

PLANNING COMMISSION FINAL REPORT

Case No. 0316-05
 HTE No. 16-10000006

Planning Commission Hearing Date: April 6, 2016

Applicant & Legal Description	Applicant: TG 110 Samuel Place, LP Representative: Gilbert M. Piette Owner: HCS 310 LLC Legal Description/Location: Carrollton Annex 3, Block C, located on the west side of Carroll Lane between Copus Street and Houston Street.			
Zoning Request	From: "RS-TF/SP" Two-Family District with a Special Permit To: "RM-1" Multifamily 1 District Area: 4.162 acres Purpose of Request: To allow reconstruction of an existing multifamily affordable housing complex.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
<i>Site</i>		"RS-TF/SP" Two-Family District with a Special Permit	Medium Density Residential	Medium Density Residential
<i>North</i>		"RS-6" Single-Family 6 District	Low Density Residential	Low Density Residential
<i>South</i>		"RS-6" Single-Family 6 District	Low Density Residential	Low Density Residential
<i>East</i>		"RS-6" Single-Family 6 District	Low Density Residential	Medium and Low Density Residential
<i>West</i>		"RS-6" Single-Family 6 District	Low Density Residential	Low Density Residential
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Southeast Area Development Plan and is planned for medium density uses. The proposed rezoning to the "RM-1" Multi-family 1 District is consistent with the adopted Future Land Use Map and the Southeast Area Development Plan. Map No.: 045039 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 190 feet of street frontage along Carroll Lane, which is a "C1" Minor Residential Collector street.			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2013)
	Carroll Lane	"C1" Minor Residential Collector	60' ROW 40' paved	60' ROW 40' paved	6,762 ADT

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "RS-TF/SP" Two-Family District with a Special Permit to the "RM-1" Multi-family 1 District to allow reconstruction of an existing multifamily affordable housing complex.

Development Plan: The applicant is proposing reconstruct 60 existing affordable multifamily units to make them more modern and efficient. The intent is to demolish seven existing buildings and reconstruct six buildings. The total square footage of the buildings would total approximately 69,068 square feet. The height of the existing buildings is 18 feet while the new buildings are proposed to be 19.5 feet for two-story buildings and 30 feet for three story buildings. A total of 152 parking spaces are proposed for the project. The project is expected to be constructed in one phase. The project also has an office/club house, a pool, and related structures.

Existing Land Uses & Zoning: The subject property is zoned "RS-TF/SP" Two-Family with a special permit and consists of medium density uses. North, south and west of the subject property is zoned "RS-6" Single-Family 6 District and consists of low density residential uses. East of the subject property is zoned "RS-6" Single-Family 6 District and "RS-TF/SP" Two-Family District with a Special Permit and consists of low density residential uses.

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 subject property is located within the boundaries of the Southeast Area Development Plan (ADP). The proposed rezoning to the "RM-1" Multi-family 1 District is consistent with the Southeast Area Development Plan and the adopted Future Land Use Plan's designation of the property as medium density. Additionally, the following are pertinent elements of the Comprehensive Plan and should be considered:

- **Comprehensive Plan Residential Policy Statement F:** Medium density development, such as the proposed apartment complex, should be located with convenient access to an arterial or, along a collector that provides access to an arterial.
- **Comprehensive Plan Residential Policy Statement G:** Design considerations for the proposed development should consider proximity to the adjacent single-family residential or low-density residential by limiting building height, providing screening fences or landscaping, building setbacks and other techniques to create an appropriate transition.

Department Comments:

1. The rezoning is consistent with the Comprehensive Plan and the Future Land Use Map.
2. The rezoning is consistent with the Southeast Area Development Plan.
3. The rezoning is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
4. The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the rezoning.
5. The proposed rezoning would not have a negative impact on the surrounding neighborhood.
6. The existing use was approved via a Special Permit in 1980. The specific use permitted under the Special Permit was for a Senior Citizens Apartment/Hotel.
7. The rezoning if approved will apply the designation that more closely applies to the development as it currently exists and, to the redevelopment of the property as proposed.
8. The density of the project is 14.41 units per acre and is a density more similar to the townhouse district than the density permitted by the "RM-1" Multifamily 1 District (22 units per acre).
9. A Type B Buffer Yard will be required along the property lines between the proposed zoning district of "RM-1" Multifamily District 1 and the adjacent zoning districts of "RS-6" Single-Family 6 District. The Type B Buffer Yard includes a 10-foot landscaped yard and 10 points achieved per UDC Table 7.9.7.

Planning Commission and Staff Recommendation:

Approval of the change of zoning from the "RS-TF/SP" Two-Family District with a Special Permit to the "RM-1" Multifamily 1 District.

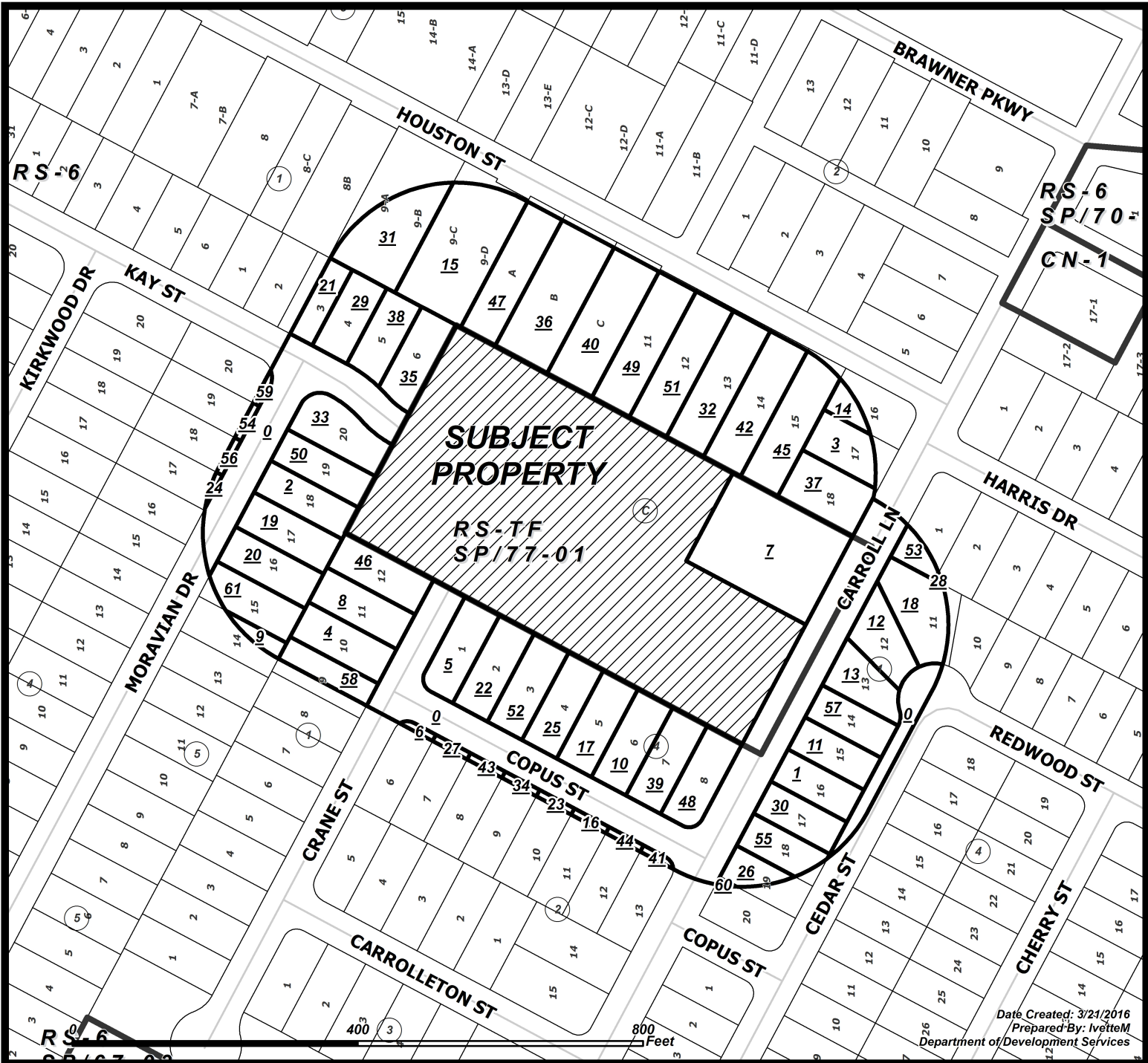
Vote Results:

For: 7
Against: 0
Absent: 1

Public Notification	Number of Notices Mailed – 61 within 200-foot notification area 12 outside notification area <u>As of April 19, 2016:</u> In Favor – 1 inside notification area – 0 outside notification area In Opposition – 2 inside notification area – 0 outside notification area Totaling 3.07% of the land within the 200-foot notification area in opposition.
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Attachments:

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

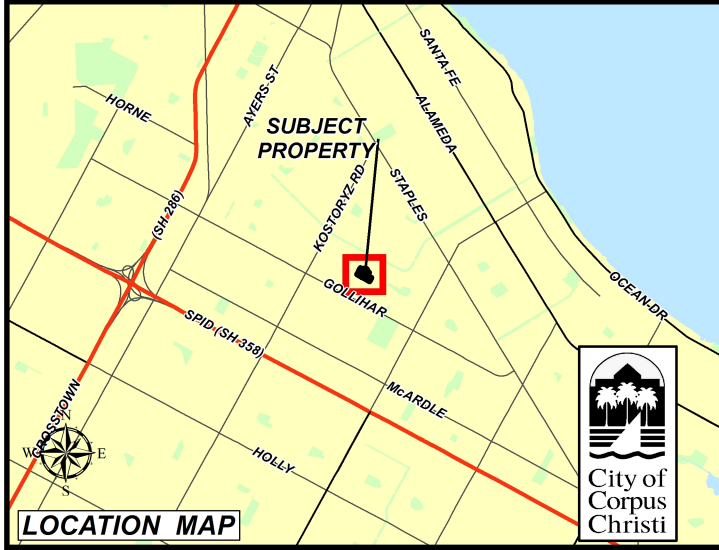


Date Created: 3/21/2016
Prepared By: Ivette M
Department of Development Services

CASE: 0316-05 ZONING & NOTICE AREA

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

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





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.: 0316-05 Map No.: 045039

PC Hearing Date: 4/6/16 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: TG110 Samuel Place, LP Contact Person: Roger Canales
Mailing Address: 8610 N. New Braunfels, Suite 500
City: San Antonio State: TX ZIP: 78217 Phone: (210) 821-4300
E-mail: _____ Cell: () _____

2. Property Owner(s): TG 110, Inc. Contact Person: Roger Canales
Mailing Address: 8610 N. New Braunfels, Suite 500
City: San Antonio State: TX ZIP: 78108 Phone: (210) 821-4300
E-mail: _____ Cell: (210) 247-8192

3. Subject Property Address: 4315 Carroll LN, Corpus Christ, TX Area of Request (SF/acres): 4.162
Current Zoning & Use: RS-TF Proposed Zoning & Use: RM-1 Multifamily District
12-Digit Nueces County Tax ID: 1379 0030 0000
Subdivision Name: Carrollton Annex - 3 Block: C Lot(s): _____
Legal Description if not platted: N/A

4. Submittal Requirements:
 Early Assistance Meeting: Date Held 1/13/16; with City Staff Steven Rhea, Project Manager
 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.

Owner or Agent's Signature
Gilbert M. Piette
Owner or Agent's Printed Name

Applicant's Signature
Gilbert M. Piette
Applicant's Printed Name

Office Use Only: Date Received: 3/11/16 Received By: BKP ADP: SE
Rezoning Fee: 1692.50 + PUD Fee 0 + Sign Fee 10.00 = Total Fee 1702.50
No. Signs Required 1 @ \$10/sign Sign Posting Date: _____

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: TG110 Samuel Place, LP

Mailing Address: 8610 N. New Braunfels, Suite 500

City: San Antonio State: TX Zip: 78217

Home Phone: () Business Phone: (210) 821-4300 Cell: ()

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: [Signature] Executive Director of Title: sole member

Printed/Typed Name of Agent: Gilbert M. Piette/TG 100 Samuel Place, LP Date: 3/10/16

*Signature of Property Owner: [Signature] Title: President

Printed/Typed Name of Property Owner: Lamont Taylor Date: 3/9/16

*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.

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*Signature of Agent: [Signature] Title: Executive Director of sole member

Printed/Typed Name of Agent: Gilbert M. Piette/TG 110 Samuel Place, LP Date: 2-10-16

*Signature of Property Owner: [Signature] Title: Executive Director

Printed/Typed Name of Property Owner: Gilbert M. Piette/TG 110, Inc. Date: 2-10-16

*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.



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: TG110 Samuel Place, LP / 8610 N. New Braunfels, Suite 500
STREET: See above CITY: San Antonio ZIP: 78217
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)
<u>N/A</u>	<u></u>

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
<u>N/A</u>	<u></u>

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
<u>N/A</u>	<u></u>

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
<u>N/A</u>	<u></u>

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: Gilbert M. Piette Title: Executive Director
(Print Name)

Signature of Certifying Person: Date: 2-10-16

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.

Reconstruction of the existing 60 affordable units to make more modern and efficient.

# of Existing Bldgs.	7
# of Proposed Bldgs.	6
# of Existing Units	60
# of Proposed Units	60
Sq. Ft. Existing Bldgs.	unknown
Sq. Ft. Proposed Bldgs.	69,068
Bldg Ht Existing	18
Bldg Ht Proposed	2 story 19'.5 - 3 story 30'
Parking Spaces Existing	125
Parking Spaces Proposed	152
Phase schedule of Dev.	1 Phase
# of employees	5 employees
Hours of Operations	24/7 Office Hours 9-5 Mon.-Fri.

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

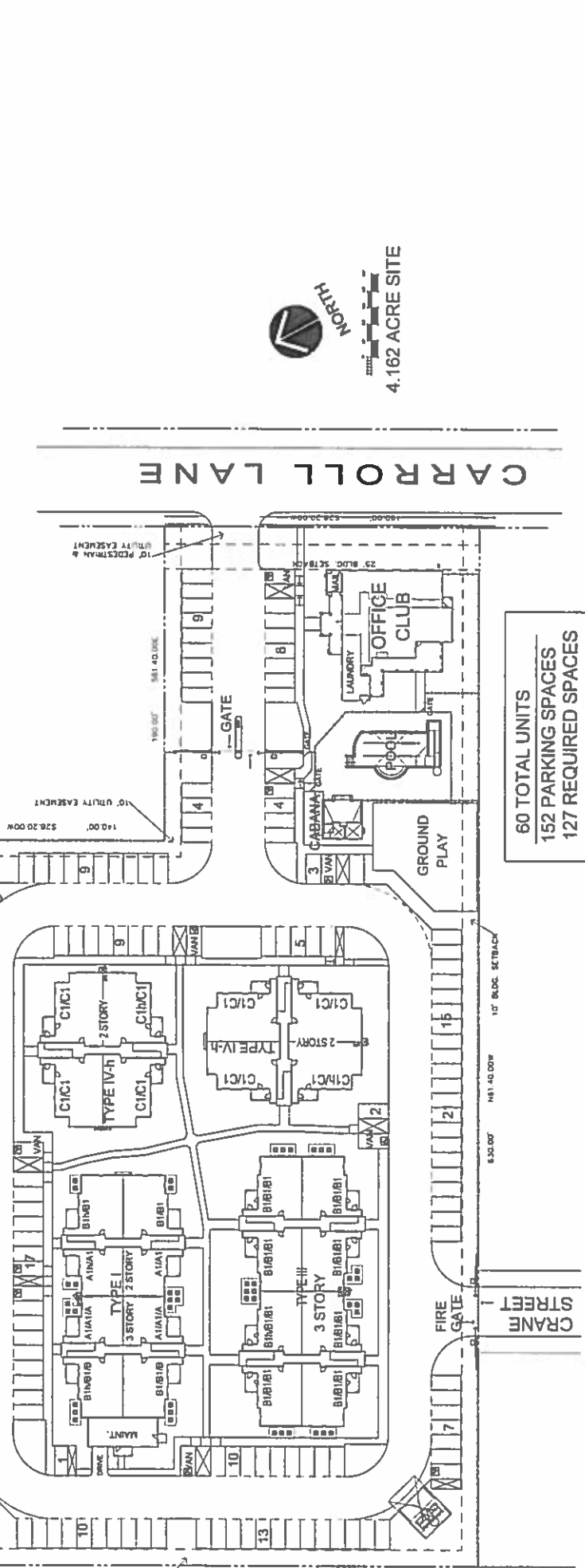
North - Single Family

South - Single Family

East - Street then Single Family

West - Single Family

PROSPERA - HCS		SAMUEL PLACE APARTMENTS - CORPUS CHRISTI, TEXAS		10-FEB-18		Worksheet: 1	
UNIT TYPE	# OF UNITS	PROPOSED UNIT TYPE	PROPOSED # OF UNITS	PROPOSED UNIT TYPE	PROPOSED # OF UNITS	TOTALS	REMARKS
1-BR	10	1-BR	10	1-BR	10	10	
2-BR	20	2-BR	20	2-BR	20	20	
3-BR	30	3-BR	30	3-BR	30	30	
4-BR	10	4-BR	10	4-BR	10	10	
5-BR	10	5-BR	10	5-BR	10	10	
6-BR	10	6-BR	10	6-BR	10	10	
7-BR	10	7-BR	10	7-BR	10	10	
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58-BR	10	58-BR	10	58-BR	10	10	
59-BR	10	59-BR	10	59-BR	10	10	
60-BR	10	60-BR	10	60-BR	10	10	
TOTALS	60	TOTALS	60	TOTALS	60	60	



60 TOTAL UNITS
152 PARKING SPACES
127 REQUIRED SPACES

10. 2016

PROSPERA
Housing
Community
Services

Samuel Place Apartments
Corpus Christi, Texas

4.162 ACRE SITE

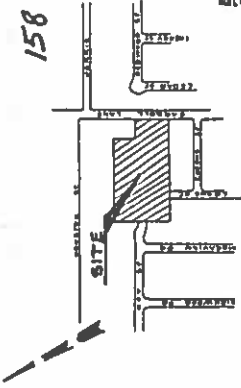
SP-1

PLAT OF
BLOCK C

CARROLLTON ANNEX-3

BEING A REPLAT OF BLOCKS A & B
CARROLLTON ANNEX-3 A MAP OF WHICH IS
RECORDED IN VOLUME 41, PAGE 2, MAP
RECORDS OF NUNCES COUNTY, TEXAS

1630 1778



LOCATION MAP
NO. STATE



STATE OF TEXAS
COUNTY OF NUNCES

I, Eugene C. Urban, Registered Professional Engineer for NUNCES ENGINEERING, hereby certify that the foregoing map was prepared from surveys made on the ground under my direction and is true and correct; that I have been engaged under contract to set all lot and block corners as shown herein and to complete such operations without delay.

This the 23 day of October, 1980. *Eugene C. Urban*
Eugene C. Urban - Texas License
No. 13109

STATE OF TEXAS
COUNTY OF NUNCES

This final plat of the herein described property was approved by the Director of the Department of Engineering and Physical Development of the City of Corpus Christi, Texas.

This the 11 day of March, 1980. *James E. Larkin*
James E. Larkin, Director

STATE OF TEXAS
COUNTY OF NUNCES

This final plat of the herein described property was approved by the Planning Commission of the City of Corpus Christi, Texas; provided, however, this approval shall be invalid and null unless this plat be filed with the County Clerk within six (6) months hereafter.

This the 6th day of November, 1979. *Earle G. Heston*
Earle G. Heston, Secretary
Rue H. Heston
Chairman 80-042

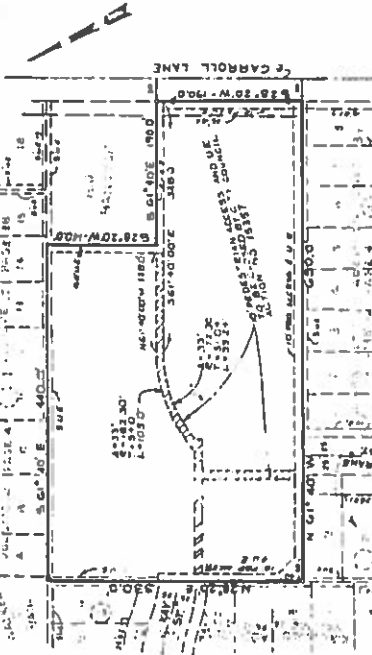
STATE OF TEXAS
COUNTY OF NUNCES

I, Marion Whlinger, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 4th day of February, 1980, with its exhibits, was recorded in the Public Records of this County on the 12th day of March, 1980, at 12:00 o'clock P.M., and duly recorded on the 13th day of March, 1980, at 1:00 o'clock P.M., in said County in Volume 45, Page 151, of the map returned.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

172,401 - *Marion Whlinger*
Marion Whlinger, County Clerk, Nunces County, Texas
March 12, 1980. *Joan E. Butler*
Joan E. Butler, Deputy

DATE 5-9-78
JOB NO. 9987
URBAN ENGINEERING
CORPUS CHRISTI, TEXAS



SCALE IN FEET

NOTES-1-A INDICATES 96" SEA-LEVEL ELEVATION
FOR ALL POINTS SHOWN ON THIS MAP
2-B ALL SURFACE AND SUBSURFACE
BOUNDARIES, POINTS, DISTANCES,
CORNER MARKS, ETC. ARE
AS SHOWN ON THE ORIGINAL
MAP AND FIELD NOTES.

1630 1778

STATE OF TEXAS
COUNTY OF NUNCES

I, Sam Perkins, hereby certify that I am the owner of the lands embraced within the boundaries of the foregoing map, that I have had said land surveyed and subdivided as shown, that all streets shown are dedicated to the public use, that the plat is correct, and that the public utilities, the installation, operation and use of public utilities, and that the foregoing map was made for the purpose of description and dedication.

This the 4 day of January, 1980.

Sam Perkins
Sam Perkins

STATE OF TEXAS
COUNTY OF NUNCES

BEFORE ME, the undersigned authority, on this day personally appearing before me, the undersigned name is subscribed to the foregoing instrument of writing and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office, this the 4 day of January, 1980.



Sam Perkins
Sam Perkins
Nunces County, Texas

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les suplica que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.

If you wish to address the Commission during the meeting and your English is limited, please call the Development Services Department at (361) 826-3240 at least 48 hours in advance to request an interpreter be present during the meeting. Si usted desea dirigirse a la commission durante la junta y su inglés es limitado, favor de llamar al departamento de servicios de desarrollo al número (361) 826-3240 al menos 48 horas antes de la junta para solicitar un intérprete ser presente durante la junta.

**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0316-05**

TG 110 Samuel Place, LP has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-TF/SP" Two Family District with a Special Permit** to the **"RM-1" Multifamily 1 District, not resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

Carrollton Annex 3, Block C, located on the west side of Carroll Lane between Copus Street and Houston Street.

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning.

The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held on **Wednesday, April 6, 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.

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Printed Name: MARIA T. PEÑA

Address: 4319 CARROLL LN City/State: CO TX 78411

IN FAVOR () IN OPPOSITION Phone: 361-816-7241

REASON:

Maria T. Peña
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: 37
HTE# 16-1000006

Case No. 0316-05
Project Manager: Dolores Wood

Handwritten initials: JB

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0316-05**

TG 110 Samuel Place, LP has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-TF/SP" Two Family District with a Special Permit to the "RM-1" Multifamily 1 District, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

Carrollton Annex 3, Block C, located on the west side of Carroll Lane between Copus Street and Houston Street.

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Printed Name: MICKEY GARZA

Address: 3506 COPUS City/State: C.C., TX

() IN FAVOR (X) IN OPPOSITION Phone: 361 853 8447

REASON:
TAXES, PROPERTY VALUE.

Signature Mickey Garza

SEE MAP ON REVERSE SIDE
Property Owner ID: 22
HTE# 16-10000006

B

Case No. 0316-05
Project Manager: Dolores Wood

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0316-05**

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Printed Name: JOHNNY FERNANDEZ
Address: 4317 CRANE ST. City/State: CORPUS CHRISTI
() IN FAVOR IN OPPOSITION Phone: (361) 853-0703

REASON:

NO NEED FOR MORE VANDALISM & BURGLARIES.

Johnny Fernandez
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: 4
HTE# 16-10000006 VB

Case No. 0316-05
Project Manager: Dolores Wood

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0316-05**

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Printed Name: LUTHER K. RIFE SR.

Address: 3513 COPUS City/State: CORPUS CHRISTI, TX 78411

() IN FAVOR () IN OPPOSITION Phone: 361-548-8629

REASON: NOT SURE { 361-442-9441 }
SHERY D. DUMAS

Luther K. Rife Sr.
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: «FID»
HTE# 16-10000006

FID #23

Case No. 0316-05
Project Manager: Dolores Wood