

STAFF REPORT

Case No. 0719-02
 INFOR No. 19ZN1005

Planning Commission Hearing Date: July 10, 2019

Applicant & Legal Description	<p>Owner: B&A Terra Firma Development, LLC. Applicant: Eric Zarghooni Location Address: 2110 Laguna Shores Road Legal Description: Being a 15.96 acre tract out of lots 9 and 10, Section 54, Flour Bluff and Encinal Farms and Garden Tracts, located on the west side of Laguna Shores Road, north of Hustlin Hornet Drive, and south of Lola Johnson Road.</p>			
Zoning Request	<p>From: "RE" Residential Estate District To: "RS-6" Single-Family 6 Residential District Area: 15.96 acres Purpose of Request: To allow for the construction of Single-Family Development.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RE" Residential Estate	Vacant	Low Density Residential
	<i>North</i>	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential
	<i>South</i>	"IH" Heavy Industrial and "CR-1" Resort Commercial	Vacant	Commercial
	<i>East</i>	"CR-1" Resort Commercial and "RS-15" Single-Family 15	Vacant and Low Density Residential	Commercial
	<i>West</i>	"CR-1" Resort Commercial, "RM-1" Multifamily 1, and "RS-6" Single-Family 6	Vacant	Water and Low Density Residential
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for low density residential uses. The proposed rezoning to the "RS-6" Single-Family 6 District is inconsistent with the adopted Comprehensive Plan (Plan CC) and warrants a Future Land Use Map amendment. Map No.: 035030 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property has approximately 1,190 feet of street frontage along Laguna Shores Road which is designated as a "P1" Parkway Collector Street. According to the Urban Transportation Plan, "P1" Parkway Collector Streets can convey a capacity between 1,000 to 3,000 Average Daily Trips (ADT).</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Laguna Shores Road	"P1" Parkway Collector	80' ROW 40' paved	70' ROW 38' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "RE" Residential Estate District to the "RS-6" Single-Family 6 District to allow for the construction of Single-Family homes.

On March 20, 2019, the Planning Commission recommended denial of the applicant's request to rezone the property from the "RE" Residential Estate District to the "RM-2" Multifamily 2 District to allow for the construction of an apartment complex. However, the City Council voted to deny the "RM-2" request which failed. The result of the item was no action by the City Council. In the event the City Council fails to act within six months, such proposed Zoning Map amendment is deemed denied.

Per UDC 3.3.6.B, if the applicant withdraws the application after Planning Commission has held a public hearing and made a recommendation on the application, no further application for rezoning the same district may be submitted for 12 months from the date of the recommendation.

The applicant has withdrawn the application for "RM-2 and submitted a new application to rezone the property from "RE" Residential Estate District to the "RS-6" Single-family 6 District to allow for the construction of Single-Family homes.

Development Plan: The subject property is 15.96 acres in size. The owner is proposing Single Family Homes.

Existing Land Uses & Zoning: The subject property is currently zoned "RE" Residential Estate, consists of vacant land, and has remained undeveloped since annexation in 1962. The subject property was zoned "RE" Residential Estate District in 2006 from the "RS-6" Single-Family 6 District, "CR-1" Resort Commercial District, "RM-1" Multifamily 1 District, and "IH" Heavy Industrial District. The associated project was a single-family residential subdivision that was never constructed. To the north is a single-family residential subdivision along Lola Johnson Road (Belk Lola Johnson Subdivision) platted in 1953 and zoned "RS-6" Single-Family 6 District. To the south are vacant properties zoned "IH" Heavy Industrial District and "CR-1" Resort Commercial District. To the east are vacant properties, submerged properties, and single-family homes zoned "CR-1" Resort Commercial District. Five properties were recently rezoned to the "RS-15" Single-Family District. To the west are vacant properties and a pond zoned "CR-1" Resort Commercial District, "RM-1" Multifamily 1 District and "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).

Plat Status: The property is not platted.

Utilities:

Water: 12-inch ACP Line

Wastewater: 16-inch PVC Force Main located along Laguna Shores Road. Wastewater service is currently unavailable to the subject property. The closest available wastewater manhole is accessible through Jamaica Drive which connects to a lift station. The lift station on Jamaica Drive can accommodate the proposed development.

Gas: 2-inch Service Line

Storm Water: Road side drainage along Laguna Shores Road.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Flour Bluff Area Development Plan (ADP). The proposed rezoning to the "RS-6" Single-Family 6 District is consistent with the general policies of the adopted Comprehensive Plan (Plan CC). The following policies should be considered:

- Encourage orderly growth of new residential, commercial, and industrial areas. (Future Land Use, Zoning, and Urban Design Policy Statement 1)
- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use. (Future Land Use, Zoning, and Urban Design Policy Statement 1)
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 3)
- Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
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Department Comments:

- The proposed rezoning is "RS-6" Single-Family 6 District is consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map.
- The proposed rezoning is compatible with neighboring properties and with the general character of the surrounding area. This rezoning will not have a negative impact upon the surrounding neighborhood.
- The subject property was zoned "RE" Residential Estate District in 2006 from the "RS-6" Single-Family 6 District, "CR-1" Resort Commercial District, "RM-1"

Multifamily 1 District, and “IH” Heavy Industrial District. The associated project was a single-family residential subdivision that was never constructed.

- The proposed single-family homes project is compatible with the fabric of the neighborhood. The residential subdivision to the north along Lola Johnson Road and the recent rezonings across Laguna Shores Road to single-family zoning districts indicate that single-family residential is the predominate use on this portion of Laguna Shores Road.
- The subject property is 15.96 acres in size. The proposed “RS-6” Single-family 6 District allows up to 7 lots per acre. Therefore, the maximum number of allowable lots per the size of the property will be 88 lots including 20% open space and infrastructure. However, the applicant is proposing a preliminary layout of the single-family lots to yield approximately 70 lots due to the configuration of the property.
- Laguna Shores Road is designated as a “P1” Parkway which has a right-of-way width of 80-feet, but only has a pavement section of 40-feet (2 lanes). A “C1” Minor Collector Street also has a pavement section of 40-feet.
- Traffic should have convenient access to an arterial street that can accommodate the larger traffic demands. The Peak Hour Trips submitted by the applicant shows a total of 125.3 Peak A.M and P.M Trips. Laguna Shores Road, a 2 lane 40-foot wide roadway, should be able to absorb the increased traffic.
- The only potential source of wastewater is to the northwest connecting though Jamaica Drive and an existing lift station.
- Due to the adjacency to properties zoned “RS-6” Single-Family 6 District, a buffer yard will not be required along the northern and a portion of the western property lines. Type B buffer yards consist of 10 feet in width and a 10 point requirement as per the Unified Development Code (UDC). Along the southern property line is a property zoned “IH” Heavy Industrial District. Therefore, a Type E buffer yard would be required. Type E buffer yards consist of 50 feet in width and a 50-point requirement as per the Unified Development Code (UDC).
- The 18 parcels zoned “RS-6 north of the property, south of Lola Johnson range from 3,250 sq. ft to 16,247 square feet averaging 8,064 sq. ft.

Planning Commission and Staff Recommendation:

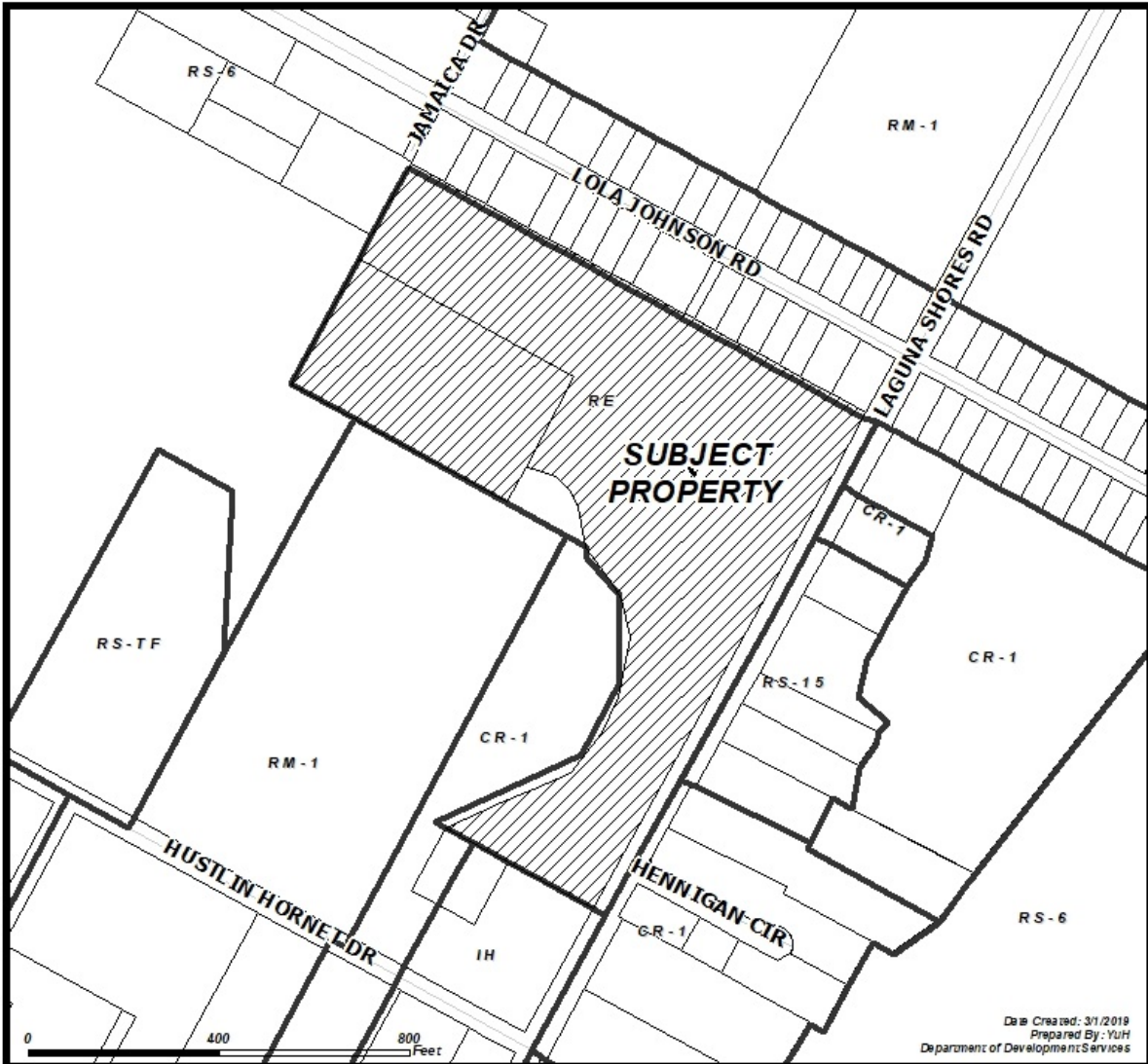
Approval of the change of zoning from the “RE” Residential Estate District to the “RS-6” Single-family 6 District.

Public Notification	Number of Notices Mailed – 58 within 200-foot notification area 5 outside notification area
	<u>As of July 30, 2019:</u>
	In Favor – 3 inside notification area – 0 outside notification area
	In Opposition – 22 inside notification area – 0 outside notification area
Totaling 59.75% of the land within the 200-foot notification area in opposition.	

Attachments:

- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)

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CASE: 0719-02
SUBJECT PROPERTY WITH ZONING

 Subject Property

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-8 Single-Family 8
CM-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
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	



SI USTED DESEA ATENDER ESTA JUNTA Y DIRIGIRSE A LA COMISION Y SU INGLES ES LIMITADO, ALGUIEN ESTARA PRESENTE PARA AYUDARLE A INTERPRETAR. PARA MAS INFORMACION, FAVOR DE LLAMAR A LA OFICINA DEL SECRETARIO DE LA CIUDAD AL NUMERO (361) 826-3105.

PERSONS WITH DISABILITIES PLANNING TO ATTEND THIS MEETING, WHO MAY REQUIRE SPECIAL SERVICES, ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT LEAST 48 HOURS IN ADVANCE AT (361) 826-3105. PERSONAS CON INCAPACIDADES, QUE INTENTAN ATENDER ESTA JUNTA Y QUE REQUIEREN SERVICIOS ESPECIALES, SE LES SUPLICA QUE DEN AVISO 48 HORAS ANTES DE LA JUNTA LLAMANDO A LA OFICINA DEL SECRETARIO DE LA CIUDAD AL NUMERO (361) 826-3105.

**CITY COUNCIL
PUBLIC HEARING NOTICE
Rezoning Case No. 0719-02**

RECEIVED

SEP 25 2019

CITY SECRETARY'S OFFICE

B&A Terra Firma Development, LLC has petitioned the City of Corpus Christi to consider a change of zoning from the "**RE**" Residential Estate District to the "**RS-6**" Single Family 6 District, **resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

2110 Laguna Shores Road and Being a 15.96-acre tract out of Lots 9 and 10, Section 54, Flour Bluff and Encinal Farms and Garden Tracts, located on the west side of Laguna Shores Road, north of Hustlin Hornet Drive, and south of Lola Johnson Road.

This public notice has been updated to reflect the correct Planning Commission recommendation of **Approval**. The previously scheduled public hearing for August 27, 2019 has been rescheduled to October 1, 2019.

The City of Corpus Christi Planning Commission has recommended approval of the change of zoning from the "RE" Residential Estate District to the "RS-6" Single Family 6 District. Approval of a change of zoning, if inconsistent with the Plan CC, will also have the effect of amending Plan CC to reflect the approved zoning.

The City Council will conduct a public hearing to discuss and act on this rezoning request on **Tuesday, October 1, 2019**, during one of its regular meetings, which begins at **11:30 a.m.** The hearing will be held in the City Council Chambers, **1201 Leopard Street**. You are invited to attend this public hearing to express your views on this rezoning. For more information, please call (361) 826-3105.

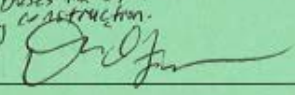
TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY CURRENT PROPERTY OWNER(S), AND MAILED IN ITS ENTIRETY TO THE CITY SECRETARY'S OFFICE, P.O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NAME: David Freeman - Superintendent, Flour Bluff I.S.D.
Please Print

ADDRESS: 2505 Waldron Rd Corpus Christi, TX 78418 PHONE NO. 361-694-9205

() IN FAVOR () IN OPPOSITION

REASONS: We oppose the RS-6 designation due to traffic congestion, environmental impact on our outdoor classroom, the transportation hazards presented for our buses and students who walk home (lack of sidewalks and bus turnaround space), and student safety during construction.

We support property owners' rights to build as they determine what's best for their interests, but  Signature

SEE MAP ON REVERSE SIDE we feel the RS-15 zoning designation would be safer, less congested, and ultimately the best, most appropriate rezoning for Flour Bluff I.S.D. Case No. 0719-02
Property Owner ID: 0 Project Manager: Andrew Dimas

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. 0719-02**

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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, July 10, 2019**, 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: JAMES KARSTEN
Address: 2141 LAGUNA SHORES City/State: CC, TX
() IN FAVOR (X) IN OPPOSITION Phone: 361-877-1336

REASON: _____

Signature: James Karsten

SEE MAP ON REVERSE SIDE
INFOR Case No.: 19ZN1017
Property Owner ID: 4

Case No. 0719-02
Senior City Planner: Osei Amo-Mensah
Email: oseim@cctexas.com

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0719-02**

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Printed Name: Camron Purin

Address: 257 Lola Johnson City/State: Corpus Christi, TX

() IN FAVOR IN OPPOSITION Phone: 214-384-1323

REASON: Its all been said Before - my house will plead if this passes.


Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 19ZN1017
Property Owner ID: 5

Case No. 0719-02
Senior City Planner: Osei Amo-Mensah
Email: oseim@cctexas.com

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PUBLIC HEARING NOTICE
Rezoning Case No. 0719-02**

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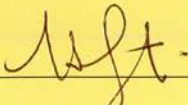
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Printed Name: Hunter Sterchi

Address: 237 Lola Johnson City/State: Corpus Christi TX

() IN FAVOR IN OPPOSITION Phone: 361-389-2599

REASON: The current zoning falls inline with the Flour Bluff plan.

Signature 

SEE MAP ON REVERSE SIDE
INFOR Case No.: 19ZN1017
Property Owner ID: 6

Case No. 0719-02
Senior City Planner: Osei Amo-Mensah
Email: oseim@cctexas.com

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Printed Name: NEXTLOTS NOW L.L.C.
Address: P.O. 865 City/State: Lancaster TX 75146
 IN FAVOR IN OPPOSITION Phone: 214-686-6806

REASON:
AN APPROPRIATE USE



Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 19ZN1017
Property Owner ID: 12

Case No. 0719-02
Senior City Planner: Osei Amo-Mensah
Email: osem@cctexas.com

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Printed Name: Elizabeth Starr
Address: 2233 Laguna Shores City/State: TX
() IN FAVOR IN OPPOSITION Phone: 3615491089

REASON: *Flooding & destruction of low lying area is a reason. The area has a continuous flow from the Laguna and during storms, and most of time a south wind blowing water into this area.*
Elizabeth Starr
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 19ZN1017
Property Owner ID: 14
Case No. 0719-02
Senior City Planner: Osei Amo-Mensah
Email: oseim@cctexas.com

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0719-02**

B&A Terra Firma Development, LLC, has petitioned the City of Corpus Christi to consider a change of zoning from the **"RE" Residential Estate District** to the **"RS-6" Single Family Residential 6 Zoning District, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

2110 Laguna Shores Road and being a 15.96-acre tract out of lots 9 and 10, Section 54, Flour Bluff and Encinal Farms and Garden Tracts, located on the west side of Laguna Shores Road, north of Hustlin Hornet Drive, and south of Lola Johnson Road.


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

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Printed Name: JAMES KANSTEN
Address: 2141 LAGUNA SHORES City/State: CC TX
() IN FAVOR () IN OPPOSITION Phone: 361-877-1336
REASON: _____

Signature 
Case No. 0719-02
Senior City Planner: Osei Amo-Mensah
Email: osemim@cctexas.com

SEE MAP ON REVERSE SIDE
INFOR Case No.: 19ZN1017
Property Owner ID: 15

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0719-03**

Cloudcroft Land Ventures, Inc. has petitioned the City of Corpus Christi to consider a change of zoning from the **"RM-1" Multifamily 1 District** to the **"CN-1" Neighborhood Commercial District, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

6202 Yorktown Boulevard and being a 12.780-acre tract of land out of lots 10 and 11, Section 10, Flour Bluff and Encinal Farms and Garden Tracts, located at the northwest corner of the intersection of Yorktown Boulevard and Annemasse Drive, and west of Cimarron Boulevard.

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Printed Name: Rae Avolio
Address: 6218 Sir Jack St. City/State: Corpus Christi TX
() IN FAVOR (X) IN OPPOSITION Phone: 361-452 2486 78414

REASON: Will increase Traffic even more and crime in my neighborhood. I do not approve. Will bring down my property value!
Rae Avolio
Signature

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Rezoning Case No. 0719-02**

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Printed Name: Charlene Rombr
Address: 230 Lola Johnson City/State: Corpus Christi TX
() IN FAVOR IN OPPOSITION Phone: 361-937-1169

REASON: Does not meet Corpus Christi's future planning of utilizing RE-1 zoning in an area that is already compromised with environmental and congestion issues. See next page.

[Signature] 7-2-19
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 19ZN1017
Property Owner ID: 20

Case No. 0719-02
Senior City Planner: Osei Amo-Mensah
Email: osem@cctexas.com

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Rezoning Case No. 0719-02**

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Printed Name: Debby Aelvoet

Address: 281 Lola Johnson Rd (lot 69) City/State: CC TX

() IN FAVOR IN OPPOSITION Phone: 361-793-8014

REASON: Lack of Infrastructure
Environmental
Safety

Debby Aelvoet
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 19ZN1017
Property Owner ID: 21

Case No. 0719-02
Senior City Planner: Osei Amo-Mensah
Email: oseim@cctexas.com

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Printed Name: ROBERT CANDELARIO
Address: 8543 ALYDAR CIRCLE City/State: FAIR OAKS RANCH TX.
 IN FAVOR () IN OPPOSITION Phone: 210-219-7023
REASON: AREA NEEDS DEVELOPMENT (TAX BASE)



Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 19ZN1017
Property Owner ID: 23

Case No. 0719-02
Senior City Planner: Osei Amo-Mensah
Email: osei@cctexas.com

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Printed Name: Reinaldo R. Figueroa
Address: 221 Lola Johnson Rd. (Lot 54) City/State: Corpus Christi, Texas
() IN FAVOR IN OPPOSITION Phone: (956) 802-9004

REASON: *This development does not FIT the Area Development Plan. The road will NOT support the drastic increase in traffic. The run off WILL flood our properties, and contaminate the pond. The BOND project to fix Laguna Shores Rd. does NOT include Sidewalks, or Bike Lanes BECAUSE the sensitive area development will NOT allow it. Lift station on Mora Rd. is too high of an elevation to gravity feed from the housing to the station. Lift station is also NOT BILLED according to City Staff.*

SEE MAP ON REVERSE SIDE
INFOR Case No.: 19ZN1017
Property Owner ID: 55
Signature _____
Case No. 0719-02
Senior City Planner: Osei Amo-Mensah
Email: oseim@cctexas.com

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Printed Name: Darron Aevoet

Address: 281 Lola Johnson Rd (Lot 68) City/State: CC TX

() IN FAVOR IN OPPOSITION Phone: 361-658-1999

REASON: Infrastructure
Environment
Safety

Darron Aevoet
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 19ZN1017
Property Owner ID: 30

Case No. 0719-02
Senior City Planner: Osei Amo-Mensah
Email: oseim@cctexas.com

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Printed Name: _____

Address: _____ City/State: _____

() IN FAVOR () IN OPPOSITION Phone: _____

REASON:

Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 19ZN1017
Property Owner ID: 38

Case No. 0719-02
Senior City Planner: Osei Amo-Mensah
Email: oseiim@cctexas.com

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Rezoning Case No. 0719-02**

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Printed Name: ROBERT CANDELARIO
Address: 8543 ALYDAR CIRCLE City/State: FAIR OAKS RANCH TX.
() IN FAVOR () IN OPPOSITION Phone: 210-219-7023

REASON:
AREA NEEDS DEVELOPEMENT - (INCREASED TAX BASE)


Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 19ZN1017
Property Owner ID: 42

Case No. 0719-02
Senior City Planner: Osei Amo-Mensah
Email: oseim@cctexas.com

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0719-02**

B&A Terra Firma Development, LLC, has petitioned the City of Corpus Christi to consider a change of zoning from the **"RE" Residential Estate District** to the **"RS-6" Single Family Residential 6 Zoning District, resulting in a change to the Future Land Use Map**. The property to be rezoned is described as:

2110 Laguna Shores Road and being a 15.96-acre tract out of lots 9 and 10, Section 54, Flour Bluff and Encinal Farms and Garden Tracts, located on the west side of Laguna Shores Road, north of Hustlin Hornet Drive, and south of Lola Johnson Road.

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Printed Name: James Karstow

Address: 2641 Laguna Shores City/State: CC TX

() IN FAVOR (X) IN OPPOSITION Phone: 361-877-1336

REASON:

James Karstow
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 19ZN1017
Property Owner ID: 41

Case No. 0719-02
Senior City Planner: Osei Amo-Mensah
Email: osem@cctexas.com

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Printed Name: Debra Gordon
Address: 242 Lola Johnson City/State: Corpus Christi, Texas
() IN FAVOR IN OPPOSITION Phone: 361-563-5831

REASON: Too many houses on an acre
Will cause run off that we already have too much of.
Too much pollution, for the area that is supposed to be protected
land for wildlife.

Debra Gordon
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 19ZN1017
Property Owner ID: 46

Case No. 0719-02
Senior City Planner: Osei Amo-Mensah
Email: oseim@cctexas.com

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Printed Name: Elizabeth Figueroa

Address: 221 Lola Johnson Rd (L+53) City/State: Corpus Christi, TX

() IN FAVOR IN OPPOSITION Phone: _____

REASON: Too many apartment units. Over crowded area will create trash and air pollution due to vehicles and large amount of people in a confined area. Water run-off will flood our properties. Why are you not following the Flour Bluff Area Development plan? The road will not support the traffic amount even after building up the road.
Elizabeth Figueroa
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 19ZN1017
Property Owner ID: 47

Case No. 0719-02
Senior City Planner: Osei Amo-Mensah
Email: osem@cctexas.com

Osei Amo-Mensah

From: jerry hartung <brokite@gmail.com>
Sent: Wednesday, July 10, 2019 8:44 AM
To: Osei Amo-Mensah
Subject: Rezoning Case no. 0719-02

[[WARNING: E-mail from outside e-mail system, avoid clicking on links or attachments. When in doubt, call the Help Desk at 826-3766]]

2110 Laguna Shores Rd Rezoning
Case # 0719-02

The RS-6 rezoning request for 2110 Laguna Shores rd. should not be supported by the City of Corpus Christi because of four very obvious reasons:

1 This land was purchased about a year ago with RE zoning in place. There had been rezoning attempts recently before the sale and the buyer is well aware that these attempts were not successful for very good reasons. The opposition to rezoning was lead by Flour Bluff School District, environmentalist, and residents of Flour Bluff. RS-6 is too concentrated for this location.

2 The body of water which this track surrounds, has a sufficient buffer in place now from the RS-6 Neighborhoods in the area to kept the large pond a unpolluted and heathy environment. This body of water is directly connected by water flow to the Redhead Pond Wilderness Area, and is down slope from the area in question. This puts it in direct path of water ran off which would introduce pollution such as federalizer and others into the pond system.

3 No traffic study has been done for this project. The Flour Bluff School Complex already has grid lock traffic in the mornings and afternoon. The zoning would add around 90 homes which will have only one road, Laguna Shores, to used. As you know a bond was passed to improve Laguna Shores but not to enlarge it. So it will remain a two lane road. There are only two road that service Flour Bluff School Complex. They are Laguna Shores Rd. and Waldron Rd.. The improvement of Laguna Shores Rd. can be a very good thing for Flour Bluff but not if it becomes a congested safety concern for the school and the neighborhood.

4 This rezoning request goes against the Flour Bluff Neighborhood Plan. The Neighborhood Plan states that Flour Bluff should not have new dense zoning. Our city councilman supports this and is in opposition to RS-6 zoning change for this track. This is the type of land that the neighborhood plan was meant to protect. The neighborhood plan was adopted to protect the unique qualities of the Flour Bluff area. This particular section that runs along the Laguna Madre is exactly the type of unique feature that makes Flower Bluff a great place to live, and should be improved on instead of used by a developer to maximize profits. The zoning needs to be kept to a less dense approach, especially in this location.

Thank you for reading this.
Jerry Hartung
2101 Laguna Shores Rd.
512 294 8749
brokite@gmail.com

02 JUL 19

Rezoning Case No. 0719-02

This letter is in opposition to the rezoning **from** RE1 (1 acre lots Residential Estate District) **to** RS-6 (single Family Residential 6 Zoning).

This area was rezoned to RE-1 back in 2010 to allow for 1 acre single family homes to be built on. The neighborhood welcomed the addition of these homes. Now we again stand before the Planning Commission board to face yet another battle to rezone to RS-6. RE-1 would allow for spacious homes that fits the area as Corpus Christi planned for the future. This would allow the area to grow but with infrastructure that won't interfere with the traffic, run-off contaminating the pond that is used by the FBI school, Laguna Madre, environmental and hurricane evacuation. One acre homes fit this area and the criteria's it needs to sustain within the environment.

Given the fact that the lift station at the end of Lola Johnson is too high to utilize it, so septic tanks must be installed and this gives way to smaller footprint of useable land. There will always be isolated residences that deem a sewer connection economically unfeasible, prudence in health and the environment dictates that any reasonable concentration of dwelling should justify modern sewerage and wastewater treatment. So placing approximately 7 homes into 1 acre times 15 acres does become an issue utilizing septic tanks.

Critical engineering concerns to water carrying capacity to surrounding soil, and height of water table. Leach fields need a minimum separation from water table to prevent contamination. The water table is just a foot below or less surface in this area. Even though the new aerobic systems distribute affluent water above ground if the surface is already saturated with ground water then this application would not work properly. Therefore there will be run-off into the nearby pond and Laguna Madre. It makes sense environmentally to keep with the one acre single family homes, less concrete, less run-off, less congestion in this area as this is already a problem with ingress/egress onto Laguna Shores and Hustlin Hornet. Hurricane evacuation in this area is already congested when the need arises to evacuate. Now that the new city plan to build an Evac route across Laguna Madre amps up the already congested area to allow another ingress/egress off the island.

It's not about profit it's about growth in an area that certainty has environmental and ever changing footprint as the Laguna Madre strips away usable land. Planning right in this area along Laguna Madre will minimize future problems that man has created.

CR 7-2-19
Charlene Romo
230 Lola Johnson
CC # 198418