

STAFF REPORT

Case No. 0515-02

HTE No. 15-10000024

Planning Commission Hearing Date: May 6, 2015

Applicant & Legal Description	Applicant/Owner: The Mostaghasi Investment Trust Representatives: Jim Villaume/Steve Roberts Realty Legal Description/Location: Lot 1, Block 1, Kings Point Unit 6, located along the north side of Yorktown Boulevard, west of Loire Boulevard and east of Gingerberry Boulevard.			
Zoning Request	From: "RS-6" Single-Family 6 District To: "CN-1" Neighborhood Commercial District Area: 6.856 acres Purpose of Request: To allow retail commercial and office development			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RS-6" Single-Family 6	Vacant	Low Density Residential
	<i>North</i>	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential
	<i>South</i>	"RS-6" Single-Family 6	Low Density Residential, Vacant & Public/Semi-Public	Low Density Residential and Commercial
	<i>East</i>	"CN-2" Neighborhood Commercial	Commercial	Commercial
	<i>West</i>	"CG-2" General Commercial	Vacant	Commercial
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for low density residential uses. The proposed rezoning to the "CN-1" Neighborhood Commercial District is not consistent with the adopted Future Land Use Plan. Map No.: 044031 Zoning Violations: None			

Transportation	Transportation and Circulation: The subject property has approximately 750 feet of street frontage along Yorktown Boulevard, which is an “A-3” Primary Arterial Divided, and approximately 400 feet of street frontage along Gingerberry Boulevard, which is a local residential street at this particular location. However, approximately 250 feet from the northwest corner of the property, where Gingerberry Boulevard intersects with Loire Boulevard, Gingerberry Boulevard becomes a “C1” Minor Residential Collector street, which intersects with Lipes Boulevard to the north. The maximum desirable average daily trips for an “A3” Primary Arterial Divided street is 30,000 to 48,000, and for a C1” Minor Residential Collector street is 1,000 to 3,000.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2013)
	Yorktown Boulevard	“A3” Primary Arterial Divided	130’ ROW 79’ paved	135’ ROW 45’ paved	7,135
	Gingerberry Boulevard	Local Residential	50’ ROW 28’ paved	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 “CN-1” Neighborhood Commercial District to allow retail and commercial office developments.

Development Plan: The applicant is proposing to rezone 6.856 acres of land from single family residential (RS-6) to commercial (CN-1). The applicant indicates intent to develop five 1.3 acre sites for retail commercial and office development per the land use statement and the conceptual plat submitted with the application to rezone.

Existing Land Uses & Zoning: The current use of the property is vacant land. North of the subject property are single-family dwellings zoned “RS-6” Single-Family 6. South of the subject property is zoned “RS-6” Single-Family 6 and with a low density residential neighborhood, a church and proposed funeral home. East of the subject property is zoned “CN-2” Neighborhood Commercial with a new, mostly unoccupied small shopping center. West of the subject property, across Gingerberry Boulevard, is zoned “CG-2” General Commercial and is vacant.

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

Plat Status: The subject property is platted.

Comprehensive Plan & Area Development Plan Consistency: The application to rezone to the “CN-1” Neighborhood Commercial District is not sufficiently supported by the goals and policies of the Comprehensive Plan and the Southside Area Development Plan (ADP) nor is the request consistent with the adopted Future Land Use Map.

Specifically, the change in zoning designation to “CN-1” is inconsistent with the following Comprehensive Plan and ADP policy statements.

- Buffering high-intensity commercial areas from low-density residential areas through the existence of roads, public/institutional buildings, open space, scale of designs, and transitional land uses (Southside ADP Policy Statement B.6), and
- Discouraging new high-intensity commercial developments from locating directly adjacent to low-intensity residential areas without an adequate transition or buffer (Southside ADP Policy Statement B.7).
- Commercial centers that are compact as opposed to linear should be located at major intersections. Such grouping of activities generally permits more effective traffic management (Comprehensive Plan Commercial Policy Statement B).

The subject property is immediately adjacent to existing residential development absent of desirable transitions between zoning districts.

Although a change in zoning designation may comply with the Comprehensive Plan with respect to encouraging infill development on vacant tracts within developed areas (Comprehensive Plan, Residential Policy Statement F), in this specific instance, a change is not warranted as the change would permit additional commercial strip development to occur. Commercial strip development is contrary to good planning and generally discouraged. Commercial strip development has many negative impacts including but not limited to impeding pedestrian and non-motorized traffic and ruining a sense of place. Commercial development should be concentrated in nodes or clusters at major intersections and limited along the remainder of the corridor. (Moldoff. “Controlling Strip Development.” Planning Commissioners Journal 53 (2004): 1-5. Print)

An analysis of the immediate vicinity of the subject property indicates a significant amount of commercially zoned property in the area. A large concentration of commercially zoned property exists along South Staples Street between Yorktown Boulevard and Saratoga Boulevard and along Yorktown Boulevard between south Staples Street and Everhart Road. It appears that much of the commercially zoned property remains vacant which begs the question of why should additional land be zoned commercial. Staff is of the opinion that this type of land use pattern should not be continuously mimicked. Further, the more desirable land use pattern exists for example in the vicinity of Yorktown Boulevard and Cimarron Boulevard where there is a mix of land uses with desired transitions between land uses. The land use pattern there includes a balance between low-density residential, high density residential and commercial areas.

Department Comments:

- The rezoning is not consistent with the Comprehensive Plan and the Southside Area Development Plan as outlined in the previous section of this report.
- The rezoning to “CN-1” in this instance is not compatible with existing residential uses to the north of the property.
- The property is more appropriately suited for low-density or high density residential development given the proximity of the subject property to other commercially zoned property.
- The rezoning will further cause an undue linear concentration of commercially zoned property in an area that has an abundance of commercially zoned vacant property.
- If Planning Commission chooses to recommend a commercial district, then the “CN-2” Neighborhood Commercial District should be considered in lieu of the “CN-1” district.

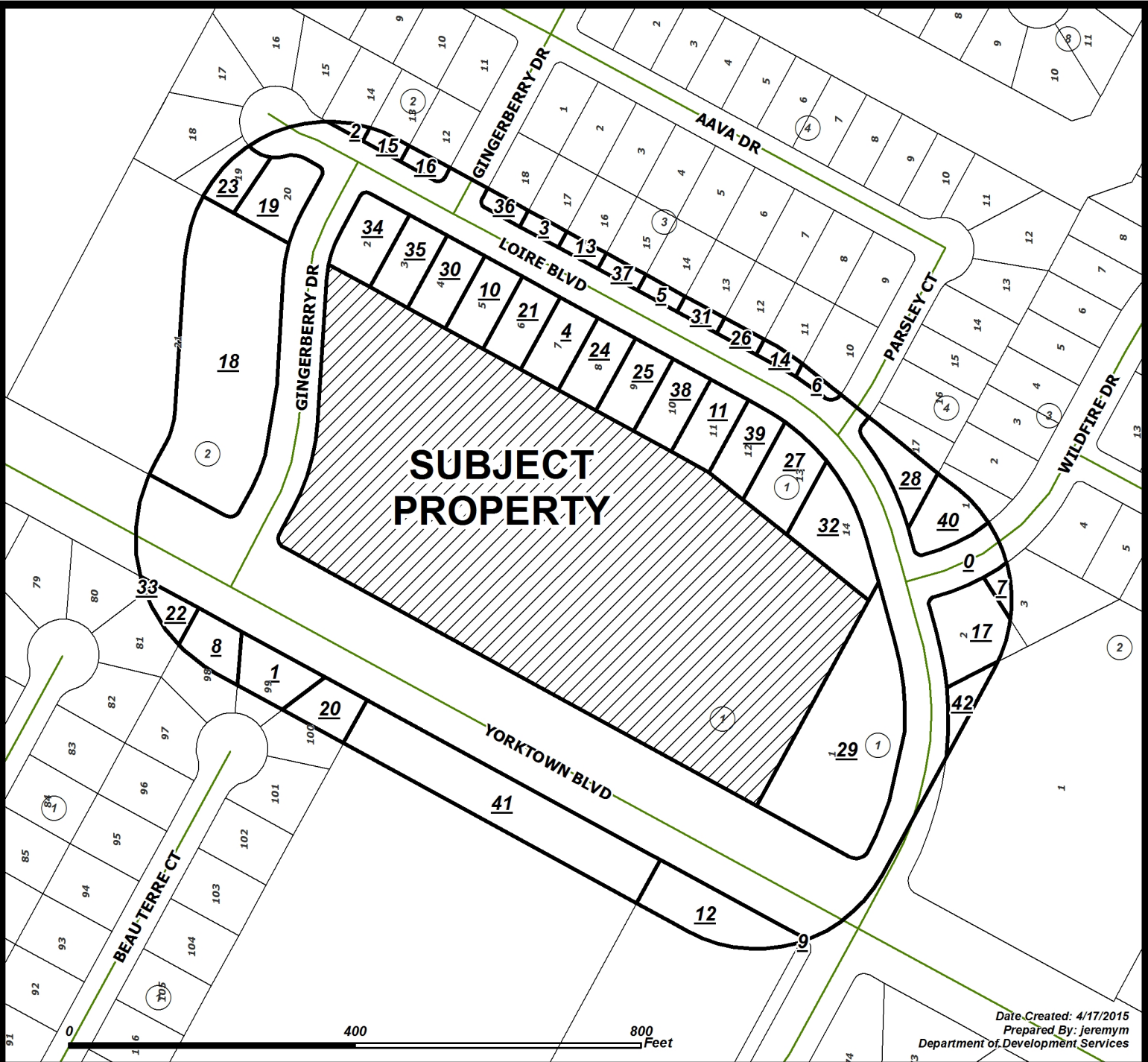
Staff Recommendation:

Denial of the change of zoning from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District.

Public Notification	Number of Notices Mailed – 42 within 200-foot notification area 11 outside notification area	
	<u>As of April 29, 2015:</u>	
	In Favor	– 0 inside notification area – 0 outside notification area
	In Opposition	– 16 inside notification area – 6 outside notification area
	Totalling 13.01% of the land within the 200-foot notification area in opposition.	

Attachments:

1. Location Map (Existing Zoning & Notice Area)
2. Proposed Plat
3. Public Comments Received as of April 29th



Date Created: 4/17/2015
Prepared By: jeremym
Department of Development Services

CASE: 0515-02

Zoning & Notice Area

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



Subject Property
with 200' buffer



Owners
in favor

4 Owners within 200' listed on
attached ownership table

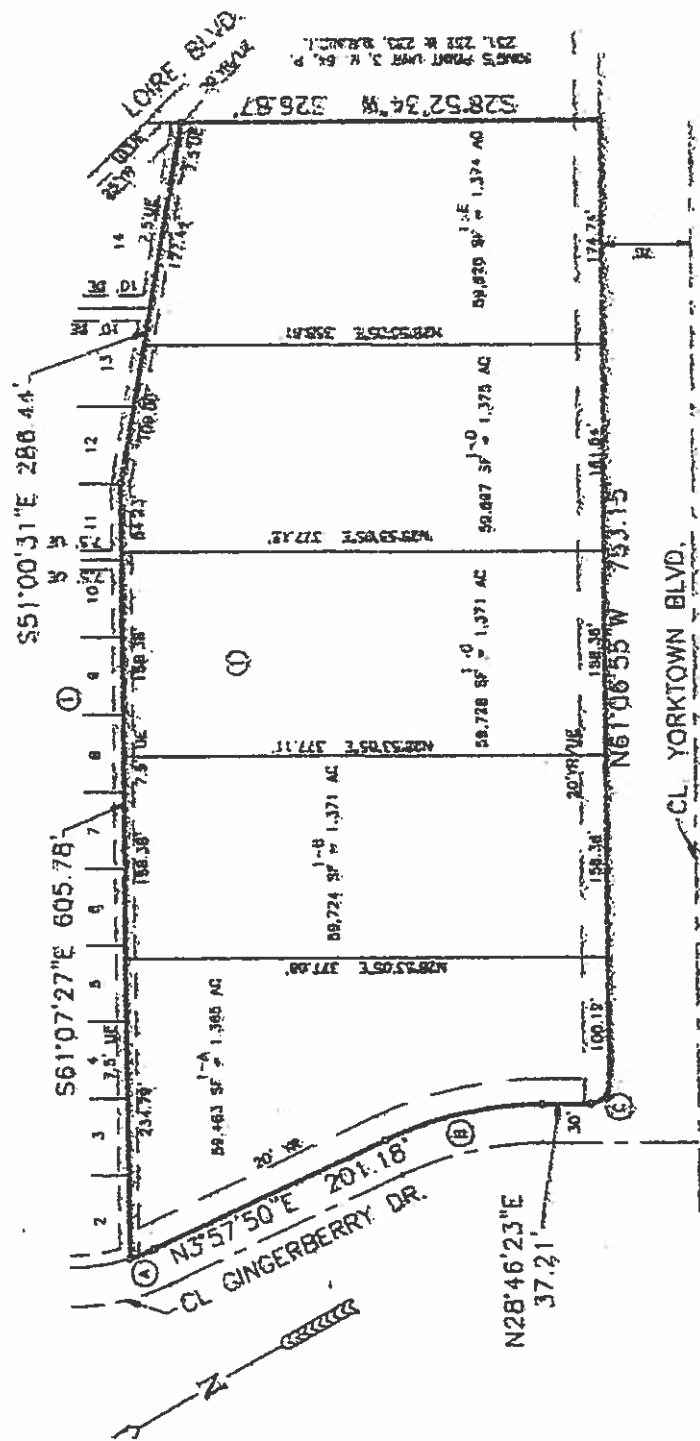


Owners
in opposition



LOCATION MAP





Attachment- Proposed Plat

27 April 2015

Dolores Wood, Project Manager
City of Corpus Christi
Development Services Department
P. O. Box 9277
Corpus Christi, Texas 78469

Re: Rezoning Case No. 0515-02

Dear Ms Wood,

Do you know the old saying, "When all else fails, read the instructions"? After e-mailing Annika Gunning and Priscilla Ramirez, I saw your name on the bottom of the hearing notice in the above cited case and called asking for your e-mail address. In no way were you unresponsive and I thank you for your e-mail.

While writing an e-mail to you asking for the names of the Planning Commission and their e-mail addresses, I received an e-mail from Annika Gunning informing me that the members generally didn't publish e-mail addresses. She also informed me that any concerns should be e-mailed to your department with a request that the concerns be passed on to the Commissioners. The next paragraph then states that concerns should be put in writing with my signature so the concerns could be officially registered. So e-mail deleted and the following began.

I guess this way of doing business makes sense to whoever thought it up but it does slow down involvement in a process that can impact on a homeowner's property value and their quality of life. Why your department's web site doesn't have more information for the neighborhood residents who wish to oppose or endorse a project is difficult to understand.

A time frame for when the hearing notice forms should be returned for inclusion in the staff recommendations to Commissioners would be helpful. In my experience (with the January 2015 rezoning attempt), the excuse for not including the number of oppositions was that no one had picked up the mail. Yet "the staff" had time to recommend the change after citing the nonconformance to the master plan in several instances. Notices mailed out 10 days prior to hearings minus four (4) days at minimum leaves a very short response time. And it has escaped no one in this neighborhood that the notices are always mailed on Friday. And since you cannot e-mail concerns or questions, the process for the homeowners is pretty well shut down. The site seems to be only geared to developers wanting zoning changes. This is definitely my perception and I make no apologist for any hurt feelings.

So, here we go. I formally request that this letter of concerns, questions and statements be forwarded to the Commissioners in full.

I live at 5805 Loire Boulevard in the 200 foot notification area and oppose a rezoning change (from RS-6 to CN-1) to the tract of land that is the subject property in Rezoning Case No. 0515-02.

Increase in traffic is a major concern.

Any commercial endeavor would greatly increase the traffic on our neighborhood's main thoroughfares. Drivers use Loire (from Yorktown) and Gingerberry (either from Yorktown or Lipes) as a short cut with no regard for posted speed limit or stop signs. I personally encountered a car that had entered Gingerberry from Yorktown at a very high rate of speed. To avoid a near head on collision, I swerved to miss the car and even at my slow speed after turning the corner, I hit the curb which seemed the lesser of two evils and blew a tire. The car sped away and I was left with calling my insurance company. Near misses are rapidly becoming a way of life in this subdivision.

This is a neighborhood of families who are walkers, joggers, bike riders, dog walkers and children who walk to Kaffie Middle School on Lipes. In the fall when Veteran's Memorial High School opens the foot travel will probably increase.

A group of neighborhood homeowners was asked by applicant's agent, Jim Villaume, to discuss the rezoning petition. At that time, he suggested a commercial project with about five (5) spaces, buildings or who knows what – very unclear idea. He did suggest a Taco Bell. He was told that the assembled homeowners would not support this. There is a vacant building at the corner of Yorktown and Loire that has about five (5) common wall spaces that, seemingly no one wants to rent. The access to this building and a newly built insurance office in the same area is from Loire. On Staples just past Yorktown is an existing strip mall with empty spaces to let. Some business' in this mall have already come and gone. Could be the limited access from Staples doesn't encourage business traffic flow.

We asked why not single family dwellings like the rest of the subdivision and we were asked if any of us would want to live on Yorktown, I really had to giggle. I was facing Yorktown and looking at the fenced properties backing onto Yorktown that, in some cases, were worth over a hundred thousand dollars more than my house. The fences went up when the houses were built so guess the fences aren't really a negative factor except when you're trying to sell an idea to the people across the street. Kings Crossing has only two (2) access streets into the subdivision from Yorktown.

It does not seem realistic that access to any commercial project on the subject property would be allowed vehicle access from Yorktown. Isn't the purpose of limited access on heavy traffic volume streets to cut down on accidents? That would leave Gingerberry as the access, not to our subdivision but to a strip mall. Not a good idea.

I am trying to understand why the Planning Commission would accept a petition for a zoning change for an unspecified purpose? One of the stated Permitted Uses for CN-1 is multi-family dwellings. The applicant withdrew his application in February 2015 to rezone the tract RM-1 (see Rezoning Case No. 0115-04) after he found out his "neighbors" were opposed to multi-family dwellings. Or maybe the decision was made when the the City did not give his buyers any money or tax breaks or whatever the give-a-way program is and they pulled out. The reason was not made clear. Seems like an end run attempt to reach the same place.

There is also an issue with standing ground water after hard rains. Will the drainage system tolerate the additional water when the ground is covered over with asphalt? If a developer adds dirt to raise the elevation, excess water could drain into backyards undermining foundations and ruining landscaping.

Giving The Mostaghasi Investment Trust carte blanche, for many people in this neighborhood, would be tantamount to stabbing oneself in the back. Have no idea what entities or what names comprise the trust but do know that business practices, in regard to home building, in the subdivision are not respected nor trusted.

A few questions and then I'm finished. To encourage the answering of questions, I will include my e-mail address. It will not be necessary to send a written and signed letter. An e-mail will do.

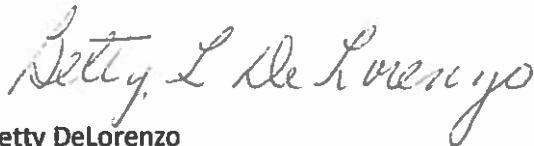
My questions are based on reading your departmental website, "Development Services", Page 1 – Sub heading, "The Zoning Process", paragraphs five (5) through seven (7).

Paragraph 5 states that opposition by 20% of land owners in the 200 foot notification area sends rezoning effort to City Council. In the case of Rezoning Case No. 0115-04, not picking up the mailed notices by staff (the excuse given our group), caused the more than 20% opposition notices to be excluded from the staff report and the case was not sent to City Council and was continued in the Planning Commission with the staff report showing no opposition and the abutting homeowners unaware of how to remedy the exclusion. After two (2) cancelled/postponed meetings, the applicant was allowed to withdraw his petition.

Paragraph 6 states the application can be withdrawn during process – in writing. What was the date of withdrawal of Rezoning Case No. 0115-04 and was it in writing?

Paragraph 7 states if action is taken no further rezoning request may be considered for a 12 month period. If "action" is generally defined as "the fact or process of doing something", isn't rescheduling hearings after opposition has been determined to be, in my neighborhood's case, over 20% and authorizing petition withdrawal the "process of doing something"? Why is Rezoning Case No. 5015-02, being heard within a 12 month period?

It shouldn't always be about making another buck on Good Old Corpus. Sometimes maybe it should be about respecting neighborhoods and the families therein. We really are the people who keep it all moving onward and upward.



Betty DeLorenzo
5805 Loire Blvd
Corpus Christi, TX 78414
Belo434@aol.com`

From: Janice Weaver <msbowevil@yahoo.com>

Sent: Wednesday, April 29, 2015 11:24:58 PM

To: deloresw@cctexas.com

Cc: Priscilla Ramirez; Annika Gunning

Subject: Rezone case #0515-02

Please forward our letter of opposition to the correct department for re-zoning case #0515-02. Thank you

April 29, 2015

City Planning Commission

1201 Leopard Street

Corpus Christi, Tx

Re: Re-zoning case #0515-02

We are opposed to the re-zone Case # 0515-02 for many reasons, just a few are mentioned in this letter.

When we purchased our home we were surrounded by residential homes and the property in question was zoned rs-6. As homeowners we feel the property in question should remain rs-6.

In the guidelines for cn-1 there is a broad range of businesses that could be placed there, all of which would not be compatible with our residential neighborhood.

In closing, I would like to refer to the Unified Development Code Article 1, Section 1.2.1 M. "insuring that development proposals are sensitive to the character of existing neighborhoods", also Article 3, the review criteria, Section 3.3.5 D changes to "the zoning map does not have a negative impact upon the surrounding neighborhood".

It is our belief that this change would not conform to the character of our neighborhood and certainly would have a negative impact on our neighborhood.

Thank you for the consideration

Hobart and Janice Weaver

5817 Loire Blvd.

Corpus Christi, Tx 78414

msbowevil@yahoo.com

361-443-5835

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. 0515-02**



The Mostaghasi Investment Trust has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-6" Single-Family 6 District** to the **"CN-1" Neighborhood Commercial District, resulting in a change to the Future Land Use Plan from low density residential uses to commercial uses.** The property to be rezoned is described as:

Lot 1, Block 1, Kings Point Unit 6, located along the north side of Yorktown Boulevard between Gingerberry Drive and Loire Boulevard.

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, May 6, 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: JAMES HERNANDEZ

Address: 5801 Loire Blvd

City/State: Corpus Christi, TX

() IN FAVOR

☒ IN OPPOSITION

Phone: 361-288-0979

REASON:

Do not want to see any opportunity for any apartment complex to go up

Signature

SEE MAP ON REVERSE SIDE

Property Owner ID: 30

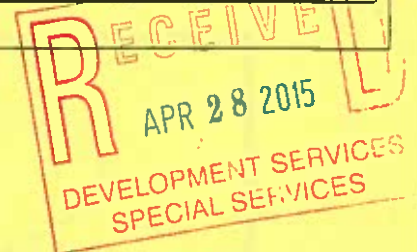
HTE# 15-10000024

Case No. 0515-02
Project Manager: Dolores Wood

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Rezoning Case No. 0515-02**



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Printed Name: Rena Mesch

Address: 5721 Loire Blvd

City/State: Corpus Christi, TX

() IN FAVOR ☒ IN OPPOSITION

Phone: 361-249-3934

REASON: will approve only
Single family
houses.

Rena Mesch
Signature

SEE MAP ON REVERSE SIDE

Property Owner ID: 35
HTE# 15-10000024

Case No. 0515-02
Project Manager: Dolores Wood ✓

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PUBLIC HEARING NOTICE
Rezoning Case No. 0515-02**

APR 28 2015
DEVELOPMENT SERVICES
SPECIAL SERVICES

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Printed Name: Hobart & Janice Weaver
Address: 5817 Loire Blvd City/State: Corpus Christi, TX 78408
() IN FAVOR ☒ IN OPPOSITION Phone: 361-443-5835

REASON:

Janice K Weaver
Signature

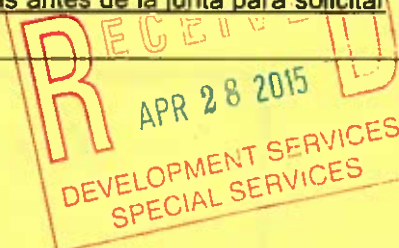
SEE MAP ON REVERSE SIDE
Property Owner ID: 24
HTE# 15-10000024

Case No. 0515-02
Project Manager: Dolores Wood

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Printed Name:

Ray Chacon / Gloria Chacon

Address:

5813 Loire Blvd

City/State:

Corpus Christi, TX

() IN FAVOR



IN OPPOSITION

Phone:

361-906-1383

REASON:

Signature

Ray Chacon

SEE MAP ON REVERSE SIDE

Property Owner ID: 4
HTE# 15-10000024

Gloria Chacon

Case No. 0515-02
Project Manager: Dolores Wood

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. 0515-02**



The Mostaghasi Investment Trust has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District, resulting in a change to the Future Land Use Plan from low density residential uses to commercial uses. The property to be rezoned is described as:

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

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Printed Name: James and Bonnye Livesay
Address: 5714 LOIRE Blvd City/State: TX
() IN FAVOR (X) IN OPPOSITION Phone: 361-986-9595

REASON:

1. This will reduce our property value
2. Increased traffic, It is already heavy.

Bonnye Livesay
Signature

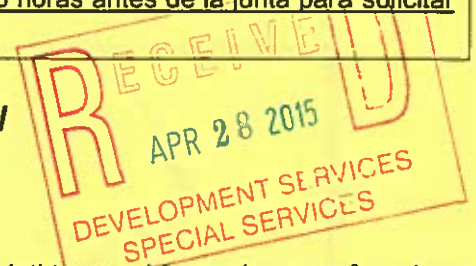
SEE MAP ON REVERSE SIDE
Property Owner ID: 2
HTE# 15-10000024

Case No. 0515-02
Project Manager: Dolores Wood

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Printed Name: Zhengbei Wang
Address: 4130 Wildfire Dr Corpus Christi City/State: Corpus Christi, TX
() IN FAVOR ☒ IN OPPOSITION Phone: 361-774-2649
REASON:


Signature

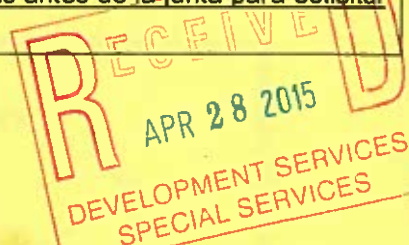
SEE MAP ON REVERSE SIDE
Property Owner ID: 17
HTE# 15-10000024

Case No. 0515-02
Project Manager: Dolores Wood

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Rezoning Case No. 0515-02**



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Printed Name: Jeffrey Priour
Address: 5814 Loire Blvd City/State: Corpus Christ. TX
() IN FAVOR ☒ IN OPPOSITION Phone: 361-331-6271

REASON:

Signature [Signature]

SEE MAP ON REVERSE SIDE
Property Owner ID: 37
HTE# 15-10000024

Case No. 0515-02
Project Manager: Dolores Wood

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Printed Name: Robert Joseph Creek

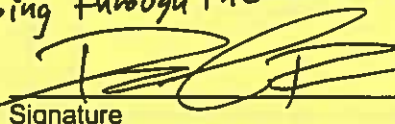
Address: 5829 Loire Blvd City/State: Corpus Christi TX

() IN FAVOR ☒ IN OPPOSITION

Phone: 210-274-6274
361-244-2967

REASON:

- Already have apartments that have vacant apartments
- No clean entrance to Lot who going through the neighborhood


Signature 5/26/2015

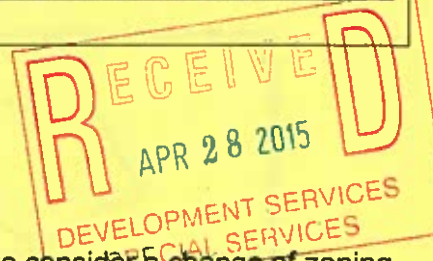
SEE MAP ON REVERSE SIDE
Property Owner ID: 11
HTE# 15-10000024

Case No. 0515-02
Project Manager: Dolores Wood

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Rezoning Case No. 0515-02**



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Printed Name: ALVARO BENAVIDES

Address: 5709 Loire Blvd City/State: CC, TX

() IN FAVOR (X) IN OPPOSITION

Phone: TX

REASON:

Al B. O.
Signature

SEE MAP ON REVERSE SIDE

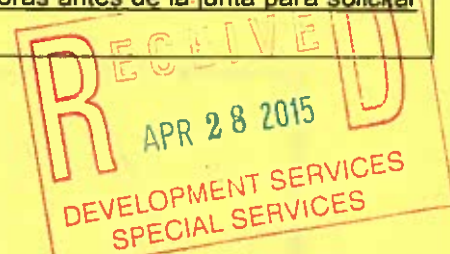
Property Owner ID: 19
HTE# 15-10000024

Case No. 0515-02
Project Manager: Dolores Wood

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PUBLIC HEARING NOTICE
Rezoning Case No. 0515-02**



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Printed Name: Virginia Mosley

Address: 5810 LOIRE BLVD

City/State: Corpus Christi TX

() IN FAVOR (☒) IN OPPOSITION

Phone: 361-288-2009

REASON:

Traffic, ↓ Value of Home - Safety
↑ Crime Rate

Virginia Mosley
Signature

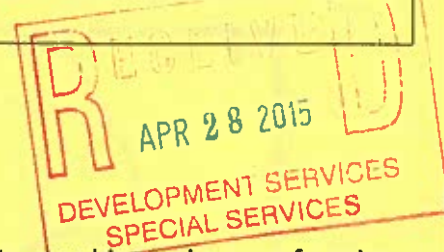
SEE MAP ON REVERSE SIDE
Property Owner ID: 13
HTE# 15-10000024

Case No. 0515-02
Project Manager: Dolores Wood

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Printed Name: SUSAN & FRANK TAYLOR

Address: 5806 LOIRE BLVD City/State: C.C., TX

() IN FAVOR ☒ IN OPPOSITION Phone: 361-563-3600

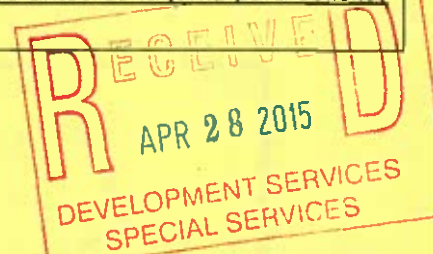
REASON:

NO! NO FAST FOOD JOINTS - GAMOR NAILS, NO STRIP MAIL
NO TOWERING APARTMENTS
LEAVE ZONE R.S.-6
SEE MAP ON REVERSE SIDE
Property Owner ID: 3
HTE# 15-10000024
Signature: Suz S.
Leave some
like alone
Case No. 0515-02
Project Manager: Dolores Wood
KEEP IT A SINGLE FAMILY HOME
AREA LIKE ITS SUPPOSED TO BE

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Printed Name: NORMAN ENGELSMAN

Address: 5802 LOIRE BLVD City/State: CORPUS CHRISTI, TX

() IN FAVOR ☒ IN OPPOSITION

Phone: 361-960-585281

REASON: WANT THE AREA TO STAY SINGLE FAMILY

Signature 

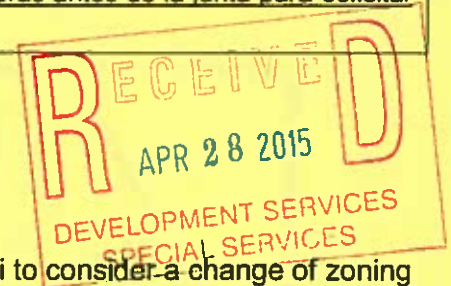
SEE MAP ON REVERSE SIDE
Property Owner ID: 36
HTE# 15-10000024

Case No. 0515-02
Project Manager: Dolores Wood

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Printed Name: David H. & Diane K. Singer
Address: 5809 Loire Blvd City/State: Corpus Christi, TX
() IN FAVOR ☒ IN OPPOSITION Phone: 361 945-3153 784

REASON:

David H. Singer Diane K. Singer
Signature

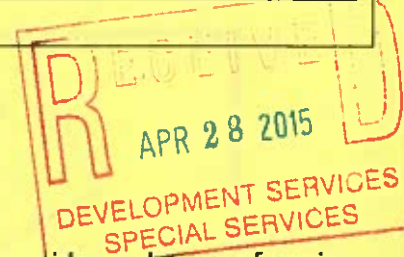
SEE MAP ON REVERSE SIDE
Property Owner ID: 21
HTE# 15-10000024

Case No. 0515-02
Project Manager: Dolores Wood

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. 0515-02**



The Mostaghasi Investment Trust has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District, resulting in a change to the Future Land Use Plan from low density residential uses to commercial uses. The property to be rezoned is described as:

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

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Printed Name: BETTY L DELORENZO

Address: 5805 LOIRE BLVD City/State: CC TX 78414

() IN FAVOR (X) IN OPPOSITION Phone: 360 906-0081

REASON: EXISTING COMMERCIAL BLDG ON ADJACENT PROPERTY VACANT AND SEEMINGLY UNLEASABLE - NO MORE NEEDED. INCREASED AND UNCONTROLLED TRAFFIC IN NEIGHBORHOOD. NEEDS TO REMAIN RESIDENTIAL AS THE MAJORITY OF OWNERS WERE TOLD IT WOULD STAY BY MOSTAGHASI OR HIS REPS.

Signature Betty L DeLorenzo

SEE MAP ON REVERSE SIDE
Property Owner ID: 10
HTE# 15-10000024

Case No. 0515-02
Project Manager: Dolores Wood

✓

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0515-02**



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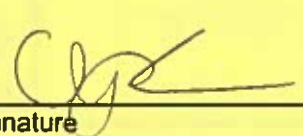
Printed Name: CHRISTOPHER SCOTT

Address: 5822 LOIRE BLVD City/State: CORPUS CHRISTI, TX

() IN FAVOR (X) IN OPPOSITION Phone: (361) 774-3098

REASON:

Potential loss of property value


Signature

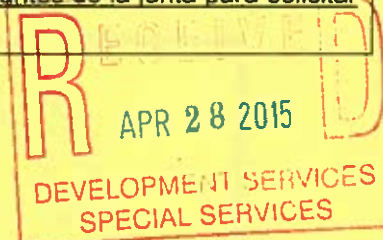
SEE MAP ON REVERSE SIDE
Property Owner ID: 31
HTE# 15-10000024

Case No. 0515-02
Project Manager: Dolores Wood

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0515-02**



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Printed Name: TERRY TIMM

Address: 4126 WILDFIRE DR City/State: CORPUS CHRISTI, T.

() IN FAVOR ☒ IN OPPOSITION Phone: 361-442-4719

REASON: DECREASED PROPERTY VALUES

Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: 7
HTE# 15-10000024

Case No. 0515-02
Project Manager: Dolores Wood

DATE: April _____, 2015

TO: City Planning Commission
Development Services Dept.
Corpus Christi, Texas



In Re: Public Hearing Notice Response Forms
Rezoning Case No. 0515-02

The Mostaghassi Investment Trust has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District, resulting in a change to the Future Land Use Plan from low density residential uses to commercial uses. The property to be rezoned is described as: Lot 1, Block 1, Kings Point Unit 6, located along the north side of Yorktown Boulevard between Gingerberry Drive and Loire Boulevard.

16 notice response forms, pertaining to above cited rezoning case, received by

(print name) Dolores Wood, position Project Manager

on the 28th day of April 2015 at (approximate time) 10:45 a.m.

(signature) 

+ 6 copies of notices from others

Horas antes de la junta llámalo al departamento de servicios de desarrollo, al número (361) 826-3240.

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0515-02**



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Printed Name:

Norman T Cansino

Address:

5841 Loire Blvd

City/State:

CC, TX 78414

() IN FAVOR

☒ IN OPPOSITION

Phone:

361-334-3247

REASON:

Signature

A large, stylized handwritten signature in black ink, appearing to read "Norman T. Cansino".

SEE MAP ON REVERSE SIDE

Property Owner ID: 35
HYE# 15-10000024

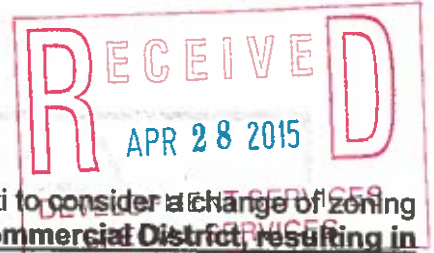
Case No. 0515-02
Project Manager: Dolores Wood

D Wood

48 horas antes de la junta llamando al departamento de servicios de desarrollo, al numero (361) 826-3240.

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PUBLIC HEARING NOTICE
Rezoning Case No. 0515-02**



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Printed Name: Cullen & Donna Grinnan

Address: 5824 Loire Blvd

City/State: Corpus Christi, TX

() IN FAVOR (X) IN OPPOSITION

Phone: 409 389 9508

REASON:

[Signature]
Signature

SEE MAP ON REVERSE SIDE

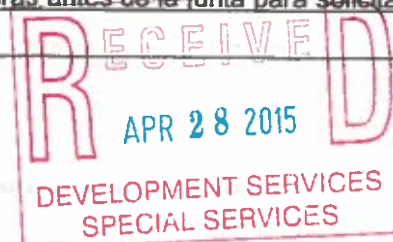
Property Owner ID: 35
HTE# 15-10000024

Case No. 0515-02
Project Manager: Dolores Wood

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PUBLIC HEARING NOTICE
Rezoning Case No. 0515-02**



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Printed Name: Vielly NGUYEN

Address: 5825 Lari BLVD

City/State: cc, TX

() IN FAVOR (X) IN OPPOSITION

Phone: _____

REASON:

Signature

SEE MAP ON REVERSE SIDE

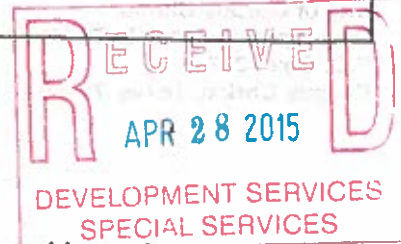
Property Owner ID: 35
HFE# 15-10000024

Case No. 0515-02
Project Manager: Dolores Wood

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0515-02**



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Printed Name: Sharmeen Ahmed, Liaz Ahmed

Address: 7422 Parsley Cr City/State: Ce / Tx

() IN FAVOR (X) IN OPPOSITION Phone: 361-813-8822

REASON:

Signature

SEE MAP ON REVERSE SIDE

Property Owner ID: 35
HTE# 15-10000024

Case No. 0515-02
Project Manager: Dolores Wood

Notas antes de la junta llamando al departamento de servicios de desarrollo, al numero (361) 826-3240.

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Printed Name: Linda C. Castillo

Address: 5834 Loire Blvd. City/State: C.C. TX

() IN FAVOR (X) IN OPPOSITION Phone: 980 0768

REASON:

Linda C. Castillo
Signature

SEE MAP ON REVERSE SIDE

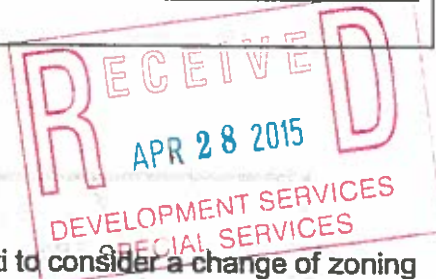
Property Owner ID: 35
HTE# 15-10000024

Case No. 0515-02
Project Manager: Dolores Wood

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Printed Name: EVERETT J. LOVENBURY

Address: 5818 LOIRE BLVD City/State: TX / Corpus Christi

() IN FAVOR (X) IN OPPOSITION Phone: 228-313-8596

REASON:

Signature

SEE MAP ON REVERSE SIDE

Property Owner ID: 35
MTE# 15-10000024

Case No. 0515-02
Project Manager: Dolores Wood