

PLANNING COMMISSION FINAL REPORT

Case No. 1116-01

HTE No. 16-10000038

Planning Commission Hearing Date: November 2, 2016

Applicant & Legal Description	Applicant/Owner: Scott Electric Co. Representatives: Chris Flores Legal Description/Location: Four lots composed of Shoreline Park, Block 8, consisting of the following four lots: Southeast 40' of Lot 9; Northwest 10' of Lot 9, all of Lot 10, and Southeast 20' of Lot 11; West 30' of Lot 11 and East 10' of Lot 12; West 43.75' of Lot 12; located on Dempsey Street between Lexington Avenue and North Port Avenue.			
Zoning Request	From: "RS-6" Single-Family 6 District and "RS-6/SP" Single-Family 6 District with a Special Permit To: "IL" Light Industrial Area: 0.5847 acres Purpose of Request: To allow construction of a storage building.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RS-6" Single-Family 6 & "RS-6/SP" Single-Family 6 with a Special Permit	Industrial	Medium Density Single Family Residential
	<i>North</i>	"IL" Light Industrial & "RS-6" Single-Family 6	Low Density Residential & Light Industrial	Medium Density Single Family Residential
	<i>South</i>	"RS-6" Single-Family 6	Vacant, Low Density Residential & Industrial	Medium Density Single Family Residential & Mixed Use
	<i>East</i>	"IL" Light Industrial	Light Industrial	Medium Density Single Family Residential
	<i>West</i>	"RS-6" Single-Family 6	Vacant & Low Density Residential	Medium Density Single Family Residential
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundary of the Central Business Area Development Plan and is planned for commercial uses fronting Port Avenue and medium density residential uses fronting Lexington Avenue on all of Block 8 where the subject property is located. The proposed rezoning to the "IL" Light Industrial District is not consistent with the adopted Future Land Use Map or the Central Business Area Development Plan. Map No.: 046045 Zoning Violations: None			

Transportation	Transportation and Circulation: The subject property has approximately 205 feet of street frontage along Dempsey Street, which egresses onto Port Avenue that the Urban Transportation Plan designates as an “A1” Arterial. The maximum desirable average daily trips (ADT) for a designated “A1” is 15,000 to 24,000 daily trips. The subject property is located on the north side of Dempsey Street approximately 95 feet west of Port Avenue.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2015/2016)
	Port Avenue	“A1” Minor Arterial Undivided	95’ ROW 64’ paved	72’ ROW 58’ paved	14,277 ADT
	Dempsey Street	Local Residential	50’ ROW 28’ paved	43’ ROW 27’ paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RS-6” Single-Family 6 District and the “RS-6” Single-Family 6 District with a Special Permit District to the “IL” Light Industrial District to allow the construction of a storage building.

Development Plan: The proposed rezoning is within the Shoreline Park Subdivision. The applicant is proposing a storage building on a 0.5847 acre tract of land. The proposed storage building will cross three of the four lots and be 40 feet by 100 feet, totaling 4,000 square feet of building area. It will be used to store electrical and air conditioning parts and material which is already stored on sight in smaller buildings. A buffer yard of 10 feet along with a 6 foot standard screening fence would be required along the property lines abutting the “RS-6” Single-Family 6 District and is already in place along with a 6 foot standard screening fence to provide a visual barrier for the surrounding neighborhood. The site is proposed to have access from Dempsey Street and Port Avenue.

Existing Land Uses & Zoning: The subject property is currently being used for commercial vehicle storage and zoned “RS-6/SP” Single-Family 6 with a Special Permit District. Scott Electric Co. also owns the lots north of the subject property and is being used as commercial vehicle and parts storage that is zoned “IL” Light Industrial and “IL/SP” Light Industrial with a Special Permit District. South of the subject property is a commercial business, single-family residential, and two vacant lots zoned “IL” Light Industrial District and “RS-6” Single-Family 6 District, respectively. East of the subject property there are more lots owned by Scott Electric Co. which are also being used and are commercially zoned “IL” Light Industrial District. West of the subject property are vacant lots zoned “RS-6” Single-Family 6 District.

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

Plan CC & Area Development Plan Consistency: The subject property is located within the boundary of the Central Business Area Development Plan which designates the subject property for medium density residential uses. The proposed rezoning to the “IL” Light Industrial District is inconsistent with Plan CC and the Future Land Use Map which designate the area as Medium Density Single Family Residential. Additionally, the following are pertinent elements of Plan CC and the Central Business Area Development Plan that should be considered:

- Promote financial incentives for business investments that offer the potential for strong catalytic impacts, and structure incentives to provide the maximum public benefits. (Plan CC, Element 4, Goal 2, Strategy 2)
- Encourage the development of a high-quality workforce across a wide range of occupations and skill levels that meets the current and emerging needs of local businesses and makes workforce a positive factor for business prospects. (Plan CC, Element 4, Goal 2, Strategy 3)
- Encourage improvements of the port area and its facilities according to the Port of Corpus Christi's Strategic Plan. (Plan CC, Element 4, Goal 7, Strategy 1)
- Promote expansions of local businesses and target innovative and entrepreneurial businesses for relocation, and attract high-wage jobs in fields such as tourism, science, technology, and green or clean industries that create a vibrant economy. (OBJECTIVE Economic Development 1, Central Business Area Development Plan)
- Mixed-use districts are being actively encouraged, and locations for new mixed-use centers are being identified, providing live-work-shop opportunities that minimize travel needs. The properties located along Shoreline Boulevard have been identified as areas that shall be considered for tourist-related and residential mixed uses, with limited office or non-tourism related business uses. (POLICY Live-Work Units 1.2, Central Business Area Development Plan)

Plat Status: The subject property is currently comprised of four platted lots. In order to construct the proposed storage building, the property needs to be replatted.

Department Comments:

- The proposed rezoning deviates from Plan CC:
 - Uses typically found in the “IL” Light Industrial District should be prohibited along Dempsey Street and Lexington Avenue which the future land use maps designate as Medium Density Single Family Residential.
 - The proposed storage building is completely within the lots owned by Scott Electric Co. which currently function as a commercial business and will not alter the aesthetics of the current buffer and standard screening fence.
- It is Staff’s opinion that the proposed rezoning would negatively impact the surrounding residential properties and the property to be rezoned is inconsistent with the Future Land Use Plan’s designation of the property as a Medium Density Single Family Residential use.
- An “IL” Light Industrial District would allow uses that are not compatible with the surrounding residential subdivision and could potentially increase traffic through residential areas on Dempsey Street and Lexington Avenue, which are local residential streets.

- Staff's opinion is that a storage building does not decrease the residential desirability of this neighborhood. This is one of the findings required per Plan CC when deciding which commercial uses to allow within residential areas.
- Property was previously rezoned in 2008 for an "SP" with conditions that created compatibility.
- It is Staff's opinion that a Special Permit with conditions could continue to work in this situation.

Planning Commission and Staff Recommendation:

Denial of the change of zoning from the "RS-6" Single-Family 6 District and "RS-6/SP" Single-Family 6 District with a Special Permit to the "IL" Light Industrial District, and in lieu thereof, staff recommends extending the "RS-6/SP" Single-Family 6 District with a Special Permit to all four lots subject to the following six conditions:

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district is the outdoor storage of company and/or employee vehicles and a storage building for parts and material of air conditioners and electrical work.
2. **Lighting:** All security lighting must be shielded and directed away from adjacent residences and nearby streets. Cut-off shields are required for all lighting. No light projection is permitted beyond the property line near all public roadways and residential development.
3. **Landscape Strip:** A ten (10) foot wide visual landscape strip shall be installed and maintained running parallel to, in front of, and in the distance of the required six (6) foot standard screening fence.
4. **Screening Fence:** A six (6) foot standard screening fence shall be installed and maintained to provide a visual barrier between the vehicular storage yard/building and the surrounding neighborhood.
5. **Hours of Operation:** The hours of operation shall be the same as the business hours of operation from 7:00 AM to 5:30 PM Monday through Friday.
6. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (12) months of this ordinance, unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

Vote Results:

For: 5

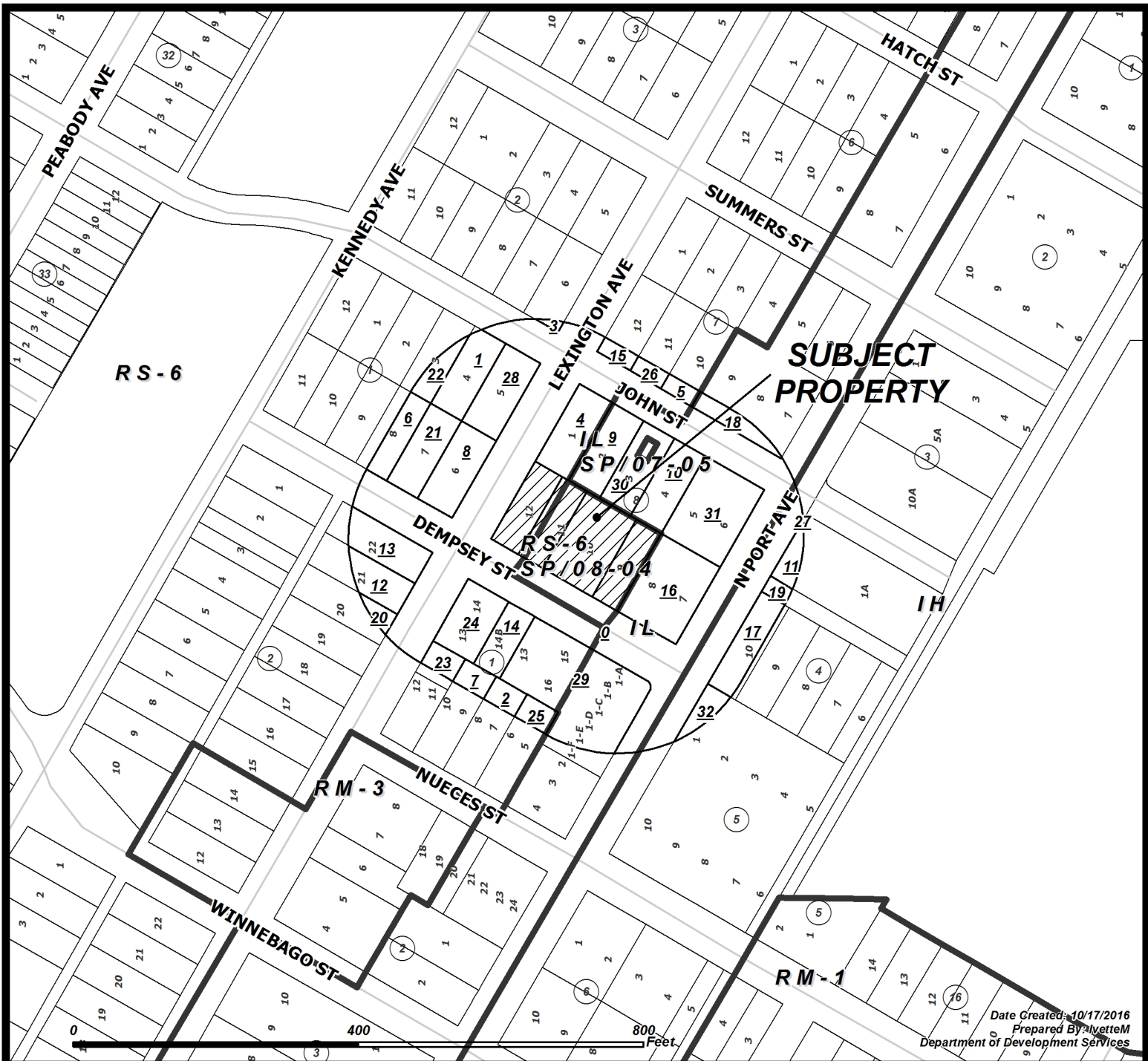
Opposed: 0

Absent: 2

Public Notification	Number of Notices Mailed – 26 within 200-foot notification area 2 outside notification area
	<u>As of November 21, 2016:</u>
	In Favor – 1 inside notification area – 0 outside notification area
	In Opposition – 1 inside notification area – 0 outside notification area
	Totaling 2.43% of the land within the 200-foot notification area in opposition.

Attachments:

1. Location Map (Existing Zoning & Notice Area)
2. Application
3. Public Comments Received (if any)



Date Created: 10/17/2016
Prepared By: Alyette M
Department of Development Services

CASE: 1116-01 ZONING & NOTICE AREA

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

Subject Property with 200' buffer

Owners within 200' listed on attached ownership table

Owners in favor

Owners in opposition



16-10000038



Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469-9277
(361) 826-3240
Located at 2406 Leopard Street

REZONING APPLICATION

Office Use Only

Case No.: _____ Map No.: 046045

PC Hearing Date: _____ Proj. Mgr: _____

Hearing Location: City Hall, Council Chambers, 1201 Leopard Street

Hearing Time: 5:30 p.m.

* A MAXIMUM OF FIVE REZONINGS CASES ARE SCHEDULED PER HEARING.
* INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

1. Applicant: Scott Electric Co. Contact Person: Christopher Flores

Mailing Address: P.O. Box 1819

City: Corpus Christi State: TX ZIP: 78403 Phone: (361) 884-6326

E-mail: [REDACTED] Cell: (361) 533-3480

2. Property Owner(s): Mike Hope Contact Person: Christopher Flores

Mailing Address: P.O. Box 1819

City: Corpus Christi State: TX ZIP: 78403 Phone: (361) 884-6326

E-mail: [REDACTED] Cell: ()

3. Subject Property Address: See Attached Sheet Area of Request (SF/aces): _____

Current Zoning & Use: RS-6 and RS-6/SP Proposed Zoning & Use: IL

12-Digit Nueces County Tax ID: _____

Subdivision Name: See Attached Sheet Block: _____ Lot(s): _____

Legal Description if not platted: See Attached Sheet

4. Submittal Requirements:

☒ Early Assistance Meeting: Date Held 10-3-16; with City Staff Priscilla Ramirez

☒ Land Use Statement ☒ Disclosure of Interest ☒ Copy of Warranty Deed

IF APPLICABLE:

☒ Peak Hour Trip Form (If request is inconsistent with Future Land Use Plan) ☐ Site Plan for PUD or Special Permit

☐ Metes & Bounds Description with exhibit if property includes un-platted land (sealed by RPLS) ☒ Lien Holder Authorization

☒ Appointment of Agent Form if landowner is not signing this form

I certify that I have provided the City of Corpus Christi with a complete application for review; that I am authorized to initiate this rezoning as or on behalf of the Property Owner(s); and the information provided is accurate.

C Flores
Owner or Agent's Signature

Christopher Flores

Owner or Agent's Printed Name

Applicant's Signature

Applicant's Printed Name

Office Use Only: Date Received: 10-5-16 Received By: AD ADP: CB

Rezoning Fee: 1107.50 + PUD Fee 0 + Sign Fee 20 = Total Fee 1127.50

No. Signs Required 2 @ \$10/sign Sign Posting Date: _____

16-10000038

Supplement Document

Property ID	Tax ID	Land area	Legal Description
1. 200021058	8013-0008-0090	0.1148 Acre 5000.0 Sqft	Shoreline PK SE40' LT 9 BK 8
2. 200021064	8013-0008-0095	0.2296 Acre 10000.0 Sqft	Shoreline PK NW10' LT 9, All LT 10 & SE20' of LT 11 BK 8.
3. 200021073	8013-0008-0120	0.1148 Acre 5000.0 Sqft	Shoreline PK W30' LT 11 & E10' of LT 12 BK 8
4. 200021076	8013-0008-0125	0.1255 Acre 5468.0 Sqft	Shoreline PK W43.75' of LT 12 BK 8
Total Land Area		0.5847 Acre / 25,468 Sqft	

LAND USE STATEMENT

1. State the purpose of the request and include applicable background information as to the development plan for the property, i.e., usage of property, number and square footage(s) of existing and/or proposed building(s)/unit(s), building(s)/unit(s) height, parking plans/spaces, phasing schedule of development, number of employee(s) associated with the office, business or industrial development, hours of operation, modification or demolition plans for existing structure(s), type, area and setback of signage, etc.

* Scott Electric Co. is requesting a re-zoning in order to build a new 40' x 100' (4000 sqf) storage building. This building will be strictly for storage of electrical and a/c parts and material. The hours of operation will be the same as our business hours ...Monday thru Friday 7:00am - 5:30pm.

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

North - Business-Scott Electric Main Office

South - Business- GIS Const. LLC

East - Business- Bradleys

West - Residential- Lexington Ave



DISCLOSURE OF INTERESTS

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. **Every question must be answered.** If the question is not applicable, answer with "NA".

NAME: Scott Electric Co.

STREET: 2001 N. Port Ave CITY: Corpus Christi ZIP: 78403

FIRM is: ☐ Corporation ☐ Partnership ☒ Sole Owner ☐ Association ☐ Other _____

DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

1. State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Job Title and City Department (if known)

N/A

2. State the names of each "official" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Title

N/A

3. State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Board, Commission, or Committee

N/A

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Consultant

N/A

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: Christopher Flores
(Print Name)

Title: Manager

Signature of Certifying Person: _____

Date: 10-3-16



Development Services
2406 Leopard Street, Corpus Christi, TX 78408
Phone: (361)826-3240 www.cctexas.com

PEAK HOUR TRAFFIC (PHT) FORM

A Traffic Impact Analysis (TIA) determination must be made prior to the submittal of any rezoning application, site plan or street closure request. The Peak Hour Traffic Generation (PHT) Form is required to be completed for developments that are projected to contain 500 or fewer weekday peak hour (A.M. or P.M.) trips (UDC Section 3.29.4).

Property Address: 1919 N. Port Ave

Legal Description (Subdivision, Lot, Block):

Applicant Name: Scott Electric Co.

Address: City/State/Zip: Corpus Christi, TX 78403

Telephone: 361-884-6326

Email:

Application Status (Select One): ☒ Rezoning ☐ Site Plan ☐ Street Closure

Existing Land Use

Tract Acres	Unit of Measure	Zoning	Land Use	I.T.E. Code	A.M. Trip Rate	Peak A.M. Trips	P.M. Trip Rate	Peak P.M. Trips
0.56		RS-6 + RS-6/EP for Industrial	Industrial	110	0.56	0.56	0.56	0.56

Proposed Land Use

Tract Acres	Unit of Measure	Zoning	Land Use	I.T.E. Code	A.M. Trip Rate	Peak A.M. Trips	P.M. Trip Rate	Peak P.M. Trips
0.56		IL	LDR	210	0.77	0.77	1.02	1.02
Total						0.77	Total	1.02

Abutting Streets

Street Name	Access Proposed To Street?	Pavement Width (FT)	ROW Width (FT)
N.Port Ave	Existing		
Dempsey St.	Existing		
John St.	Existing		



For City Use Only



A Traffic Impact Analysis IS required. The consultant preparing the TIA must meet with the City to discuss the scope and requirements of the analysis prior to beginning the TIA.



A Traffic Impact Analysis is NOT required. The proposed traffic generated does not exceed the established threshold.



The Traffic Impact Analysis has been waived for the following reason(s):

Reviewed By:

Date: 10-3-16

Note: This completed and reviewed form must accompany any subsequent application for the IDENTICAL project. CHANGES to the proposed project will require a new TIA determination to be made.

APPOINTMENT OF AGENT

As owner of the subject property, I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: Christoher Flores

Mailing Address: P.O. Box 1819

City: Corpus Christi State: TX Zip: 78403

Home Phone: (-) - Business Phone: (361) 884-6326 Cell: (361) 533-3480

I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

Be the point of contact between myself and the City of Corpus Christi; make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; consent to legally binding modifications; conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.

I understand that the City of Corpus Christi will deal only with a fully authorized agent. At any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, **I agree to hold harmless and indemnify the City of Corpus Christi, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter.** If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have the legal authority to make this binding appointment on behalf of the entity, and every reference herein to "I", "my", or "me" is a reference to the entity.

*Signature of Agent:  Title: Manager

Printed/Typed Name of Agent: Christopher Flores Date: 10-3-16

*Signature of Property Owner:  Title: VP

Printed/Typed Name of Property Owner: Mike Hope Date: 10-3-16

*Signature of Property Owner: _____ Title: _____

Printed/Typed Name of Property Owner: _____ Date: _____

*Signature of Property Owner: _____ Title: _____

Printed/Typed Name of Property Owner: _____ Date: _____

*Application must be signed by the individual applicant, each partner of a partnership, or by an authorized officer of a corporation or association.

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. 1116-01**

Scott Electric, Co. has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-6" Single-Family 6 District and "RS-6/SP" Single Family 6 District with a Special Permit** to the **"IL" Light Industrial, resulting in a change to the Future Land Use Map from low density residential uses to light industrial uses.** The property to be rezoned is described as:

Being four lots composed of Shoreline Park, Block 8, consisting of Southeast 40' of Lot 9; Northwest 10' of Lot 9, all Lot 10, and Southeast 20' Lot 11; West 30' Lot 11 and East 10' of Lot 12; West 43.75' of Lot 12; located on Dempsey Street between Lexington Avenue and North Port Avenue.

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, November 2, 2016**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.** in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

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

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

Printed Name: Josus J. Leyva

Address: 1821 N. Port Avenue

City/State: Corpus Christi, Tx 78401

☒ IN FAVOR () IN OPPOSITION

Phone: 361. 885. 7700

REASON:



Signature

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

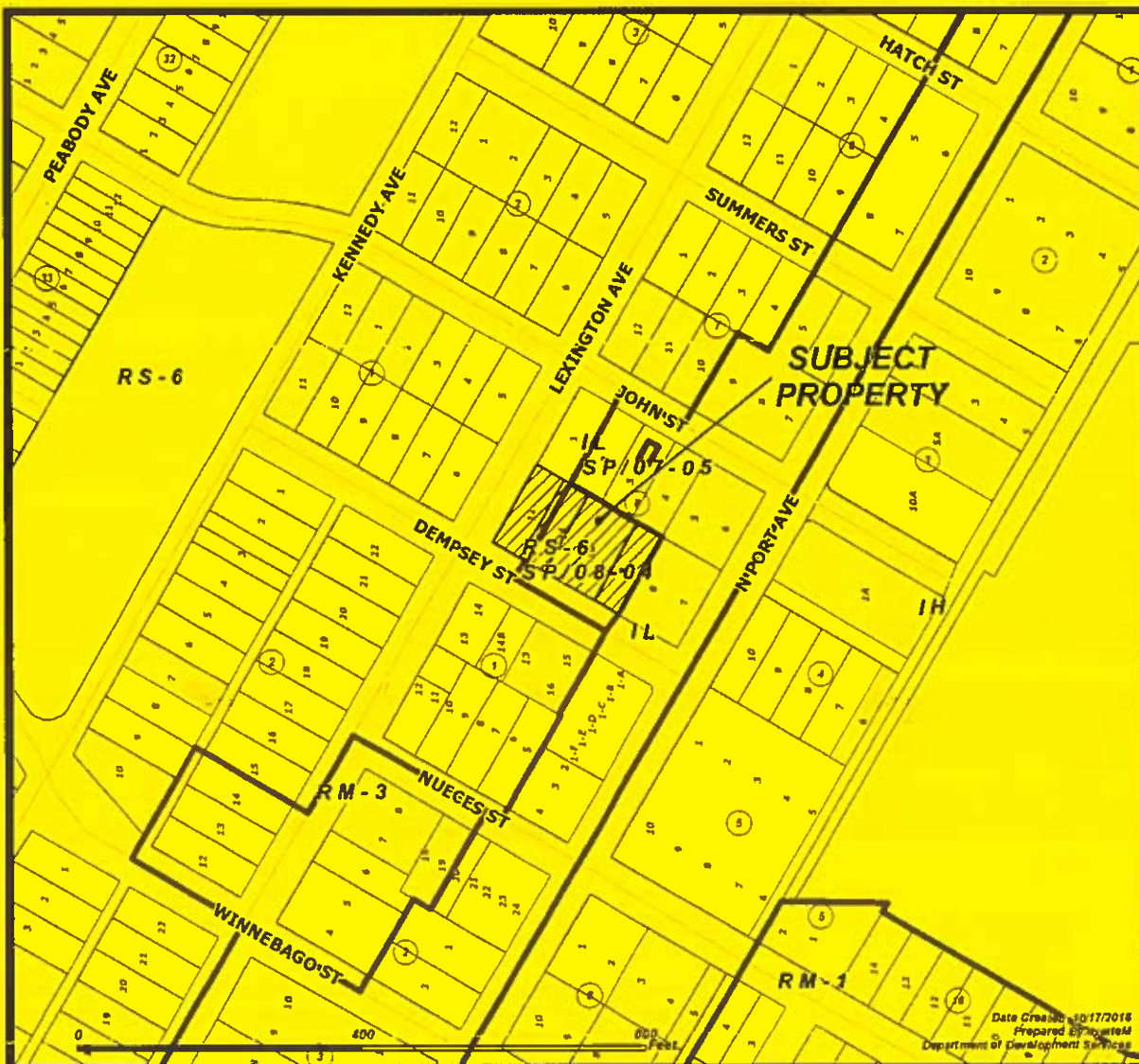


U.S. POSTAGE PITNEY BOWES



ZIP 78412 \$ 000.46⁵
02 4W
0000340617 OCT 21 2016

29 855700010010
GIS CONSTRUCTION LLC
1821 N Port Ave
Corpus Christi, TX 78401



CASE: 1116-01 **SUBJECT PROPERTY WITH ZONING**



RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CM-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CR-2 Resort Commercial	RS-TF Two-Family
CG-1 General Commercial	RS-15 Single-Family 15
CI Intensive Commercial	RE Residential Estate
CBD Downtown Commercial	RS-TH Townhouse
CR-3 Resort Commercial	SP Special Permit
FR Farm Rural	RV Recreational Vehicle Park
H Historic Overlay	RMH Manufactured Home
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. 1116-01**

Scott Electric, Co. has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-6" Single-Family 6 District and "RS-6/SP" Single Family 6 District with a Special Permit** to the **"IL" Light Industrial, resulting in a change to the Future Land Use Map from low density residential uses to light industrial uses.** The property to be rezoned is described as:

Being four lots composed of Shoreline Park, Block 8, consisting of Southeast 40' of Lot 9; Northwest 10' of Lot 9, all Lot 10, and Southeast 20' Lot 11; West 30' Lot 11 and East 10' of Lot 12; West 43.75' of Lot 12; located on Dempsey Street between Lexington Avenue and North Port Avenue.

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, November 2, 2016**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.** in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

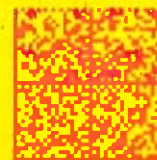
TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

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

Printed Name: Valencia Buggs
Address: 11826 Mill Valley Rd City/State: Houston, TX
() IN FAVOR ☒ IN OPPOSITION Phone: 832-746-2515
REASON: Taxes will increase (2406 Dempsey, 78407)

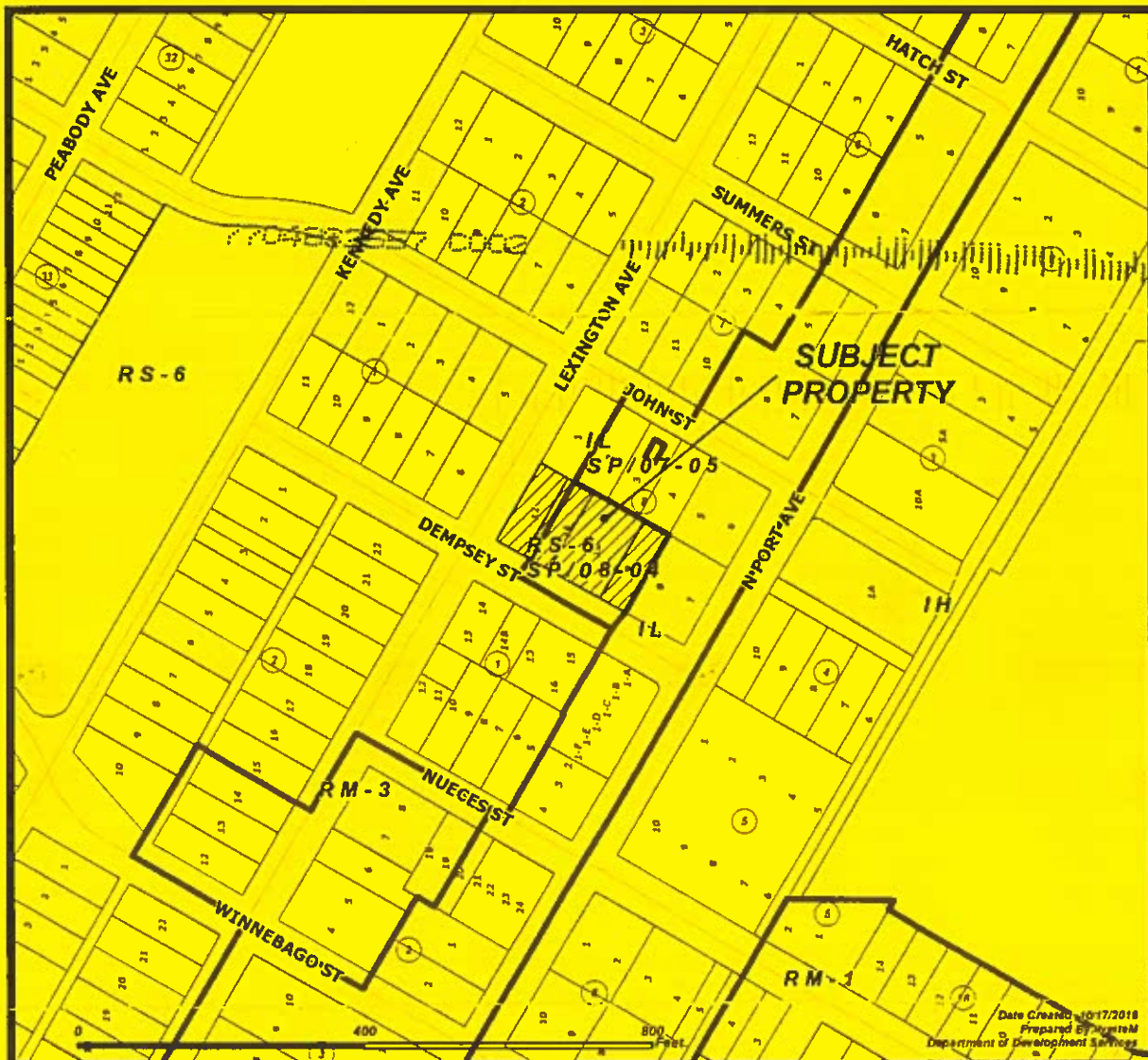
Signature [Signature]

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



U.S. POSTAGE PITNEY BOWES
ZIP 78412 \$ 000.46⁵
02 4W
0000340617 OCT 21 2019

21 801300010070
WEATHERSBY-GRAY VANECA
& VALENCIA BUGGS
11826 Mill Valley Rd
Houston, TX 77048



CASE: 1116-01

SUBJECT PROPERTY WITH ZONING



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

