

# ZONING REPORT

Case # 0622-02

## Applicant & Subject Property

**City Council District:** 4  
**Owner:** Diamond Beach Holdings, LLC  
**Applicant:** LJA Engineering, Inc.  
**Address and Location:** 14353 Commodores, located along the south side of Commodores Drive, north of Whitecap Boulevard, and west of South Padre Island Drive  
**Legal Description:** 242.011 acres consisting of various tracts of Padre Island–Corpus Christi Fairway Estates as submitted by metes and bounds.  
**Acreeage of Subject Property:** 242.011

## Zoning Request

**From:** “RS-6” Single-Family 6 District, “RS-4.5” Single-Family 4.5 District, and “CR-2 Resort Commercial District  
**To:** “RS-4.5/PUD” Single-Family 4.5 District with a Planned Unit Development  
**Purpose of Request:** To provide waterfront, single-family, two-family, and multifamily districts, as well as retail and commercial areas, public parks and preserve, interspersed with canals and ponds.

## Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
<b>Site</b>	“RS-6” Single-Family 6, “RS-4.5” Single-Family 4.5 “CR-2” Resort Commercial	Park	Commercial
<b>North</b>	“RM-3” Multifamily “RS-TH” Townhouse	Vacant	Water
<b>South</b>	“RS-TF” Two-Family	Low Density Residential	Commercial High Density Residential
<b>East</b>	“CR-2” Resort Commercial	Vacant	Mixed Use
<b>West</b>	“RS-6” Single-Family 6	Vacant Low Density Residential	Mixed Use

**Plat Status:** Property is platted.  
**Air Installation Compatibility Use Zone (AICUZ):** No.  
**Code Violations:** None.

## Transportation and Circulation

Commodores Drive	Designation-Urban Street	Section Proposed	Section Existing
	“CI” Collector	80’ R.O.W.	2 lanes with a median 100 feet
<b>Aquarius Street</b>	Local Street	50’ R.O.W.	2 lanes 40 feet

<b>Dasmarinas Drive</b>	Local Street	50' R.O.W.	2 lanes, portions with a median 40-50 feet
<b>Whitecap Boulevard</b>	"C2" Collector	65' R.O.W.	4 lanes with a median 80 feet
<b>Distance to Bicycle Network</b>		<b>Bicycle Infrastructure<sup>3</sup></b>	
		<b>Segment Proposed</b>	<b>Segment Existing</b>
Not Applicable			
<b>Transit:</b> The Corpus Christi RTA provides transit services via <i>Bus Route 65 Padre Island Connection</i> with a bus stop on Waves Drive approximately 500 feet from the subject property.			
<b>Utilities</b>			
<p><b>Gas:</b> 2-inch WS gas service line located along Commodores Drive.  <b>Stormwater:</b> 18-inch storm pipe alone along the front property line.  <b>Wastewater:</b> 8-inch clay wastewater line located along the east property line.  <b>Water:</b> 8-inch ACP waterline located along the east property line.</p>			
<b>Corpus Christi Comprehensive Plan</b>			
<p><b>Plan CC:</b> Provides a vision, goals, and strategies, to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ) was adopted in 2016.  <b>Area Development Plan (ADP):</b> According to Plan CC the subject property is located within the Padre/Mustang Area Development Plan (Adopted June 29, 2021).  <b>Future Land Use Map:</b> Commercial.  <b>Water, Wastewater, and Stormwater Master Plans:</b> There are no proposed improvements.</p>			
<b>Public Notification</b>			
Number of Notices Mailed		<ul style="list-style-type: none"> <li>• 437 within a 200-foot notification area</li> <li>• 0 outside 200-foot notification area</li> </ul>	
In Opposition		<ul style="list-style-type: none"> <li>• 5 inside notification area</li> <li>• 0 inside notification area</li> <li>• 1.074 % in opposition within the 200-foot notification area</li> </ul>	
<b>Public Hearing Schedule</b>			
<p><b>Planning Commission Hearing Date:</b> August 10, 2022  <b>City Council 1<sup>st</sup> Reading/Public Hearing Date:</b> October 11, 2022  <b>City Council 2<sup>nd</sup> Reading Date:</b> October 18, 2022</p>			

**Background:**

A Public Improvement District in conjunction with the development proposed at the subject property was approved by City Council resolution (#032761) on May 17, 2022.

**Comprehensive Plan Consistency:**

**Plan CC:** The proposed rezoning is generally consistent with the following Goals and Strategies for Decision Makers:

- Future Land Use, Zoning, and Urban Design
  - Promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
  - Encourage orderly growth of residential, commercial, and industrial areas.
  - Promote a balanced mix of land uses to accommodate continued growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
- Housing and Neighborhoods
  - Support the planning, regulatory, and funding initiatives needed to provide a diversity of housing types—rental and ownership, market-rate, and assisted—to meet community needs.
  - Encourage appropriate transitions between commercial and residential developments and between high and low-density residential developments.

**Padre/Mustang Area Development Plan:**

- Vision
  - Blended Residential Community and Destination Location: Encourage tourism and the development of local commercial businesses to build a strong economic environment and sufficiently support the year-round residential community
  - Environmental Preservation: Capitalize on existing environmental features as assets for the community and ensure the preservation of these areas as the Island continues to develop.
  - Policy Initiatives: Support and encourage compatible and context-sensitive development that provides a mix of land uses and respects the environment
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**Future Land Use Map:** The proposed rezoning for a Planned Unit Development is not consistent with the Future Land Use Map.

- Commercial

**Transportation:** A Traffic Impact Analysis was submitted with the zoning application and is currently under review by the Texas Department of Transportation and City Traffic Engineering.

**Planned Unit Development (PUD):** The PUD proposes three (3) sectors as follows:

**\*Non-Short-Term Rental**

SECTOR	ACRES	BASE DISTRICT	DESCRIPTION
PUD SECTOR 1	106.045	RS 4.5	SINGLE-FAMILY 4.5
<b>PUD SECTOR 1 *</b>	<b>47.079*</b>	<b>RS 4.5*</b>	<b>SINGLE-FAMILY 4.5*</b>
PUD SECTOR 2	24.706	RS 4.5	SINGLE FAMILY 4.5
PUD SECTOR 3	64.182	CR-2	RESORT COMMERCIAL

Proposed Sector Plan:

# Sector Plan

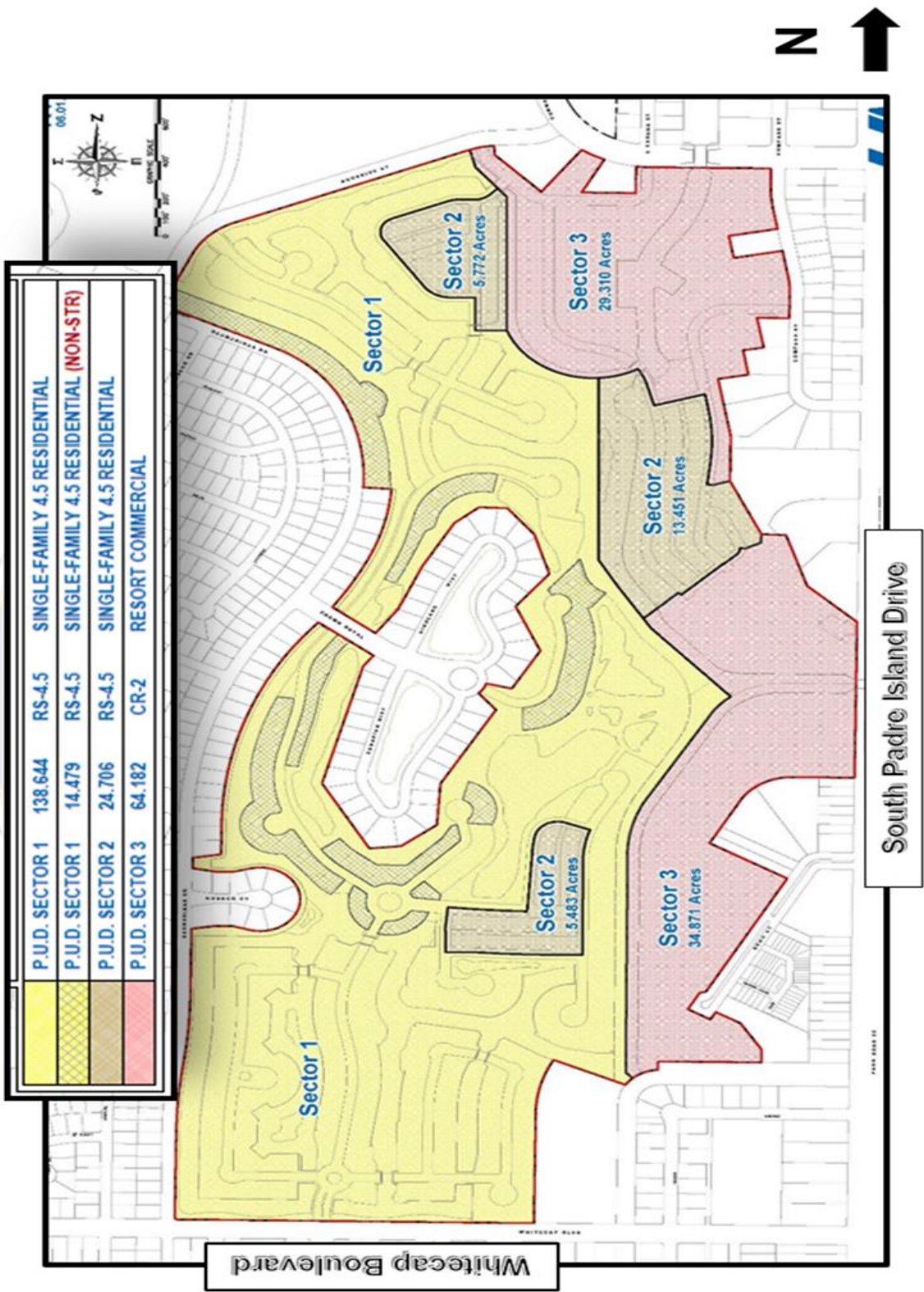


Table 1: Sector 1 PUD Deviations


	UDC STANDARDS	PROPOSED PUD "RS-4.5/PUD" SINGLE-FAMILY 4.5 LOTS				DEVIATIONS
		STANDARD LOT	MEDIUM LOT	LARGE LOT	ESTATE LOT	
						
LOT AREA	4,500 SF	4,500 SF	5,500 SF	6,500 SF	8,400 SF	NO
LOT WIDTH	45 FT	45 FT	55 FT	65 FT	70 FT	NO
STREET YARD	10 FT	10 FT	10 FT	10 FT	10 FT	NO
FRONT YARD (WATER ORIENTED)	10 FT	10 FT	10 FT	10 FT	10 FT	NO
SIDE YARD	5 FT	5 FT	5 FT	5 FT	5 FT	NO
CORNER YARD ( BACK-TO-BACK)	10 FT	10 FT	10 FT	10 FT	10 FT	NO
CORNER YARD (BACK-TO-SIDE)	SEE STREET	10 FT	10 FT	10 FT	10 FT	YES
REAR YARD (INLAND)	5 FT	5 FT	5 FT	5 FT	5 FT	NO
REAR YARD (WATERFRONT)	5 FT	15 FT	15 FT	15 FT	15 FT	YES
MAXIMUM HEIGHT	35 FT	48 FT	48 FT	48 FT	48 FT	YES
MAXIMUM LOT COVERAGE	MIN. 30% OPEN SPACE	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT	YES
RIGHT-OF-WAY WIDTH	50 FT	46 FT	46 FT	46 FT	46 FT	YES
STREET WIDTH (BACK-TO-BACK)	28 FT	22 FT	22 FT	22 FT	22 FT	YES
CURB TYPE	6" C&B	NOT REQ'D	NOT REQ'D	NOT REQ'D	NOT REQ'D	YES
SIDEWALK WIDTH	4 FT	4 FT	4 FT	4 FT	4 FT	NO

Table 2: Sector 2 PUD Deviations



	UDC STANDARDS	PROPOSED PUD "RS-4.5/PUD" SINGLE-FAMILY 4.5	DEVIATIONS
			
LOT AREA	4,500 SF	2,450 SF	NO
LOT WIDTH	45 FT	35 FT	YES
STREET YARD	10 FT	10 FT	NO
FRONT YARD (WATER ORIENTED)	10 FT	10 FT	NO
SIDE YARD	5 FT	5 FT	NO
CORNER YARD ( BACK-TO-BACK)	10 FT	10 FT	NO
CORNER YARD (NOT BACK-TO-BACK)	SEE STREET	10 FT	YES
REAR YARD (INLAND)	5 FT	5 FT	NO
REAR YARD (WATERFRONT)	5 FT	15 FT	YES
MAXIMUM HEIGHT	35 FT	48 FT	YES
MAXIMUM LOT COVERAGE	MIN. 30% OPEN SPACE	NO LIMIT	YES
RIGHT-OF-WAY WIDTH	50 FT	46 FT	YES
STREET WIDTH (BACK-TO-BACK)	28 FT	22 FT	YES
CURB TYPE	6" C&B	NOT REQ'D	YES
SIDEWALK WIDTH	4 FT	4 FT	NO

Table 3: Sector 3 PUD Deviations



## Sector 3 PUD Deviations

	PROPOSED "CR-2" RESORT COMMERCIAL DISTRICT			
	UDC RESIDENTIAL	PROP. RESIDENTIAL	UDC NON-RES USE	PROPOSED NON-RES
MAXIMUM DENSITY (UNITS/ACRE)	44	44		4.0 FAR
LOT AREA/ SITE PER DWELLING	6,000 SF	6,000 SF		
LOT WIDTH	50FT	50FT		
STREET YARD	10 FT	-	20 FT	-
FRONT YARD (WATER ORIENTED)	10 FT	10 FT	10 FT	10 FT
SIDE YARD	10 FT	10 FT	10 FT	0 FT
CORNER YARD ( WATERFRONT)	-	10 FT	-	10 FT
CORNER YARD (BACK-TO-BACK)	15 FT	-	15 FT	-
CORNER YARD (BACK-TO-SIDE)	15 FT	-	15 FT	-
REAR YARD	10 FT	10 FT	0 FT	0 FT
SETBACK (ADJ. TO RESIDENTIAL)	HEIGHT X 2	HEIGHT X 2	HEIGHT X 2	HEIGHT X 2
MAXIMUM HEIGHT		150 FT & 10 STY		150 FT & 10 STY
MAXIMUM LOT COVERAGE	MIN. 25% OPEN SPACE	NONE		NONE
RIGHT-OF-WAY WIDTH	50 FT	50 FT	50 FT	50 FT
STREET WIDTH (BACK-TO-BACK)	28 FT	28 FT	28 FT	28 FT
CURB TYPE	6" C&B	NOT REQ'D	6" C&B	NOT REQ'D
SIDEWALK WIDTH	4 FT	4 FT	4 FT	4 FT

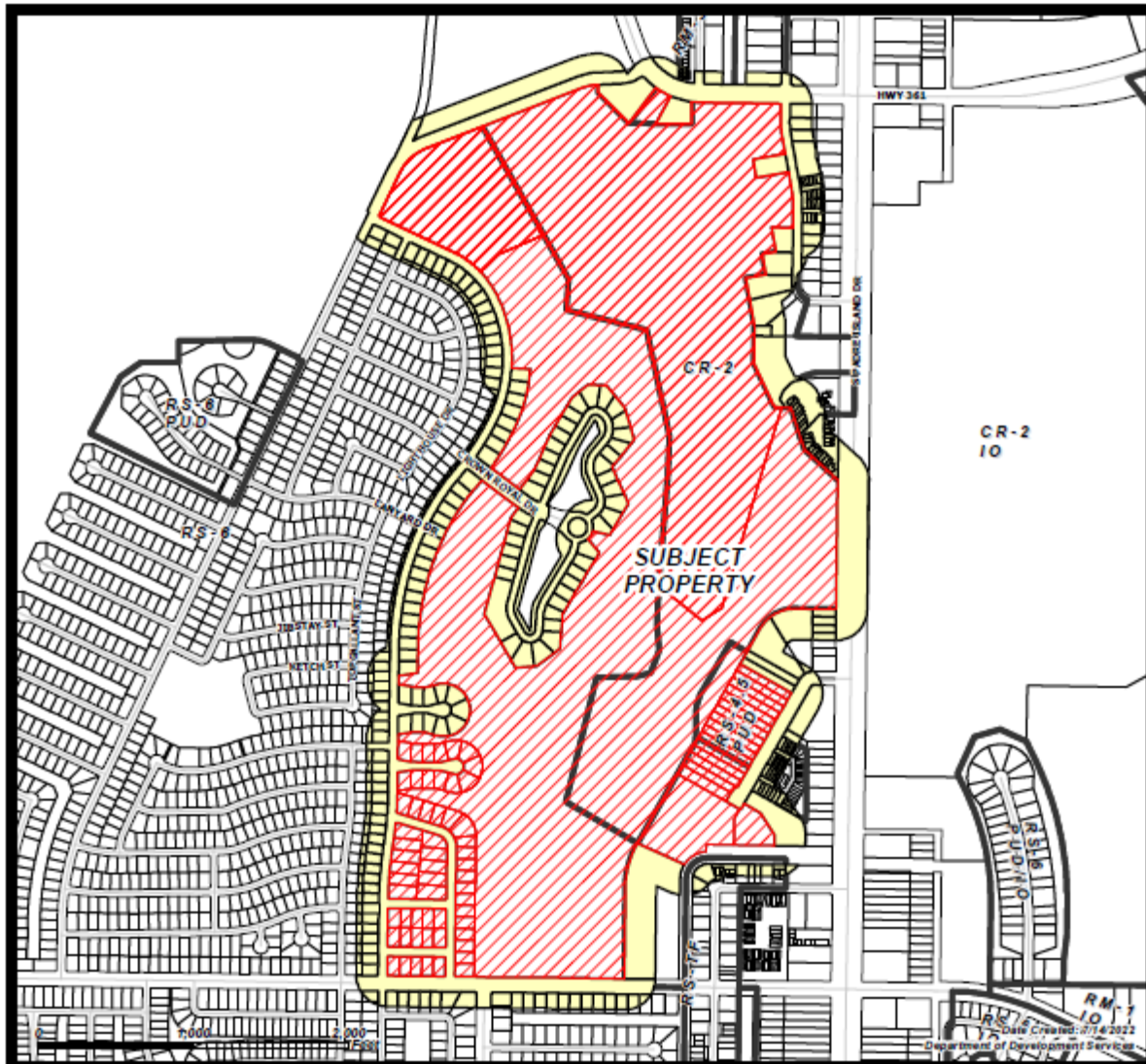
**Staff Analysis:** “While the comprehensive plan is consulted when making decisions about rezoning. It does not justify the denial of a plat or the development of land.” (Plan CC). Staff reviewed the subject property’s background information and the applicant’s purpose for the rezoning request and conducted research into the property’s land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning’s consistency with the applicable elements of the comprehensive plan. As a result of the above analysis staff notes the following:

- The Overlay zoning district encourages the unified design of a mix of residential, commercial, office, professional, retail or institutional uses
- The planned unit development is a recognition that at times the greater quality of development can be achieved by permitting modification of established zoning and subdivision regulations and that when the property is planned and developed as a unit, modification to standard regulations is possible without endangering the health, safety and general welfare of the public.

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff proposes approval of the change of zoning.

**Planning Commission and Staff Recommendation (August 10, 2022):** Approval of the change of zoning to “RS-4.5/PUD Single-Family 4.5 District with a Planned Unit Development Overlay (PUD) to the subject property.

**ATTACHMENT A: EXISTING ZONING AND NOTICE AREA**



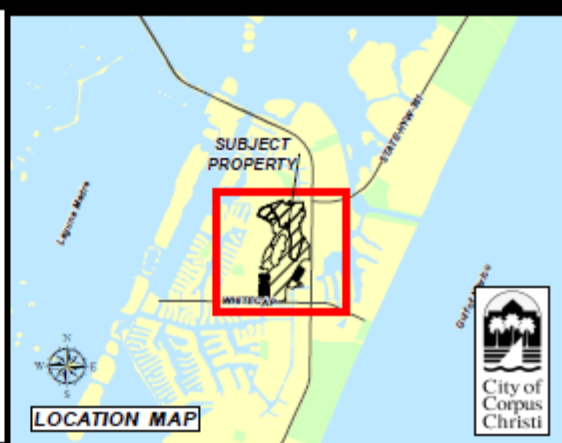
**Case # 22ZN1020  
ZONING & NOTICE AREA**

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-1F 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

Notice Area

Owners within 200' listed on attached ownership table





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 discapacidades que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les solicita 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. 0622-02  
(INFOR No. 22ZN1020)**

**Diamond Beach Holdings LLC** has petitioned the City of Corpus Christi to consider a change of zoning from the "**RS-6" Single-Family 6 District**, "**RS-4.5" Single-Family 4.5 District**, and "**CR-2" Resort Commercial District** to the "**RS-4.5/PUD" Single-Family 4.5 District** with a **Planned Unit Development Overlay** and "**CR-2/PUD" Commercial Resort District** with a **Planned Unit Development Overlay** resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

A property located at or near 14353 Commodores Drive described as 242.011 acres consisting of various tracts of Padre Island-Corpus Christi Fairway Estates as submitted by metes and bounds, located along the south side of Commodores Drive, north of Whitecap Boulevard, and west of South Padre Island Drive.

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 **Wednesday, July 13, 2022** during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.** in the City Council Chambers, 201 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.

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NAME: Kevin B. Jones  
Please Print

ADDRESS: 14725 Dasmarias, Corpus Christi, TX 78412 PHONE NO. 210-771-5518

( ) IN FAVOR      (✓) IN OPPOSITION

REASONS:

Kevin B. Jones

SIGNATURE

SEE MAP ON REVERSE SIDE  
INFOR Case No. 22ZN1020  
Property Owner ID: 49

Case No. 0622-02  
Case Manager: Elena Buentello  
Email: elenab@cotexas.com

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PUBLIC HEARING NOTICE  
Rezoning Case No. 0622-02  
(INFOR No. 22ZN1020)**

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NAME: Robert Wilkins Patricia Horton  
Please Print  
ADDRESS: 14813 Dasmarias Dr. PHONE NO. 361 589 4338

( ) IN FAVOR (X) IN OPPOSITION

REASONS:  
It will tax the islands infrastructure.

Robert Wilkins Patricia Horton  
SIGNATURE

SEE MAP ON REVERSE SIDE  
INFOR Case No. 22ZN1020  
Property Owner ID: 63

Case No. 0622-02  
Case Manager: Elena Buentello  
Email: eeb@ctctexas.com

Persons with disabilities planning to attend this meeting, who may require special services and at least 48 hours in advance at (361) 826-3240. Personas con discapacidades que requieran servicios especiales, se les solicita que den aviso 48 horas antes de la junta al departamento de servicios de desarrollo al número (361) 826-3240.

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**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0622-02  
(INFOR No. 22ZN1020)**

**RECEIVED**

JUL 12 2022

CITY SECRETARY'S OFFICE

Diamond Beach Holdings LLC has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-6" Single-Family 6 District, "RS-4.5" Single-Family 4.5 District and "CR-2" Resort Commercial District to the "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development Overlay and "CR-2/PUD" Commercial Resort District with a Planned Unit Development Overlay, resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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NAME: Estelita L.W. Latour  
Please Print

ADDRESS: 14949 CANADIAN MUST PHONE NO. 361 999 8701

( ) IN FAVOR  IN OPPOSITION

REASONS:  
The density does not need to be increased. Enough damage has been done to the wild literature.  
Estelita

SIGNATURE

SEE MAP ON REVERSE SIDE  
INFOR Case No. 22ZN1020  
Property Owner ID: 131

Case No. 0622-02  
Case Manager: Elena Buentello  
Email: elenab@cityofcc.com

Personas con discapacidades que planean asistir a esta reunión, quienes requieran servicios especiales, se les solicita contactar al Departamento de Servicios al Ciudadano al menos 48 horas antes de la reunión. Si usted desea solicitar un intérprete durante la reunión, favor de llamar al departamento de servicios al ciudadano al menos 48 horas antes de la reunión. Teléfono: (361) 826-3240.

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**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0622-07  
(INFOR No. 22ZN1020)**

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NAME: Edwin Edwards  
Please Print

ADDRESS: 14957 Canadian Mist, Dr. Corpus Christi PHONE NO. 614-465-3339

( ) IN FAVOR (X) IN OPPOSITION <sup>TR</sup>

REASONS: *Because this will allow short term rentals abutting our single family home. We will lose property value and quality of life. We specifically bought here as our retirement savings because of the attributes of a single family neighborhood.*

SIGNATURE

SEE MAP ON REVERSE SIDE  
INFOR Case No. 22ZN1020  
Property Owner ID: 133

Case No. 0622-07  
Case Manager: Elena Buentello  
Email: elenab@ctexas.com

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**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0622-02  
(INFOR No. 22ZN1020)**

**Diamond Beach Holdings LLC** has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-6" Single-Family 6 District**, **"RS-4.5" Single-Family 4.5 District**, and **"CR-2" Resort Commercial District** to the **"RS-4.5/PUD" Single-Family 4.5 District** with a **Planned Unit Development Overlay** and **"CR-2/PUD" Commercial Resort District** with a **Planned Unit Development Overlay**, resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

**A property located at or near 14353 Commodores Drive** described as 242.011 acres consisting of various tracts of Padre Island-Corpus Christi Fairway Estates as submitted by metes and bounds, located along the south side of Commodores Drive, north of Whitecap Boulevard, and west of South Padre Island Drive.

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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 **Wednesday, July 13, 2022**, 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.

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NAME: Ted A. Turner  
Please Print  
ADDRESS: 14874 Highland Mist PHONE NO. 361-813-9838

IN FAVOR      ( ) IN OPPOSITION

REASONS:  
Great for the island to develop.

Ted A. Turner  
SIGNATURE

SEE MAP ON REVERSE SIDE  
INFOR Case No. 22ZN1020  
Property Owner ID: 145

Case No. 0622-02  
Case Manager: Elena Buentello  
Email: [elena@cityofcc.com](mailto:elena@cityofcc.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 discapacidades, que tienen la intención de asistir a esta reunión, se les solicita que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo al número (361) 826-3240.

address the Commission during the meeting and your English interpreter, please call the Development Services Department at least 48 hours in advance to request an interpreter be present at the meeting. Si usted desea dirigirse a la comisión durante la reunión, favor de llamar al departamento de servicios de desarrollo al número (361) 826-3240 al menos 48 horas antes de la junta para que un intérprete sea presente durante la junta.

**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0622-02  
(INFOR No. 22ZN1020)**

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NAME: Haren and David Wilson  
Please Print  
ADDRESS: 14934 Dasmarinas Dr. PHONE NO. 361-446-4626  
Corpus Christi, TX 78418

( ) IN FAVOR  IN OPPOSITION

REASONS:  
We purchased a home on a golf course 22 years ago. We are opposed to a narrow "canal" behind our home and small lots for short term rentals in our backyard. Haren Wilson SIGNATURE

SEE MAP ON REVERSE SIDE Please leave the greenspace around the ponds.  
INFOR Case No.: 22ZN1020 Case No. 0622-02  
Property Owner ID: 151 Why so many homes on Greenspace?  
Case Manager: Elena Buentello  
Email: elenab@cctexas.com

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**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0622-02  
(INFOR No. 22ZN1020)**

**Diamond Beach Holdings LLC** has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-5" Single-Family 6 District**, **"RS-4.5" Single-Family 4.5 District**, and **"CR-2" Resort Commercial District** to the **"RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development Overlay** and **"CR-2/PUD" Commercial Resort District with a Planned Unit Development Overlay, resulting in a change to the Future Land Use Map**. The property to be rezoned is described as:

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NAME: Cheri Spurling - for Coastline Properties  
Please Print

ADDRESS: 14717 S. Padre Island Ave. PHONE NO. 361-949-0101

IN FAVOR      ( ) IN OPPOSITION

REASONS:

Cheri Spurling  
SIGNATURE

SEE MAP ON REVERSE SIDE  
INFOR Case No. 22ZN1020  
Property Owner ID: 245

Case No. 0622-02  
Case Manager: Elena Buentello  
Email: elenab@cctexas.com

Personas con discapacidades que planean asistir a esta reunión, que pueden requerir servicios especiales, se les solicita que llamen al Departamento de Servicios de Desarrollo al menos 48 horas antes de la reunión al número (361) 826-3240. Si usted desea dirigirse a la Comisión durante la reunión 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 reunión para solicitar un intérprete ser presente durante la junta.

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PUBLIC HEARING NOTICE  
Rezoning Case No. 0622-02  
(INFOR No. 22ZN1020)**

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NAME: KAY LAY  
Please Print  
ADDRESS: 15101 CANE HARBOR 78418 PHONE NO. 214 384 1800

IN FAVOR      ( ) IN OPPOSITION

REASONS: LOVE IT!

Kay Lay  
SIGNATURE

SEE MAP ON REVERSE SIDE  
INFOR Case No. 22ZN1020  
Property Owner ID: 329

Case No. 0622-02  
Case Manager: Elena Buentello  
Email: elenab@octexas.com



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**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0622-02  
(INFOR No. 22ZN1020)**

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NAME: Robert Wilkins Patricia Horton  
Please Print

ADDRESS: 14813 Dasmarias Dr. PHONE NO. 361 589 4338

( ) IN FAVOR     IN OPPOSITION

REASONS:

It will tax the infrastructure.

Robert Wilkins Patricia Horton  
SIGNATURE

SEE MAP ON REVERSE SIDE  
INFOR Case No. 22ZN1020  
Property Owner ID: 165

Case No. 0622-02  
Case Manager: Elena Buentello  
Email: elenab@cctexas.com  
Phone: 361-826-3598

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PUBLIC HEARING NOTICE  
Rezoning Case No. 0622-02  
(INFOR No. 22ZN1020)**

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NAME: Mary E. Johnson  
Please Print

ADDRESS: 14006 Hawksnest Bay PHONE NO. 361-215-9550

IN FAVOR      ( ) IN OPPOSITION

REASONS:

  
SIGNATURE

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 22ZN1020  
Property Owner ID: 280

Case No. 0622-02  
Case Manager: Elena Buentello  
Email: elenab@octexas.com  
Phone: 361-826-3598

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(INFOR No. 22ZN1020)**

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NAME: CHARLENE FOREST  
Please Print

ADDRESS: 14961 CANADIAN MIST PHONE NO. 361-548-7712

IN FAVOR      ( ) IN OPPOSITION

REASONS:  
only if this property cannot be used for short term rentals otherwise I am against it.  
Charlene Forest  
SIGNATURE

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 22ZN1020  
Property Owner ID: 283

Case No. 0622-02  
Case Manager: Elena Buentello  
Email: elenab@cctexas.com  
Phone: 361-826-3598