

PLANNING COMMISSION FINAL REPORT

Case No. 0219-02
 INFOR No. 18ZN1024

Planning Commission Hearing Date: February 20, 2019

Applicant & Legal Description	<p>Owner: HCS 311, LLC. Applicant: The Clower Company Location Address: 1401 North Alameda Street Legal Description: 4.1573 acres, more or less, being out of Block C, Colonia Mexicana and Lots 5 and 6, Block Southwest 1/4 C, Colonia Mexicana, located on the east side of Sam Rankin Street, west of South Alameda Street, and north of Interstate 37.</p>			
Zoning Request	<p>From: "RM-1" Multifamily 1 District To: "IL" Light Industrial District Area: 4.23 acres Purpose of Request: To allow for the construction of a laydown yard.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RM-1" Multifamily 1	Vacant	High Density Residential
	<i>North</i>	"IH" Heavy Industrial	Heavy Industrial and Public/Semi-Public	Commercial and Light Industrial
	<i>South</i>	"RM-1" Multifamily 1 and "CI" Intensive Commercial	Commercial and Vacant	High Density Residential
	<i>East</i>	"RM-1" Multifamily 1, "RM-2" Multifamily 2 and "CI" Intensive Commercial	Vacant and Low Density Residential	High Density Residential
	<i>West</i>	"RM-1" Multifamily 1, "RM-AT" Multifamily AT and "CN-1" Neighborhood Commercial	Vacant	High Density Residential and Permanent Open Space
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Downtown Area Development Plan and is planned for high density residential uses. The proposed rezoning to the "IL" Light Industrial District is inconsistent with the adopted Comprehensive Plan (Plan CC). Map No.: 046045 Zoning Violations: None</p>			

Transportation	Transportation and Circulation: The subject property has approximately 280 feet of frontage along Lipes Boulevard, which is designated as a “C1” Minor Collector Street, approximately 583 feet of frontage along Sam Rankin Street, which is designated as a Local / Residential Street, approximately 583 feet of frontage along North Alameda Street, which is designated as a Local / Residential Street, and approximately 280 feet of frontage along Chipito Street, which is designated as a Local / Residential Street. According to the Urban Transportation Plan, “C1” Minor Collector Streets can convey a capacity between 1,000 to 3,000 Average Daily Trips (ADT).				
	Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section
	North Alameda Street	Local/Residential	50’ ROW 28’ Paved	60’ ROW 40’ Paved	N/A
	West Broadway Street	“C1” Minor Collector	60’ ROW 40’ Paved	60’ ROW 40’ Paved	N/A
	Sam Rankin Street	Local/Residential	50’ ROW 28’ Paved	60’ ROW 40’ Paved	N/A
	Chipito Street	Local/Residential	50’ ROW 28’ Paved	40’ ROW 30’ Paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RM-1” Multifamily 1 District to the “IL” Light Industrial District to allow for the construction of a laydown yard.

Development Plan: The subject property is 4.23 acres in size. The owner is proposing the construction of a laydown yard.

Existing Land Uses & Zoning: The subject property is currently zoned “RM-1” Multifamily 1 District and consists of vacant land which was formerly a multifamily apartment complex. The subject property was zoned “RM-1” Multifamily 1 District in the early 1970s. The former apartment complex (Northside Manor) was demolished in 2016. The subject property was part of the original founding of the City in 1852. On the same block as the subject property is an existing single-family residence that is currently occupied. To the north across West Broadway Street is the Union Pacific Rail line and a City Wastewater Treatment Plant (Broadway). To the south are single-family homes zoned “RM-1” Multifamily 1 District and “CI” Intensive Commercial District. To the east is a single-family residence zoned “RM-1” Multifamily 1 District. Across North Alameda Street are vacant properties and an abandoned single-family home and commercial building zoned “RM-1” Multifamily 1 District, “RM-2” Multifamily 2 District, and “CI” Intensive Commercial District. To the west are vacant tracts zoned “RM-1” Multifamily 1, “RM-AT” Multifamily AT, and “CN-1” Neighborhood Commercial.

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 located along Sam Rankin Street, a 6-inch ACP line along Chipito Street, a 6-inch ACP line along North Alameda Street, and an 8-inch CIP line along West Broadway Street.

Wastewater: 6-inch VCP line located along Sam Rankin Street, a 6-inch VCP line along Chipito Street, a 6-inch VCP line along North Alameda Street, and an 21-inch VCP line along West Broadway Street.

Gas: 2-inch line located along Sam Rankin Street, a 2-inch line along Chipito Street, a 1-inch line along North Alameda Street, and a 2-inch line along West Broadway Street.

Storm Water: 24-inch line located along Sam Rankin Street.

PlanCC & Area Development Plan Consistency: The subject property is located within the boundaries of the Downtown Area Development Plan (ADP). The proposed rezoning to the "IL" Light Industrial District is inconsistent with the adopted Comprehensive Plan (Plan CC). Specifically, the rezoning is inconsistent with the following policies:

- Support programs to encourage infill development and rehabilitate housing stock in established neighborhoods. (Housing and Neighborhoods Policy Statement 7)
- Support preservation and reuse of historically significant buildings, areas, and sites. (Housing and Neighborhoods Policy Statement 7)
- Encourage the protection and enhancement of residential neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 1)
- 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)
- Promote residential and mixed-use development downtown. (Future Land Use, Zoning, and Urban Design Policy Statement 2)
- 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)
- Support the separation of high-volume traffic from residential areas or other noise-sensitive land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 3)
- The former Northside Manor property has been closed following relocation of its affordable housing units to the Palms at Leopard, and the property is up for sale. Depending on the purchaser, this too might provide possibilities for new workforce

housing in a band of development near Staples Street. (Downtown Area Development Plan: Washington-Coles)

Department Comments:

- The proposed rezoning is inconsistent with the adopted Comprehensive Plan (Plan CC).
- The proposed rezoning is incompatible with neighboring properties and with the general character of the surrounding area. The proposed “IL” Light Industrial District constitutes a dramatic increase in the intensity of land uses that is surrounded multifamily zoning districts. The only industrially zoned properties in the Washington-Coles neighborhood are located north of the subject property and across West Broadway Street. The uses are comprised of the Broadway Wastewater Treatment Plant, Union Pacific Railroad, and Concrete Street Amphitheater.
- This proposed rezoning does have a negative impact upon the surrounding neighborhood. A light industrial use next to multifamily zoned properties and existing single-family homes to the east and south will potentially subject additional residential homes to hazards such as: noise, smoke, vibration, dust, and odors. At the time of application no additional information has been provided concerning the types of materials to be stored, hours of operation, or levels of potential noise.
- Granting this rezoning to the “IL” Light Industrial District encourages future rezoning cases. The Downtown Area Development Plan (ADP) and Future Land Use Map clearly identify the Washington-Coles neighborhood for residential and small commercial redevelopment. Additionally, the subject property is located to the east and outside of the buyout area affiliated with the new Harbor Bridge project.
- The subject property is isolated with no possible connectivity for heavier truck traffic. West Broadway Street as a “C1” Minor Collector Street is the only street connecting North Port Avenue and State Highway 181 to the subject property. The proposed change of zoning would encourage cut-through heavy truck traffic down Sam Rankin Street or North Alameda Street. Both of these streets are designated as local / residential streets and were not designed to handle the heavy weight of semi-trucks plus the additional weight of the cargo being transported to and from the subject property. Further taking into account the new Harbor Bridge project that will only further encourage truck traffic to route south through either Sam Rankin Street or North Alameda Street to reach the Interstate 37 frontage road.
- Lastly, as mentioned earlier in this report, there are two properties within the block of the subject property that are not part of this proposed rezoning. These properties would remain zoned “RM-1” Multifamily 1 District. One of these remaining properties is an occupied single-family home. Meaning, if the change of zoning were to occur, these properties would be surrounded by the industrial use and exposed to all of the aforementioned hazards of lights, dust, smoke, vibrations, odors, and noise. However, the industrial use would be required to install the zoning district buffer yard of 20-feet and 20 points, as well as a 40-foot setback if a building was to be constructed on-site.

Planning Commission and Staff Recommendation (February 20, 2019): Denial of the change of zoning from the “RM-1” Multifamily 1 District to the “IL” Light Industrial District.

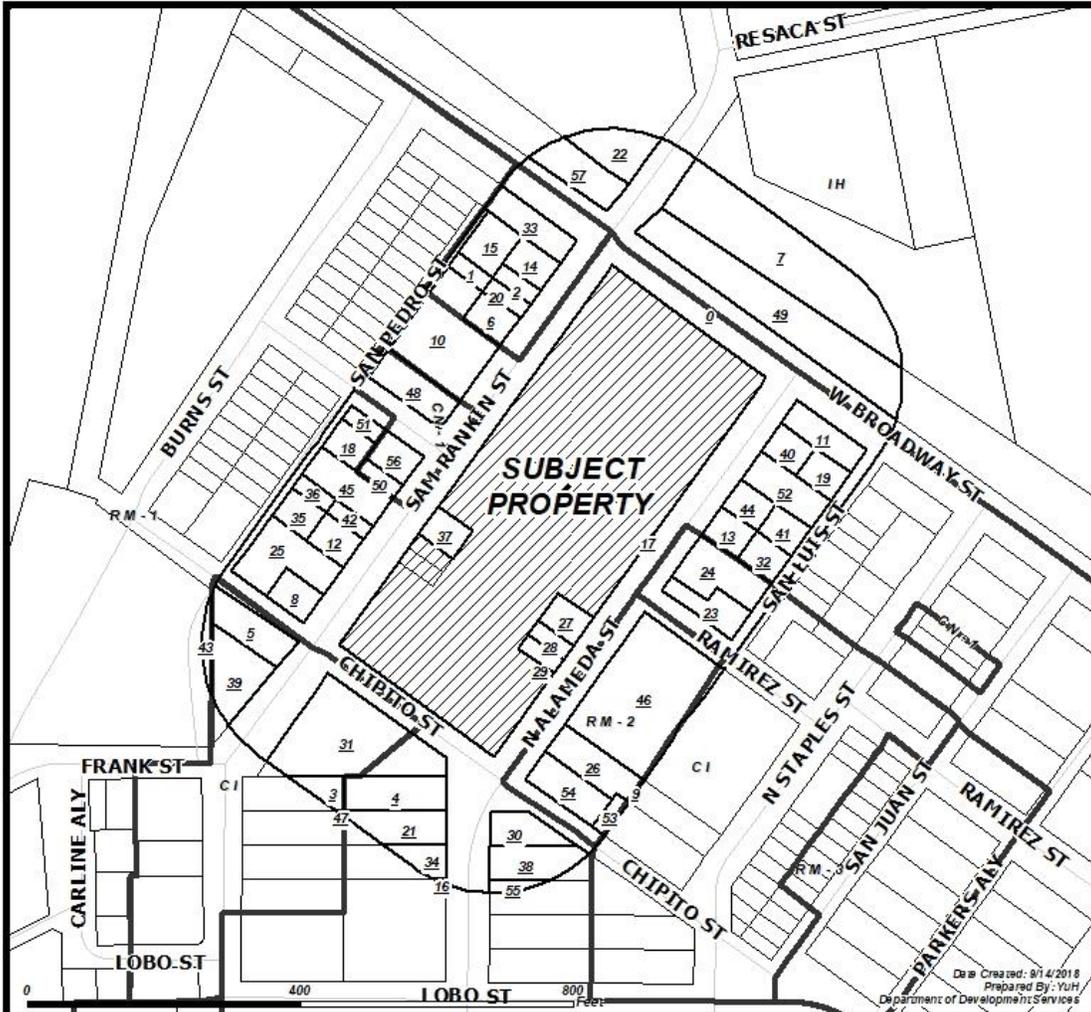
Vote Results:

For: 8
Opposed: 0
Absent: 1
Abstained: 0

Public Notification	Number of Notices Mailed – 57 within 200-foot notification area 137 outside notification area
	<u>As of February 15, 2019:</u>
	In Favor – 2 inside notification area – 1 outside notification area
	In Opposition – 13 inside notification area – 2 outside notification area
	Totaling 13.52% 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)



CASE: 1018-01
ZONING & NOTICE AREA

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-8 Single-Family 8
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-16 Single-Family 16
CR-2 Resort Commercial	RE Residential Estate
CO-1 General Commercial	RS-TH Townhouse
CO-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 in opposition
4 Owners within 200' listed on attached ownership table





ST. PAUL UNITED METHODIST CHURCH

**1202 SAM RANKIN
CORPUS CHRISTI, TEXAS 78401
REV. NANCY FOLEY, PASTOR**

**CHURCH: (361)884-7056
CELL: (361)945-4550**

**FAX: (361)884-7868
EMAIL: stpaulumc1202@att.net**

April 8, 2019

Mayor Joe McComb and City Council Members
City of Corpus Christi
1202 Leopard Street
Corpus Christi, TX 78401

Dear Mayor and City Council,

I am the pastor of St. Paul UMC and I am writing because, due to a prior engagement I was unable to attend the Corpus Christi City Council Meeting on March 26, 2019. However, I watched the entire discussion of Item No. 45: Case No. 0219-02 HCS311.11, LLC. online and I was profoundly saddened and disappointed with the entire tone of the discussion. I moved here almost 2 years ago, and I have been impressed with the vision of hope for the New Washington-Coles Neighborhood that has been circulating among the members of St. Paul, the residents of the community, the Harbor Bridge Community Advisory Board, the Citizens Alliance for Fairness and Progress, as well as fellow clergypersons. At no point, did anyone ever express a concern for the restoration of HUD Housing in this neighborhood until I attended the February 20th Planning Commission Meeting – and only then by the owner and the developer. I was personally offended and insulted at the suggestion that HUD funding is the only path to viability for this historic neighborhood. This November St. Paul will celebrate 135 years – all of which have been in the Washington-Coles Neighborhood. When given the choice to leave, we choose to stay, fully understanding that our neighborhood would be in transition. What the Washington-Coles Neighborhood will look like in the future is yet to be determined – we know without a doubt that God is calling us to be a part of this new thing.

As directed, I attended and participated in the meeting with the applicant, Tex-Isle, the major neighborhood stakeholders and the planning staff on April 4th to draft a Special Permit. In addition, I visited the Tex-Isle site in Robstown as suggested by Mr. Andy Mejia. I would like to make the following suggestions to the Corpus Christi City Council, and I think they would be helpful to ensuring fairness, re-establishing trust, maintaining integrity and respecting minority voices.

- Consider all the facts pertinent to the redevelopment of the Washington-Coles Neighborhood including the Adopted Comprehensive Plan, the Downtown Area Development Plan, and the Harbor Bridge Community Advisory Board's Livability Plan
- Note that only a small part of Washington-Coles is in the Voluntary Real Estate Acquisition & Relocation Program (from Port Avenue to Winnebago Street – there is a map and legend attached to the email). Mr. Robert Oropeza, Community Coordinator for DRA is willing to confirm these boundaries: 361-232-5083 office; 863-271-3068 mobile; robertoropezadra@gmail.com.
- Any members of the City Council and or their families who own property from IH37 to the Port of Corpus Christi should recuse themselves.
- A retraction of the statement by Mayor McComb that "anyone who thinks this area will ever be residential again must be smoking something." I felt that it was inappropriate and beneath the office of Mayor.

To secure the future of our neighborhood, I humbly ask the CC City Council to please deny both the "IL" Light Industrial Rezoning Request and the Special Permit. I believe that allowing the Laydown Pipe Yard is like putting a tombstone on the Washington-Coles Neighborhood while it is still alive – potentially sentencing it to death by denying it the opportunity to be revitalized. This is clearly incompatible with the vision of hope that exists for the New Washington- Coles Neighborhood.

Thank you in advance for listening to my concerns and for your faithful service to the City of Corpus Christi.

Sincerely,


Pastor Nancy Foley

Andrew Dimas [DevSvcs]

From: Barry Wolfson <barrywolfson2003@yahoo.com>
Sent: Wednesday, February 20, 2019 11:21 AM
To: Andrew Dimas [DevSvcs]; Rosalyn Wolfson
Subject: Final Version in Opposition

- February 19, 2019

Mr. Andrew Dimas,

Project Manager

City of Corpus Christi, TX

Dear Andrew,

Please note that a prior business commitment precludes me from attending the important February 20, 2019 City Planning Commission Public Hearing pertaining to Rezoning Case Number 2019-02.

I'm the managing principal for Block Realty, LLP and the managing principal for The Estate of Sadie Orshanski, LLP. I'm a consultant with Wolfson and Wolfson, LLP. The three (3) companies combine to own twenty-one (21) assets in the historic, Washington-Coles district (herein referred to as W.C.)

Nueces County deed records indicate that Block, LLP and Orshanski, LLP first invested in W.C. in 1926. Block and Orshanski sold sixteen (16) parcels and twenty-six plus (26 +) single family homes to the major Houston-based developer, Markman Brother's Investments, in 2015.

The aforementioned entities combine to form the second largest ownership entity in the Washington and in the Coles between 1926 and 2019. The City of Corpus Christi is the largest land owner.

I (We) vehemently oppose any and all attempts to rezone W.C. as Light Industrial. I (We) vehemently oppose any and all attempts to issue a special use permit in W.C. for Light Industrial.

I'm also a real estate representative for the Harbor Bridge Technical Committee. The Harbor Bridge Committee is also is opposed to any such change in designation.

I've served on several committees focused on the betterment of, and on the future redevelopment of, the the eighty-two (82) acre W.C.'s tract. I teamed with numerous city government commissioned committees between 1998 and 2019. The Northside Commons Committee, the Civic-Design Group Consultation and the new Harbor Bridge Technical Committee are examples. I've contributed to, and I'm informed about, the Corpus Christi Central Business District Plan and the proposed Sea District Plan.

All of these plans expect Washington and Coles to redevelop as a master planned, mixed use development. The projected highest and best use in each study includes single family, multi-family and retail properties.

Private equity from Prosperity Bank, is available, pending the probable eminent domain acquisitions related to the new bridge construction. HUD assistance is not likely.

HCS 311, LLC and The Clower Companies are well established, and are well respected entities.

The City of Corpus Christi purportedly gave HCS 311 the land that enabled to the group to develop its terrific project, The Palms. HCS, 311 in exchange agreed to, and demolished, the former problematic Northside Manor Complex.

It seems unfair that HCS 311 now wants to replace the former Northside Manor site, with an equally distasteful, light industrial eye-sore.

Thank you for your thoughts and considerations.

Sincerely,

Barry Wolfson

Barry Wolfson
5114 Balcones Woods
Suite 307
Austin, TX 78759
Office: 512.257.7905

Cell: 512.689.8153

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Andrew Dimas [DevSvcs]

From: Fred Hobbs <fred@txmortgage.com>
Sent: Tuesday, February 19, 2019 2:52 PM
To: Andrew Dimas [DevSvcs]
Cc: barrywolfson2003@yahoo.com
Subject: HCS 311 Rezone - Washington-Coles

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Dimas,

I represent Markman Brothers Investments Corpus Christi, LLC, a substantial property owner in the Washington-Coles neighborhood in Corpus Christi.

It is our understanding that there is a zoning request before the Planning and Zoning commission to re-zone four plus acres of property in the Washington Coles Area to L1. We did not receive any notification that this re-zone request was before the commission.

We would like to register our opposition to the proposed change. This re-zone will adversely affect our property values and is not in conformance with the proposed uses for the area under separate master plans.

Please do not hesitate to contact me at the number below should you have any questions concerning our opposition to this re-zone request.

Sincerely,

Fred Hobbs
NMLS #329412



311 Howard St.
San Antonio, TX 78212
Phone: 210-493-5300
Fax: 888-789-4281
www.txmortgage.com

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con 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. 0219-02**

HCS 311, LLC, has petitioned the City of Corpus Christi to consider a change of zoning from the "**RM-1**" **Multifamily 1 District** to the "**IL**" **Light Industrial District, resulting in a change to the Future Land Use Map**. The property to be rezoned is described as:

1401 North Alameda Street and being 4.1573 acres, more or less, being out of Block C, Colonia Mexicana and Lots 5 and 6, Block Southwest 1/4 C, Colonia Mexicana, located on the east side of Sam Rankin Street, west of South Alameda Street, and north of Interstate 37.

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, February 20, 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.

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.

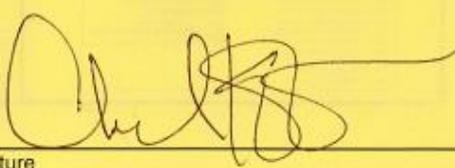
NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

Printed Name: Charles Kaffie

Address: Bx 2967 City/State: C. C. Tx 78403

IN FAVOR () IN OPPOSITION Phone: 361-882-3551

REASON:



Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 18ZN1024
Property Owner ID: 10

Case No. 1018-01
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com

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Rezoning Case No. 0219-02**

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Printed Name: St. Paul United Methodist Church
Address: 1202 Sam Rankin City/State: Corpus Christi, TX
() IN FAVOR (X) IN OPPOSITION Phone: 361-884-7056

REASON:

Go Bell, Church Finance
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 182N1024
Property Owner ID: 16

Case No. 1018-01
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com

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Rezoning Case No. 0219-02**

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Printed Name: BLOCK REALTY CO. LLP
1316 S. STAPLES - P. O. BOX 822
Address: CORPUS CHRISTI, TX 78403 City/State: _____

() IN FAVOR () IN OPPOSITION Phone: _____

REASON:

Marty Wolfson
349 POENISCH
CORPUS CHRISTI, TX 78412
Marty Wolfson
Signature _____

SEE MAP ON REVERSE SIDE
INFOR Case No.: 18ZN1024
Property Owner ID: 18

Case No. 1018-01
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0219-02**

HCS 311, LLC, has petitioned the City of Corpus Christi to consider a change of zoning from the "**RM-1" Multifamily 1 District** to the "**IL" Light Industrial District, resulting in a change to the Future Land Use Map**. The property to be rezoned is described as:

1401 North Alameda Street and being 4.1573 acres, more or less, being out of Block C, Colonia Mexicana and Lots 5 and 6, Block Southwest 1/4 C, Colonia Mexicana, located on the east side of Sam Rankin Street, west of South Alameda Street, and north of Interstate 37.

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The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held on **Wednesday, February 20, 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.

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: BLOCK REALTY CO. LLP
1316 S. STAPLES - P. O. BOX 822
CORPUS CHRISTI, TX 78402

Address: _____ City/State: _____

() IN FAVOR (X) IN OPPOSITION Phone: _____

REASON:

Mary Wolfson
349 POENISCH
CORPUS CHRISTI, TX 78412
Mary Wolfson

Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 18ZN1024
Property Owner ID: 19

Case No. 1018-01
Project Manager: Andrew Dimas
Email: andrewd2@octexas.com

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0219-02**

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Printed Name: St Paul U.M. Church
Address: 1202 Sam Rankin St. City/State: Corpus Christi, TX
() IN FAVOR IN OPPOSITION Phone: 361 884-0756

REASON:

[Signature]
Signature
Chair,
Governor
Council

SEE MAP ON REVERSE SIDE
INFOR Case No.: 18ZN1024
Property Owner ID: 21

Case No. 1018-01
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0219-02**

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Printed Name: BLOCK REALTY CO. LLP
1316 S. STAPLES - P. O. BOX 822
CORPUS CHRISTI, TX 78413

Address: _____ City/State: _____

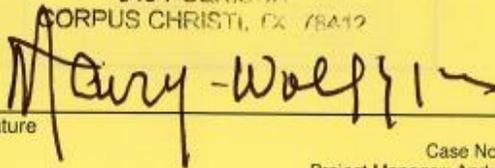
() IN FAVOR () IN OPPOSITION Phone: _____

REASON:

Mary Wolfson
349 POENISCH

CORPUS CHRISTI, TX 78412

Signature



SEE MAP ON REVERSE SIDE
INFOR Case No.: 18ZN1024
Property Owner ID: 25

Case No. 1018-01
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0219-02**

HCS 311, LLC, has petitioned the City of Corpus Christi to consider a change of zoning from the "**RM-1 Multifamily 1 District**" to the "**IL Light Industrial District, resulting in a change to the Future Land Use Map**". The property to be rezoned is described as:

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Printed Name: BLOCK REALTY CO. LLP *BLOCK REALTY CO. LLP*
1316 S. STAPLES - P. O. BOX 327 *1316 S. STAPLES - P. O. BOX 327*
CORPUS CHRISTI, TX 78403 *CORPUS CHRISTI, TX 78403*
Address: _____ City/State: _____
() IN FAVOR () IN OPPOSITION Phone: _____

REASON:

Maurzy Wolfson
349 POENISCH
CORPUS CHRISTI, TX 78412
Maurzy Wolfson
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 18ZN1024
Property Owner ID: 40

Case No. 1018-01
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0219-02**

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Printed Name: DYNDABILE TAX SERVICE
Address: 1510 RAMO City/State: CORPUS CHRISTI
 IN FAVOR IN OPPOSITION Phone: 361 684 5493

REASON:



Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 18ZN1024
Property Owner ID: 23

Case No. 1018-01
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0219-02**

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Printed Name: Noe Alfonso Rodriguez
Address: 131 TRAIL BLVD City/State: SAN DIA TX
 IN FAVOR () IN OPPOSITION Phone: 832 4019665

REASON:

Noe Alfonso Rodriguez
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 18ZN1024
Property Owner ID: 24

Case No. 1018-01
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com

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PUBLIC HEARING NOTICE
Rezoning Case No. 0219-02**

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Printed Name: VIVIANA TRIBBLE Kyle TRIBBLE
Address: 437 GORDLAND DR. City/State: Texas, Corpus Christi
() IN FAVOR () IN OPPOSITION Phone: 361 389-1702

REASON:
NOISE ISSUES

Viviana Tribble Kyle Tribble
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 18ZN1024
Property Owner ID: 37

Case No. 1018-01
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com

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PUBLIC HEARING NOTICE
Rezoning Case No. 0219-02**

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Printed Name: ARISTO VALDEMAN

Address: 1021 SAM RANKIN City/State: CC TX 78401

IN FAVOR () IN OPPOSITION Phone: _____

REASON:



Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 18ZN1024
Property Owner ID: 0

Case No. 1018-01
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com