

PLANNING COMMISSION FINAL REPORT

Case No. 0415-05
 HTE No. 15-10000013

Planning Commission Hearing Date: April 22, 2015

Applicant & Legal Description	<p>Applicant/Representative: AAF-Vantage at Corpus Christi Owner: William E. McKinzie Jr., Family Limited Partnership Legal Description/Location: Being 19.74 acres out of the remainder of a 20.26 acre tract described as Parcel 5, in a Special Warranty Deed from William E. McKinzie, Jr. to William E. McKinzie, Jr. Family Limited Partnership, located on the south side of Up River Road between Deer Run Drive and Carbon Plant Road.</p>			
Zoning Request	<p>From: "RS-6" Single-Family 6 District To: "RM-1" Multifamily 1 District Area: 19.74 acres Purpose of Request: To allow for a 300 unit apartment complex.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RS-6" Single-Family	Vacant	Commercial and Medium Density Residential
	<i>North</i>	"RS-6" Single-Family	Low Density Residential	Commercial
	<i>South</i>	"RS-6" Single-Family	Low Density Residential	Low Density Residential
	<i>East</i>	"RS-6" Single-Family	Vacant	Commercial and Medium Density Residential
	<i>West</i>	"RS-4.5" Single-Family	Vacant	Commercial and Low Density Residential
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for commercial and medium density residential uses. The proposed rezoning to the "RM-1" Multifamily 1 District is consistent with the adopted Future Land Use Plan designation of medium density residential at the rear but inconsistent with commercial uses planned at the frontage. Map No.: 060049 Zoning Violations: N/A</p>			

Transportation	Transportation and Circulation: The subject property has approximately 728 feet of street frontage along Up River Road, which is a “C-1” Minor Collector. The subject property will have access to a future local street built as part of Lone Star Estates Subdivision to the west.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2013)
	Up River Road	“C-1” Minor Collector	N/A	60’ ROW 40’ paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily 1 District to allow for a 300 unit apartment complex.

Development Plan: A proposed development plan for the site shows a 300-unit apartment complex to include amenities, such as a clubhouse, pool, parking and other features on the site. The number of apartment units proposed does fall under the maximum density requirements of the requested zoning district, which is no more than 22 units per acre. The apartment structures would be three stories in height, which could not exceed a maximum height restriction of 45 feet for the requested zoning district. A site plan provided shows the proposed layout of the apartment complex, which includes boat parking and storage.

Existing Land Uses & Zoning: The current use of the property is vacant. North and east of the subject property are single-family dwellings zoned “RS-6” Single Family 6 District. South and west of the subject property are multifamily projects zoned “RM-1” Multifamily 1 District.

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

Comprehensive Plan & Area Development Plan Consistency:

The proposed land use with the requested zoning is consistent with both the City’s Comprehensive Plan and the adopted Northwest Area Development Plan. The inconsistency with the Future Land Use Plan’s designation for commercial uses on the front half of the property can be over-ruled by the fact that there is sufficient commercial uses planned in this area and residential uses will support the commercial uses planned nearby.

Land Use Objective 6: Preserves quality residential areas

- **Comprehensive Plan Residential Policy Statement F:** Medium density development, such as the proposed apartment complex, should be located with

convenient access to an arterial or, along a collector that provides access to an arterial. Up River Road is a collector that provides access to McKinzie Road, an arterial.

- **Comprehensive Plan Residential Policy Statement G:** Design considerations for the proposed development should consider proximity to the adjacent single-family residential or low-density residential by limiting building height, providing screening fences or landscaping, building setbacks and other techniques to create an appropriate transition.

Plat Status: The subject property is not platted.

Department Comments:

1. A Type B Buffer Yard will be required along the property line between the proposed zoning district of “RM-1” Multifamily District 1 and the adjacent zoning districts of “RS-6” Single-Family 6 District and “RS-4.5” Single-Family 4.5 District. The Type B Buffer Yard includes a 10-foot landscaped yard and 10 points achieved per UDC Table 7.9.7.
2. The proposed land use with the requested zoning is consistent with both the City’s Comprehensive Plan and the adopted Northwest Area Development Plan.
3. The rezoning is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
4. The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the rezoning.
5. The proposed rezoning would not have a negative impact on the surrounding neighborhood.

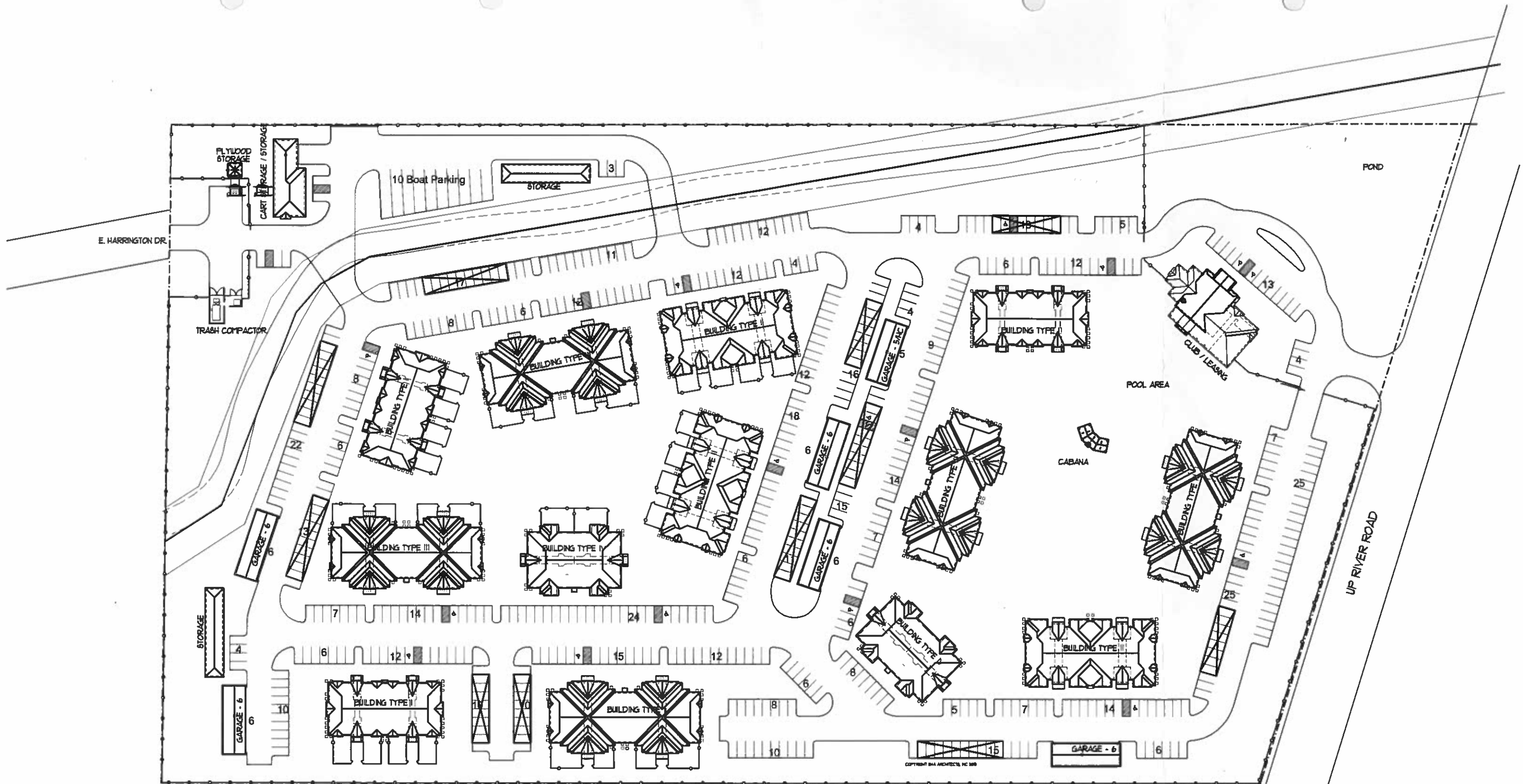
Planning Commission and Staff Recommendation:

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily 1 District.

Public Notification	Number of Notices Mailed – 19 within 200-foot notification area 6 outside notification area
	<u>As of April 24, 2015:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 7 inside notification area – 60 outside notification area
Totaling 12.83% of the land within the 200-foot notification area in opposition.	

Attachments:

1. Location Map (Existing Zoning & Notice Area)
2. Conceptual Site Plan
3. Copy of Preliminary Subdivision Plat to the West (Lone Star Estates)
4. Notices Returned by Public



Vantage at Corpus Christi Apartments

Corpus Christi, Texas



Site Plan
SCALE: 1" = 100'-0"

03.09.2015

CURVE DATA CHART

NUMBER	DELTA	RADIUS	TANGENT	LENGTH
1	106°34'13"	10.0'	13.41'	18.61'
2	47°30'55"	35.5'	15.63'	29.44'
3	276°22'26"	55.0'	49.20'	265.31'
4	7°18'32"	501.71'	32.04'	63.98'
5	16°36'57"	50.0'	7.30'	14.49'
6	90°00'42"	10.0'	10.00'	15.71'
7	90°12'14"	20.0'	20.07'	31.49'
8	09°55'14"	501.71'	43.54'	86.87'
9	53°11'36"	50.0'	25.03'	46.42'
10	90°16'04"	49.82'	50.05'	78.49'

* ALL RADIUS DIMENSIONS ARE AT R.O.W. AND STREET CENTERLINE



VICINITY MAP
NOT TO SCALE

**TEXAS GEO TECH
LAND SURVEYING, INC**

5525 S. STAPLES SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
Job# 140316

Owners:

Mohammad Nazari Rezaei, Director

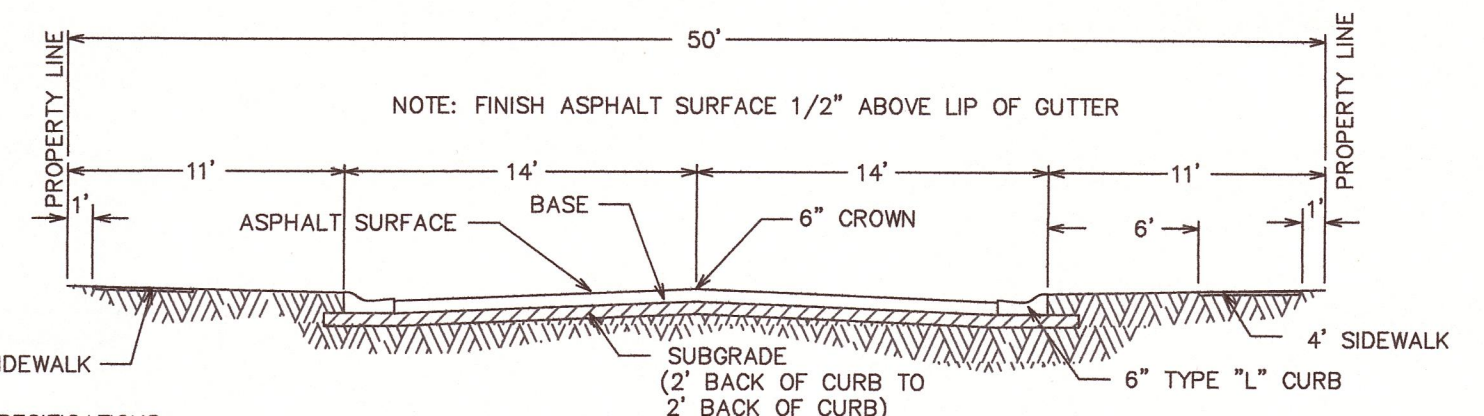
Reza Haddadzadeh, Director

Vahid Rezaei Nazari, Director

MVR Construction Company
P.O. BOX 271148, CORPUS CHRISTI, TX. 78427
PH: (361) 877-8243
E-MAIL: Mvr.corp@yahoo.com

GENERAL NOTES:

1. BASIS OF BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE
2. ALL SUBDIVISION CORNERS ARE SET 5/8" S.R. WITH TEXAS GEO TECH CAP UNLESS OTHERWISE NOTED AS FOUND 5/8" STEEL RODS.
3. CONTAINS TOTAL 807,166.80 SQUARE FEET, OR 18.53 ACRES.
4. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE C AS PER THE NATIONAL INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 485464 0130 C DATED JULY 18, 1985
5. THE RECEIVING WATERS FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR BASIN AS "INTERMEDIATE".
6. THE FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY AS OVERFLOW PROTECTION.
7. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
8. NO DRIVE WAY ACCESS UNTO DEER RUN DR. FROM RESIDENTIAL LOTS 1-6, BLOCK 1 ONLY.
9. CURRENTLY ZONED RS-TF AND RS-6 PROPOSE SITE WILL BE REZONED TO RS-4.5 AND CN-1.
10. PRIVATE DRIVE WAY ACCESS FROM LOTS 1 AND 14, BLOCK 1 ONTO ROCKETS LN. IS PROHIBITED.



NOTE: FINISH ASPHALT SURFACE 1/2" ABOVE LIP OF GUTTER

4' SIDEWALK

ASPHALT SURFACE

BASE

6" CROWN

6" TYPE "L" CURB

SUBGRADE (2' BACK OF CURB TO 2' BACK OF CURB)

SPECIFICATIONS:

SURFACE: 2" HOT MIX ASPHALTIC CONCRETE TxDOT TYPE D.

PRIME COAT: MS-1 OR MC-30 @ 0.15 GALLONS PER SQUARE YARD.

BASE: 6" FLEXIBLE BASE

SUBGRADE: SCARIFY, LIME STABILIZE AND COMPACT 8" OF RAW SUBGRADE AND COMPACT TO 95% OF ASTM D-698. (5% MINIMUM HYDRATED LIME BY WEIGHT)

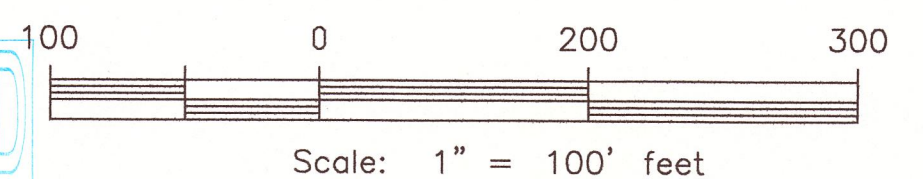
BACK OF CURB: ALL CURB BACKFILL SHALL BE COMPACTED TO 95% OF ASTM D-698.

TYPICAL 50' R.O.W.
NOT TO SCALE



**PRELIMINARY PLAT
LONE STAR ESTATES**

BEING APPROXIMATELY 807,166.80 SF OR 18.53 ACRES, MORE OR LESS, OUT OF STATE SURVEYS 419 & 417, BEATY, SEALE AND FORWOOD, ORIGINAL GRANTEE, ABSTRACT NOS. 570 & 571, RESPECTIVELY AND BEING OUT OF THAT CERTAIN 35.26 ACRE TRACT CONVEYED TO CHARLES MCKINZIE, AND RECORDED IN VOLUME 1450, PAGE 535, ET SEQ., NUECES COUNTY, TEXAS DEED RECORDS. BEING A RE-PLAT OF LOT 2-BLOCK 7 MAPLE HILLS SUBDIVISION UNIT 2, AS PER MAP RECORDED IN VOLUME 61, PAGE 72 M.R.N.C.T., LOT 4-BLOCK 7 MAPLES HILLS SUBDIVISION UNIT 2, ACCORDING TO PLAT OR MAP RECORDED IN VOLUME 64, PAGES 144-145 M.R.N.C.T.



Scale: 1" = 100' feet

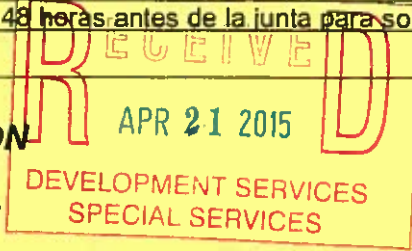


GRAPHIC SCALE

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.

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0415-05**



AAF-Vantage at Corpus Christi, Inc. has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-6" Single-Family 6 District** to the **"RM-1" Multifamily 1 District**, resulting in a **change to the Future Land Use Plan from commercial and medium density residential to medium density residential**. The property to be rezoned is described as:

Being 19.74 acres out of the remainder of a 20.26 acre tract described as Parcel 5, in a Special Warranty Deed from William E. McKinzie, Jr. to William E. McKinzie, Jr. Family Limited Partnership, located on the south side of Up River Road between Deer Run Drive and Carbon Plant 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, April 22, 2015** during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.** in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

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

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

Printed Name: R.D. Johnston

Address: 10104 N. Harrington Dr. City/State: Corpus Christi, Tex.

() IN FAVOR IN OPPOSITION Phone: 361-241-7991

REASON: It should remain "RS-6" Single Family, in hopes that it will remain better for the community in the future. (A better class of people should occupy)

Mrs. R.D. Johnston
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: 7
HTE# 15-10000013 ✓

Case No. 0415-05
Project Manager: Jessica Alford

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Printed Name: MARCIO E. GUERRA JR.

Address: 628 W. Wildwood St. City/State: Corpus Christi, TX 78410

() IN FAVOR (X) IN OPPOSITION Phone: (361) 813-2865

REASON: The integrity of the surrounding area is single family residential and should be kept as such.

Marcio E. Guerra Jr.
Signature

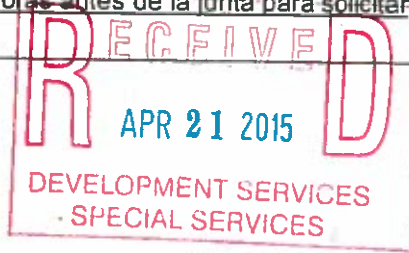
SEE MAP ON REVERSE SIDE
Property Owner ID: 6, 5, 19.
HTE# 15-10000013
✓✓ wlp

Case No. 0415-05
Project Manager: Jessica Alford

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Printed Name: María O. Villanueva

Address: 2934 E. Harrington City/State: Corpus Christi, Texas

() IN FAVOR () IN OPPOSITION Phone: 361-726-9100

REASON: I would not want improvement to the land and left as is Thankyou.

outside 200'

María O. Villanueva
Signature

✓

María O. Villanueva
2934 E. Harrington LOT 19
Corpus Christi TX 78410

Case No. 0415-05
Project Manager: Jessica Alford

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**CITY PLANNING COMMISSION
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APRIL 22
5:30pm

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Printed Name: Jessie Ruth BURRIOLA

Address: 612 Wildwood City/State: C. C. Texas

() IN FAVOR (X) IN OPPOSITION Phone: 241-3301

needs to remain single family dwellings

Jessie Ruth Burriola
Signature

ID #17
✓

Received 4/22/2015

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Printed Name: RAMON ARIPE
Address: 10108 Harrington City/State: CC Tx 78410
() IN FAVOR () IN OPPOSITION Phone: _____

REASON:

Ramon Arispe
Signature

SEE MAP ON REVERSE SIDE

Property Owner ID: 3
HTE# 15-1000013

✓ bsp

Received 4/22/2015

Case No. 0415-05
Project Manager: Jessica Alford

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R D
APR 28 2015
DEVELOPMENT SERVICES
SPECIAL SERVICES

**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0415-05**

AAF-Vantage at Corpus Christi, Inc. has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District, resulting in a change to the Future Land Use Plan from commercial and medium density residential to medium density residential. The property to be rezoned is described as:

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Printed Name: Emily Benarides
Address: 2944 E. Harrington Dr City/State: Corpus Christi, Tx.
() IN FAVOR IN OPPOSITION Phone: 361-688-7503

REASON:
I like the way it is quite.
Also don't want all the traffic.
Signature: Emily M. Benarides

SEE MAP ON REVERSE SIDE
Property Owner ID: 4
HTE# 15-10000013

Case No. 0415-05
Project Manager: Jessica Alford

✓
see note *

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Rec'd 4-22-15
From Susan Cortez
(not on ownership list)

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PUBLIC HEARING NOTICE
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Alphabetical

~~XXX~~ in opposition
1 Primarily ~~TMIS~~ primary ~~teacher~~ teacher, Inc. has petitioned the City of Corpus Christi to consider a change of
2 + parents ~~parents~~ Family 6 District to the "RM-1" Multifamily 1 District, resulting in a
3 not necessarily near property ~~use~~ Plan from commercial and medium density residential to medium
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Printed Name: Amanda Aguilar (TM-Primary Teacher)

Address: 9305 Moonglow Ln City/State: CC, Tx 78409

() IN FAVOR IN OPPOSITION Phone: (361) 739-1556

REASON: Over crowding, traffic

Amanda Aguilar
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

Case No. 0415-05
Project Manager: Jessica Alford



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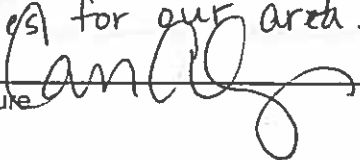
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Printed Name: Cassilda Alvarez

Address: 11656 Flatrock Crossing City/State: CC, TX 78410
Apt A

() IN FAVOR IN OPPOSITION Phone: 361.510.2503

REASON: I work at the school across the street and I feel it would ~~be~~ increase the already overflowing traffic and cause more issues for our area.

Signature: 

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: Delia Barrera *TM teacher*

Address: 603 W. Ligustrum City/State: Robstown TX 78380

() IN FAVOR IN OPPOSITION Phone: 361 815-1151

REASON:

am Teacher @ TM Primary and traffic is already horrible!!! This would create a BIGGER PROBLEM.

Delia Barrera
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: Tracy Michelle Battersby *(TM Parent)*

Address: 2046 Spanish Trail City/State: CC TX

() IN FAVOR () IN OPPOSITION Phone: 361 241 3699

REASON:
traffic roads

[Handwritten Signature]
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

Case No. 0415-05
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Printed Name: Nina Bolster (TM employee)
 Address: 10622 Larkwood City/State: CC TX 78410
 () IN FAVOR (X) IN OPPOSITION Phone: 361-903-6500

REASON: Traffic Issues
on School
 Signature: N. Bolster



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Printed Name: Sally Boyd

Address: 3213 Harpers Ferry City/State: CC Tx 7650

() IN FAVOR IN OPPOSITION Phone: 361-537-3080

REASON: *to much traffic congestion safety concerns with the school across the city*

Sally Boyd

Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-10000013

Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: Chad Boyd (TM Parent)

Address: 3213 HARRERS FERRY City/State: CC, TEXAS

() IN FAVOR (✓) IN OPPOSITION Phone: ~~563-5683~~ 563-5683

REASON:
THIS LOCATION IS TOO SMALL/LIMITED TO HANDLE THE ALREADY HEAVY TRAFFIC CONGESTION WITH THE ADDITION OF AN APARTMENT COMPLEX
SEE MAP ON REVERSE SIDE

Signature *Chad Boyd*

Property Owner ID: «FID»
HTE# 15-1000013

Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: James P. Buono - teacher

Address: 2317 Venus Dr. City/State: Corpus Christi, TX. 78409

() IN FAVOR (✓) IN OPPOSITION Phone: 361-774-5825

REASON: over population traffic


Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

Case No. 0415-05
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PUBLIC HEARING NOTICE
Rezoning Case No. 0415-05**

AAF-Vantage at Corpus Christi, Inc. has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District, resulting in a change to the Future Land Use Plan from commercial and medium density residential to medium density residential. The property to be rezoned is described as:

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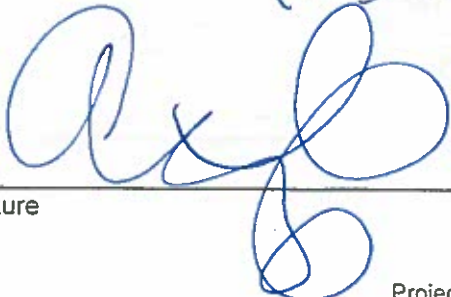
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Printed Name: Amanda Martinez Caceres (Teacher)

Address: 1909 Spanish Trail City/State: CC, TX

() IN FAVOR (✓) IN OPPOSITION Phone: (361) 813-8669

REASON: Traffic, overpopulation,


Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: Ashley Carter (T.M Teacher)
Address: 7800 Sara Lynn Pkwy. City/State: Corpus Christi, TX
() IN FAVOR IN OPPOSITION Phone: (361) 816-3724

REASON: I'm opposed because it will cause ~~the~~ an overcrowding of the school, more traffic, & a decrease in surrounding property values.

[Signature]
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: Iris Cantu

Address: 4937 Gabriel City/State: Corpus Christi

() IN FAVOR IN OPPOSITION Phone: 361-549-4324

REASON: Traffic, over crowding, danger for children.

Iris Cantu
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: Ricardo Chapa (*asst. Principal @ TMPS*)

Address: 10713 Gettysburg City/State: Corpus Christi, Tx

() IN FAVOR IN OPPOSITION Phone: _____

REASON:

Ricardo Chapa
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-10000013

Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: Sharon Christian (teacher)
Address: 3917 Sandy Hollow Creek City/State: Corpus Christi, Tx.
() IN FAVOR () IN OPPOSITION Phone: 361-658-2951

REASON: increased class size de-value of property value
traffic
safety
Sharon Christian
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-10000013

Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: LORALEE CIRILO (TM teacher)

Address: 227 E. wildwood City/State: Corpus Christi TX

() IN FAVOR IN OPPOSITION Phone: 361-765-7629

REASON: heavy traffic

Loralee Cirilo
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: Shannon Clubb (Teacher)

Address: 5833 Grand Lakes City/State: Robstown

() IN FAVOR IN OPPOSITION Phone: 387-5740

REASON:
We have enough Apts in our district!
Shannon Clubb
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

Case No. 0415-05
Project Manager: Jessica Alford



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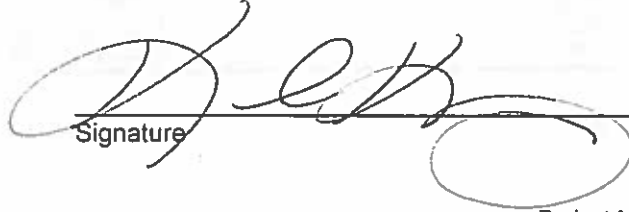
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Printed Name: Karla Adams (TM employee)

Address: 4426 Cedar Pass, CC TX 78413 City/State: C-C-TX

IN FAVOR IN OPPOSITION Phone: 361-808-9987

REASON: Traffic / congestion


Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: SUSAN V. Cortez (teacher)
Address: 10201 Maple Leaf Dr. City/State: CC, TX 78410
() IN FAVOR (✓) IN OPPOSITION Phone: 361-815-9934

REASON:
① traffic is a disaster; no help from the city to help alleviate it
② TMISD is already overcrowded, S. Cortez
specially TM Primary
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-10000013

③ Built our home due to single family district zone !!!

Case No. 0415-05
Project Manager: Jessica Alford



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PUBLIC HEARING NOTICE
Rezoning Case No. 0415-05**

AAF-Vantage at Corpus Christi, Inc. has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District, resulting in a change to the Future Land Use Plan from commercial and medium density residential to medium density residential. The property to be rezoned is described as:

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Printed Name: Edward Cortez

Address: 10201 Maple Leaf Dr. City/State: 78410

() IN FAVOR (✓) IN OPPOSITION Phone: 815-9933

REASON:

Traffic, TMISD is full, property values.

[Handwritten Signature]
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: Esmeralda Cosio - teacher @ TMPS

Address: 2936 Santa Sofia St. City/State: CC TX

() IN FAVOR (X) IN OPPOSITION Phone: _____

REASON:

Esmeralda Cosio
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-10000013

Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: Mr + Mrs. Manuel + Donna I. DeLeon

Address: 10201 Turning Leaf City/State: Corpus Christi Tx.

() IN FAVOR () IN OPPOSITION ^{more} Phone: _____

REASON: We need single family homes in our area with a price range of between 180,000 to 300,000. Not Apartments

Manuel DeLeon
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-10000013

Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: Orlando DeLeon
Address: 10205 Maple Leaf City/State: CC TX
() IN FAVOR () IN OPPOSITION Phone: 361 244 4974

REASON:

*traffic
property values*

Orlando DeLeon
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-10000013

Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: Hannah Garcia
Address: 41649 Longoria St. City/State: Robstown/Tx
() IN FAVOR (✓) IN OPPOSITION Phone: 361-726-5505

REASON:
I work at the school that is located directly across the street. The traffic and congestion would be horrific.
Signature: H Garcia



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Printed Name: Nora A Garcia (employee @ THPS)

Address: 9825 Redbud Drive City/State: CC TX. 78410

() IN FAVOR IN OPPOSITION Phone: (361) 658-6922

REASON:
BAD Traffic

Nora Anna Garcia
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-10000013

Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: Mary Ann Garza (TM teacher)

Address: 1746 Coronado Trl City/State: CC, Tx 78410

() IN FAVOR () IN OPPOSITION Phone: 361/793-8818

REASON: I am a TM teacher and do not need care for more traffic.

Mary Ann Garza
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: Angela Gonzalez TM Primary teacher
Address: 364 Magee Ln City/State: Robstown TX
() IN FAVOR () IN OPPOSITION Phone: 361-726-1916

REASON:

Traffic is already congested.

Angela Gonzalez
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: Adina Gonzales - TM Primary Teacher

Address: 1101 Comap City/State: CC TX

() IN FAVOR (X) IN OPPOSITION Phone: 361-673-3462

REASON: Overcrowding Traffic

Adina Gonzales
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-10000013

Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: Emily Gower (TM teacher)
 Address: 3909 Eckner Dr. City/State Corpus Christi, TX
 () IN FAVOR IN OPPOSITION Phone: 214-803-3727

REASON:
traffic in front of primary, safety of students due to traffic, school overcrowding, property value of neighborhood
Emily Gower
 Signature

SEE MAP ON REVERSE SIDE
 Property Owner ID: «FID»
 HTE# 15-1000013

Case No. 0415-05
 Project Manager: Jessica Alford



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Rezoning Case No. 0415-05**

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Printed Name: Emily Guzman

Address: 4321 Marie St. City/State: Corpus Christi,

() IN FAVOR (X) IN OPPOSITION Phone: 361-944-3645 TX

REASON: I work at TM Primary, and traffic is already a nightmare. I can't even imagine how bad it would be with apartments. Emily Guzman
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013
This is not a good idea Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: John B. Hays TM Primary Teacher
Address: 518 Evergreen Dr. City/State: Corpus Christi, TX
() IN FAVOR IN OPPOSITION Phone: 361-442-3304

REASON:
no room @ schools,

John B. Hays
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: Diana Hungerford - teacher

Address: 10208 Maple Leave City/State: CC, TX

() IN FAVOR IN OPPOSITION Phone: _____

REASON:
traffic

D. Hungerford
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: Maria Kerr

Address: 5745 Skylark City/State: Corpus Christi TX ⁷⁸⁴⁰¹

() IN FAVOR (✓) IN OPPOSITION Phone: 361-726-6482

REASON: I work @ the Primary across from this proposed site and traffic is awful in the morning and in the afternoon. I believe an apartment complex would only add to this horrible congestion!

Maria Kerr
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: Veronica Knotts - teacher
Address: 4493 Collins Circle City/State: Mathis, TX 78368
() IN FAVOR () IN OPPOSITION Phone: 361 658 6252

REASON: I am a teacher at TM Primary. We are already over loaded with students and traffic is horrible - can not imagine would it would be like with an apartment
Veronica Knotts
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

Case No. 0415-05
Project Manager: Jessica Alford

Complex added.



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Printed Name: Dora Longoria
Address: 4002 Sandy Hollow City/State: CC, TX 7840
() IN FAVOR (X) IN OPPOSITION Phone: 816-3827

REASON: The traffic is very congested while going to and from work. Even with police helping, parents wait in long lines to pick up students or drop them off at school. Our school has many tardies due to traffic problems.
Dora Longoria
Signature



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Printed Name: Veronica L. Lopez

Address: 6006 Blue Water City/State: C.C. / TX

() IN FAVOR IN OPPOSITION Phone: 443-2193

REASON:

There is already way too much traffic. Parents can't get in or out easily as it is every morning and afternoon.

Veronica L. Lopez
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: MEAGAN MARTINEZ (TMISD TEACHER)

Address: 113 VANPLITE City/State: SANTON TX

() IN FAVOR (X) IN OPPOSITION Phone: (361) 319-5685

REASON:

INCREASED CLASS SIZE
TRAFFIC
SAFETY

M. J.
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: Norma Muñoz (Teacher)

Address: 4201 Sierra St. City/State: CC TX

() IN FAVOR IN OPPOSITION Phone: 361-443-6340

REASON: - increased class size - decreased value of property
- additional congestion to traffic
Norma Muñoz
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

Case No. 0415-05
Project Manager: Jessica Alford



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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
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Printed Name: Michelle Moseley - teacher

Address: ~~3125~~ 3125 Deer Run City/State: C.C. 78410

() IN FAVOR (X) IN OPPOSITION Phone: 361-441-4457

REASON: Heavy traffic at primary school. Over populated Primary School attendance.

Michelle Moseley
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: Gina Moore (teacher at Primary)

Address: 314 Camelba Dr. City/State: CC TX 78404

() IN FAVOR IN OPPOSITION *Primary school* Phone: 884-2898

REASON: Heavy traffic, over populated at TM Primary + all schools. I would prefer homes to be built over apartments.

Gina Moore
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: Samantha Norskow

Address: 3806 Brookhill dr. City/State: CC/TX

() IN FAVOR IN OPPOSITION Phone: 361 548 6213

REASON:

*Over crowding,
horrible traffic*

Samantha Norskow
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-10000013

Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: Amistelle Marklow (TM parent)
Address: 2038 Spanish Trail City/State: CC, TX
() IN FAVOR (X) IN OPPOSITION Phone: 361 290 3800

REASON:

Bad Traffic

Amistelle Marklow

Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: Elina Perez - TM Primary teacher
Address: 4317 Lake Apache Dr. City/State: Corpus Christi TX
() IN FAVOR IN OPPOSITION Phone: 361-793-1280

REASON:
I am a TM Primary Teacher
traffic is bad now, and
it would be even worse. *Elina Perez*
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: Andrea Prichard

Address: 4717 S. Shea Pkwy City/State: Corpus Christi, Tx

() IN FAVOR () IN OPPOSITION Phone: 817-637-4165

REASON: tm Primary Teacher Traffic issues already Overcrowded area - causes teachers to be late for instruction

Andrea Prichard
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

Case No. 0415-05
Project Manager: Jessica Alford



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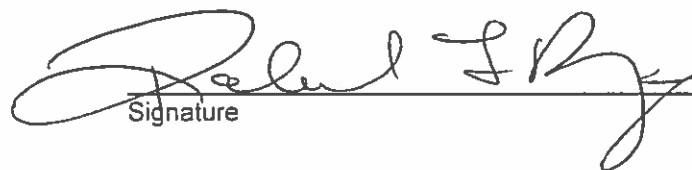
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Printed Name: Rachael Rojas

Address: 702 S Clarkwood lot 43 City/State: CC TX 78406

() IN FAVOR IN OPPOSITION Phone: 361-446-2477

REASON:


Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

Case No. 0415-05
Project Manager: Jessica Alford



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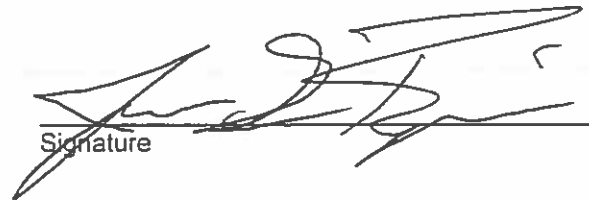
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Printed Name: Juan G Rojas

Address: 702 S. Clarkwood Lot 43 City/State: CC Tx 78406

() IN FAVOR IN OPPOSITION Phone: 361-244-0462

REASON:


Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: Tammy Rollins - teacher

Address: 4509 Hebert City/State: CC, TX

() IN FAVOR (X) IN OPPOSITION Phone: 533-0179

REASON: The traffic is very congested at the highly-populated TM Primary School.

Tammy Rollins
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-10000013

Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: Teresa Russell - (employee of TMPS)
 Address: 4237 Mountain View City/State: CC TX 7840
 () IN FAVOR IN OPPOSITION Phone: 361-290-0813

REASON:
-Traffic - -district size
-overcrowding
Teresa Russell
 Signature



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Printed Name: Ryan Russell

Address: 4237 Mountain View City/State: CC TX

() IN FAVOR (X) IN OPPOSITION Phone: (361) 290-0703

REASON:

Traffic
overcrowding

Ryan Russell
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: Julie Sander

Address: 7022 Bevington Dr. City/State: CC, TX 78413

() IN FAVOR IN OPPOSITION Phone: 361-765-2469

REASON: Teacher at TMPS, intersection is already congested.

Julie Sander
Signature



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Printed Name: Melissa Trevino TM Teaker
Address: 4510 Coady Lane City/State: CC TX
() IN FAVOR () IN OPPOSITION Phone: 361-815-1497

REASON: Safety, overcrowding, traffic

Signature *[Handwritten Signature]*

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: Noemi Ybarra / Bert Ybarra

Address: 3006 Autumn Leaf Dr. City/State: Corpus Christi, TX

() IN FAVOR IN OPPOSITION Phone: (361) 767-6520

REASON: An apartment complex would bring increased crime, decrease property values, schools cannot accommodate increased enrollment, as well as traffic congestion in the area would be a huge problem.
Noemi Ybarra / Bert Ybarra
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-10000013

Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: Jennifer Herrera

Address: 2301 Orbit Ave. City/State: CC, Tx 78409

() IN FAVOR (✓) IN OPPOSITION Phone: 361-944-4988

REASON: Too much Traffic within the Primary School. Classrooms are at 24 students per teacher.

Signature Jennifer Herrera

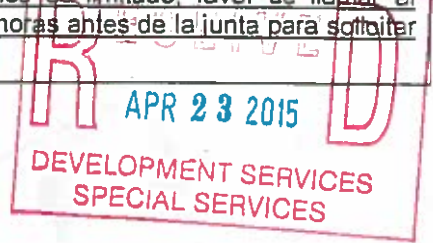
SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-10000013

Case No. 0415-05
Project Manager: Jessica Alford

Outside 300 Received 4/22/2015 →

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Printed Name: Cynthia & Chris Flores
Address: 3021 Charles DR City/State: C.C. TX 78410
() IN FAVOR (X) IN OPPOSITION Phone: (361) 232-7158

REASON:

Cynthia A. Flores
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

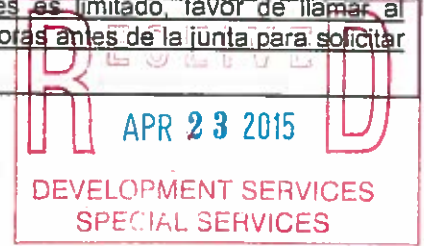
Case No. 0415-05
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Printed Name: Juan M. Rios

Address: 10205 Turning Leaf Dr. City/State: CC TX 78410

() IN FAVOR () IN OPPOSITION Phone: (361) 241-8984

REASON: There is too much traffic already as is.

Juan M. Rios
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

Case No. 0415-05
Project Manager: Jessica Alford



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DEVELOPMENT SERVICES
SPECIAL SERVICES

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Rezoning Case No. 0415-05**

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Printed Name: Dale Wescott

Address: 3005 Charles Dr City/State: C.C. TX

() IN FAVOR IN OPPOSITION Phone: _____

REASON:
Lower Property Value?

Dale C Wescott
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

Case No. 0415-05
Project Manager: Jessica Alford



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DEVELOPMENT SERVICES
SPECIAL SERVICES

**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0415-05**

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Printed Name: Paul W Bellows

Address: 10234 Maple Leaf Dr. City/State: Corpus Christi, TEXAS

() IN FAVOR IN OPPOSITION Phone: 361-563-7416

REASON: increased crime, decreased Property values, overcrowded school, increased traffic congestion on upriver rd, Charles street & Deer Run.

Paul W Bellows
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-10000013

Case No. 0415-05
Project Manager: Jessica Alford



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R E C O R D E D
APR 23 2015
DEVELOPMENT SERVICES
SPECIAL SERVICES

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PUBLIC HEARING NOTICE
Rezoning Case No. 0415-05**

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Printed Name: Mrs. Ricardo Rodriguez

Address: 10230 Maple City/State: C.C. TX 78410

() IN FAVOR IN OPPOSITION Phone: 361-774-3735

REASON: Area currently very congested with only one exit for emergency vehicles. To close to primary school.
Ricardo Rodriguez
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

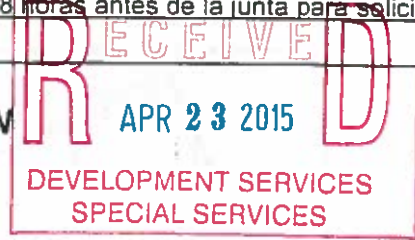
Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: Joe & Shelly Gloria

Address: 10218 Turning Leaf Dr. City/State: Corpus Christi, TX

() IN FAVOR () IN OPPOSITION Phone: 361-228-2408

REASON: Our school district is already over populated. It will lower the value of our homes and possibly bring in more crime.

Shelly Gloria Joe Gloria
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-10000013

Case No. 0415-05
Project Manager: Jessica Alford



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Printed Name: Kelly Winkler

Address: _____ City/State: _____

IN FAVOR IN OPPOSITION Phone: _____

REASON: *Too much traffic - we need to look out for our kids' safety.*
Kelly Winkler
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

Case No. 0415-05
Project Manager: Jessica Alford

✓ beg
Recvd 4/22/2015



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Printed Name: Melissa Mata

Address: 603 E. Main City/State: Bishop TX

() IN FAVOR IN OPPOSITION Phone: 361-742-8883

REASON: Safety of our school children, already heavy traffic at an over populated school.

Melissa Mata
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-10000013 *1608*

Case No. 0415-05
Project Manager: Jessica Alford

Recvd 4/22/2015



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Printed Name: Jessica D. Smith

Address: 2813 Blugrass Dr. CC TX 78410 City/State: CC - TX 78410

() IN FAVOR (X) IN OPPOSITION Phone: _____

REASON: Schools are full already.

Jessica D. Smith
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 15-1000013

Case No. 0415-05
Project Manager: Jessica Alford

1/10/15 *4/22/2015*

