

STAFF REPORT

Case No. 0917-03
INFOR No. 17ZN1030

Planning Commission Hearing Date: September 20, 2017

Applicant & Legal Description	Owner: Mostaghasi Investment Trust Applicant/Representative: Mostaghasi Investment Trust Location Address: 5842 Yorktown Boulevard Legal Description: Kings Point Unit 6, Block 1, Lot 1, located on the north side of Yorktown Boulevard, east of Gingerberry Drive and west of Lorie Boulevard.		
Zoning Request	From: "RS-6" Single-Family 6 District To: "CN-1" Neighborhood Commercial District Area: 6.85 acres Purpose of Request: To allow for the construction of a retail shopping center.		
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use
	<i>Site</i>	"RS-6" Single-Family 6	Vacant
	<i>North</i>	"RS-6" Single-Family 6	Low Density Residential
	<i>South</i>	"RS-6" Single-Family 6 and "CN-1" Neighborhood Commercial	Low Density Residential, Public/Semi-Public, and Commercial
	<i>East</i>	"CN-2" Neighborhood Commercial	Commercial
	<i>West</i>	"CG-2" General Commercial	Commercial and Vacant
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for medium density residential uses. The proposed rezoning to the "CN-1" Neighborhood Commercial District is consistent with the adopted Future Land Use Map which calls for commercial uses. Map No.: 044031 Zoning Violations: None		

Transportation	<p>Transportation and Circulation: The subject property has approximately 760 feet of street frontage along Yorktown Boulevard which is designated as an “A3” Primary Arterial Divided Street and approximately 394 feet along Gingerberry Drive which is designated as a Local/Residential Street.</p>				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Yorktown Boulevard	“A3” Primary Arterial	130' ROW 79' paved	130' ROW 103' paved	14,279 ADT (2013)
	Gingerberry Drive	Local/Residential	50' ROW 28' paved	63' ROW 43' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “FR” Farm Rural District to the “CN-1” Neighborhood Commercial District to allow for the construction of a retail shopping center.

Development Plan: The subject property is comprised of 6.85 acres and is proposed to be a retail shopping center.

Existing Land Uses & Zoning: The subject property is currently zoned “RS-6” Single-Family 6 District and is vacant land. To the north are single-family residences (Kings Point Unit 6 Subdivision) zoned “RS-6” Single-Family 6 District. Kings Point Unit 6 Subdivision was zoned to the “RS-6” Single-Family 6 District in 2005 and the homes that share a property line with the subject property were constructed between 2009 and 2011. To the east, rezoning cases occurred to the “CN-1” Neighborhood Commercial District in 2014 and the “RS-TF” Two Family District in 2004 for the construction of a small shopping center. To the south across Yorktown Boulevard a property was rezoned to “CN-1” Neighborhood Commercial District in 2015 for the purposes of a funeral home. Additionally to the south are single-family residences and a church (Kings Crossing Church of Christ) both zoned “RS-6” Single-Family 6 District. To the west a rezoning occurred in 1984 to the “CG-2” General Commercial District and has remained vacant except for commercial development at the intersection of Yorktown Boulevard and South Staples Street.

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

Plat Status: The property is platted.

PlanCC & Area Development Plan Consistency: The subject property is located within the boundaries of the Southside Area Development Plan (ADP). The proposed

rezoning to the “CN-1” Neighborhood Commercial is consistent with the Future Land Use Map, the Southside ADP, and PlanCC:

- 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 orderly growth of new residential, commercial, and industrial areas. (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- 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).
- Encourage the design of commercial centers in a manner that minimizes the impacts of automobile intrusion, noise and visual blight on surrounding areas (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Screening fences, open space or landscaping can provide an essential buffer between shopping and residential areas (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- The "B-1" Neighborhood Commercial and other commercial zoning regulations, in concert with the Comprehensive Plan policies, should be reviewed and revised as necessary to control the size and use of commercial centers so they remain in scale with their surrounding uses and highway carrying capacity (Policy Statement B.4).

Department Comments:

- The proposed rezoning is compatible with the Future Land Use Map, PlanCC, and the Southside Area Development Plan (ADP). The proposed rezoning is also compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.
- The property is currently vacant and is a remaining “RS-6” Single-Family 6 tract and has never been developed.
- Surrounding properties have been rezoned within the past twenty years indicating a pattern towards neighborhood commercial development.
- A zoning case requesting the “RM-1” Multifamily District was withdrawn by the applicant for the same site in January of 2015 for the purposes of constructing 128 apartments. Opposition within the notice area was 24%.
- If the “CN-1” Neighborhood Commercial District is approved, the retail development will still need to abide all requirements of the Unified Development Code (UDC). Specific requirements would entail buffer yards and additional setbacks. Additionally, the “CN-1” District does not allow bars, pubs, taverns, or nightclubs.

Staff Recommendation:

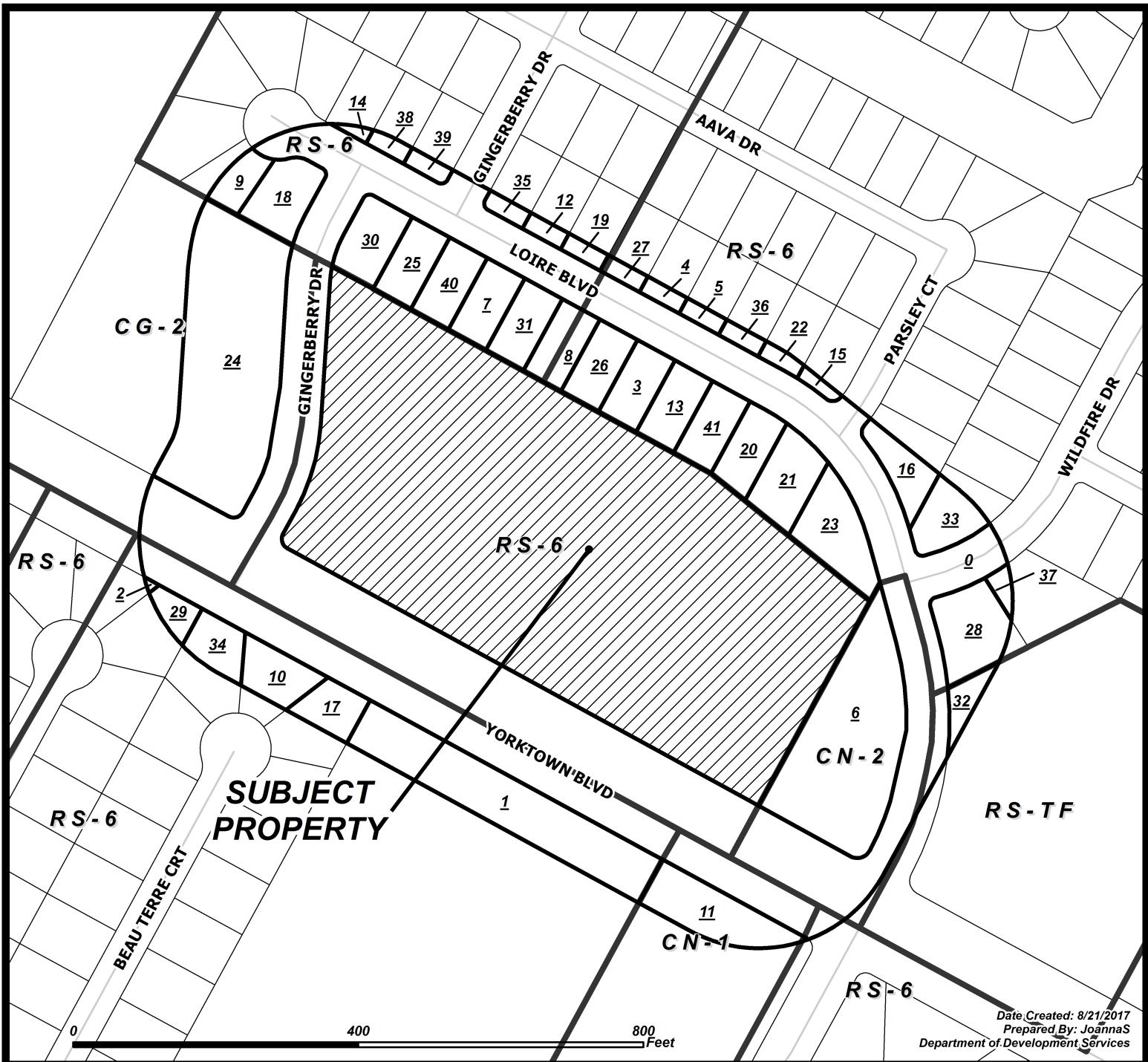
Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District.

Public Notification	<p>Number of Notices Mailed – 41 within 200-foot notification area 4 outside notification area</p> <p><u>As of September 15, 2017:</u></p> <table><tbody><tr><td style="vertical-align: top; padding-right: 10px;">In Favor</td><td>– 0 inside notification area – 0 outside notification area</td></tr><tr><td style="vertical-align: top; padding-right: 10px;">In Opposition</td><td>– 23 inside notification area – 4 outside notification area</td></tr></tbody></table> <p>Totaling 20.45% of the land within the 200-foot notification area in opposition.</p>	In Favor	– 0 inside notification area – 0 outside notification area	In Opposition	– 23 inside notification area – 4 outside notification area
In Favor	– 0 inside notification area – 0 outside notification area				
In Opposition	– 23 inside notification area – 4 outside notification area				

Attachments:

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

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CASE: 0917-03
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

4 Owners within 200' listed on attached ownership table

A black circle with a white center, representing the 'Owners in favor' category.

X Owners
in opposition

This map shows the location of the 'SUBJECT PROPERTY' in Corpus Christi, Texas. The property is marked with a red square and a small black icon. The map includes several streets: F.M. 43, EVERHART, S. STAPLES, AIRLINE, CIMARRON, ROD FIELD, and YORKTON. A river or creek is labeled OSO CREEK. Major roads shown are FM-2444 and OSO PKWY. A compass rose indicates cardinal directions (N, S, E, W). A logo for the City of Corpus Christi is in the bottom right corner.

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. 0917-03**

Mostaghasi Investment Trust has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-6" Single-Family Residential District to the "CN-1" Neighborhood Commercial District, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

Kings Point Unit 6, Block 1, Lot 1, located on the north side of Yorktown Boulevard, east of Gingerberry Drive and west of Lorie 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, September 6, 2017, 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: Kristian Santos

Address: 7501 Grenade Ct.

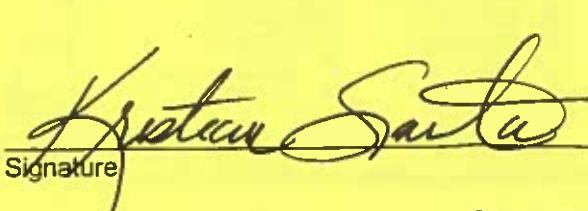
City/State: Corpus Christi, Tx.
78414

IN FAVOR IN OPPOSITION

Phone: 361-219-0944

REASON:

Property Value!

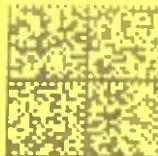

Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1030
Property Owner ID:  2

Case No. 0917-03
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

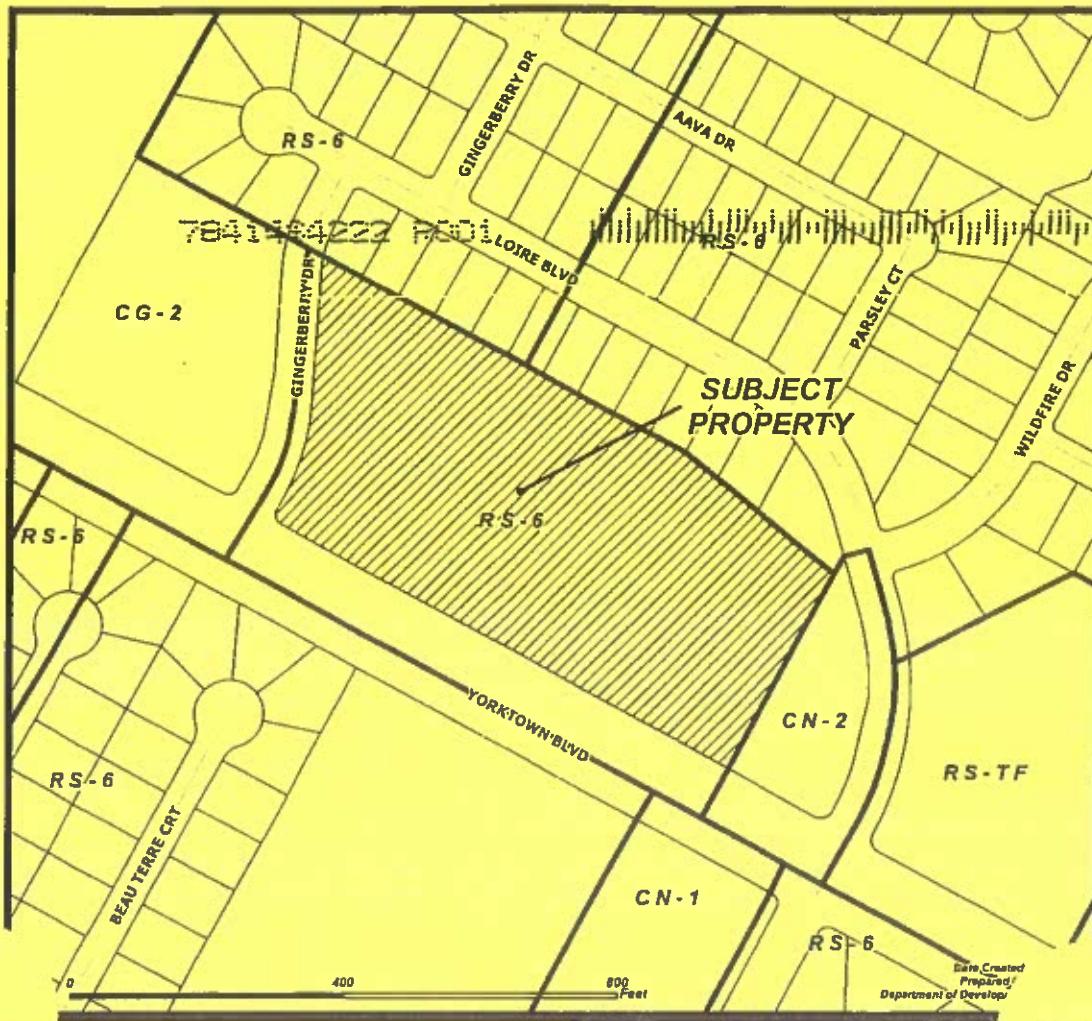
City of Corpus Christi
Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469

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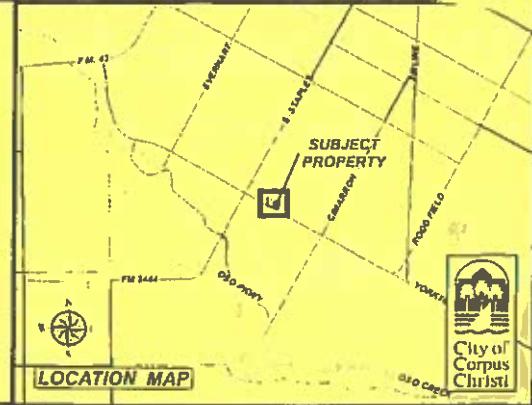
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Corpus Christi, TX 78414



CASE: 0917-03
SUBJECT PROPERTY WITH ZONING



RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IIH	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-15	Single-Family 15
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CG-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CSD	Downtown Commercial	RMH	Manufactured Homes
GR-3	General Commercial		
FR	Farm Residential		
H	Historic Overlay		
BP	Business Park		



City of
Corpus
Christi

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Printed Name: EVERETT J. LOVENBURY

Address: 5818 Lorie Blvd.

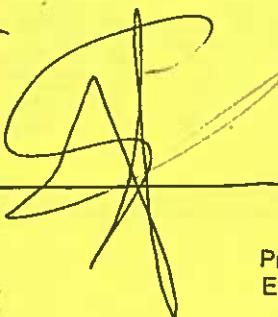
City/State: Corpus Christi, TX

IN FAVOR IN OPPOSITION

Phone: 228-313-88596

REASON:
I DONT WANT COMMERCIAL PROPERTY
LOW-INCOME HOUSING IN THIS AREA. IT OR
WOULD DESTROY THE VALUE OF MY PROPERTY

Signature

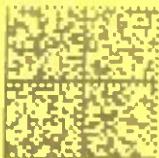


SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1030
Property Owner ID:  4

Case No. 0917-03
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

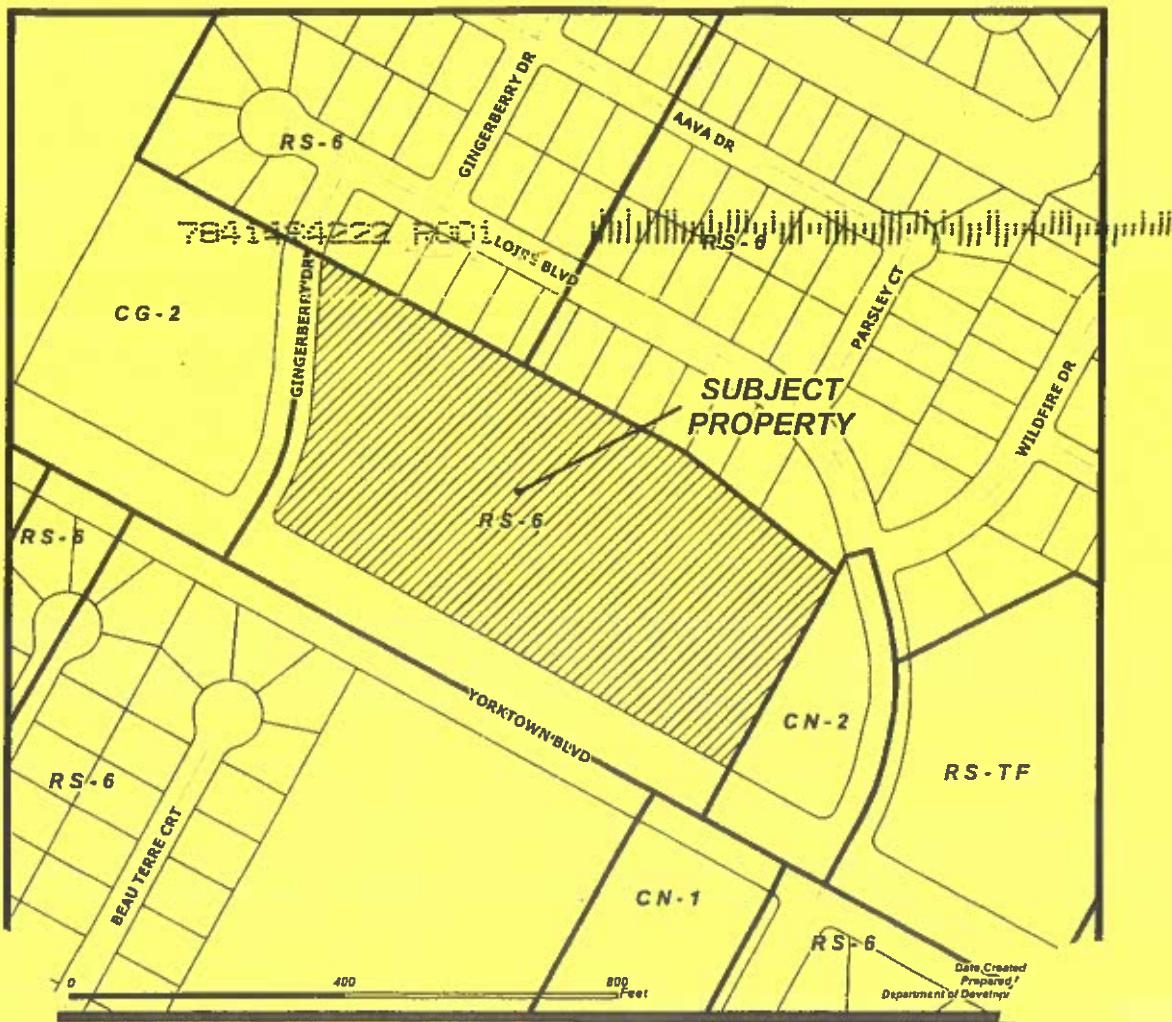
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Development Services Dept.
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Corpus Christi, Texas 78469

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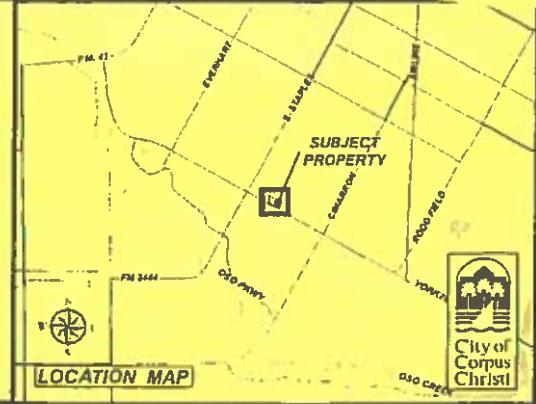
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CASE: 0917-03
SUBJECT PROPERTY WITH ZONING

Subject Property

RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	HI	Heavy Industrial
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CN	Professional Office	RS-10	Single-Family 10
CM-AT	Multifamily AT	RS-6	Single-Family 6
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CM-2	Neighborhood Commercial	RS-11	Two-Family
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CI	Intensive Commercial	SP	Special Permit
CB	Downtown Commercial	RV	Recreational Vehicle Park
CR-3	Smart Commercial	RMH	Manufactured Home
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		



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Printed Name: JEANIE LYNN EVANS

Address: 5822 Lorie Blvd

City/State: CC, TX 78414

IN FAVOR IN OPPOSITION

Phone: 361 774 3097

REASON:

LOST PROPERTY VALUE
INCREASE CRIME TO AREA
PURCHASED HOME NOT TO PROPERTY ZONED FOR RESIDENTIAL
SINGLE FAMILY NOT NEIGHBORHOOD COMMERCIAL
LAND USE

Signature

SEE MAP ON REVERSE SIDE

INFOR Case No.: 17ZN1030

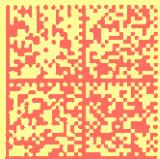
Property Owner ID: 5

Case No. 0917-03

Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

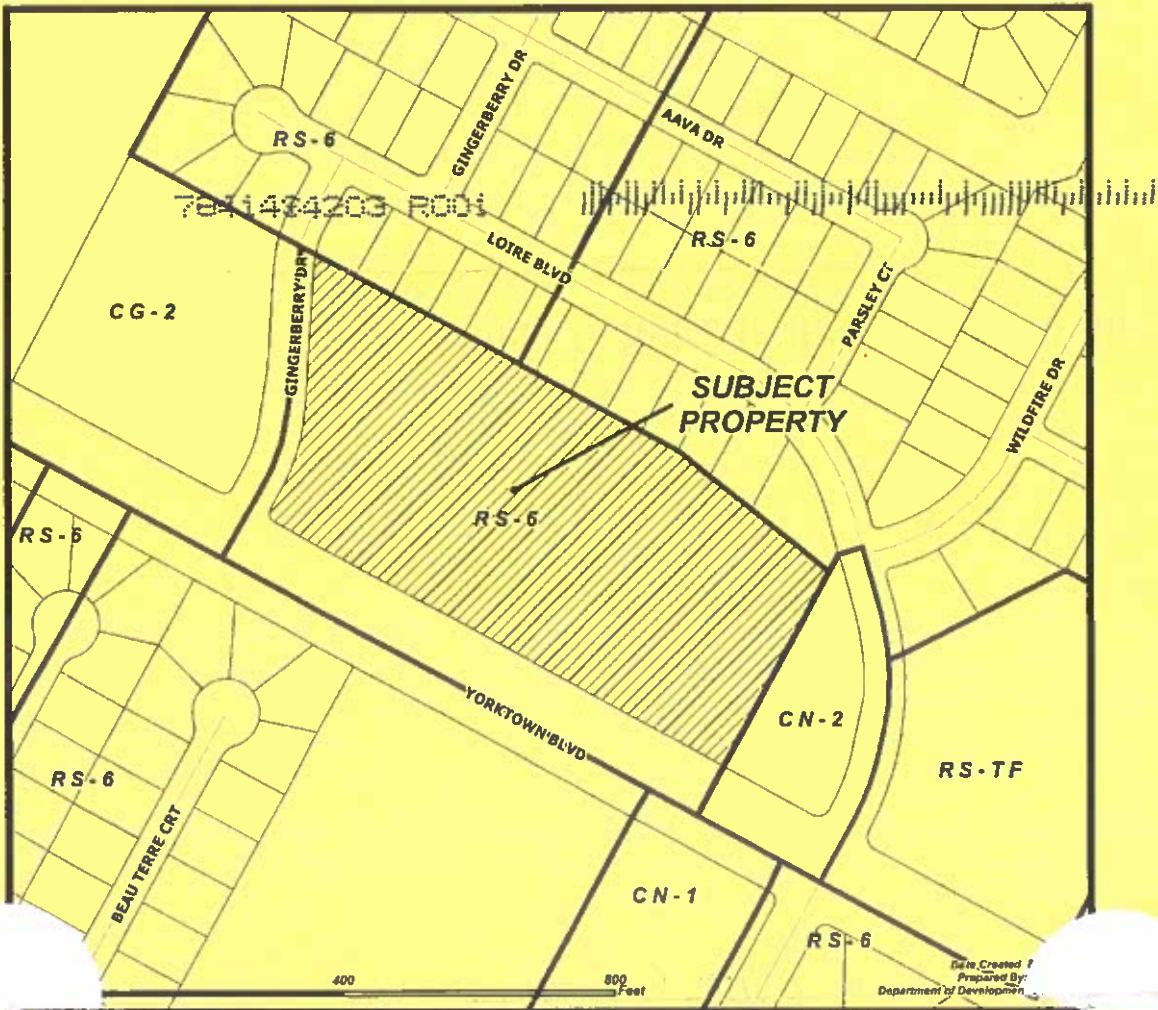
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WF JEANIE LYNN EVANS
5822 LOIRE BLVD
Corpus Christi, TX 78414



CASE: 0917-03
SUBJECT PROPERTY WITH ZONING



RM-1	Multifamily 1	IL	Light Industrial
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Printed Name: Ray & Gloria Chacon

Address: 5813 Lorie Blvd.

City/State: Corpus Christi Texas 78414

IN FAVOR

IN OPPOSITION

Phone: 361-533-1764

REASON:

Want CN-1 Neighborhood Comm. District Zoning

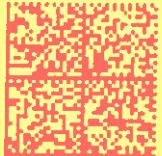
Signature

Ray Chacon

J. S. Lopez

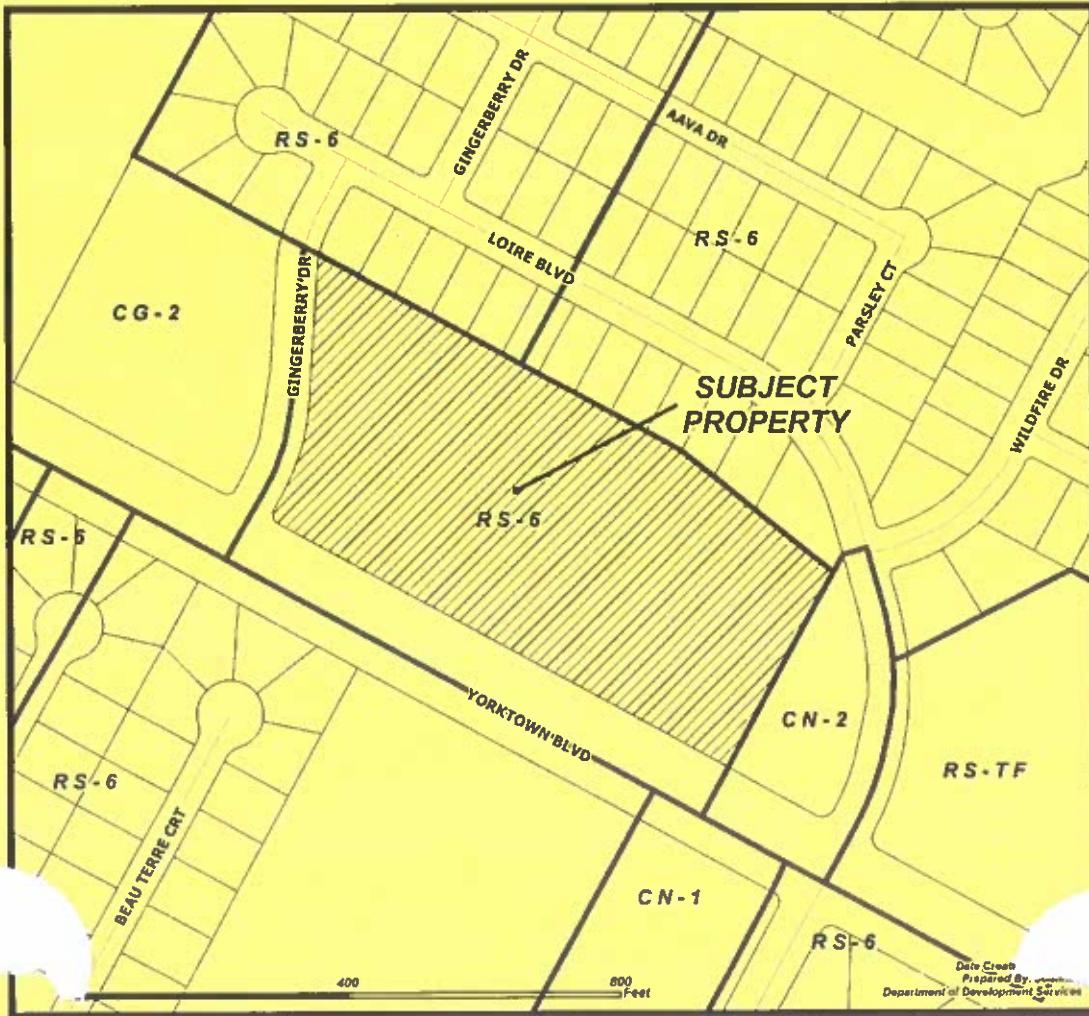
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CHACON RAY
AND WFE GLORIA CHACON
5813 LOIRE BLVD
Corpus Christi, TX 78414



CASE: 0917-03
SUBJECT PROPERTY WITH ZONING



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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
CS 1	Neighborhood Commercial	RS 4-3	Single Family 4.5
CS 2	Neighborhood Commercial	RS-FT	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
CR 3	Intensive Commercial	RP	Recreational Vehicle Park
CBD	Downtown Commercial	RHM	Manufactured Home
CR 3	Resort Commercial		
PR	Farm Rural		
H	Historic Overlay		
BP	Business Parks		



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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0917-03**

Mostaghasi Investment Trust has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-6" Single-Family Residential District to the "CN-1" Neighborhood Commercial District, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

Kings Point Unit 6, Block 1, Lot 1, located on the north side of Yorktown Boulevard, east of Gingerberry Drive and west of Lorie 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, September 6, 2017, 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: EMMANUEL QUAYE

Address: 7501 BEAU TERRE CT.

City/State: CORPUS CHRISTI, TX 78411

IN FAVOR IN OPPOSITION

Phone: 423-762-7745

REASON: 1. Increased traffic.

2. Multi-family units are not suitable in a residential area like ours.

Signature

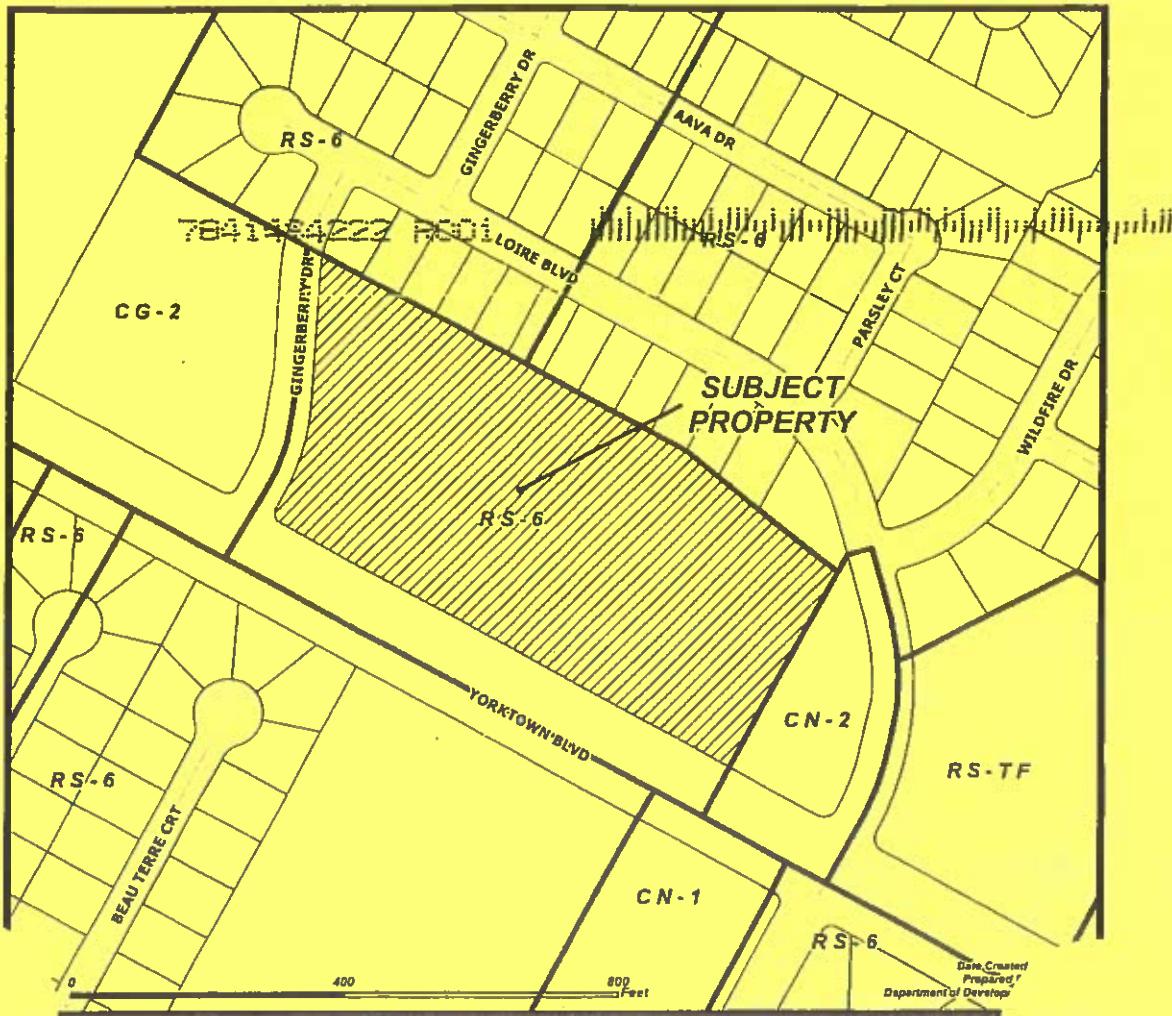
City of Corpus Christi
Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469

U.S. POSTAGE ▶ PITNEY BOWES



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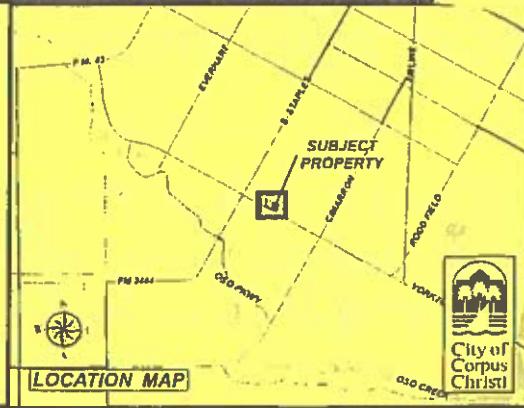
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Corpus Christi, TX 78414



CASE: 0917-03
SUBJECT PROPERTY WITH ZONING



RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TR	Two-Family
CR-1	Commercial	RS-18	Single-Family 18
CR-2	Business Commercial	RE	Residential Estate
CG-1	General Commercial	RS-TM	Townhouse
CG-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	RMH	Manufactured Home
CR-3	Power Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		



City of
Corpus
Christi

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0917-03**

Mostaghasi Investment Trust has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-6" Single-Family Residential District to the "CN-1" Neighborhood Commercial District, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Printed Name: SUSAN S TAYLOR

Address: 5806 LOIRE BLVD City/State: 78414

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

REASON:

Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1030
Property Owner ID:  12

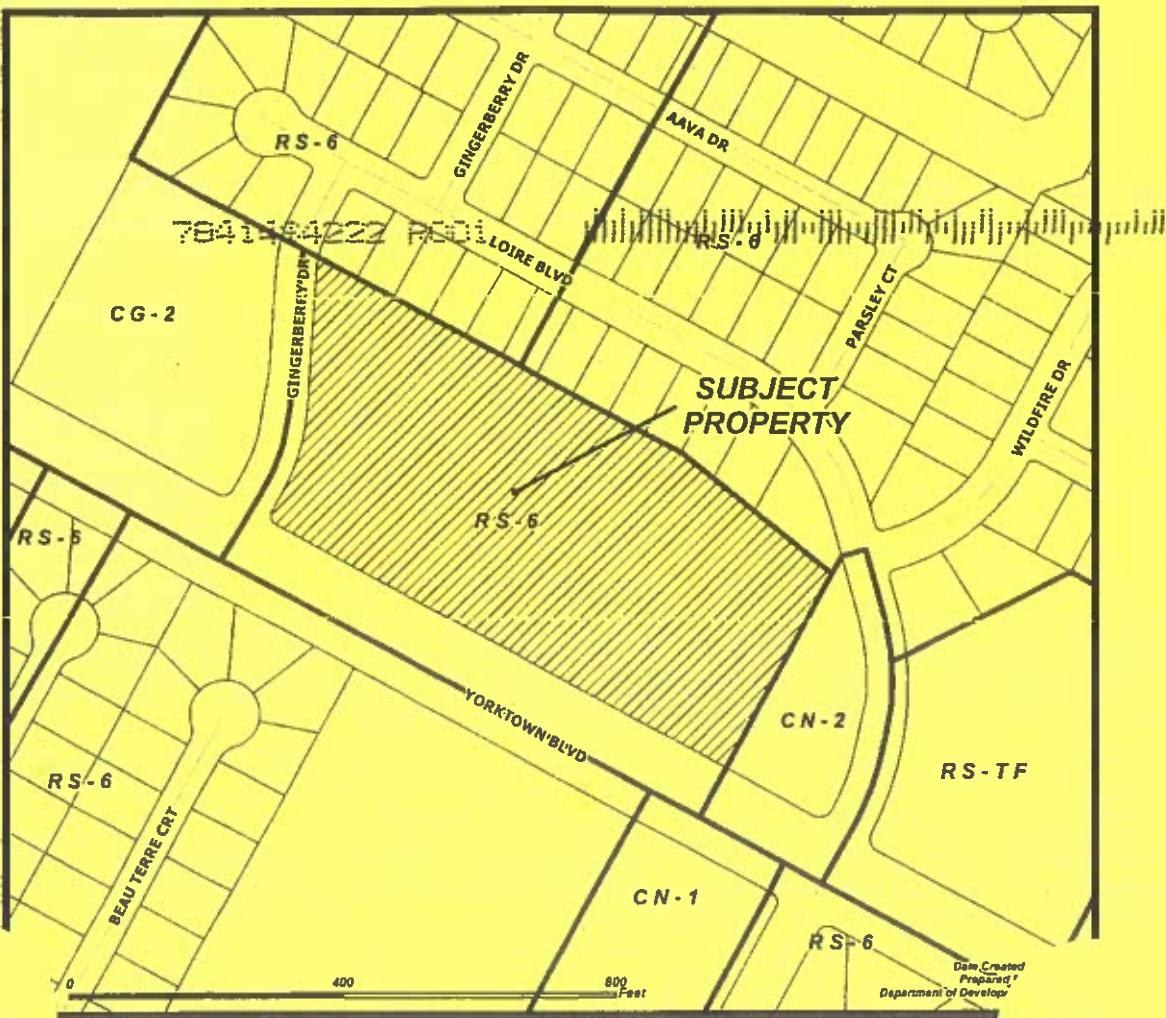
Case No. 0917-03
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

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



A postage stamp with a green Pitney Bowes logo. The text "U.S. POSTAGE" is at the top, followed by "PITNEY BOWES". Below the logo, it says "ZIP 78401" and "02 4W". To the right, it shows a large "\$ 000.46" and the date "0000340617 AUG 24 2017".

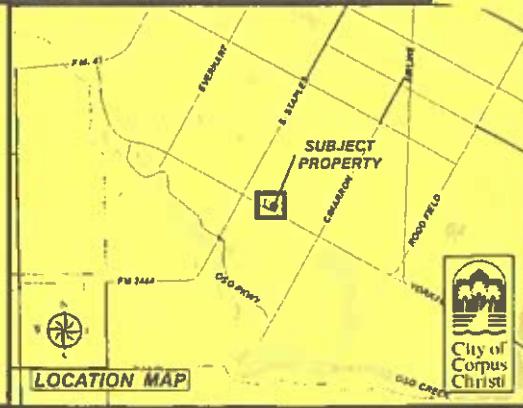
130870000000
CORPORATION
CORPUS CHRISTI
Corpus Christi, TX 78414



CASE: 0917-03
SUBJECT PROPERTY WITH ZONING



RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	PI	Heavy Industrial
RM-3	Multifamily 3	PUB	Public Utility Dev. Overlay
CM	Professional Office	RS-18	Single-Family 10
ATM	Multifamily AT	RS-6	Single Family 6
CH-1	Neighborhood Commercial	RS-4	Single Family 4
CM-2	Neighborhood Commercial	RS-7T	Single Family 7
CR-1	Resort Commercial	RS-16	Single-Family 16
CR-2	Resort Commercial	RE	Residential Estates
CG-1	General Commercial	RS TH	Townhouse
CG-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CD	Downtown Commercial	RMM	Manufactured Home
CR-3	Resort Commercial		
FR	Food Retail		
H	Historic Overlay		
BP	Business Park		



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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0917-03**

Mostaghasi Investment Trust has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-6" Single-Family Residential District** to the **"CN-1" Neighborhood Commercial District, not resulting in a change to the Future Land Use Map**. The property to be rezoned is described as:

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Printed Name: Brad Brasher
Address: 5825 Lorie Blvd City/State: corpus christi, tx
(IN FAVOR IN OPPOSITION Phone: 361-904-9126

REASON:

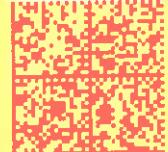
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1030
Property Owner ID: 13

Case No. 0917-03
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

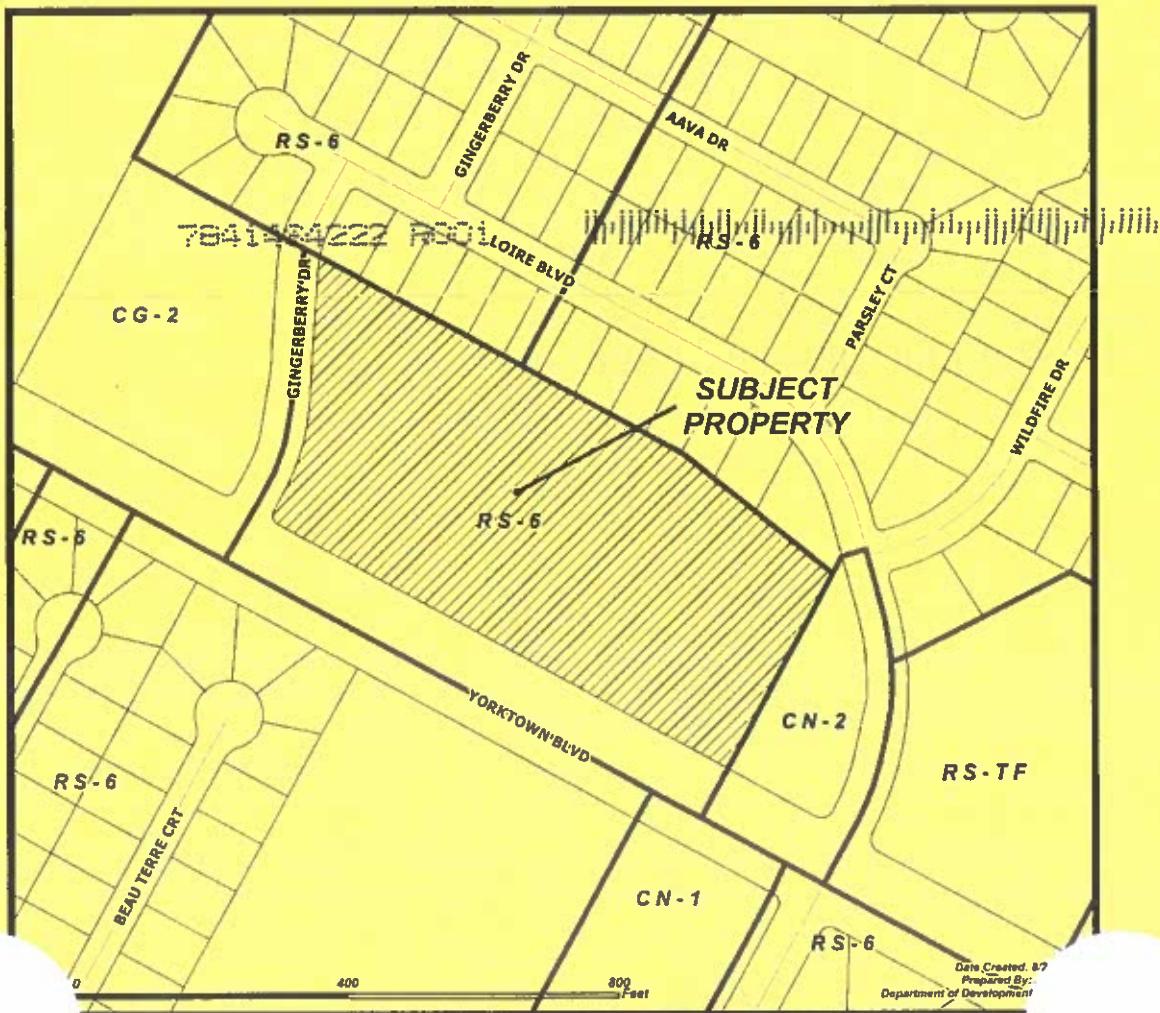
City of Corpus Christi
Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469

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02 4W
0000340617 AUG 24 2017

13 393700010100
BRASHER BRAD J
5825 Loire Blvd
Corpus Christi, TX 78414



Date Created: 8/7
Prepared By:
Department of Development

CASE: 0917-03
SUBJECT PROPERTY WITH ZONING



RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single Family 10
RM-AT	Multifamily AT	RS-6	Single Family 6
CW-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	RF	Residential Estate
CG-1	General Commercial	RS-TB	Townhouse
CG-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CB	Downtown Commercial	MH	Manufactured Home
CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		



LOCATION MAP

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0917-03**

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Printed Name: James Livesay

Address: 5714 Lorie Blvd

City/State: Corpus Christi, TX

() IN FAVOR IN OPPOSITION

Phone: 361-986-9895

REASON:

*Apartment would cause congestion on
Gingerberry and Lorie which are already congested.
Decrease property value.
The building*

Signature

SEE MAP ON REVERSE SIDE

INFOR Case No.: 17ZN1030

Property Owner ID:

14

Case No. 0917-03

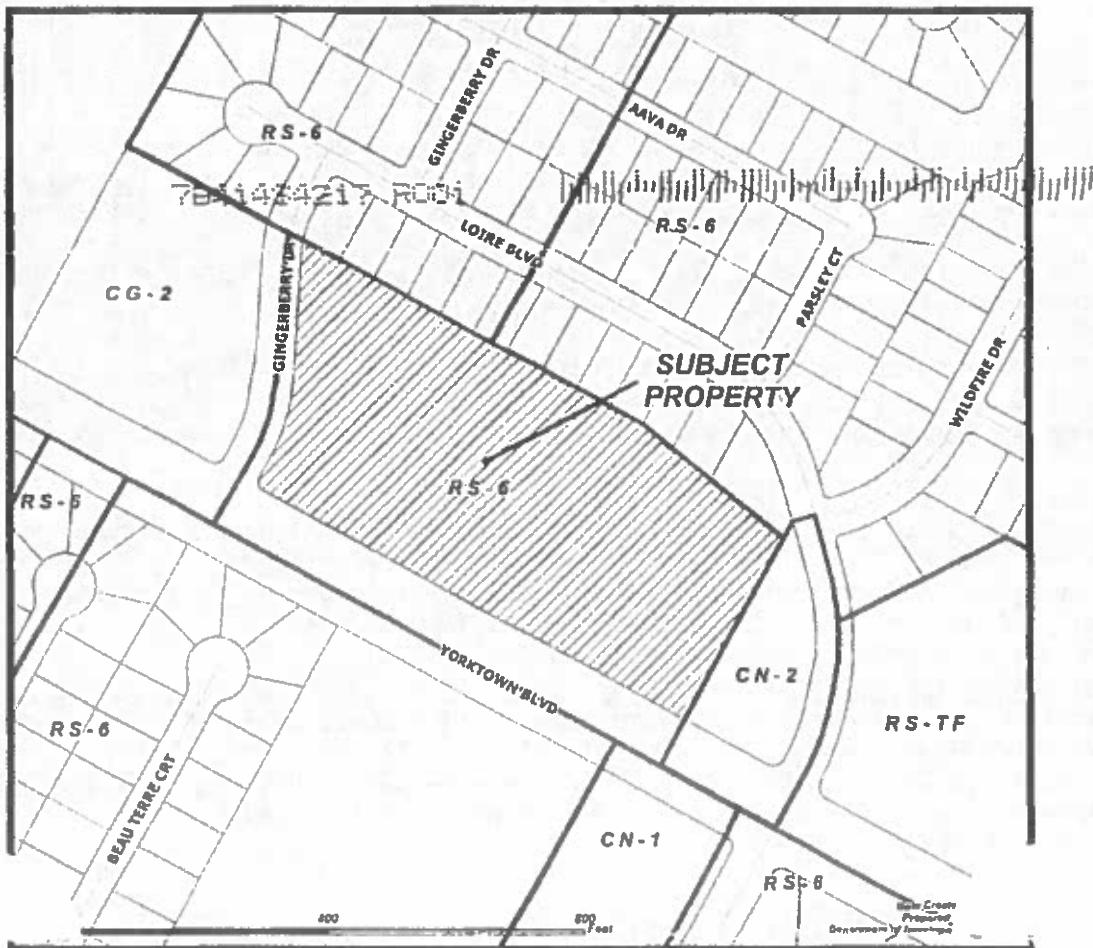
Project Manager: Andrew Dimas

Email: AndrewD2@cclexas.com

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



14 393700020140
LIVESAY JAMES
AND WFE BONNYE LIVESAY
5714 Loire Blvd
Corpus Christi, TX 78414



CASE: 0917-03
SUBJECT PROPERTY WITH ZONING



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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0917-03**

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Printed Name: RIAZ AHMED / SHARMEEN AHMED

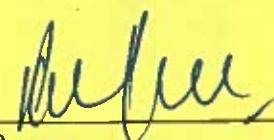
Address: 7422 Parsley Ct City/State: Corpus Christi/TX

IN FAVOR IN OPPOSITION

Phone: 361-813-8822

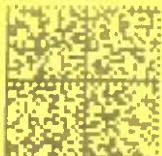
REASON:

Signature



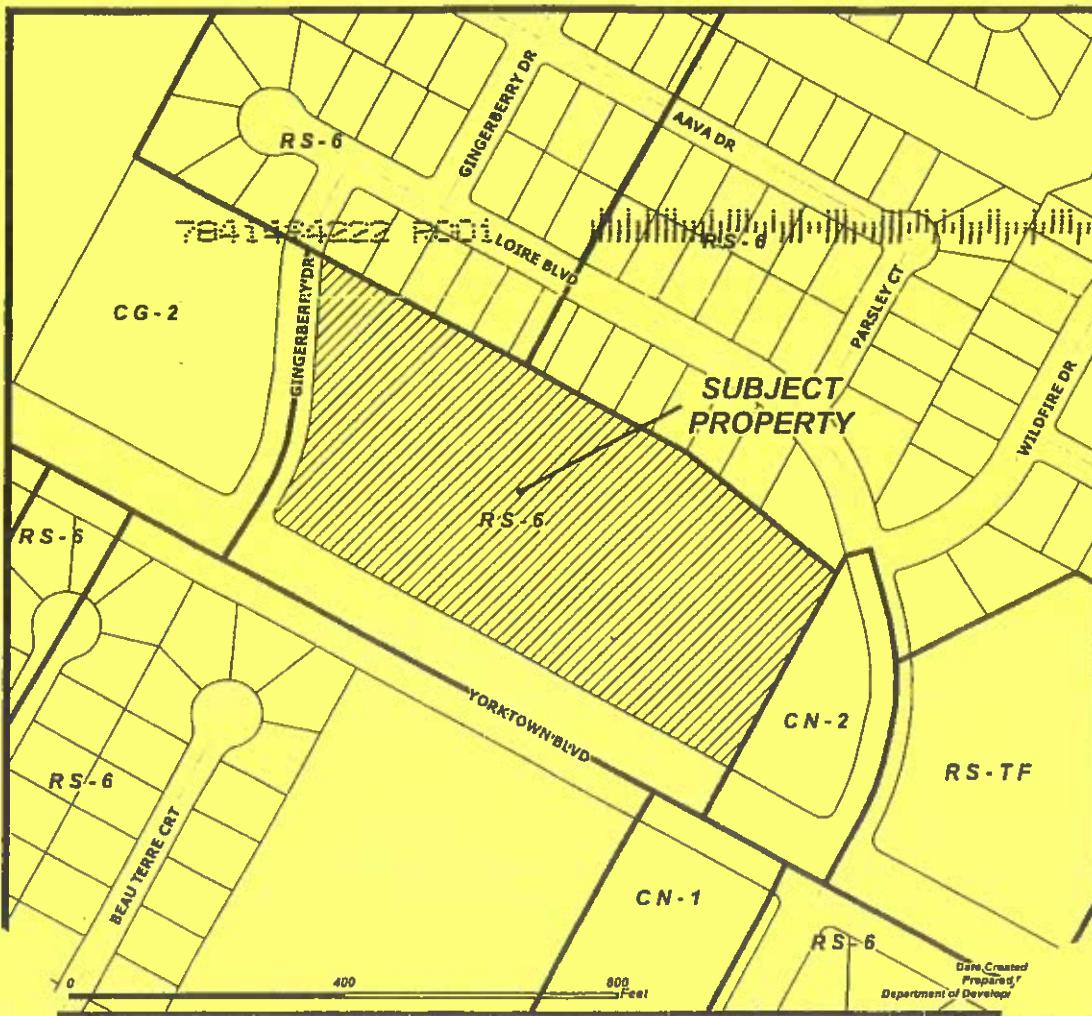
City of Corpus Christi
Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469

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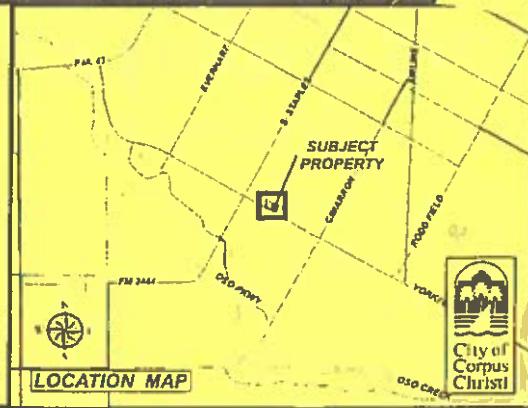
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Corpus Christi, TX 78414



CASE: 0917-03
SUBJECT PROPERTY WITH ZONING

Subject Property

RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	HI	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
CN	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-4	Single-Family 4
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-7	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 Homes
CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		



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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0917-03**

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Printed Name: ABEL A. VALDEZ

Address: 5801 LAVENDER DR. City/State: Corpus Christi, TX

IN FAVOR IN OPPOSITION PLEASE NO!: Phone (361) 728 5252

REASON: EXCESSIVE TRAFFIC ALREADY ON GINGERBERRY. RUSH HOUR TRAFFIC USING GINGERBERRY DR. DURING AM & PM TO CIRCUMVENT TRAFFIC LIGHT ON STAPLES AND YORKTOWN (INTERSECTION). NO SPEED CONTROL ON GINGERBERRY DR FROM YORKTOWN AND LIPES. IMAGINED THE TRAFFIC ON GINGERBERRY WITH ADDITIONAL HUNDRED OF AUTO moving DURING AM & PM.

SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1030
Property Owner ID: 17

SCHOOL

Signature

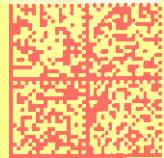
CHILDREN WALK HOME ON GINGERBERRY.
BUS STOP AT GINGERBERRY AND LIPES

Case No. 0917-03

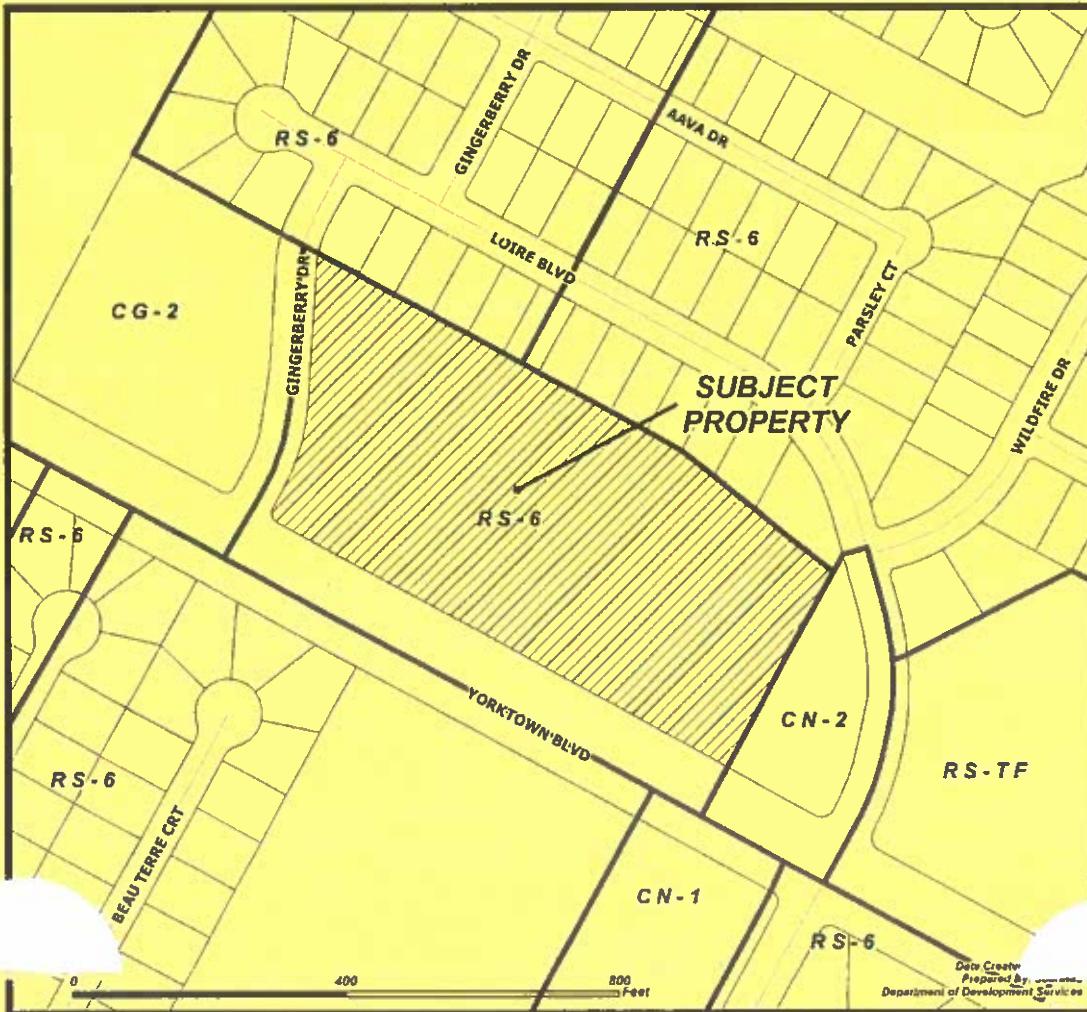
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com

By the way, this RE-ZONING REQUEST WAS ALREADY
REJECTED A COUPLE OF YEARS AGO. WHY DOING IT AGAIN.
WE ALREADY LIVE ON A HIGH TRAFFIC AREA, BETWEEN

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



17 397400011000
VALDEZ ABEL A AND WF
ALMA PEREZ VALDEZ
5801 LAVENDER DR
Corpus Christi, TX 78414



CASE: 0917-03
SUBJECT PROPERTY WITH ZONING



RM-1	Multifamily 1	RL	Light Industrial
RM-2	Multifamily 2	HI	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev Overlay
ON	Professional Office	RS-10	Single Family 10
RM AT	Multifamily AT	RS-4	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-TI	Townhouse
CG-2	General Commercial	SP	Special Permit
IC	Intensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	RNM	Manufactured Home
CR-3	Resort Commercial		
ER	Farmland		



City of Corpus Christi

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0917-03**

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, not resulting in a change to the Future Land Use Map**. 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.

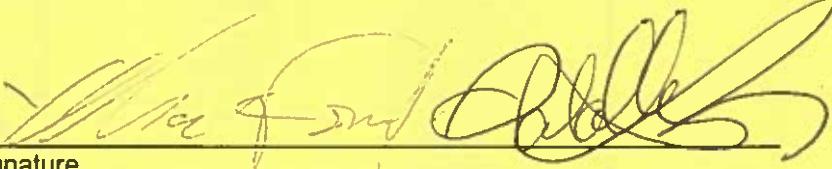
NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

Printed Name: Yehia Fouad / Dalalle Ali
Address: 5709 Lorie Blvd City/State: Corpus Christi, Tx, 78414

IN FAVOR IN OPPOSITION

Phone: 317-626-6874

REASON:


Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1030
Property Owner ID: 18

Case No. 0917-03
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com

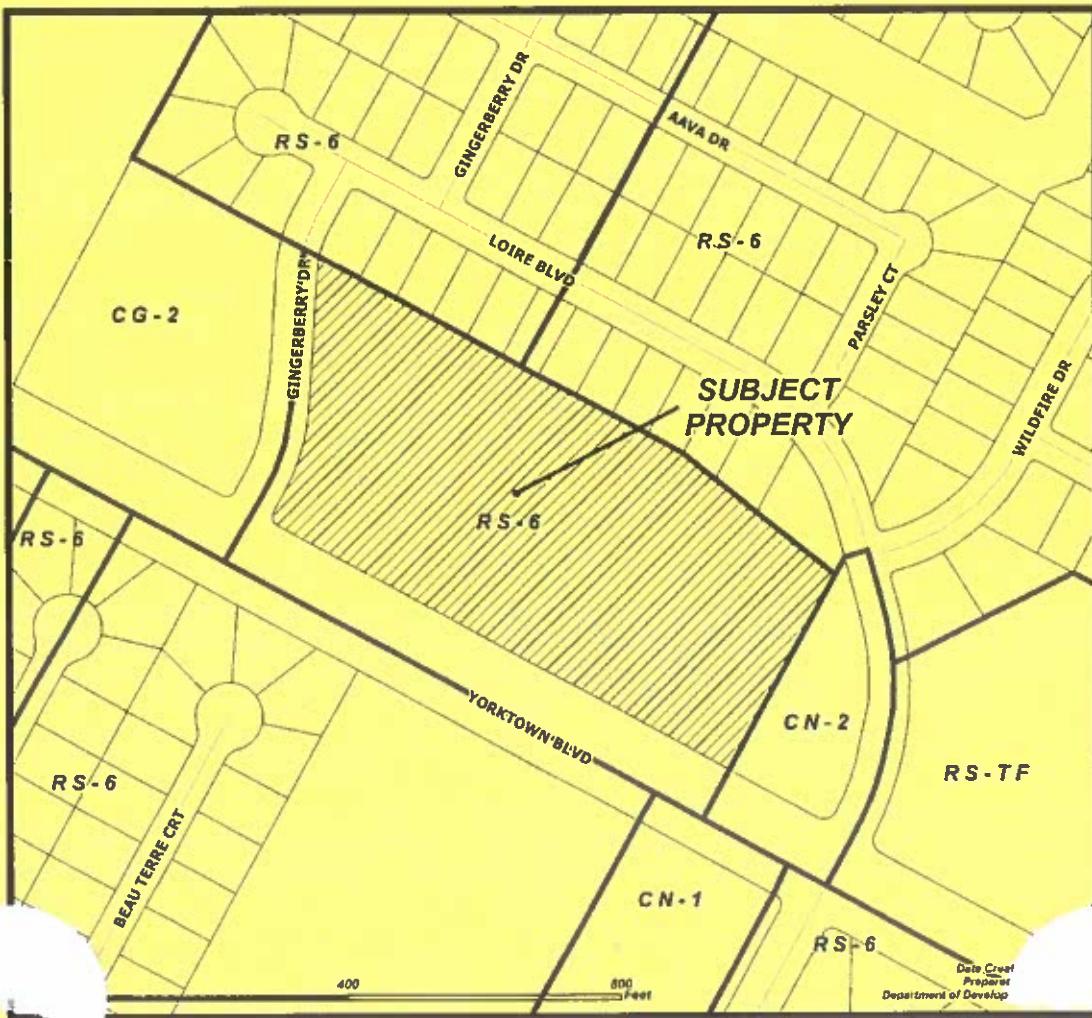
**City of Corpus Christi
Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469**

U.S. POSTAGE ➤ PITNEY BOWES

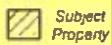


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0000340617 SEP 08 2017

18 393700020200
FOUAD YEHIA MEDHAT AND DA
5709 Loire Blvd
Corpus Christi, TX 78414



CASE: 0917-03
SUBJECT PROPERTY WITH ZONING



RM-1	Multifamily 1	R.L.	Light Industrial
RM-2	Multifamily 2	IN	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
CH	Professional Office	RS-10	Single Family 10
RM A	Multifamily AT	RS-8	Single Family 8
CH	Neighborhood Commercial	RS-4.5	Single Family 4.5
CH-3	Neighborhood Commercial	RS-TF	Two-Family
CR 1	Resort Commercial	RS-15	Single Family 15
CR-2	Resort Commercial	RE	Residential Estates
CG-1	General Commercial	RS-TI	Townhouse
CG 2	General Commercial	SP	Special Permit
CG	Intensive Commercial	RV	Recreational Vehicle Park
CBG	DownTown Commercial	RHM	Manufactured Home
CR 3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		



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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0917-03**

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Printed Name: Melanie Neely Willis, Stuart Willis
Address: 5833 Lorie Blvd City/State: Corpus Christi, TX

IN FAVOR IN OPPOSITION

Phone: 281-380-7903

REASON:

This would lower property values to owners. Why should Mostaghasi sell us homes, and then, deprive us of the value by rezoning and selling the value of my quiet enjoyment? Also, Yorktown is a major thoroughfare, and this would make traffic very difficult.

SEE MAP ON REVERSE SIDE

INFOR Case No.: 17ZN1030

Property Owner ID: 20

Case No. 0917-03

Project Manager: Andrew Dimas

Email: AndrewD2@cctexas.com

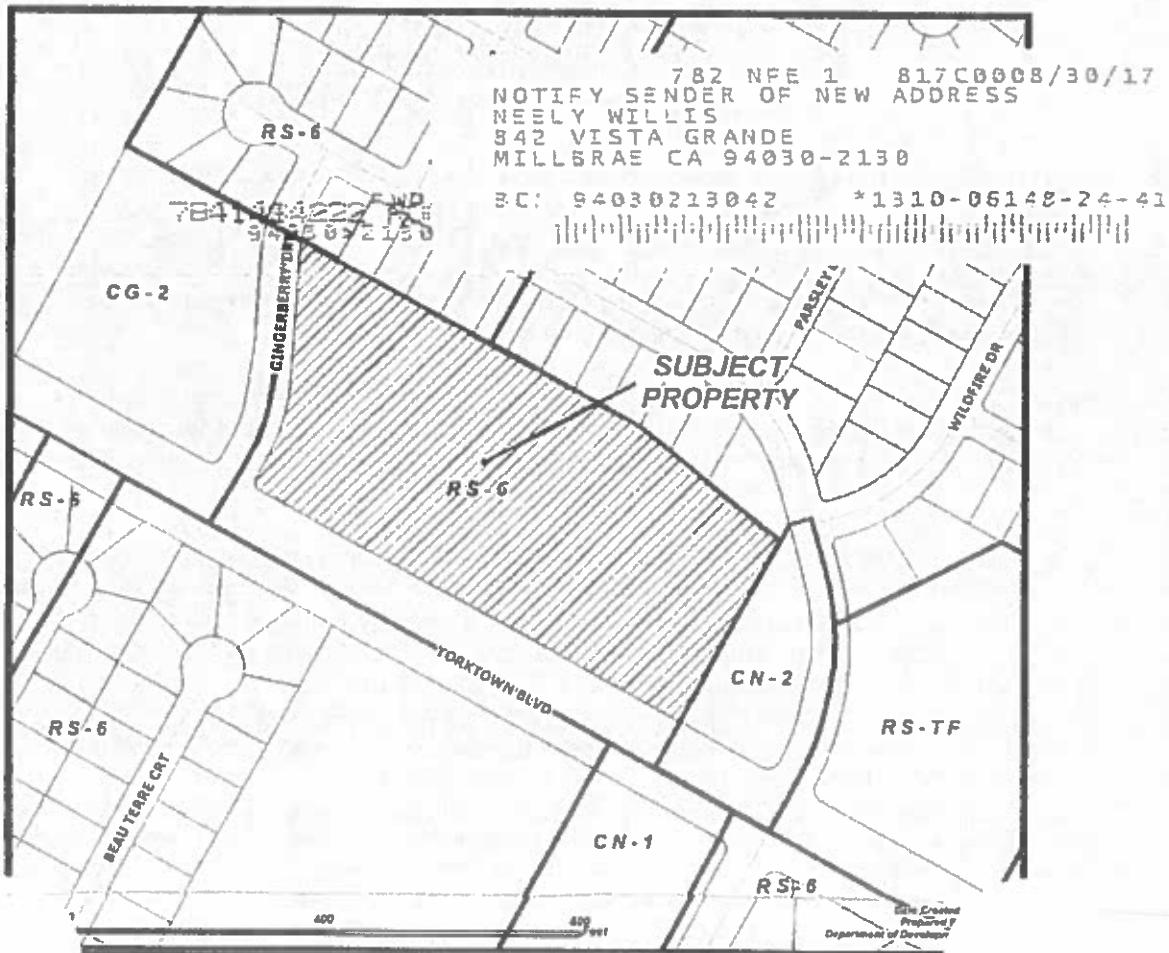
By the way, we received this notice on 9/2/17, due to hurricane Harvey. I see neither posted signs nor spanned notice in the Caller Times.

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



U.S. POSTAGE PITNEY BOWES
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20 393700010120
WILLIS STUART CLAYTON & M
5833 Loire Blvd
Corpus Christi, TX 78414



CASE: 0917-03
SUBJECT PROPERTY WITH ZONING

Subject Property

RS-1	Multi-family 1	RS	Light Industrial
RS-2	Multi-family 2	RI	Heavy Industrial
RS-3	Multi-family 3	PUD	Planned Unit Dev Overlay
CR	Commercial Office	RS-10	Single Family 10
RS-11	Multi-family AT	RS-15	Single Family 15
CN-1	Neighborhood Commercial	RS-17	One Family
CN-2	Neighborhood Commercial	RS-18	Two Family
CR-1	Resort Commercial	RF	Residential Estate
CR-2	Resort Commercial	RS-20	Townhouse
CG-1	General Commercial	RP	Sanctuary Park
CG-2	General Commercial	RV	Recreational Vehicle Park
CI	Interior Commercial	RM	Manufactured Home
CDU	Commercial Overlay		
CR-3	Resort Commercial		
FR	Farm Ranch		
H	Historic Overlay		
BP	Boulevard Park		



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Rezoning Case No. 0917-03**

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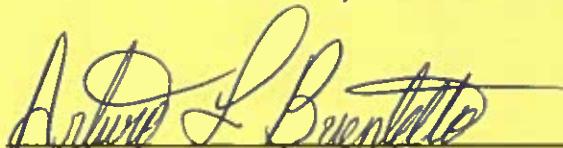
Printed Name: ARTURO L. Buentello

Address: 5837 Lorie Blvd. C C, City/State: TX

IN FAVOR IN OPPOSITION

Phone: 361-779-2032

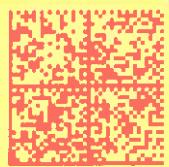
REASON: I AM OPPOSE to this property owner
building Apts.


Signature 9/14/17

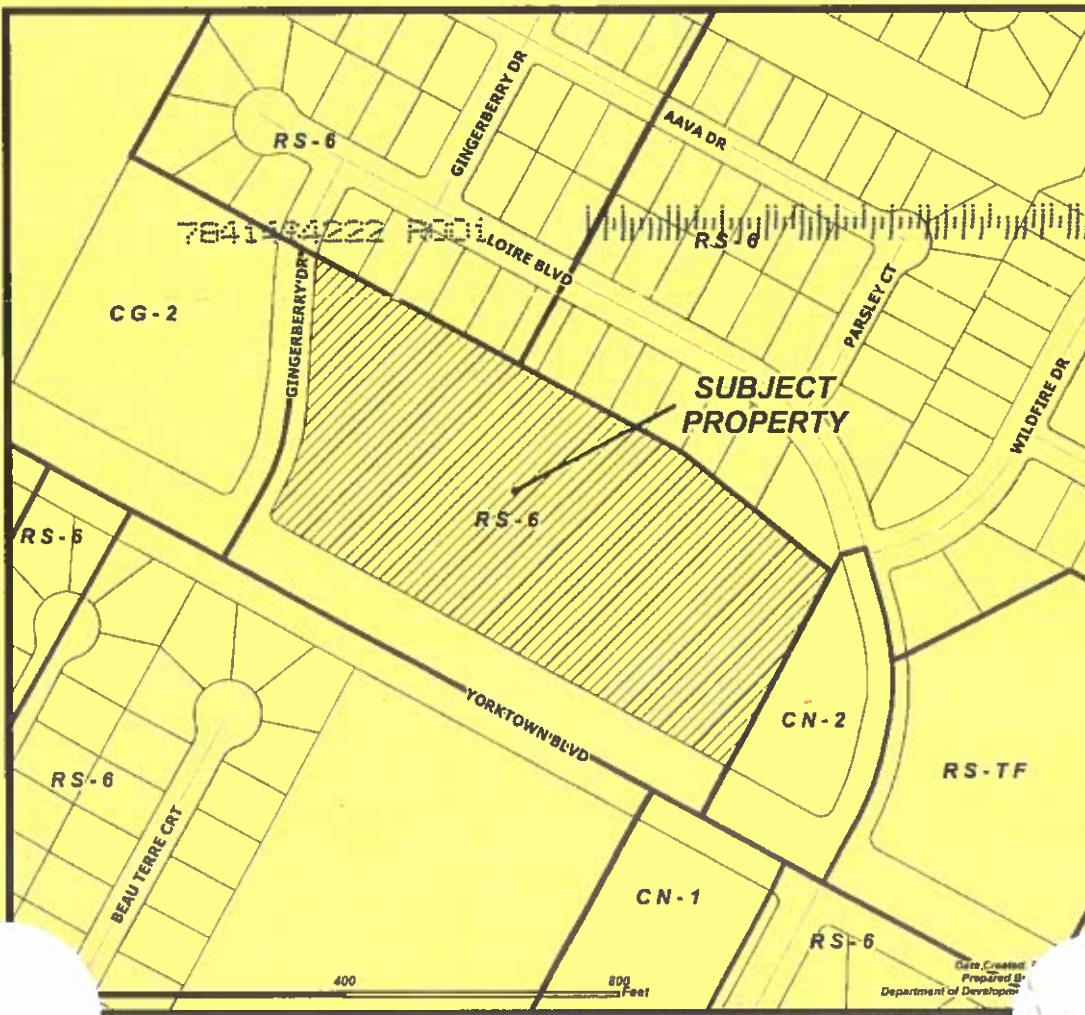
SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1030
Property Owner ID: 21

Case No. 0917-03
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

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



21 393700010130
BUENTELLO ARTURO L AND SY
5837 LORIE BLVD
Corpus Christi, TX 78414



CASE: 0917-03
SUBJECT PROPERTY WITH ZONING



RM-1	MultiFamily 1	IL	Light Industrial
RM-2	MultiFamily 2	HI	Heavy Industrial
RM-3	MultiFamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single Family 10
RM-AT	MultiFamily AT	RS-15	Single Family 6
CM-1	Neighborhood Commercial	RS-14.5	Single Family 4.5
CM-2	Neighborhood Commercial	RF	Two Family
CR-1	Resort Commercial	R\$ 18	Single Family 18
CR-2	Resort Commercial	RE	Residential Estate
CG-1	General Commercial	RS TH	Townhouse
CG-2	General Commercial	SP	Special Permit
IC-1	Intensive Commercial	RV	Recreational Vehicle Park
CDU	DownTown Commercial	KHM	Manufactured Home
CM-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		



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Printed Name: Norma J Canino

Address: 5841 Lorie Blvd

City/State: CC TX

IN FAVOR IN OPPOSITION

Phone: 361-759-0909

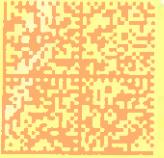
REASON:

Want only single family homes

Signature

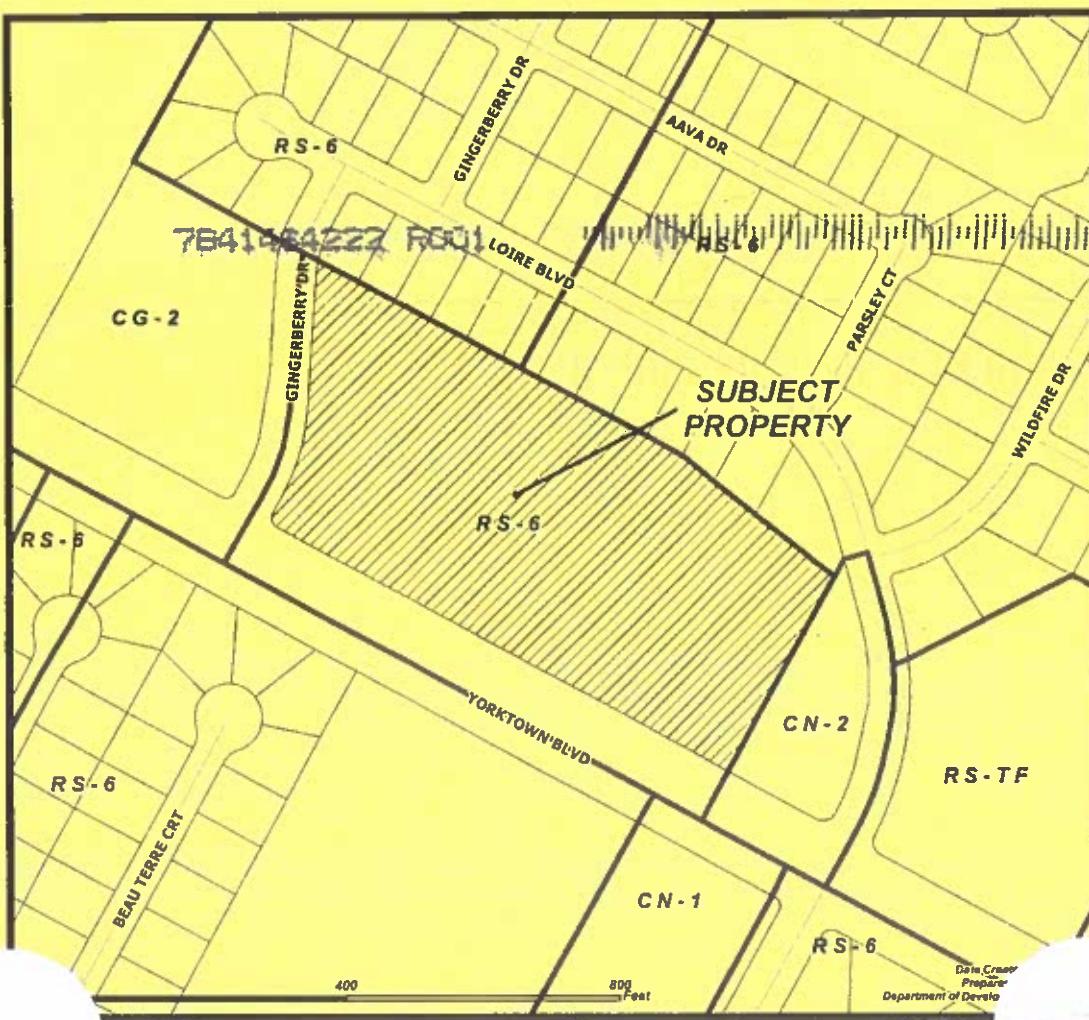
City of Corpus Christi
Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469

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CANSINO NORMA JEAN
5841 Loire Blvd
Corpus Christi, TX 78414



CASE: 0917-03
SUBJECT PROPERTY WITH ZONING



RM 1	Multifamily 1	IL	Light Industrial
RM 2	Multifamily 2	HI	Heavy Industry
RM 3	Multifamily 3	PU	Planned Unit Dev. Overlay
OM	Professional Office	RS-10	Single Family 10
RM-AT	Multifamily AT	RS-4	Single Family 4
CN-1	Neighborhood Commercial	RS-4.5	Single Family 4.5
CN 2	Neighborhood Commercial	RS-7T	Two-Family
CR-1	Resort Commercial	RS 15	Single-Family 15
CR-2	Resort Commercial	RF	Residential Estate
CG-1	Commercial	RS-T/H	Townhouse
CG-2	General Commercial	SP	Special Permit
CG-3	Commercial	RV	Recreational Vehicle Park
CGU	Development Commercial	KMM	Manufactured Home
CR-3	Resort Commercial		
FR	Farm		
H	Historic Overlay		
RP	Business Park		



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Rezoning Case No. 0917-03**

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Printed Name: Rena Mesch & Darren Mesch

Address: 5721 Lorie Blvd City/State: Corpus Christi / TX

IN FAVOR IN OPPOSITION

Phone: 361-249-3934

REASON:

- *Increased Traffic
- *Lower Property Values
- *Increased Crime Rate
- *Volume of Trash Increased

*noise

*don't want anything but houses next to my property - was zoned single family needs to stay that way

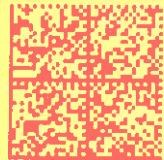
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1030
Property Owner ID: 25

Case No. 0917-03
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com

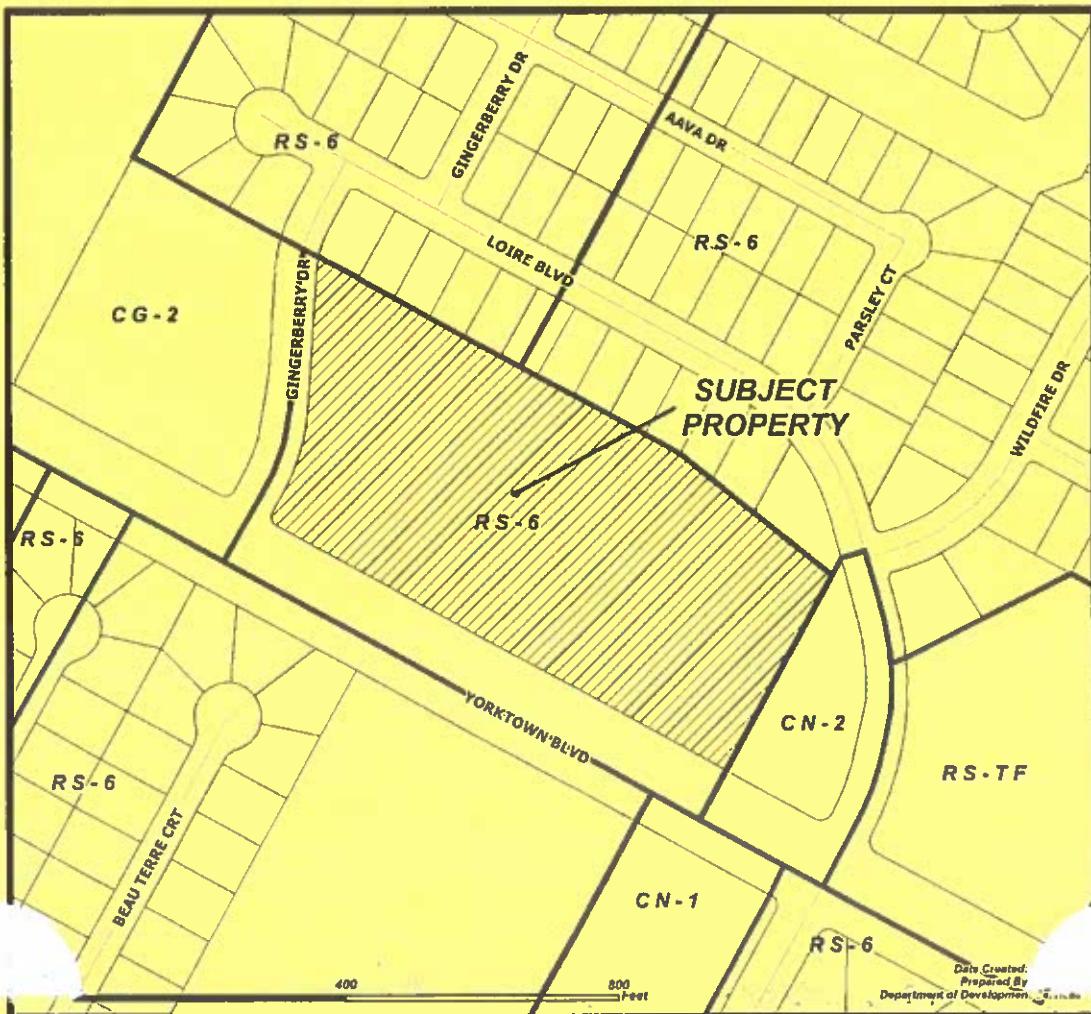
Corpus Christi
Dev. Serv. Dept.
P.O. Box 9277
Corpus Christi, Texas 78469

US POSTAGE PITNEY BOWES



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0000340617 SEP 08 2017

25 393700010030
MESCH DARREN GENE & RENA
5721 Loire Blvd
Corpus Christi, TX 78414



CASE: 0917-03
SUBJECT PROPERTY WITH ZONING



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RM-2	Multifamily 2	HI	Heavy Industrial
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CR-1	Resort Commercial	RS-1S	Single Family 1S
CR-2	Resort Commercial	RE	Residential Estates
CG-1	General Commercial	RS-TI	Townhouse
CG-2	General Commercial	SP	Special Permit
CI	Inensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	RHM	Manufactured Home
CR-3	Resort Commercial		
	Farmland		
	Farm Rural		
	Historic Overlay		
	Business Park		



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PUBLIC HEARING NOTICE
Rezoning Case No. 0917-03**

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Printed Name: Hobart & JANICE WEAVER

Address: 5817 LOIRE Blvd

City/State: Corpus Christi, TX

() IN FAVOR IN OPPOSITION

Phone: 361-443-5835

REASON:

Do not want commercial buildings
BACKED up to our backyard

Increase Traffic -

NOISE not consistent with neighborhood

Signature

Janice X. Weaver

SEE MAP ON REVERSE SIDE

INFOR Case No.: 17ZN1030

Property Owner ID: 26

neighborhood

R-1

GARBAGE TRUCKS...

Delivery TRUCKS, ect

Case No. 0917-03
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com

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

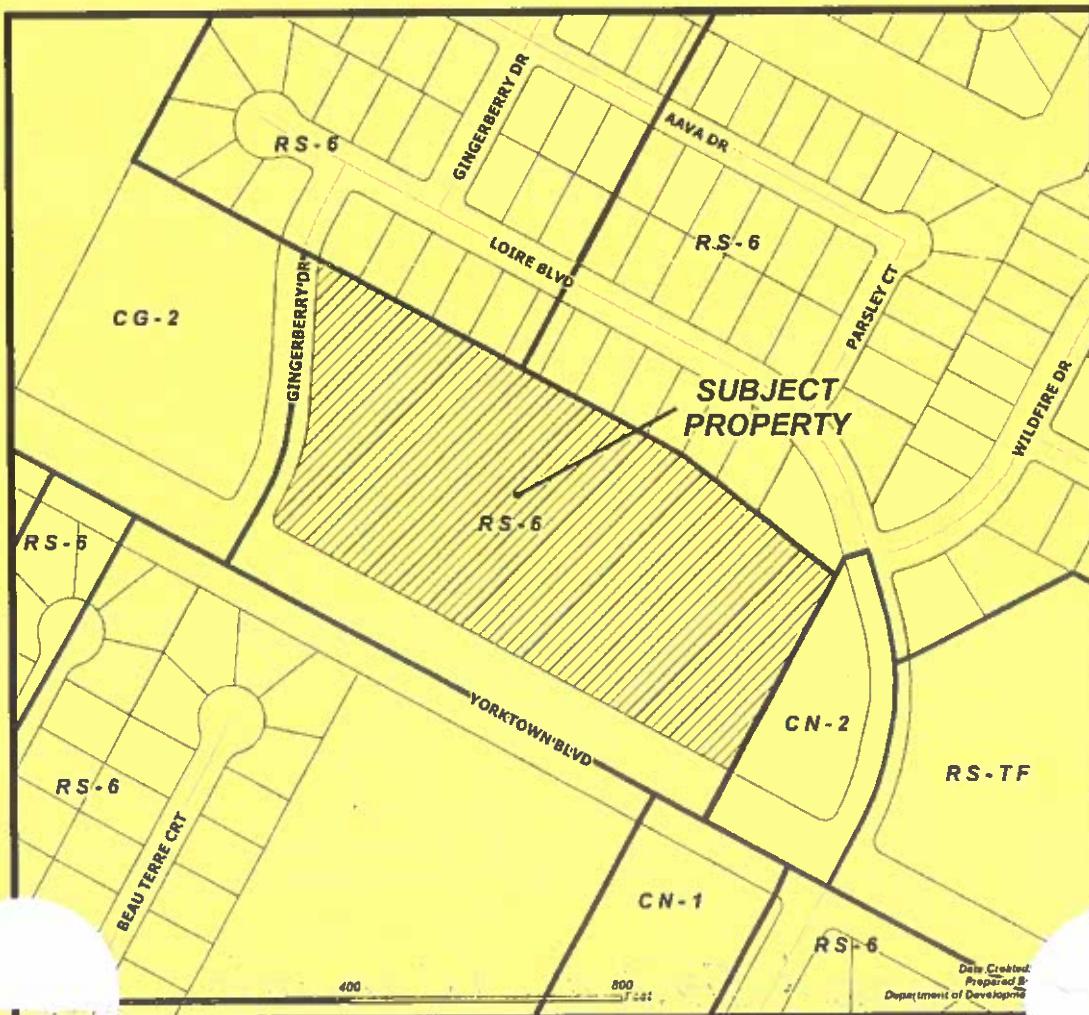
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WEAVER HOBART ARNOLD & WF
5817 Loire Blvd
Corpus Christi, TX 78414



CASE: 0917-03
SUBJECT PROPERTY WITH ZONING

A small icon consisting of a square with diagonal lines, representing the 'Subject Property' category.

RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IN	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev
ON	Professional Office	RT-10	Single Family 10
RM AT	Multifamily AT	RT-4	Single Family 4
CH	Neighborhood Commercial	RT-4.5	Single Family 4.5
CH-2	Neighborhood Commercial	RT-TT	Two-Family
CR-1	Reson Commercial	RT-15	Single Family 15
CR-2	Reson Commercial	RE	Residential Estate
CG-1	General Commercial	RTS-TII	Townhouse
CG-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	RHM	Manufactured Home
CR 3	Reson Commercial		
	Non-Housing		



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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0917-03**

Mostaghasi Investment Trust has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-6" Single-Family Residential District to the "CN-1" Neighborhood Commercial District, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

Kings Point Unit 6, Block 1, Lot 1, located on the north side of Yorktown Boulevard, etc. Gingerberry Drive and west of Lorie Boulevard.

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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: Jeff & Erin Prior
Address: 5814 Loire Blvd City/State: CC, TX
(IN FAVOR IN OPPOSITION Phone: 361-331-6271

REASON:

increased traffic
concerns for safety
obstructing views which
could increase accidents

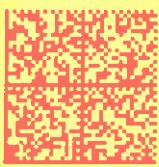
Signature

Erin Prior & Jeff Prior

SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1030
Property Owner ID: 27

Case No. 0917-03
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

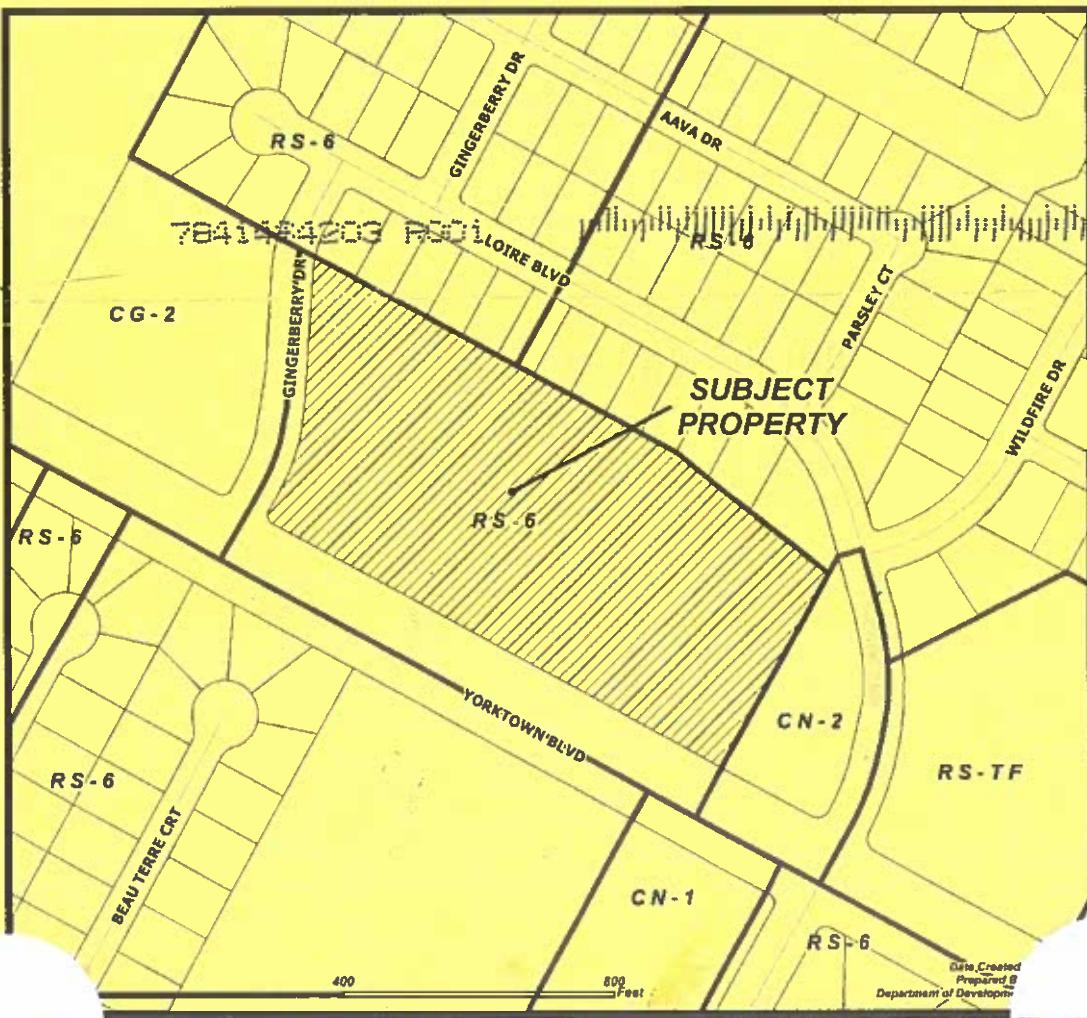
**City of Corpus Christi
Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469**



U.S. POSTAGE >> PITNEY BOWES

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5814 Loire Blvd
Corpus Christi, TX 78414



CASE: 0917-03
SUBJECT PROPERTY WITH ZONING



RM-1	Multi-family 1	IL	Light Industrial
RM-2	Multi-family 2	IH	Heavy Industrial
BL-1	Multi-family 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RS&AT	Multifamily AT	RS-4	Single-Family 4
CH-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CM-2	Neighborhood Commercial	RS-7T	Two-family
CR-1	Retail Commercial	RS-18	Single-Family 18
CR-2	Resort Commercial	RF	Recreational Estates
CO-1	General Commercial	RS TH	Townhouse
CO-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	KHM	Manufactured Home
CH-3	Retail Commercial		
FR	Farm Rural		
H	Historic Overlay		



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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0917-03**

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Printed Name: Edward & Jacqueline Nosek

Address: 5717 Lorie Blvd

City/State: Corpus Christi TX

IN FAVOR IN OPPOSITION

Phone: (812) 215-4755

(512) 815-7551

REASON: our property value will drop, risking our financial investment. Purchased because lot was zoned for single family homes. It should remain as such.

Signature: Edward Nosek

SEE MAP ON REVERSE SIDE

INFOR Case No.: 17ZN1030

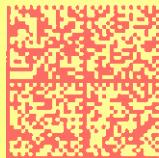
Property Owner ID: 30

Case No. 0917-03

Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com

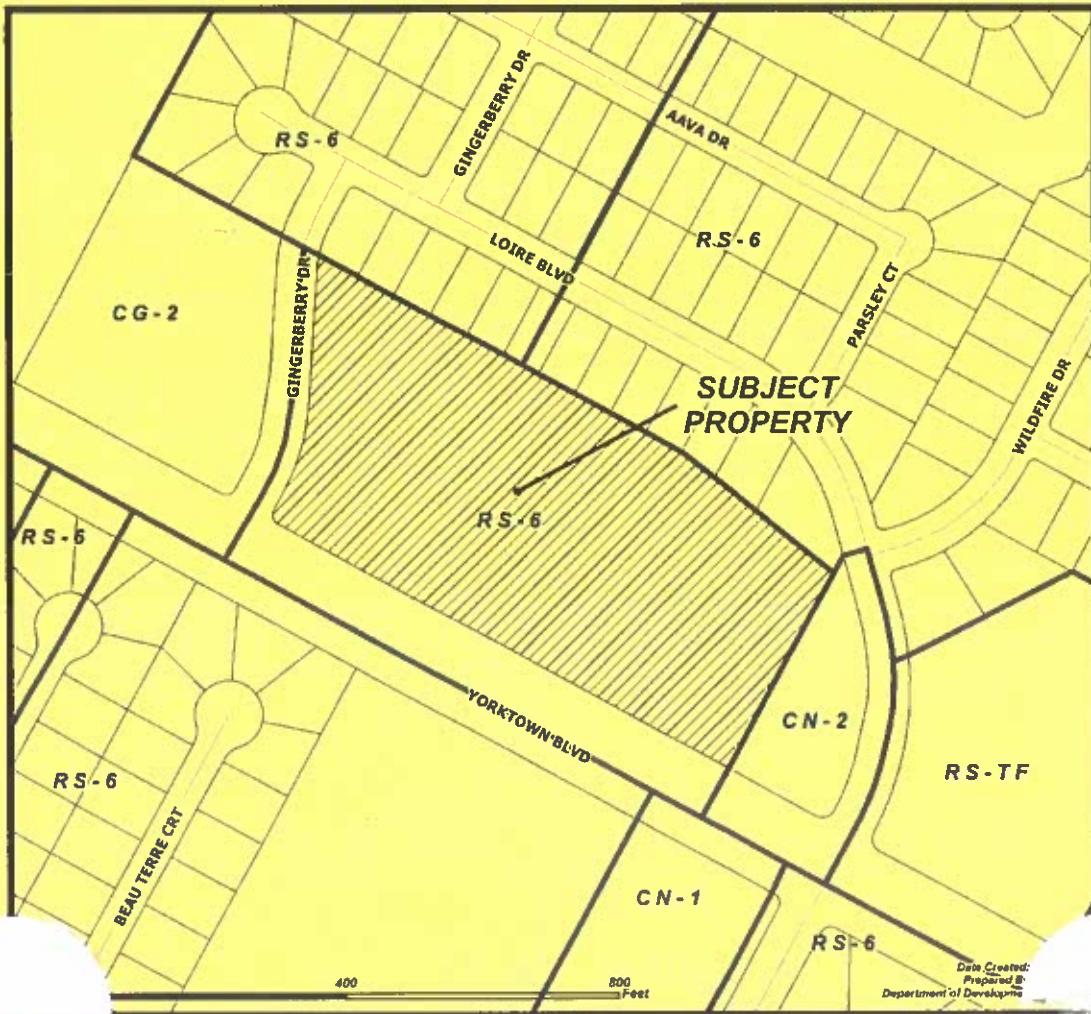
City of Corpus Christi
Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469

U.S. POSTAGE PITNEY BOWES



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NOSEK EDWARD AND WFE JACQ
5717 Loire Blvd
Corpus Christi, TX 78414



Date Created:
Prepared by:
Department of Development

CASE: 0917-03
SUBJECT PROPERTY WITH ZONING

Subject
Property

RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	HI	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
CR-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CR-2	Neighborhood Commercial	RS-TI	Two-Family
CR-3	Resort Commercial	RS-10	Single-Family 10
CR-4	Resort Commercial	RE	Residential Estate
CG-1	General Commercial	RS-TI	Townhouse
CG-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	MNH	Manufactured Home
CR-3	Resort Commercial		
FR	Farm/Rural		
H	Historic Overlay		
BP	Business Park		



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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0917-03**

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Printed Name: David H. Singer

Address: 5809 Laine Blvd City/State: CC, TX 78414

IN FAVOR IN OPPOSITION

Phone: 361 945-3153

945-3048

REASON: (No apartments)

Please rescind the mailed
form. Mailed 9/2/17 DHD

Signature: David H. Singer

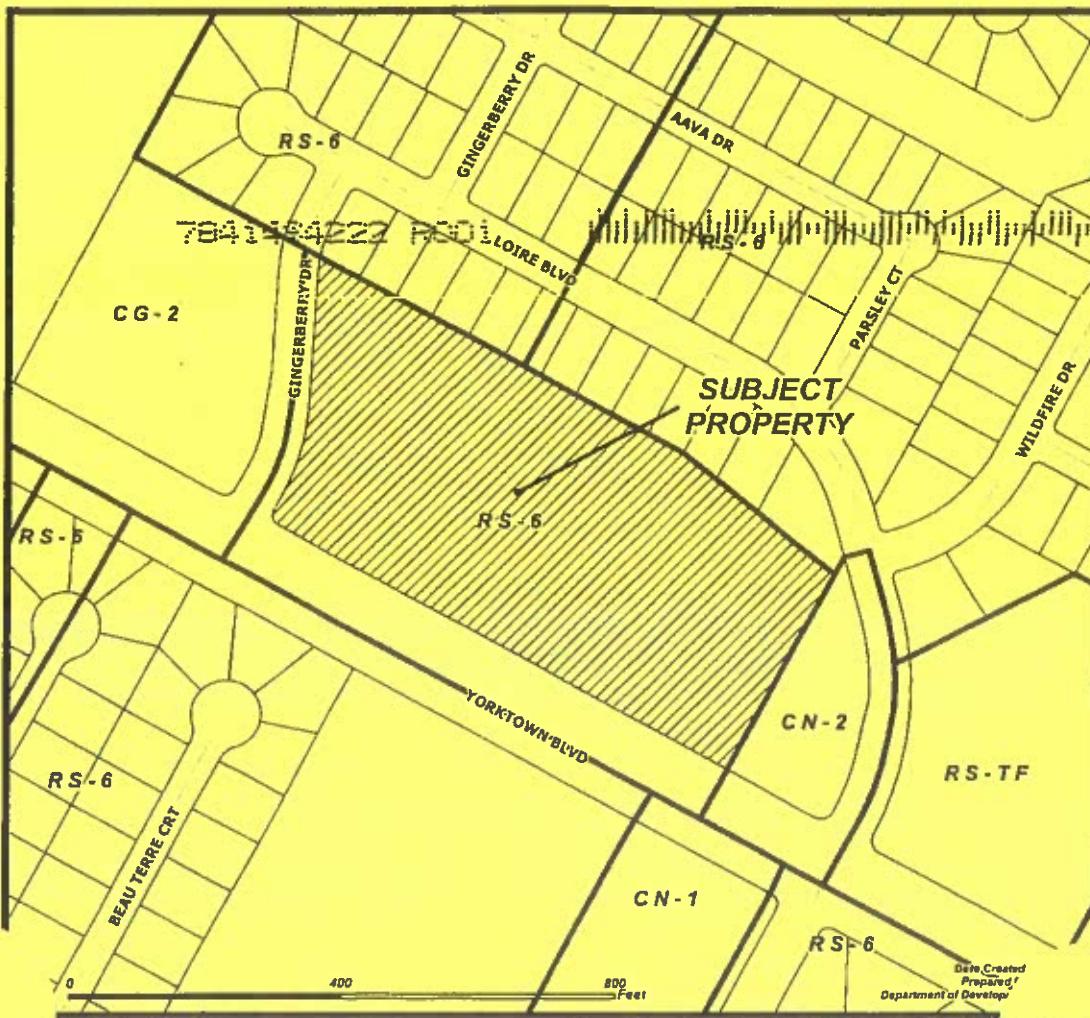
SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1030
Property Owner ID: 31

Case No. 0917-03
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

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



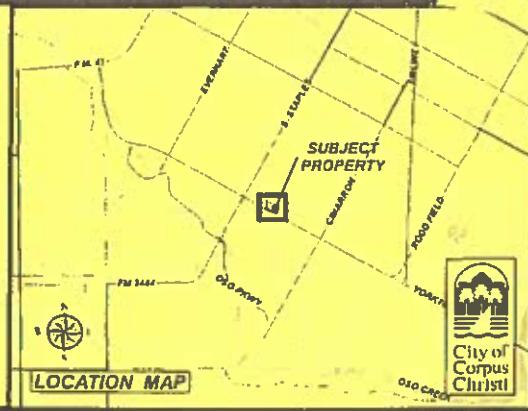
Corpus Christi, TX 78414



CASE: 0917-03
SUBJECT PROPERTY WITH ZONING



RM-1	MultiFamily 1	RL	Light Industrial
RM-2	MultiFamily 2	HI	Heavy Industrial
RM-3	MultiFamily 3	POD	Planned Unit Dev. Overlay
CR	Professional Office	RS-10	Single-Family 10
RS-AT	MultiFamily AT	RS-5	Single-Family 5
CH-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-2	Two-Family
CR-1	Region Commercial	RS-1.5	Single-Family 1.5
CR-2	Region 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
CD	Downtown Commercial	RMM	Manufactured Home
CF-3	Central Commercial		
FR	Farmland		
HI	Hazardous Overlay		
BP	Business Park		



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PUBLIC HEARING NOTICE
Rezoning Case No. 0917-03**

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Printed Name: Norman Engelsma

Address: 5802 LOIRE BLVD

City/State: Corpus Christi TX

IN FAVOR IN OPPOSITION

Phone: 361-960-5281

REASON: DO NOT WANT A NEIGHBORHOOD COMMERCIAL DISTRICT IN OUR FRONT YARD. IT WILL ONLY DE-VALUATE OUR PROPERTY.


Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1030
Property Owner ID: 35

Case No. 0917-03
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

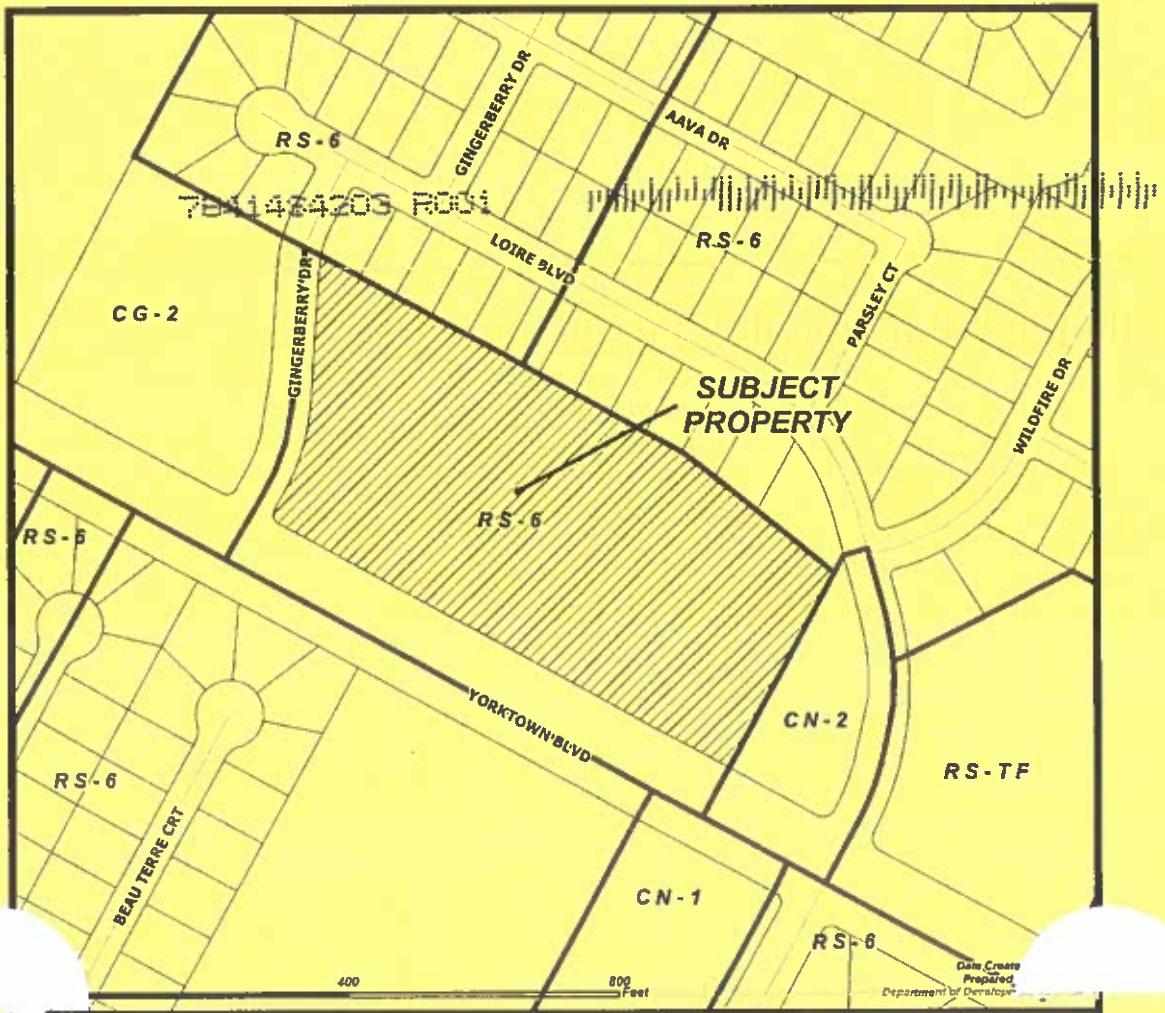
City of Corpus Christi
Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469

U.S. POSTAGE PITNEY BOWES



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ENGELSMAN NORMAN
AND CHERYL ENGELSMAN
5802 LOIRE BLVD
Corpus Christi, TX 78414



Data Create
Prepared
Department of Development

CASE: 0917-03
SUBJECT PROPERTY WITH ZONING



RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	HI	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev Overlay
ON	Professional Office	RS-10	Single Family 10
RM-AT	Multifamily AT	HS-4	Single Family 4
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
CO-1	General Commercial	RS-TW	Townhouse
CG-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	MH	Manufactured Home
CR-3	Resort Commercial		
FR	Food Retail		
H	Historic Overlay		
BP	Business Park		



LOCATION MAP

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PUBLIC HEARING NOTICE
Rezoning Case No. 0917-03**

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Printed Name: Rene Davila

Address: 5722 Loire Blvd

City/State: Corpus Christi, TX 78414

IN FAVOR IN OPPOSITION

Phone: 361-510-0087

REASON:

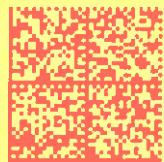
Rene Davila
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1030
Property Owner ID: 39

Case No. 0917-03
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

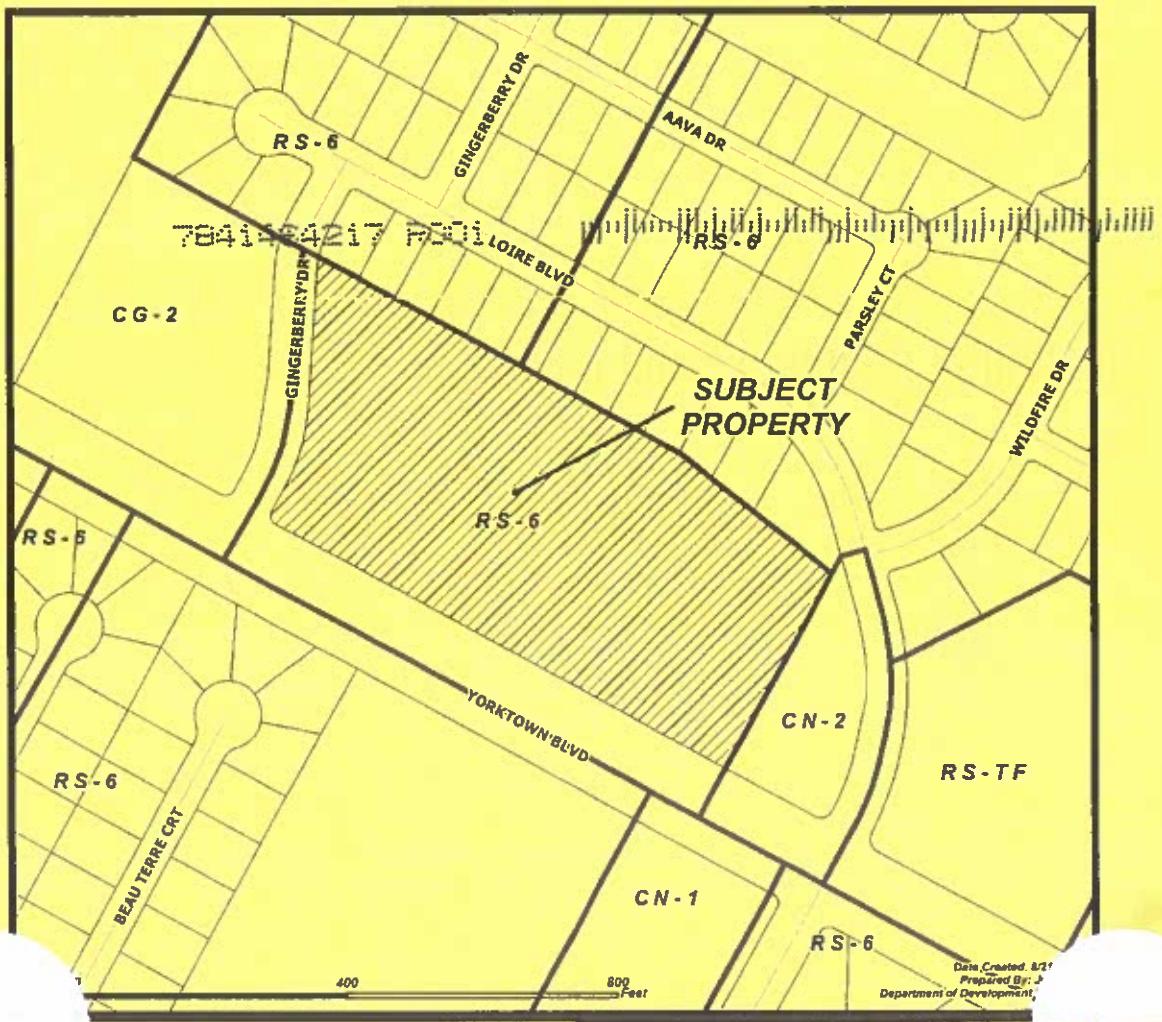
City of Corpus Christi
Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469

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DAVILA RENE
5722 LOIRE BLVD
Corpus Christi, TX 78414



CASE: 0917-03
SUBJECT PROPERTY WITH ZONING



RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Offices	RS-10	Single Family 10
RM-MAT	Multifamily AT	RS-8	Single Family 8
CN-1	Neighborhood Commercial	RS-6	Single Family 6
CN-2	Neighborhood Commercial	RS-4.5	Single Family 4.5
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CR-3	Resort Commercial	KMH	Manufactured Home
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		



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PUBLIC HEARING NOTICE
Rezoning Case No. 0917-03**

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Printed Name: JAMES HERNANDEZ

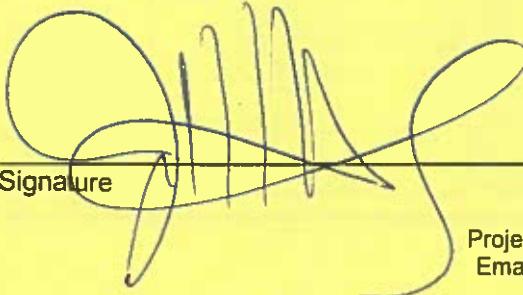
Address: 5801 Lorie Blvd.

City/State: Corpus Christi, TX

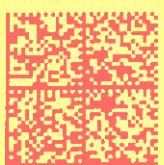
() IN FAVOR (✓) IN OPPOSITION

Phone: 361-288-0979

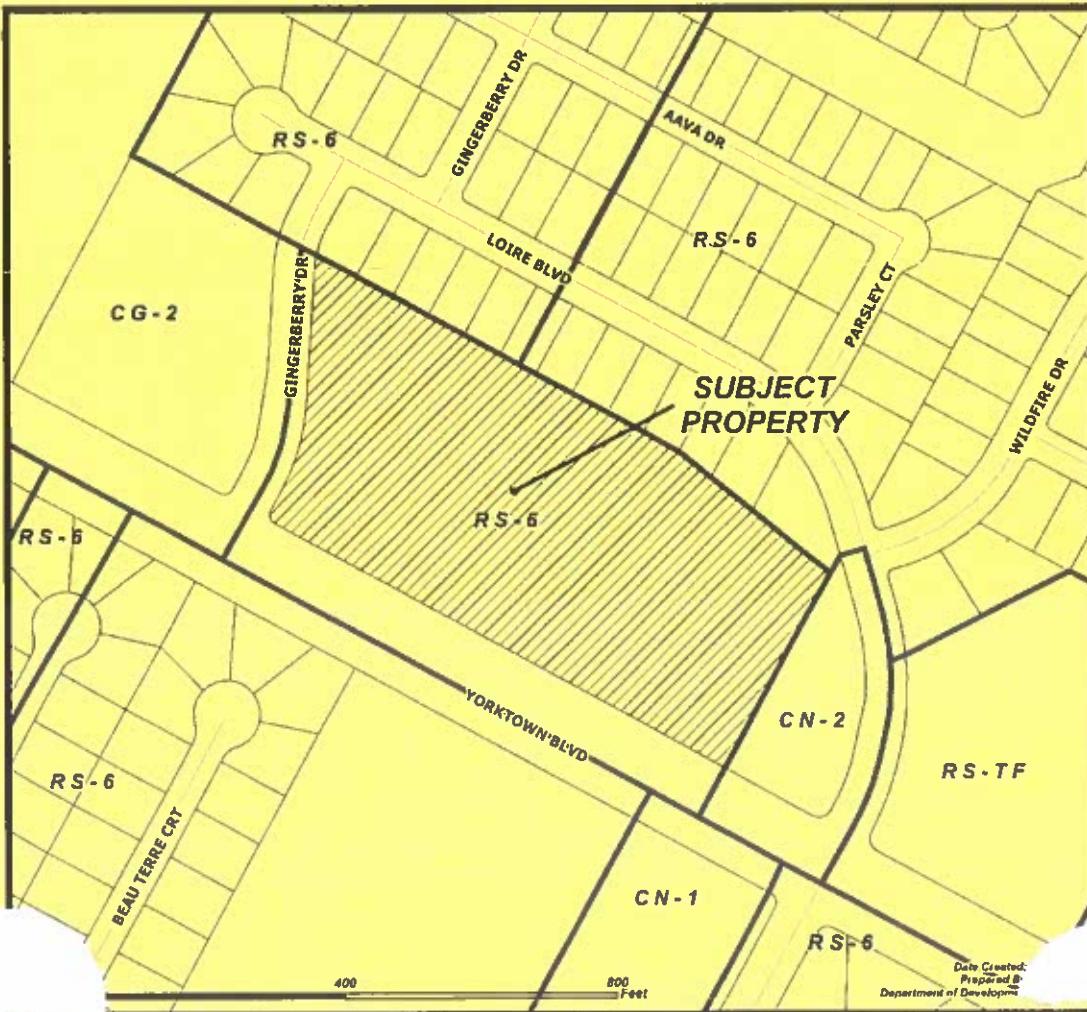
REASON:


Signature

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



40 393700010040
HERNANDEZ JAMES C
5801 Loire Blvd
Corpus Christi, TX 78414



CASE: 0917-03
SUBJECT PROPERTY WITH ZONING



RM-1	Multifamily 1	RL	Light Industrial
RM-2	Multifamily 2	RI	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev
ON	Professional Office	RS-10	Single Family 10
RM AT	Multifamily AT	RS-4	Single-Family 4 B
CM	Neighborhood Commercial	RS-4.5	Single-Family 4 B
CM-2	Neighborhood Commercial	RS-TP	Two-Family
CR-1	Resort Commercial	RS-15	Single-Family 15
CR-2	Resort Commercial	RE	Residential Estate
CG-1	General Commercial	RS-TI	Townhouse
CG-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	RHM	Manufactured Home
CR-3	Resort Commercial		



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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0917-03**

Mostaghasi Investment Trust has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-6" Single-Family Residential District** to the **"CN-1" Neighborhood Commercial District, not resulting in a change to the Future Land Use Map**. The property to be rezoned is described as:

Kings Point Unit 6, Block 1, Lot 1, located on the north side of Yorktown Boulevard, east of Gingerberry Drive and west of Lorie 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, September 6, 2017**, 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: Robert Joseph Creek

Address: 5829 Loire

City/State: Corpus Christi / TX

IN FAVOR IN OPPOSITION

Phone: 210-274-6274

REASON:

→ Demolition of property, already zoned properly
→ Traffic, trash, property value

Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1030
Property Owner ID: 41

Case No. 0917-03
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

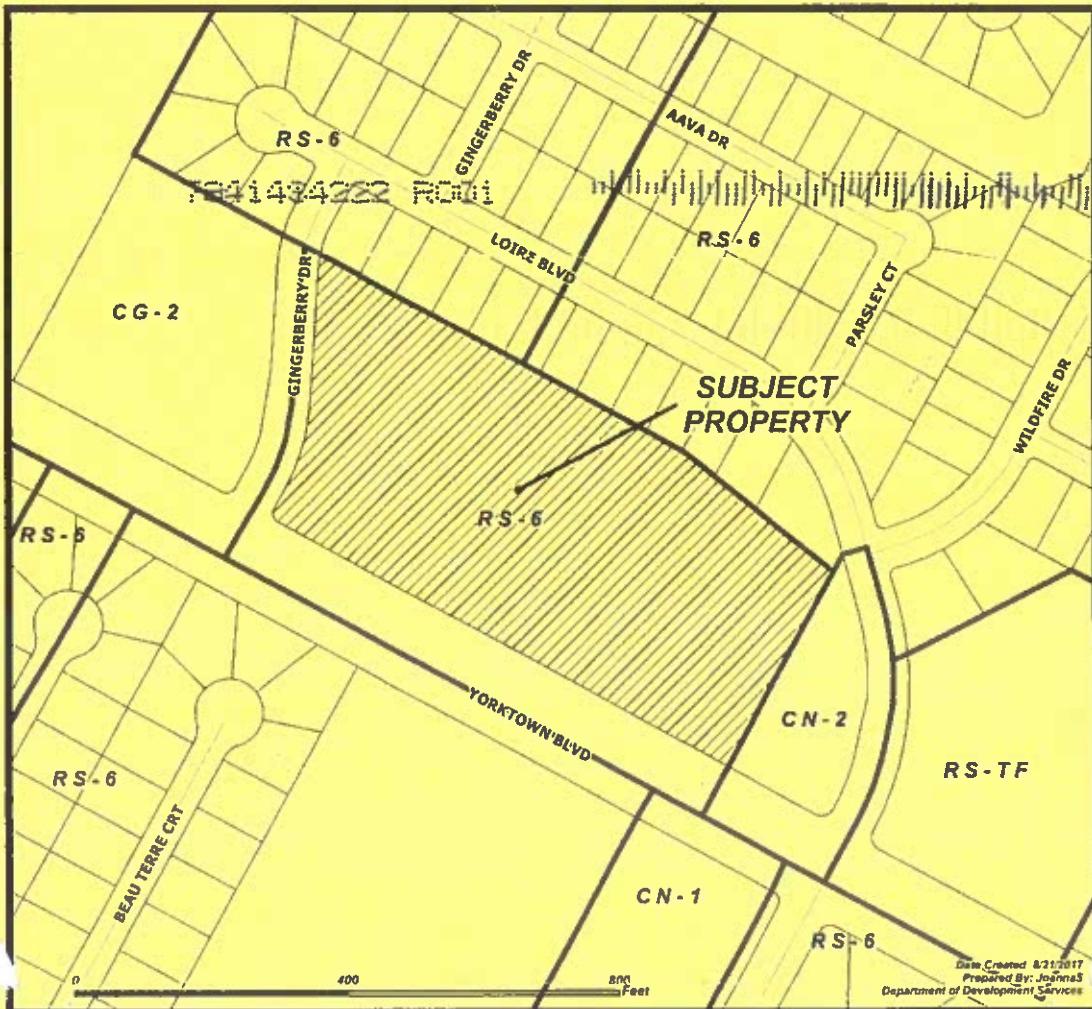
City of Corpus Christi
Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469

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CREEK ROBERT AND WFE
LISA L CREEK
5829 Loire Blvd
Corpus Christi, TX 78414



CASE: 0917-03
SUBJECT PROPERTY WITH ZONING



RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	II	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev Overlay
OH	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-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
CII	Downtown Commercial	MH	Manufactured Home
CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		



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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0917-03**

Mostaghasi Investment Trust has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-6" Single-Family Residential District to the "CN-1" Neighborhood Commercial District, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Printed Name: Joe Zepeda

Address: 5710 Lorie

City/State: C.C. Tx

IN FAVOR IN OPPOSITION

Phone: (361) 9601432

REASON:

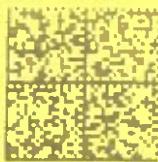
Signature Joe Zepeda

SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1030
Property Owner ID: 

Case No. 0917-03
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

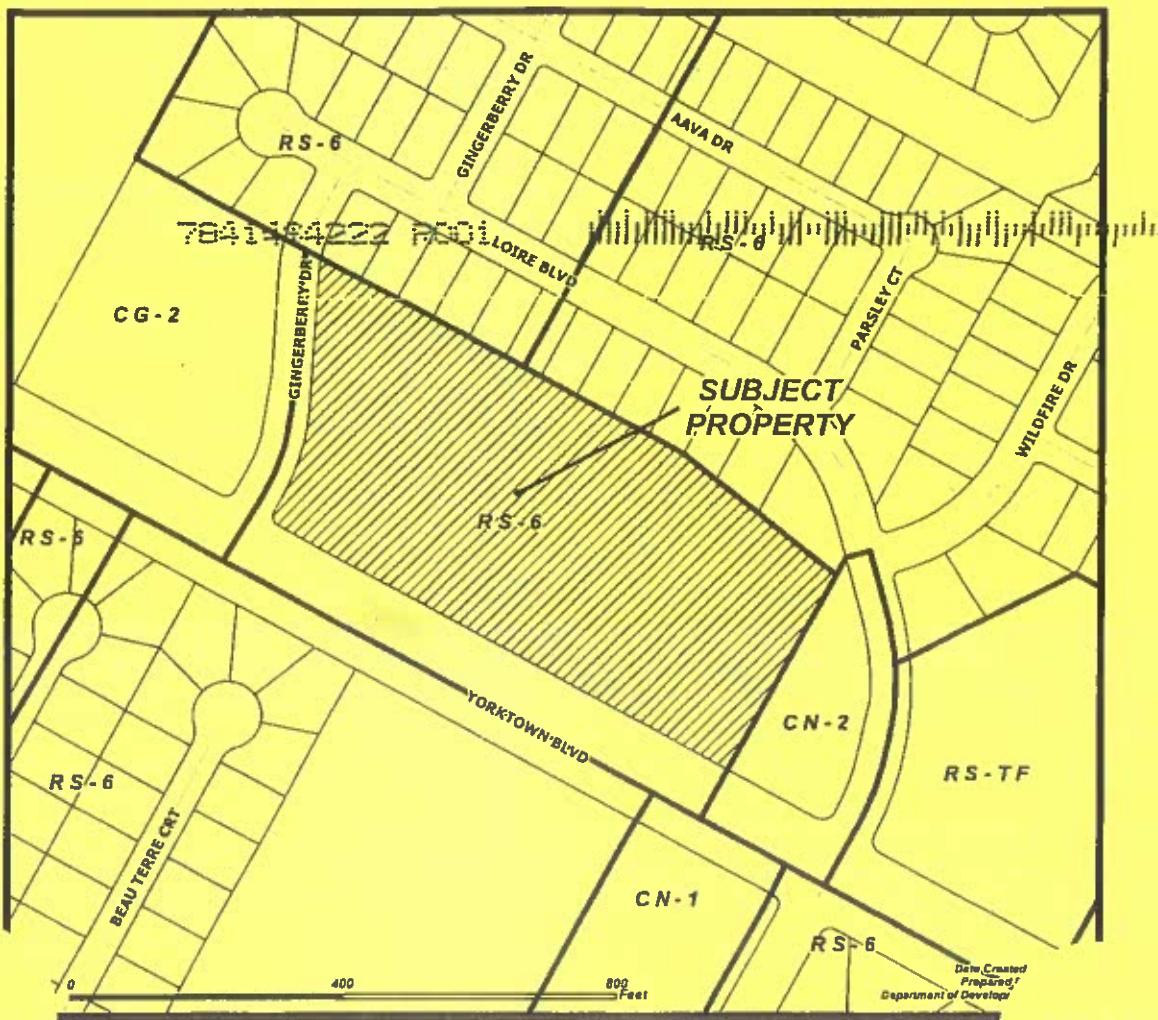
**City of Corpus Christi
Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469**

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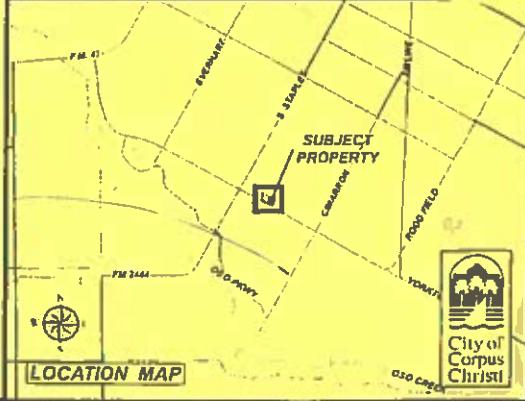
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LICENCIENCE PLATE
TEXAS
Corpus Christi, TX 78414



CASE: 0917-03
SUBJECT PROPERTY WITH ZONING



RM-1	Multifamily 1	RL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
CH	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-5	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TP	Two-Family
CR-1	Raor Commercial	RS-15	Single-Family 15
CR-3	Resort Commercial	RE	Residential Estate
CG-1	General Commercial	RS-TH	Townhouse
CG-3	General Commercial	SP	Special Permit
CI	Inensive Commercial	RV	Recreational Vehicle Park
CD-1	Commercial	RHM	Manufactured Home
CR-3	Raor Commercial		
FR	Farm Rustic		
H	Historic Overlay		
UP	Business Park		



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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0917-03**

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Printed Name: Sharon Kaelin

Address: 7505 Exeter City/State: C.C.

IN FAVOR IN OPPOSITION Phone: 361-813-3443

REASON:

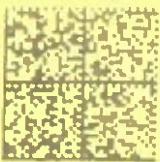
Sharon Kaelin
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1030
Property Owner ID: 

Case No. 0917-03
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

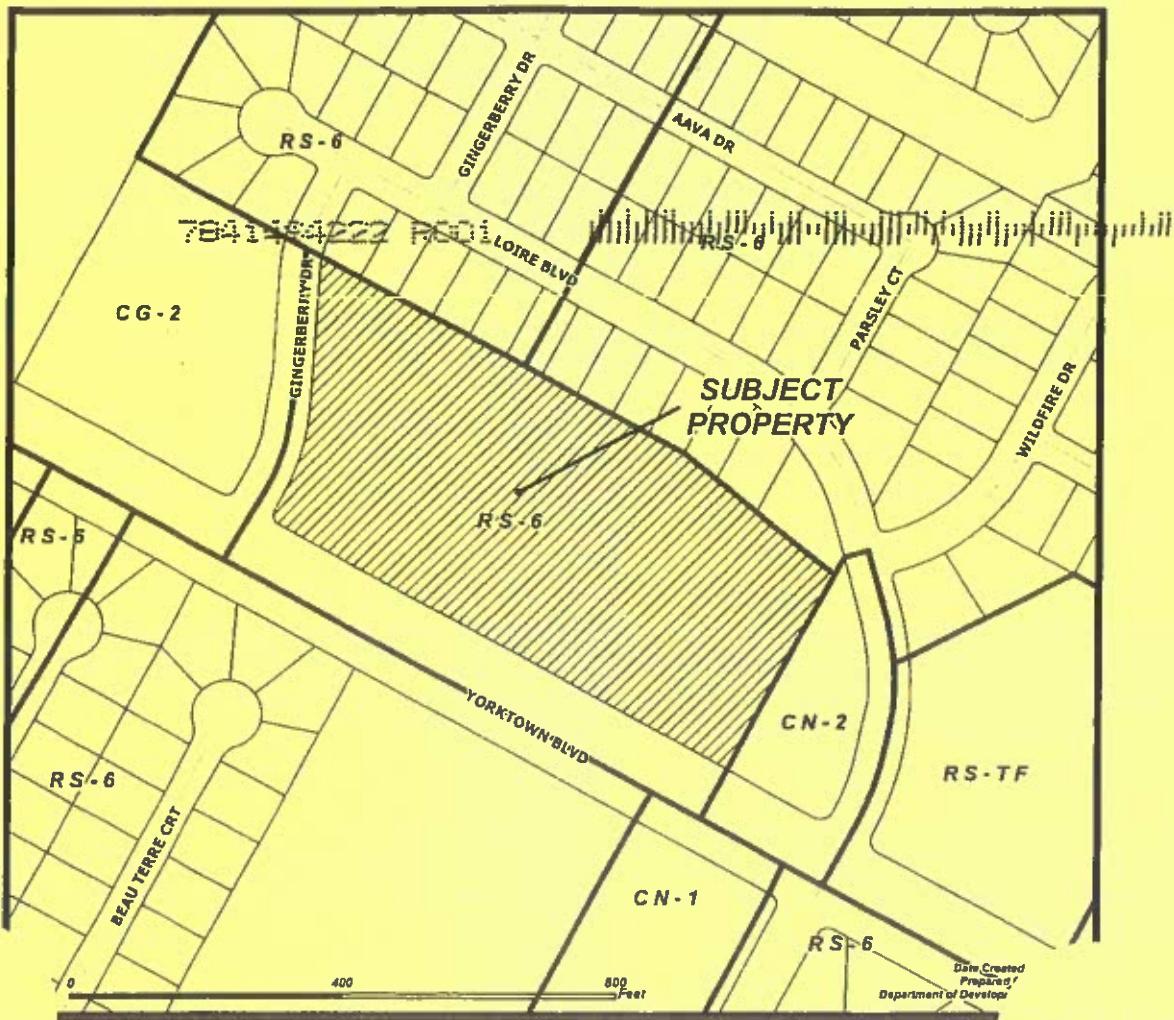
City of Corpus Christi
Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469

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Corpus Christi, TX 78414

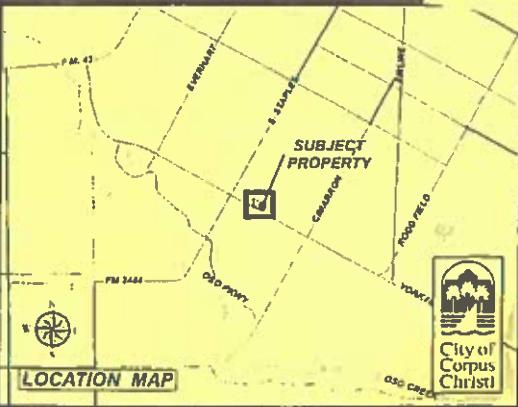


CASE: 0917-03
SUBJECT PROPERTY WITH ZONING



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-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-LS	Single-Family 4 & 6
CN-2	Neighborhood Commercial	RS-TF	Two-Family
CR-1	Resort Commercial	RS-18	Single-Family 18
CR-2	Resort Commercial	RE	Residential Estate
CG-1	General Commercial	RS-TH	Townhouse
CG-2	General Commercial	SP	Special Permit
BI	Business Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	RMH	Manufactured Home
CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		



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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0917-03**

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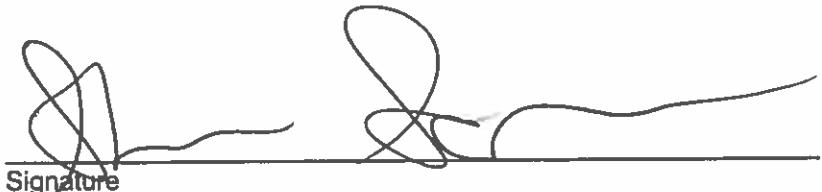
The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held on Wednesday, September 20, 2017, during one of the Planning Commission's regular meetings, which begins at 5:30 p.m., in the 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: Shauna M. Saizar
Address: 5825 Montserrat Dr. City/State: C.C. Tx 78414
(IN FAVOR IN OPPOSITION Phone: (361) 510-5566

REASON:


Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1030
Property Owner ID: 

Case No. 0917-03
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com

Printed Name: Ki Young Chee

Address: 2531 Twine Dr. Corpus Christi

City/State: TX

() IN FAVOR () IN OPPOSITION

Phone: 361, 993-2814

REASON:

Too many houses and cars.

Ki Young Chee

Signature

SEE MAP ON REVERSE SIDE
INFO Case No.: 17ZN1027
Property Owner ID: 9

Case No. 0917-01
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

Andrew Dimas

From: Upchurch, Jonathan <Jonathan.Upchurch@fhr.com>
Sent: Thursday, September 14, 2017 3:04 PM
To: Andrew Dimas
Cc: msbowevil@yahoo.com; Upchurch, Jonathan
Subject: FW: Re-zoning #0917-03

This email is to state my opposition to the latest re-zoning attempt of the property at the corner of Gingerberry and Yorktown. As a property owner on Gingerberry, I am concerned at the volume and speed of the traffic that already travels along it. This road is the major artery for all of the neighborhood homes and is used by a great many people as a cut through between Yorktown and Lipes and to the middle school and high school. As it is, my wife and I have already have had close calls with people speeding through and not allowing for residents to slow down and pull into their own driveways. If I want to back into my driveway, I have to pull over and wait for a window of opportunity that sometimes takes several minutes. Adding an additional 150 residences at the end of what is already an overburdened and unsafe residential street would be harmful to the homeowners and their families in that area. Please stick with the zoning as it was originally intended and do not approve re-zoning.

Sincerely,
Jonathan Upchurch
7302 Gingerberry Dr
Corpus Christi Tx 78414
910-512-6762