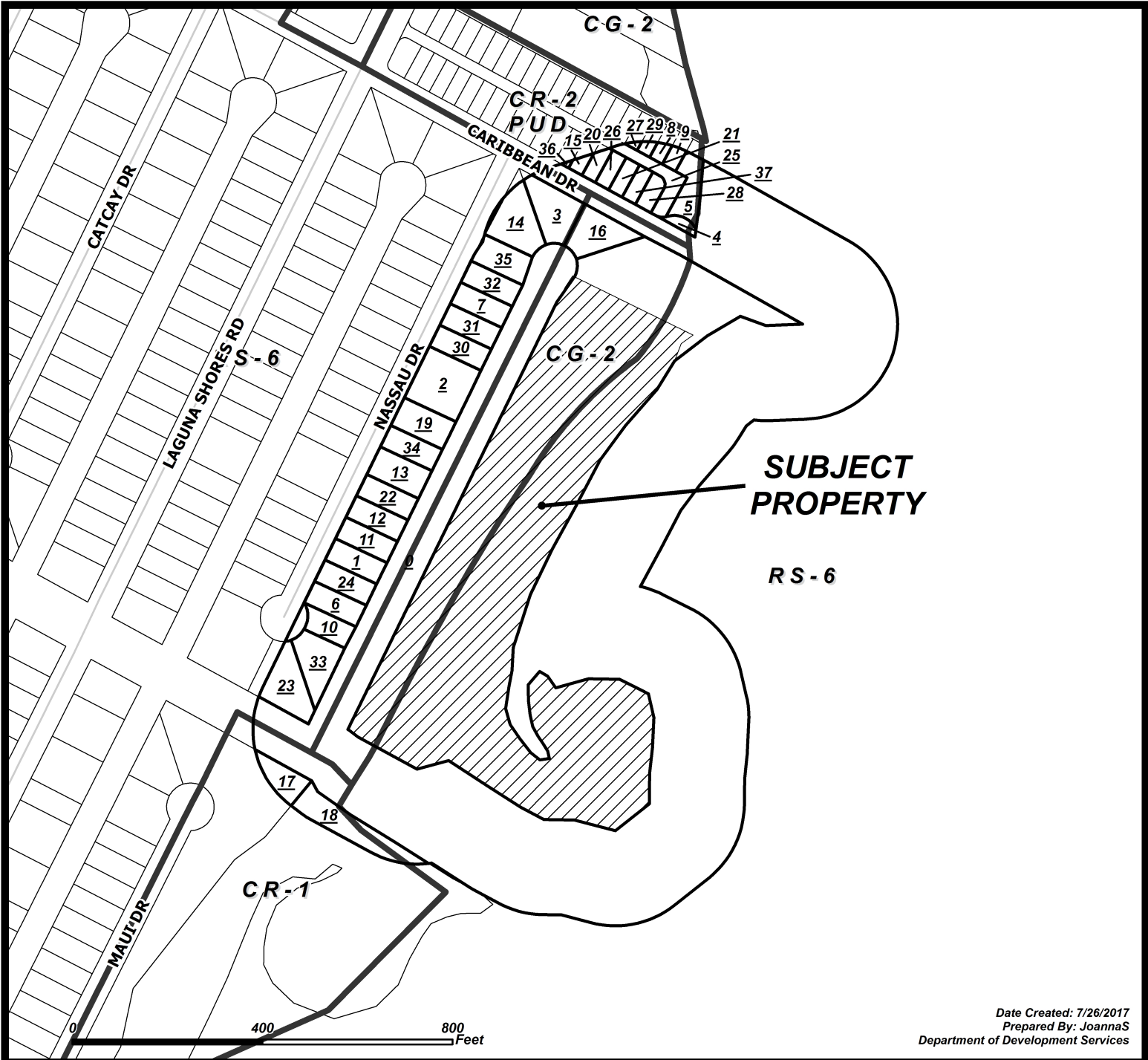
**Staff Recommendation:**

Approval of the change of zoning from the “CG-2” General Commercial District to the “RV” Recreational Vehicle Park District.

|                            |  |
|----------------------------|--|
| <b>Public Notification</b> | Number of Notices Mailed – 37 within 200-foot notification area<br>8 outside notification area |
|                            | <b><u>As of August 4, 2017:</u></b>  |
|                            | In Favor – 1 inside notification area<br>– 0 outside notification area                         |
|                            | In Opposition – 8 inside notification area<br>– 4 outside notification area                    |
|                            | Totaling 7.12% of the land within the 200-foot notification area in opposition.                |

**Attachments:**

- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)

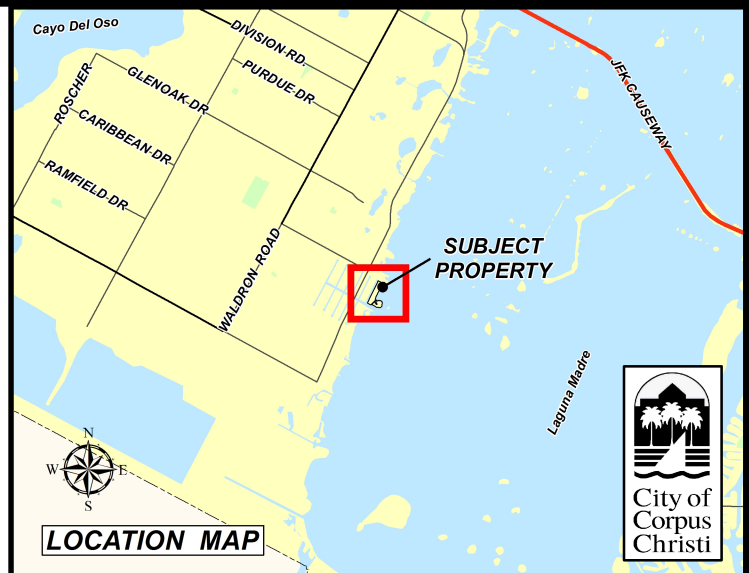


Date Created: 7/26/2017  
Prepared By: JoannaS  
Department of Development Services

## CASE: 0717-03 ZONING & NOTICE AREA

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

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



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. 0717-03**

**B. L. Marina Properties, LP.** has petitioned the City of Corpus Christi to consider a change of zoning from the **"CG-2" General Commercial District** to the **"RV" Recreational Vehicle Park District, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**Being a 7.95 acres out of Lots 22 and 23, Section 53, Flour Bluff & Encinal Farm & Garden Tracts, located east of Laguna Shores Road, on the south side of Caribbean Drive at the Laguna Madre.**

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, August 9, 2017**, 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.

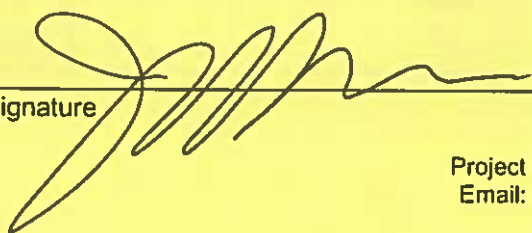
**NOTE:** In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

Printed Name: Jerry Hooper

Address: 3401 Bauli Dr. City/State: Corpus Christi, TX

( ) IN FAVOR  IN OPPOSITION Phone: 361 549 4035

REASON: Please see and read into the record the attached affidavit.

Signature 

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 17ZN1023  
Property Owner ID:

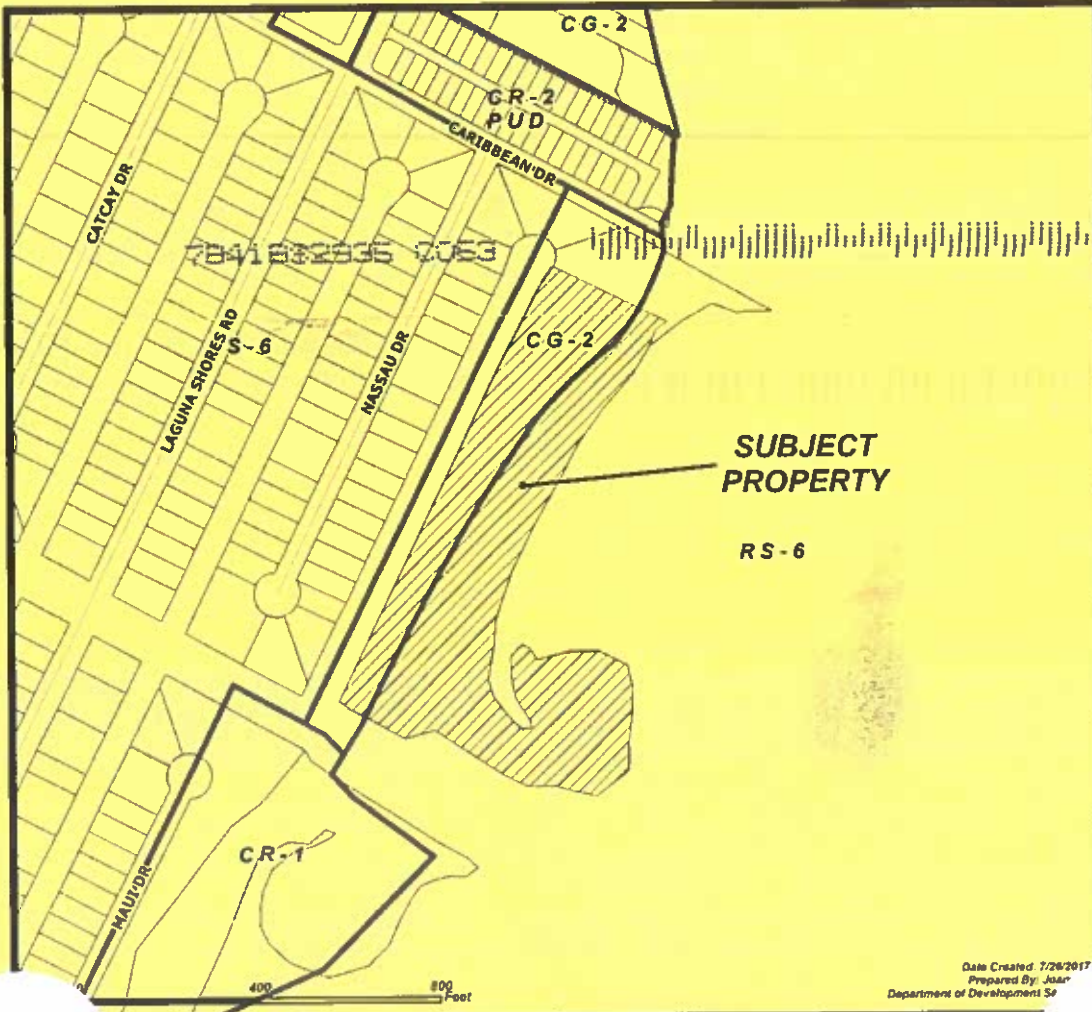
Case No. 0717-03  
Project Manager: Andrew Dimas  
Email: andrewd2@cctexas.com

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



U.S. POSTAGE PTM  
 ZIP 78412 \$ 000.46<sup>0</sup>  
 02 4W  
 0000340617 JUL 28 2017

Jerry Hooper Jr.  
 Tropic Isles Assoc. HOA President  
 3401 Bali Drive  
 Corpus Christi, TX 78418



Date Created: 7/26/2017  
 Prepared By: Joar  
 Department of Development Se

**CASE: 0717-03**  
**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-6 Single-Family 6          |
| CM-1 Neighborhood Commercial | RS-4.5 Single-Family 4.5      |
| CM-2 Neighborhood Commercial | RS-TF Two-Family              |
| CR-1 Resort Commercial       | RS-16 Single-Family 16        |
| 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             |                               |



**AFFIDAVIT FOR ZONING CHANGE**

**CASE # 0717-03**

**PUBLIC HEARING AUGUST 9, 2017, 5:30 PM**

|                         |   |                      |
|-------------------------|---|----------------------|
| <b>STATE OF TEXAS</b>   | ) |                      |
|                         | ( | JERRY L. HOOPER, JR. |
| <b>COUNTY OF NUECES</b> | ) |                      |

BEFORE ME, the undersigned authority, on this day personally appeared JERRY L. HOOPER, JR. who upon being duly sworn testified and deposed as follows:

1. "My name is JERRY L. HOOPER, JR. I am over 21 years of age and am competent to make this affidavit. I have personal knowledge of the matters contained in this affidavit, and all matters contained in this affidavit are true and correct.

2. I am a Taxpayer and Homeowner in Tropic Isles at 3401 Bali Drive, Corpus Christi, Texas 78418.

3. I am also the President of the Tropic Isles Association, Inc. ("Association") which is the homeowner's association for Tropic Isles subdivision. The Association has the responsibility for the property, i.e. canals, adjacent on two sides of the property being considered for the zoning change.

4. This affidavit is offered in lieu of oral evidence and argument at the Zoning Change Public Hearing asserting that:

- a. The proposed change is not in harmony with the established land use pattern of the adjacent properties or developments.
- b. The proposed change does not maintain the same or similar population density patterns for the adjacent and surrounding areas.
- c. The proposed change does not positively influence living conditions in the neighborhood.
- d. The proposed change has a much greater negative impact on property values in the adjacent property and subdivisions, i.e. Tropic Isles.
- e. There are substantial reasoning as to why the use of the property is fairly limited under the existing zoning.
- f. As a homeowner in Tropic Isles with a specific interest in the canals, there is significant issue with rezoning and its impact on the canals and waterways which are maintained by the homeowner's association, i.e. Tropic Isles Association, Inc., for which I pay dues to maintain the canal system. The proposed zoning change to allow an RV Park would negatively impact the efforts of the Tropic Isles Association, Inc. and, thus, it would impact the cost of maintenance of the canals and result in my cost increasing.


5. As a Taxpayer in the adjacent subdivision of Tropic Isles with common interest of the canal adjacent to the subject property zoning change and as the Member of the Tropic Isles Association with standing in regards to the adjacent canal system, I request



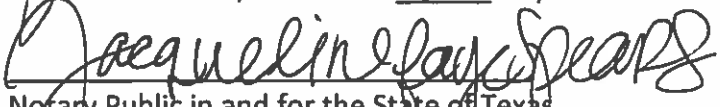
that the Commission and/ or Council of the City of Corpus Christi, Texas in Nueces County enter an order:

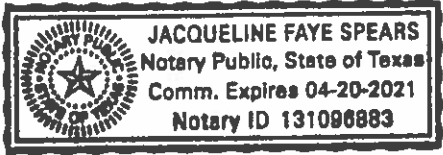
- a. Finding that the rezoning of the subject property be denied.

FURTHER Affiant sayeth not.

  
\_\_\_\_\_  
Jerry L. Hooper, Jr.

SUBSCRIBED AND SWORN to before me by JERRY L. HOOPER, JR. on the 2 day of august, 2017.

  
\_\_\_\_\_  
Notary Public in and for the State of Texas



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. 0717-03**

**B. L. Marina Properties, LP.** has petitioned the City of Corpus Christi to consider a change of zoning from the **"CG-2" General Commercial District** to the **"RV" Recreational Vehicle Park District, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**Being a 7.95 acres out of Lots 22 and 23, Section 53, Flour Bluff & Encinal Farm & Garden Tracts, located east of Laguna Shores Road, on the south side of Caribbean Drive at the Laguna Madre.**

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, August 9, 2017**, 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: Benny M. & Allison E. Franklin

Address: 3221 Nassau Drive City/State: Corpus Christi Tx

( ) IN FAVOR  IN OPPOSITION Phone: 78418 361-438-0419

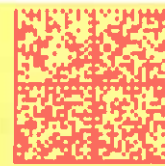
REASON: 1. Decrease value of our home and land.  
2. Birds habitat  
3. The difference in how the homes + RVs look.

Benny M. Franklin Allison E. Franklin  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 17ZN1023  
Property Owner ID: 1

Case No. 0717-03  
Project Manager: Andrew Dimas  
Email: andrewd2@cctexas.com

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

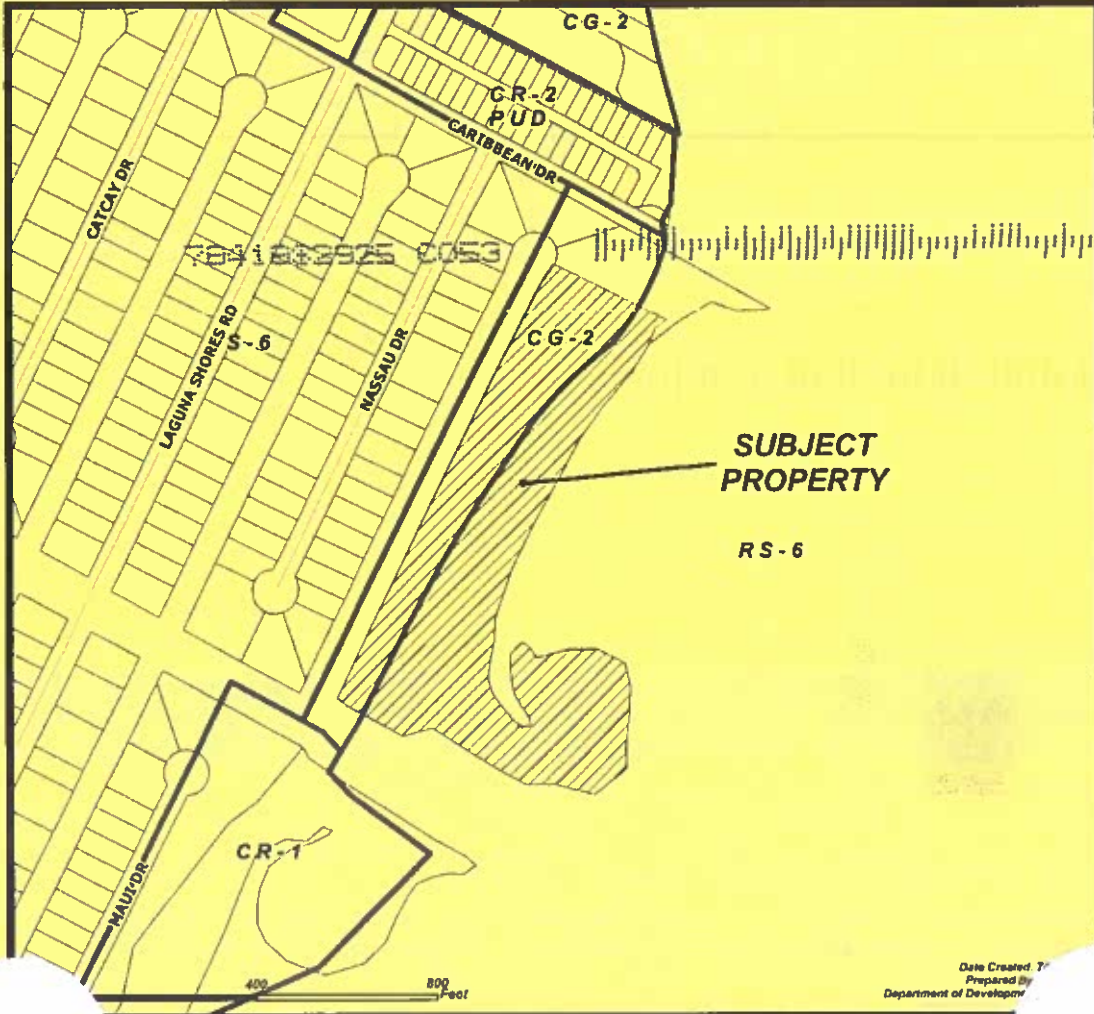


U.S. POSTAGE PITNEY BOWES



ZIP 78412 \$ 000.46<sup>0</sup>  
 02 4W  
 0000340617 JUL 28 2017

1 884700010065  
 FRANKLIN BENNY MARK AND W  
 3221 NASSAU DR  
 Corpus Christi, TX 78418



Date Created: 7/11/17  
 Prepared By: [Name]  
 Department of Development

**CASE: 0717-03**  
**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 |
| PO Professional Office       | RS-10 Single-Family 10        |
| RM-AT Multifamily AT         | RS-6 Single-Family 6          |
| CH-1 Neighborhood Commercial | RS-4-S Single-Family 4 S      |
| CH-2 Neighborhood Commercial | RS-2F Two-Family              |
| CR-1 Resort Commercial       | RS-16 Single-Family 16        |
| CR-2 Resort Commercial       | RE Residential Estate         |
| CG-1 General Commercial      | RS TH Townhouses              |
| CG-2 General Commercial      | SP Special Permit             |
| CJ Intensive Commercial      | RV Recreational Vehicle Park  |
| CBD Downtown Commercial      | RMH Manufactured Home         |
| CH-3 Resort Commercial       |                               |
| FR Farm Rural                |                               |
| HO 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. 0717-03**

**B. L. Marina Properties, LP**, has petitioned the City of Corpus Christi to consider a change of zoning from the **"CG-2" General Commercial District** to the **"RV" Recreational Vehicle Park District, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**Being a 7.95 acres out of Lots 22 and 23, Section 53, Flour Bluff & Encinal Farm & Garden Tracts, located east of Laguna Shores Road, on the south side of Caribbean Drive at the Laguna Madre.**

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, August 9, 2017**, 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: FRANCIS A. RUGELEY

Address: 3229 NASSAW DRIVE City/State: Corpus Christi Tx 78418

( ) IN FAVOR (X) IN OPPOSITION Phone: 361-960-1405

REASON: I am extremely concerned of displacement & nesting grounds of birds & animals! Also high winds & storms causing debris into the surrounding waters, damage to my home & others! also who will be enforcing the plan!

Signature

Francis A. Rugeley

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 17ZN1023  
Property Owner ID: 6

Case No. 0717-03  
Project Manager: Andrew Dimas  
Email: andrewd2@cctexas.com

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

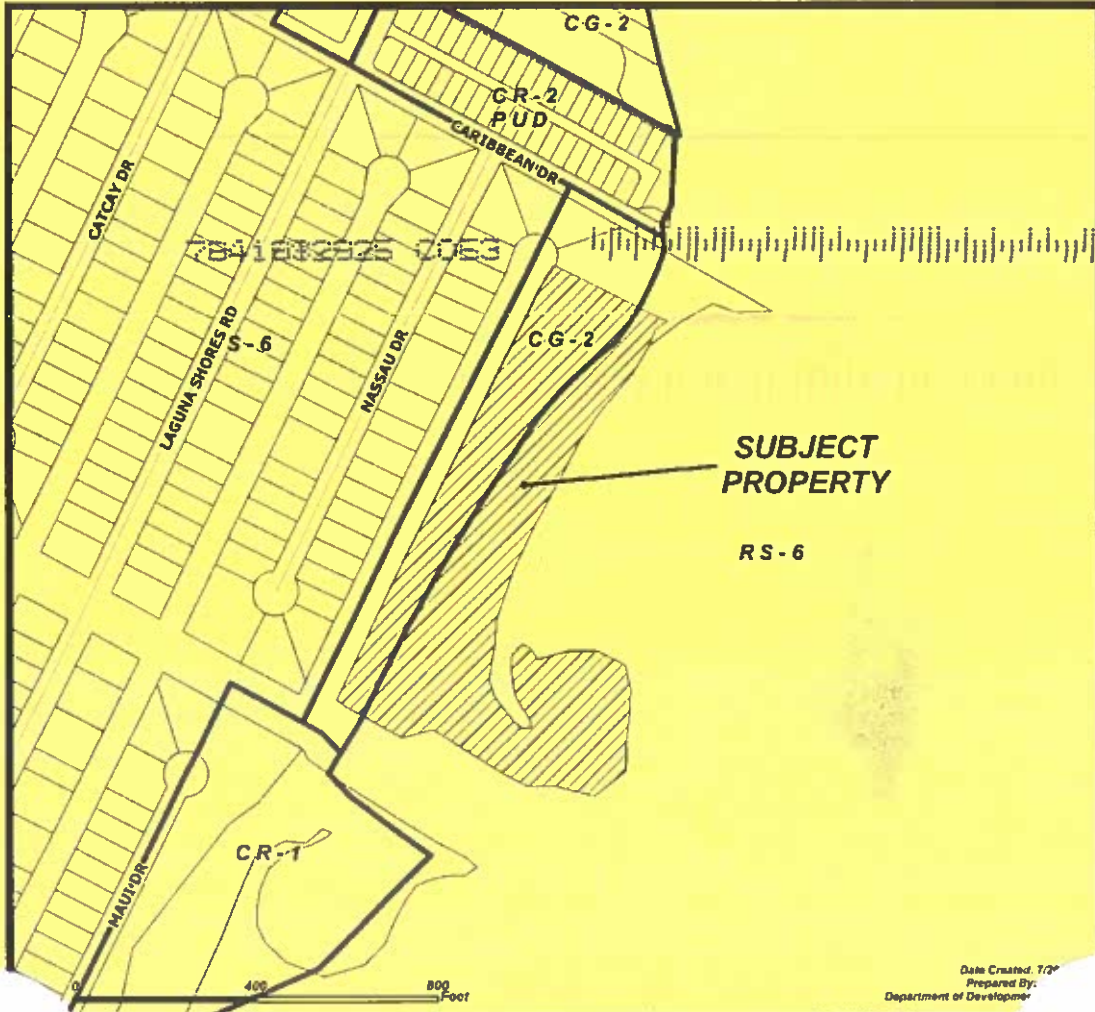


U.S. POSTAGE PITNEY BOWES



ZIP 78412 \$ 000.46<sup>0</sup>  
 02 4W  
 0000340617 JUL 28 2017

6 884700010040  
 RUGELEY FRANCES H  
 3229 NASSAU DR  
 Corpus Christi, TX 78418



Date Created: 7/20  
 Prepared By:  
 Department of Development

**CASE: 0717-03**  
**SUBJECT PROPERTY WITH ZONING**

Subject Property

|                              |                               |
|------------------------------|-------------------------------|
| RM-1 Multifamily 1           | IL Light Industrial           |
| RM-2 Multifamily 2           | BI 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          |
| CW-1 Neighborhood Commercial | RS-4.5 Single-Family 4.5      |
| CH-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             |
| CJ Innovative Commercial     | RV Recreational Vehicle Park  |
| CD 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 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. 0717-03**

**B. L. Marina Properties, LP.** has petitioned the City of Corpus Christi to consider a change of zoning from the **"CG-2" General Commercial District** to the **"RV" Recreational Vehicle Park District, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**Being a 7.95 acres out of Lots 22 and 23, Section 53, Flour Bluff & Encinal Farm & Garden Tracts, located east of Laguna Shores Road, on the south side of Caribbean Drive at the Laguna Madre.**

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, August 9, 2017**, 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.

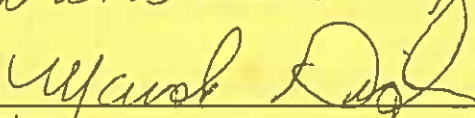
Printed Name: MARDE & SANDRA GIDEON

Address: 3217 NASSAU DR City/State: CC, TX

( ) IN FAVOR (X) IN OPPOSITION Phone: 361-737-4406

REASON: RV PARKS REQUIRE "DUMP STATIONS" DO NOT PAY ALL THESE TAXES TO BE DOWN WIND FROM DUMP STATIONS.

TRASH, CRIME & EYE SORES.

  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 17ZN1023  
Property Owner ID: 11

Case No. 0717-03  
Project Manager: Andrew Dimas  
Email: andrewd2@cctexas.com

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

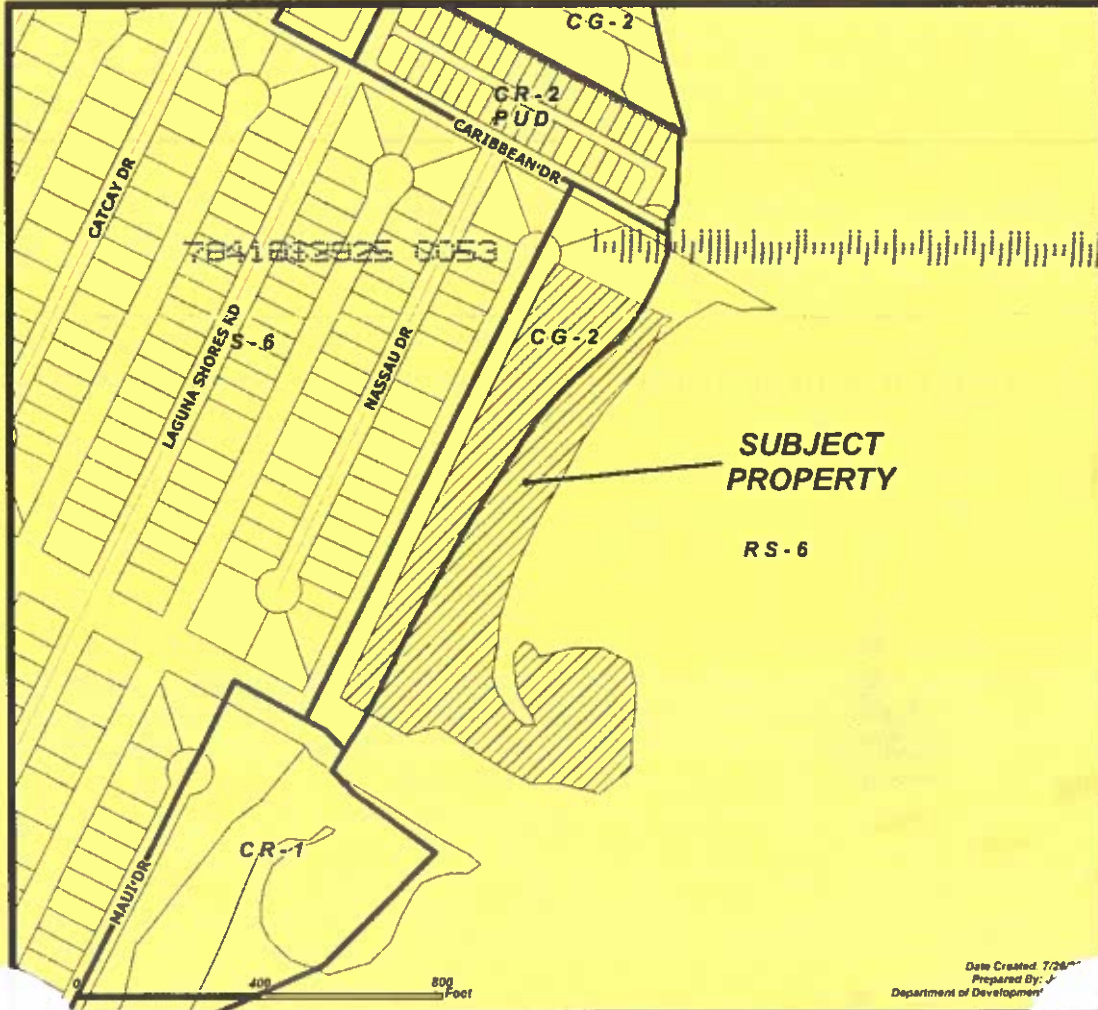


U.S. POSTAGE PITNEY BOWES



ZIP 78412 \$ 000.46<sup>0</sup>  
 02 4W  
 0000340617 JUL 28 2017

11 884700010070  
 GIDEON MARDE C & SANDRA C  
 3217 Nassau Dr  
 Corpus Christi, TX 78418



Date Created: 7/26/17  
 Prepared By: J  
 Department of Development

**CASE: 0717-03**  
**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 |
| CO    | 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-1F  | Two-Family                |
| CR-1  | Resort Commercial       | RS-16  | Single-Family 16          |
| CR-2  | Resort Commercial       | RE     | Residential Estate        |
| CC-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           |        |                           |



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. 0717-03**

**B. L. Marina Properties, LP.** has petitioned the City of Corpus Christi to consider a change of zoning from the **"CG-2" General Commercial District** to the **"RV" Recreational Vehicle Park District, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**Being a 7.95 acres out of Lots 22 and 23, Section 53, Flour Bluff & Encinal Farm & Garden Tracts, located east of Laguna Shores Road, on the south side of Caribbean Drive at the Laguna Madre.**

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, August 9, 2017**, 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: Paul S. Winters and Deborah J. Winters

Address: 3205 Nassau Dr. City/State: Corpus Christi, TX

( ) IN FAVOR  IN OPPOSITION Phone: 361 215 6797

REASON: <sup>0</sup> Has a negative effect on property value, <sup>361 215 6765</sup>  
<sup>2</sup> elevation ~~is~~ too low for proper ~~drainage~~ drainage causing pollution to Laguna Madre  
<sup>3</sup> impact on all utilities  
<sup>4</sup> environmental study on impact of development need to be done.

Paul S. Winters and Deborah J. Winters  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 17ZN1023  
Property Owner ID: 13

Case No. 0717-03  
Project Manager: Andrew Dimas  
Email: andrewd2@cctexas.com

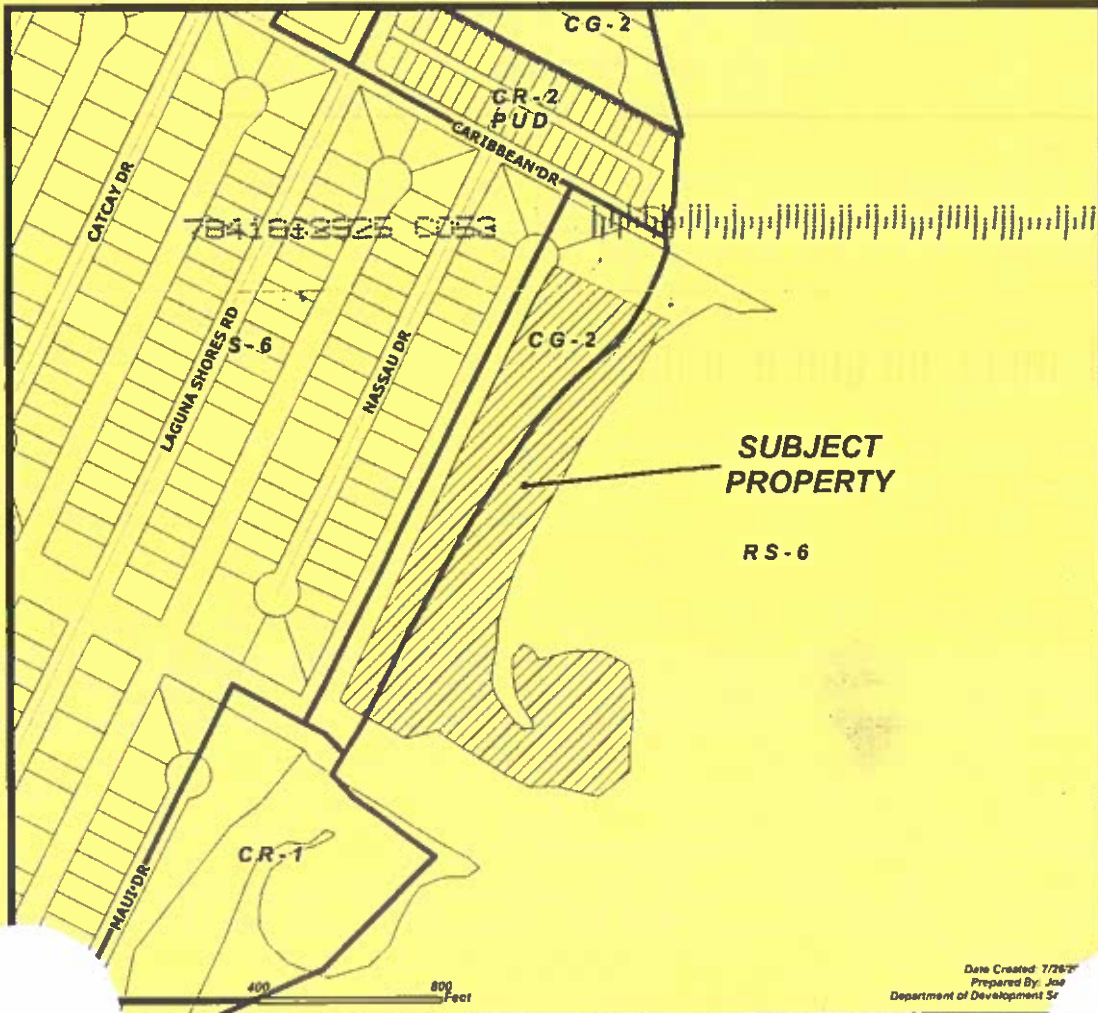


City of Corpus Christi  
 Development Services Dept.  
 P.O. Box 9277  
 Corpus Christi, Texas 78469



U.S. POSTAGE PITNEY BOWES  
 ZIP 78412 \$ 000.46<sup>0</sup>  
 02 4W  
 0000340617 JUL 28 2017

13 884700010100  
 WINTERS PAUL S AND  
 DEBORAH J WINTERS WFE  
 3205 NASSAU DR  
 Corpus Christi, TX 78418



Date Created: 7/26/17  
 Prepared By: Joe  
 Department of Development Sr

**CASE: 0717-03**  
**SUBJECT PROPERTY WITH ZONING**



|                              |                               |
|------------------------------|-------------------------------|
| RM 1 Multifamily 1           | IL Light Industrial           |
| RM 2 Multifamily 2           | RI Heavy Industrial           |
| RM 3 Multifamily 3           | PLD 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-16 Single-Family 16        |
| CR-2 Resort Commercial       | RE Residential Estate         |
| CG-1 General Commercial      | RS-TH Townhouse               |
| CG-2 General Commercial      | SP Special Permit             |
| C1 Intensive Commercial      | RV Recreational Vehicle Park  |
| CRD 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. 0717-03**

**B. L. Marina Properties, LP.** has petitioned the City of Corpus Christi to consider a change of zoning from the **"CG-2" General Commercial District** to the **"RV" Recreational Vehicle Park District, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**Being a 7.95 acres out of Lots 22 and 23, Section 53, Flour Bluff & Encinal Farm & Garden Tracts, located east of Laguna Shores Road, on the south side of Caribbean Drive at the Laguna Madre.**

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, August 9, 2017**, 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: Kris Hawkins

Address: 161 Caribbean Drive City/State: Corpus Christi, TX

IN FAVOR     IN OPPOSITION

Phone: 512 892-6000

REASON:

I am very excited to see something positive happen. The subject property is often a site for dumping trash and bum camps.

Kris Hawkins  
Signature

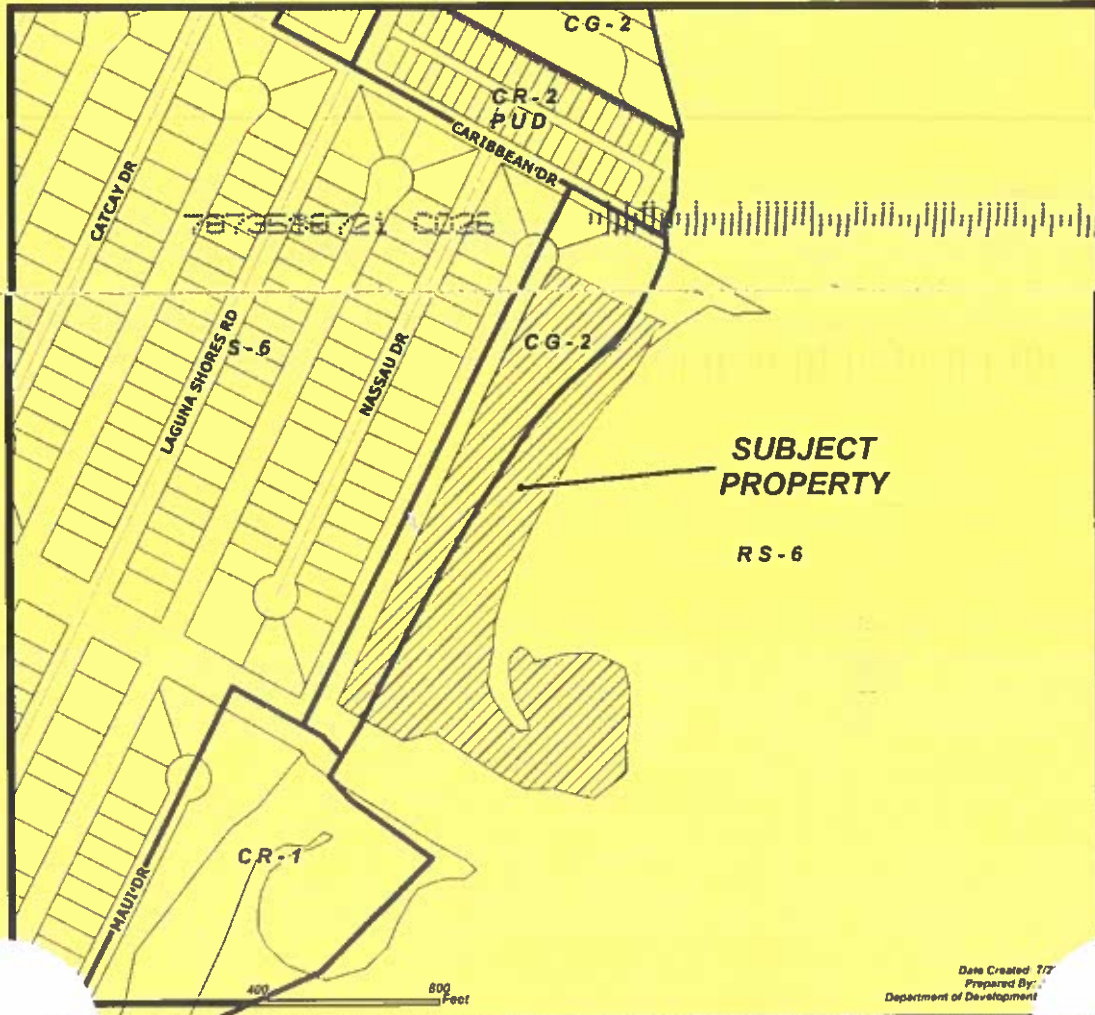
SEE MAP ON REVERSE SIDE  
INFOR Case No.: 17ZN1023  
Property Owner ID: 16

Case No. 0717-03  
Project Manager: Andrew Dimas  
Email: andrewd2@cctexas.com

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



16 884700010230  
 BL MARINA PROPERTIES LP  
 5716 HWY 290 W  
 STE 200  
 Austin, TX 78735



**CASE: 0717-03**  
**SUBJECT PROPERTY WITH ZONING**



|                              |                               |
|------------------------------|-------------------------------|
| RM 1 Multifamily 1           | IL Light Industrial           |
| RM 2 Multifamily 2           | RI Heavy Industrial           |
| RM 3 Multifamily 3           | PUD Planned Unit Dev. Overlay |
| PO 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-TF Two-Family              |
| CR-1 Resort Commercial       | RS-16 Single-Family 16        |
| 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             |                               |



Printed Name: JOHN C. AMESOUR

Address: 3143 Nassau Dr.

Civ/State: Corpus Christi, TX

IN FAVOR  IN OPPOSITION

Phone: 540.9774-1964

REASON:

- 1) OUT OF CHARACTER WITH RESIDENTIAL NATURE OF THE SUBDIVISION (Tropic Isles)
- 2) PORTUJAC FORE STREAM DIVERS TO DAMAGE HOME'S ACCESS CANAL.
- 3) OPENING NEW CANAL

Signature


John C. Amesour

SEE MAP ON REVERSE SIDE  
INFO Case No.: 17ZN1023  
Property Owner ID: 19

Case No. 0717-03  
Project Manager: Andrew Dimas  
Email: andrewd2@cctexas.com

# CASE: 07177-03

## SUBJECT PROPERTY WITH ZONING

 Subject Property

|       |                         |        |                           |
|-------|-------------------------|--------|---------------------------|
| RM 1  | Medium-Density 1        | IL     | Light Industrial          |
| RM 2  | Medium-Density 2        | PI     | Heavy Industrial          |
| RM 3  | Medium-Density 3        | PUD    | Planned Unit Dev. Overlay |
| OM    | Professional Office     | RS-18  | Single-Family 18          |
| OM AT | Medium-Density Office   | RS-6   | Single-Family 6           |
| CH 1  | Neighborhood Commercial | RS-4.5 | Single-Family 4.5         |
| CH 2  | Neighborhood Commercial | RS-TR  | Two-Family                |
| CH 3  | Neighborhood Commercial | RS-12  | Single-Family 12          |
| CH 4  | Neighborhood Commercial | RE-11  | Residential Estate        |
| CH 5  | Neighborhood Commercial | RE-12  | Residential Estate        |
| CC-1  | General Commercial      | SP     | Special Permit            |
| CC-2  | General Commercial      | SP     | Special Permit            |
| CC-3  | General Commercial      | SP     | Special Permit            |
| CC-4  | General Commercial      | SP     | Special Permit            |
| CC-5  | General Commercial      | SP     | Special Permit            |
| FR    | Farm Rural              | RM     | Manufactured Home         |
| H     | Historic District       |        |                           |
| SP    | Business Park           |        |                           |



- Canal use ?
- known cave debris potential?
- NOT appropriate location for RVs - (5th family homes)
- change character of neighborhood - lowers property values?

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. 0717-03**

**B. L. Marina Properties, LP.** has petitioned the City of Corpus Christi to consider a change of zoning from the **"CG-2" General Commercial District** to the **"RV" Recreational Vehicle Park District, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**Being a 7.95 acres out of Lots 22 and 23, Section 53, Flour Bluff & Encinal Farm & Garden Tracts, located east of Laguna Shores Road, on the south side of Caribbean Drive at the Laguna Madre.**

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, August 9, 2017**, 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: Stephen + Shanna Gohlke

Address: 3237 Nassau DR. City/State: CC. TX

( ) IN FAVOR (✓) IN OPPOSITION Phone: 361-774-1348

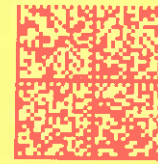
REASON:  
Worried about increased traffic, Crime, Noise. Impact on the environment and habitat of local species. Concern regarding improvements of property include dredging of the existing canals + bulkheads. RV park would not fall under the same rules as existing HOA members. No local fire hydrant to service the RV Park.

[Signature]  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 17ZN1023  
Property Owner ID: 33

Case No. 0717-03  
Project Manager: Andrew Dimas  
Email: andrewd2@cctexas.com

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

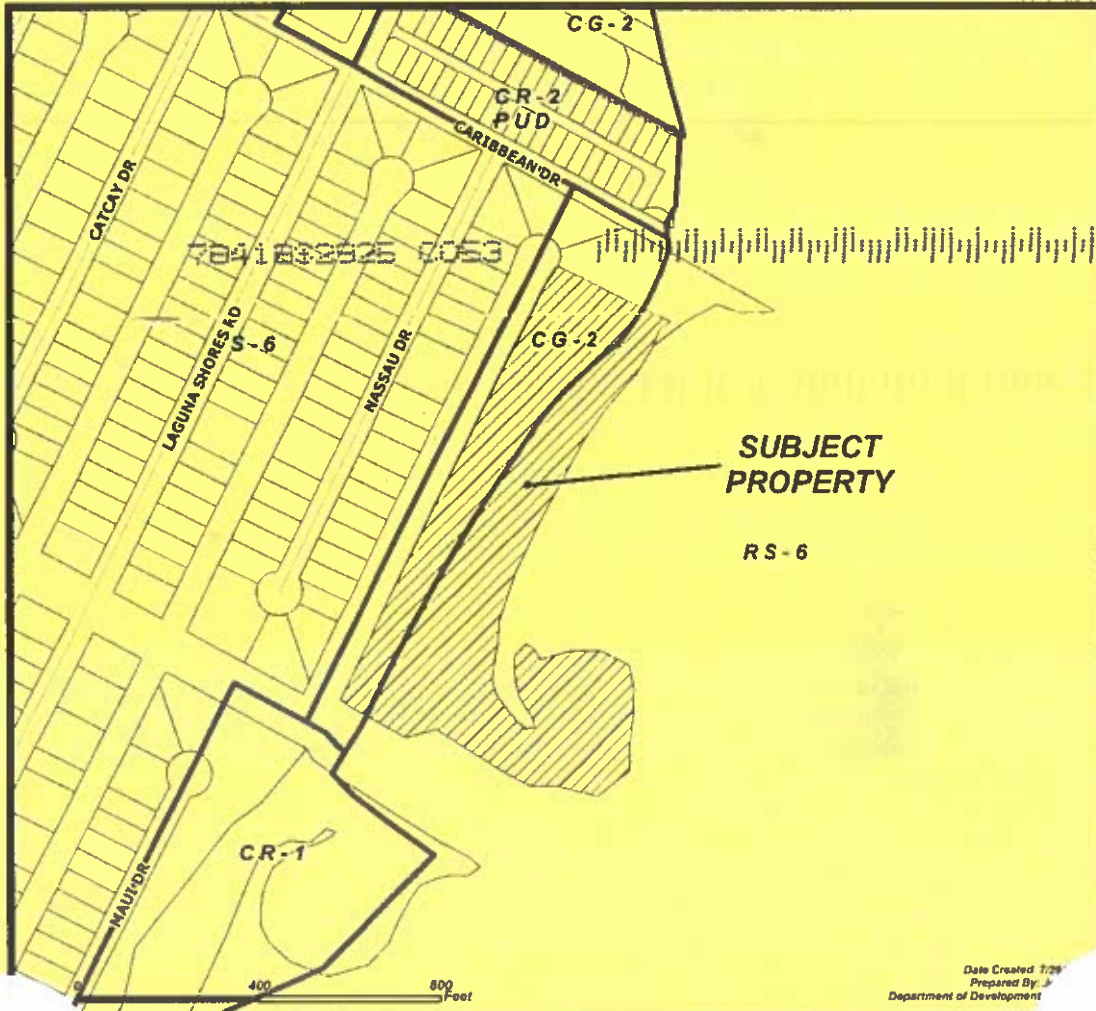


U.S. POSTAGE PITNEY BOWES



ZIP 78412 \$ 000.46<sup>0</sup>  
 02 4W  
 0000340617 JUL 28 2017

33 884700010020  
 GOHLKE STEPHEN & SHANNA P  
 3237 Nassau Dr  
 Corpus Christi, TX 78418



Date Created: 7/28/17  
 Prepared By: J  
 Department of Development

**CASE: 0717-03**  
**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 |
| OM Professional Office       | RS-10 Single-Family 10        |
| RM-AT Multifamily AT         | RS-6 Single-Family 6          |
| CH-1 Neighborhood Commercial | RS-4-S Single-Family 4 & S    |
| CH-2 Neighborhood Commercial | RS-7F Two-Family              |
| CR-1 Resort Commercial       | RS-16 Single-Family 16        |
| CR-2 Resort Commercial       | RE Residential Estate         |
| CG-1 General Commercial      | RS-TM 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             |                               |



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. 0717-03**

**B. L. Marina Properties, LP,** has petitioned the City of Corpus Christi to consider a change of zoning from the "CG-2" General Commercial District to the "RV" Recreational Vehicle Park District, resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

Being a 7.95 acres out of Lots 22 and 23, Section 53, Flour Bluff & Encinal Farm & Garden Tracts, located east of Laguna Shores Road, on the south side of Caribbean Drive at the Laguna Madre.

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, August 9, 2017, 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: ARLENE G YEARY

Address: 3113 NASSAU City/State: CORPUS CHRISTI, TX 78418

( ) IN FAVOR  IN OPPOSITION Phone: 361 937-2780

REASON: AFFECT PROPERTY VALUE,  
AFFECT GROUND WATER, INTO BAY, AND  
SEWAGE + TRASH - GROUND AND BAY  
DAMAGE TO ROADS.

Arlene G Yeary  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 17ZN1023  
Property Owner ID: 35

Case No. 0717-03  
Project Manager: Andrew Dimas  
Email: andrewd2@cctexas.com

CASE NUMBER 0717-03



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

Phone City Court House  
 main



PITNEY BOWES  
 ZIP 78412 \$ 000.46<sup>0</sup>  
 02 4M  
 0000340617-JUL 28 2017

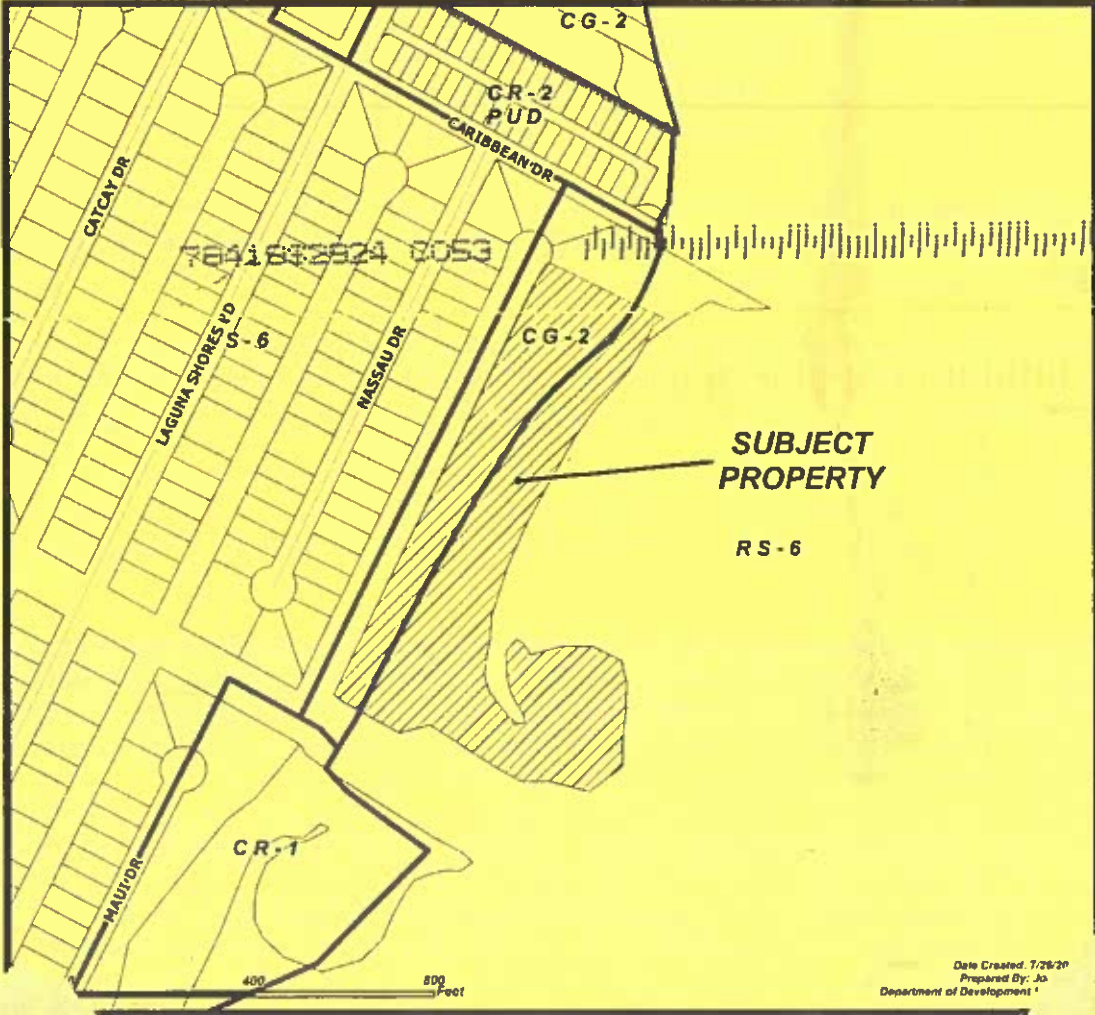
Permit for  
 PARIL

361 826-3240

35 884700010200  
 YEARY ARLENE G  
 3113 NASSAU  
 Corpus Christi, TX 78418

AUG 8-30

RV



Date Created: 7/26/20  
 Prepared By: Jo  
 Department of Development

**CASE: 0717-03**  
**SUBJECT PROPERTY WITH ZONING**

Subject Property

|                              |                               |
|------------------------------|-------------------------------|
| RM 1 Multifamily 1           | IL Light Industrial           |
| RM 2 Multifamily 2           | BI Heavy Industrial           |
| RM 3 Multifamily 3           | PUD Planned Unit Dev. Overlay |
| OW Professional Office       | RS 10 Single-Family 10        |
| RM AT Multifamily AT         | RS 6 Single-Family 6          |
| CN 1 Neighborhood Commercial | RS 4 S Single-Family 4 S      |
| CN 2 Neighborhood Commercial | RS 2F Two-Family              |
| CR 1 Resort Commercial       | RS 1S Single-Family 1S        |
| 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             |                               |



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. 0717-03**

**B. L. Marina Properties, LP.** has petitioned the City of Corpus Christi to consider a change of zoning from the "CG-2" General Commercial District to the "RV" Recreational Vehicle Park District, resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

**Being a 7.95 acres out of Lots 22 and 23, Section 53, Flour Bluff & Encinal Farm & Garden Tracts, located east of Laguna Shores Road, on the south side of Caribbean Drive at the Laguna Madre.**

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, August 9, 2017, 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: Shirley J. Bryant  
Address: 3134 Nassau Dr. City/State: Flour Bluff CC, Texas  
78418  
Phone: 361-937-6292  
 IN FAVOR  IN OPPOSITION

REASON: Not only does this have no seawall (zoning), also has no way to drain except in ground or Bay which will destroy our Bay water & sewage will affect the environment (By land+sea), which affects our health, also, it will also destroy what few roadway (Laguna, Nassau Dr, etc) and lower the value of our homes and Mob. raise our taxes  
Shirley J. Bryant  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 17ZN1023  
Property Owner ID: 22

Case No. 0717-03  
Project Manager: Andrew Dimas  
Email: andrewd2@cctexas.com

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. 0717-03**

B. L. Marina Properties, LP, has petitioned the City of Corpus Christi to consider a change of zoning from the "CG-2" General Commercial District to the "RV" Recreational Vehicle Park District, resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

Being a 7.95 acres out of Lots 22 and 23, Section 53, Flour Bluff & Encinal Farm & Garden Tracts, located east of Laguna Shores Road, on the south side of Caribbean Drive at the Laguna Madre.

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, August 9, 2017, 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: CAROL W. RITTER

Address: 3206 Nassau Dr. City/State: Corpus Christi, TX

( ) IN FAVOR  IN OPPOSITION

Phone: (361) 937-2421

REASON: windstorm damage + we already lost what little water pressure we had also, doesn't city ord. ban RV parks in city limits?

Carol W. Ritter  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 17ZN1023  
Property Owner ID: 22

Case No. 0717-03  
Project Manager: Andrew Dimas  
Email: andrewd2@cctexas.com

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. 0717-03**

**B. L. Marina Properties, LP**, has petitioned the City of Corpus Christi to consider a change of zoning from the **"CG-2" General Commercial District** to the **"RV" Recreational Vehicle Park District**, resulting in a **change to the Future Land Use Map**. The property to be rezoned is described as:

**Being a 7.95 acres out of Lots 22 and 23, Section 53, Flour Bluff & Encinal Farm & Garden Tracts, located east of Laguna Shores Road, on the south side of Caribbean Drive at the Laguna Madre.**

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, August 9, 2017**, 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: Roy Tiemeper

Address: 3118 Nassau City/State: Corpus Christi TX

( ) IN FAVOR (  ) IN OPPOSITION Phone: 361 937-4536

REASON: Detracts ~~from~~ value existing homes. Unstable infrastructure; see Attached;

Signature: [Handwritten Signature]

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 17ZN1023  
Property Owner ID: 22

Case No. 0717-03  
Project Manager: Andrew Dimas  
Email: andrewd2@cctexas.com

These sites are built of dredge spoil, dating from the original development of Tropic Isles subdivision. At that time the developers reached an agreement with officials of the state - either with what is now TCEQ and/or the GLO - that it would remain undeveloped. This was in exchange for the permits to build the rest of the subdivision on fill/spoil; also common use structures such as the boat ramp, and a structure on the end of the spit that was for community use described as a "party house". This structure burned down years ago.

Even without this agreement, there are restrictions on building on spoil in the Laguna Madre.

Roy L. Tiemeyer DDS