

PLANNING COMMISSION FINAL REPORT

Case No. 0221-03
 INFOR No. 21ZN1004

Planning Commission Hearing Date: May 12, 2021

Applicant & Legal Description	<p>Owner: Cardinal Investments and Holdings, LLC. Applicant: David Villarreal Location Address: 7610 Slough Road Legal Description: Being a 1.83 Acre tract, being out of Lot 27, Section 26 of Flour Bluff Encinal Farm and Garden Tracts as recorded in Volume A, Pages 41 to 43 of Map Records of Nueces County, Texas, and being the same property as described and conveyed in Instrument Number 2019021178 of the Warranty Deed Records of Nueces County, Texas, east of Ametrine Drive, south of Aquamarine Drive, and north of Slough Road.</p>			
Zoning Request	<p>From: "FR" Farm Rural District To: "RS-6/PUD" Single-Family 6 District with a Planned Unit Development Area: 1.83 acres Purpose of Request: To develop a 16-unit single-family townhome development.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"FR" Farm Rural District	Vacant	Medium Density Residential
	<i>North</i>	"RS-6" Single-Family 6 District	Low Density Residential	Medium Density Residential
	<i>South</i>	"RS-4.5" Single-Family 4.5 District	Low Density Residential	Medium Density Residential
	<i>East</i>	"FR" Farm Rural District and "RS-6" Single-Family 6 District	Low Density Residential	Medium Density Residential
	<i>West</i>	"RS-6" Single-Family 6 District	Low Density Residential	Medium Density Residential
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for a medium density residential use. The proposed rezoning to the "RS-6/PUD" Single-Family 6 District with a Planned Unit Development is consistent with the adopted Future Land Use Map which calls for a medium density residential use. The proposed use of single-family townhomes is consistent with the overall goals and strategies of Plan CC. City Council District: 5 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property has approximately 240 feet of street frontage along Slough Road which is designated as an "C1" Minor Collector Street and 325 feet of street frontage along Ametrine Drive which is also designated as a "C1" Minor Collector Street. According to the Urban Transportation Plan, "C1" Minor Collector Streets can convey a capacity between 1,000 and 3,000 Average Daily Trips (ADT). The reconstruction of Slough Road and the extension of Ametrine Drive were both Bond 2018 projects.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Slough Road	"C1" Minor Collector	60' ROW 40' paved	60' ROW 40' paved	Not Available
	Ametrine Drive	"C1" Minor Collector	60' ROW 40' paved	60' ROW 40' paved	Not Available

Staff Summary:

Development Plan: The subject property is a total of 1.83 acres in size. Dolce Vida, Planned Unit Development (PUD) is a planned community that will consist of 16 single-family townhouse lots.

<i>Minimum Dimensions</i>	<i>"RS-6" District Standards</i>	<i>"RS-TH" District Standards</i>	<i>Proposed PUD</i>	<i>Deviation</i>
Lot Area	6,000 sf.	1,600 sf.	3,500 sf.	<u>Yes</u>
Minimum Lot Width	50 ft.	16 ft.	35 ft.	<u>Yes</u>
Street Yard	25 ft.	10 ft.	18 ft. (20 ft. to Garage Door)	<u>Yes</u>
Street Yard (Corner)	10 ft.	10 ft.	10 ft.	No
Side Yard	5 ft.	0 ft.	0 ft.	<u>Yes</u>
Rear Yard	5 ft.	5 ft.	5 ft.	No
Max. Height	35 ft.	45 ft.	35 ft.	No
Open Space	30%	30%	33%	No
Paved Street Width	28 ft.	28 ft.	25 ft.	<u>Yes</u>
Curb Type	6-in. curb & gutter	6-in. curb & gutter	6-in. curb & gutter	No
Parking Requirement	2 per unit	1.5/ unit(1 bedroom) 2/ unit (2 bedroom) 1/5 units (guests)	1/ unit 1/4 units (guests) (32 Spaces Total)	<u>Yes</u>
Sidewalks	5 ft. on both sides or 6 ft. on both sides of private streets	5 ft. on both sides or 6 ft. on both sides of private streets	5 ft. along east side of private street	<u>Yes</u>
Short Term Rentals	No	No	Yes	<u>Yes</u>

Existing Land Uses & Zoning: The subject property is currently zoned "FR" Farm Rural District and has remained undeveloped since annexation in 1995. To the north is a single-family residential subdivision (Legends of Diamante Unit 2) zoned "RS-6" Single-Family 6 District. To the south is a single-family residential subdivision (Rancho Las Brisas Unit 1) zoned "RS-4.5" Single-Family 4.5 District. To the east are a few large tract single-family homes zoned "FR" Farm Rural District and a single-family residential subdivision (Legends of Diamante Unit 1) zoned "RS-6" Single-Family 6 District. To the west is a single-family residential subdivision (South Lake Estates) zoned "RS-6" Single-Family 6 District.

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

Plat Status: The property is not platted.

Utilities:

Water: 8-inch C900 line located along Ametrine Drive.

Wastewater: 18-inch PVC line located along Slough Road.

Gas: 2-inch line located along the northern property line.

Storm Water: 36-inch line located along Slough Road.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Southside Area Development Plan (ADP). The proposed rezoning to the "RS-6/PUD" Single-Family 6 with a Planned Unit Development is consistent with the adopted Future Land Use Map which calls for a medium density residential use. The proposed use of single-family townhomes is consistent with the overall goals and strategies of Plan CC. The proposed rezoning is also consistent with the following policies of the Comprehensive Plan:

- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Tourist-oriented business and development will continue to be encouraged and promoted by all agencies of the City as illustrated on the Future Land Use Map. This includes commercial ventures, condominiums and resorts, fishing and outdoor recreation facilities, and recreational vehicle parks (Policy Statement B.2).
- The designation of "Mixed Use" in the Future Land Use Plan expresses the City's desire to mix residential and non-residential uses. (Policy Statement B.10).

Department Comments:

- The proposed rezoning is consistent with the Future Land Use Map. The proposed use of single-family townhomes is consistent with the overall goals and strategies of Plan CC 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.
- Surrounding properties have been rezoned within the past decade indicating a pattern towards higher density single-family residential development. The zoning pattern is in line with a Plan CC policy statement of creating urban villages and accommodating continuous growth.
- Based on the number of lots, the density of the proposed PUD is 9.30 dwelling units per acre. The range of density for a medium residential use is between 4 and 13 dwelling units per acre.
- The subject property is located at the intersection of two minor collector streets that can accommodate in minor increase in density. The proposed private street will be one-way.
- As part of the rezoning process, all PUDs are reviewed by the Technical Review Committee (TRC). Concerns were raised by members of the TRC in the following areas.
 - Consistency with the Unified Development Code (UDC).
 - According to Section 3.5.4 of the Unified Development Code (UDC), PUDs should be reviewed by the following criteria:
 - The development is in harmony with the character of the surrounding area.
 - The development is in conformity with the Comprehensive Plan and is consistent with the intent and purpose of this Section.

- The development contains a variety of housing types, employment opportunities or commercial services to achieve a balanced community.
- The orderly and creative arrangement of all land uses with respect to each other and to the entire community.
- The development contains a planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as roadways, bicycle ways and pedestrian walkways.
- The development is staged in a manner which can be accommodated by the timely provision of public utilities, facilities and services.
- Traffic management, utilities, and fire protection of the proposed lots.
 - Consistently the membership of the TRC has voiced concerns on multiple plats concerning the narrowing of right-of-way and the effect on traffic management.
 - The Utilities Department has raised concerns if there is available wastewater capacity. This issue will need to be resolved during the public improvements phase of the platting process.
 - The narrowing of a right-of-way to 25 -feet and the reduction of setbacks to 18-feet may have potential negative impacts to the eventual individual homeowner. Specifically, the availability of enough space for personal vehicles to avoid encroachment into the right-of-way.
 - The street design is similar to residential street cross section L-1E allowed by right in section 8.2.1.B of the UDC.
 - While staff understands the paved portion of the right-of-way will be 25-feet, the reduction from the 28-foot pavement section standard and the reduced off-street parking may encourage on-street parking and therefore interfere with the ability of a fire apparatus (vehicle) and other public service vehicles to navigate and respond in the event of an emergency or scheduled services (i.e. Solid Waste).
 - Several members of the TRC encourage that on-street parking is prohibited and should be enforced by the Homeowner's Association (HOA).
- The rezoning case was originally heard on and tabled on March 17th to allow the developer additional time to address TRC comments.
- In response to the comments from the Technical Review Committee (TRC), the applicant updated the site design to include increased street yard setbacks. Updates to the street included eliminating on-street parking, identify the street as one-way, and the addition of a sidewalk on one side of the private street.
- Based on the updates, the proposed PUD is compliant with Section 3.5.4 of the UDC.
- TRC reviewed the updates to the PUD and recommended approval on April 29th.

Planning Commission and Staff Recommendation (May 12, 2021):

Approval of the change of zoning from the "FR" Farm Rural District to the "RS-6/PUD" Single-Family 6 District with a Planned Unit Development with the following conditions:

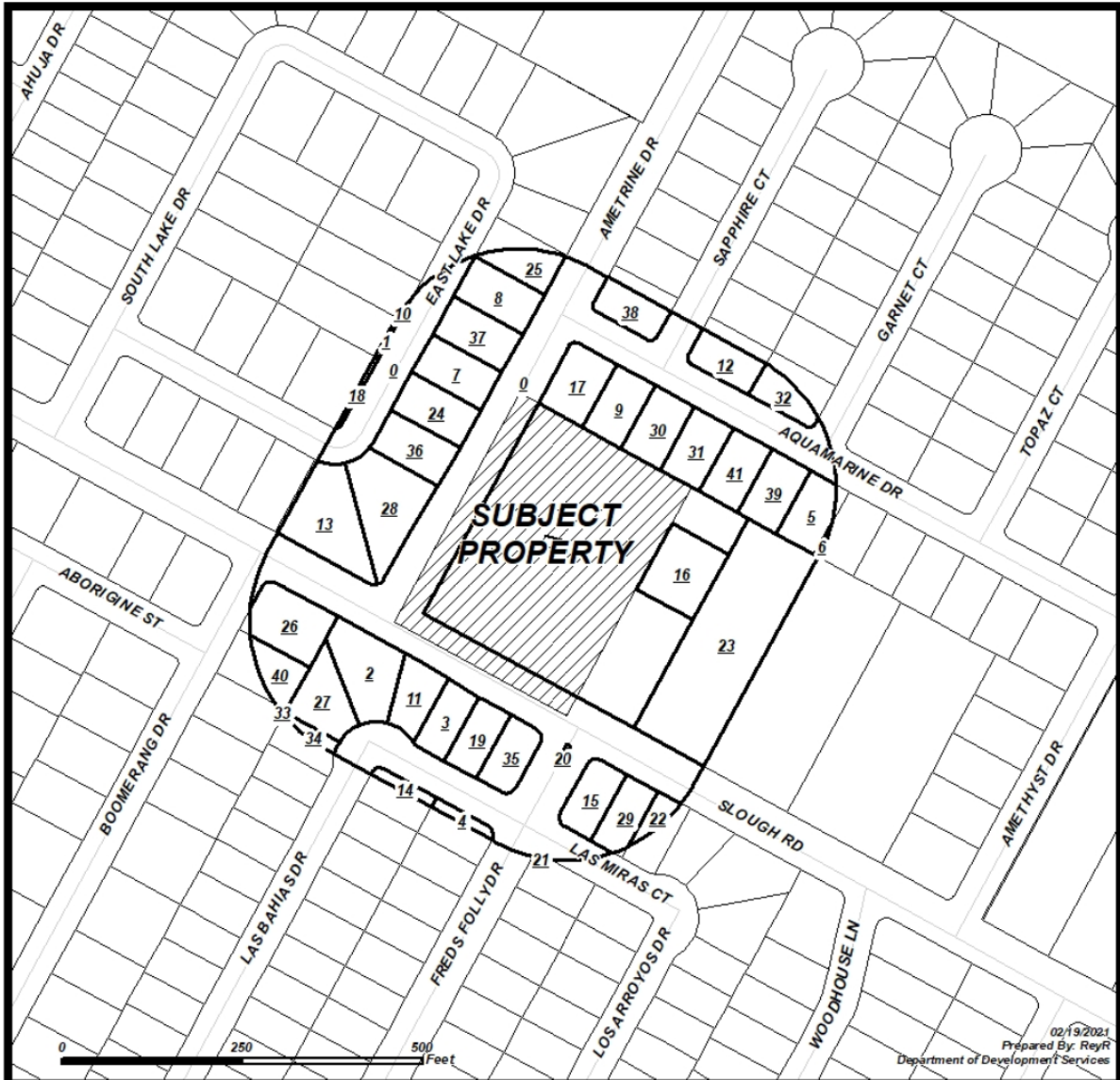
- 1. Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with The Dolce Vita Planned Unit Development (PUD) Guidelines and Master Site Plan and the satisfaction of all Technical Review Committee (TRC) requirements.
- 2. Height:** The maximum height for any structure within the Planned Unit Development is 35-feet.

3. **Setback:** The minimum setback for the garage door is 20-feet. The setback shall be measured from the right-of-way line on the western side of the private road and from the interior line of the pedestrian easement on the eastern side of the private road.
4. **Parking:** The property must have a minimum of four off-street parking spaces (two garage spaces and two driveway spaces) per dwelling unit.
5. **Private Street Access:** On-street parking is prohibited, except for temporary parking in front of lot 13. The one-way private access drive shall not be less than 25 feet in width and shall be signed to indicate "No Parking."
6. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
7. **Time Limit:** An approved development plan shall expire 12 months after the date that the development plan was approved, unless a complete building permit application has been submitted or, if no building permit is required, a certificate of occupancy has been issued.

Public Notification	Number of Notices Mailed – 41 within 200-foot notification area 3 outside notification area
	<u>As of March 12, 2021:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 16 inside notification area – 11 outside notification area
	Totaling 24.75% of the land within the 200-foot notification area in opposition.
*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area. Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition	

Attachments:

- A. Location Map (Existing Zoning & Notice Area)
- B. Planned Unit Development (PUD) Guidelines and Master Site Plan
- C. Public Comments Received (if any)



**CASE: 0221-03
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
- Owners in favor
- Owners in opposition
- Owners within 200' listed on attached ownership table



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand). **LOCATION MAP**

Dolce Vita, P. U. D.

7610 Slough Road

Corpus Christi, Texas 78414

Owner / Developer

Cardinal Investments & Holdings, LLC

7210 Windwillow Drive, Corpus Christi, Texas 78414

Prepared by

David L. Walker, Architect

6622 Sahara Drive, Corpus Christi, Texas 78412

361-854-4359

david@davidwalker.us

December 22, 2020

Dolce Vita, P. U. D.

7610 Slough Road
Corpus Christi, Texas 78414

Development Description:

Dolce Vita, P.U.D. is a proposed duplex townhome community that will include 16 residential units on 1.843 Acres of land for a density of 8.68 Units per Acre. The proposed community will be a redevelopment of 1.843 Ares out of Lot 27, Section 26, Flour Bluff and Encinal Farm & Garden Tracts as recorded in Volume A pages 41-43 (M.R.N.C.T.), also conveyed in instrument No. 2019021178 (M.R.N.C.T.), Corpus Christi, Nueces County, Texas.

The redevelopment will utilize existing public roadways and, sidewalks for access. This development will complement existing developments in the area.



Location Map

**Development Standards per
City of Corpus Christi Unified Development Code**

Minimum Site Area	-	20,000 sf
Shared Parking (Townhouse)		1,600 sf
Minimum Dwelling Width (Shared Parking)		16 ft
Minimum Street Yard		10 ft
Minimum Street Yard (Corner)		10 ft
Minimum Side Yard		0 ft
Minimum Side Yard (Total)		0 ft
Minimum Rear Yard		5 ft
Minimum Building Separation		10 ft
Minimum Open Space		30%
Required Parking	1.5	per 1 bedroom
	2	per 2 bedroom and above
	1	for every 5 units (guests)
Curb Type	6" Curb and Gutter	
Sidewalks	5 ft on each side	
Paved Street Width	28 ft	

PUD Requirements

Minimum Site Area	-20,000 sf	(80,281 provided)
Shared Parking (Townhouse)		1,400 sf
Minimum Dwelling Width (Shared Parking)		16 ft
Minimum Street Yard		10 ft
Minimum Street Yard (Corner)		10 ft
Minimum Side Yard		0 ft
Minimum Side Yard (Total)		0 ft
Minimum Rear Yard		5 ft
Minimum Building Separation		10 ft
Minimum Open Space		33%
Required Parking	1	per 2 bedroom and above
	1	for every 4 units (guests)
Curb Type	6" Curb and Gutter	
Sidewalks	5 ft on East side	
Paved Street Width	25 ft	

**Development Guidelines
For Residential Lots**

(Note: Lot 13 is a common area lot, not a residential lot.)

Use Single Family Residential (Townhomes)

Lot Area Minimum 3,500 sf

Lot Width 35 ft Minimum

Yard Requirements:

Street 18 ft

Garage Door 20 ft

Street Corner 10 ft

Side yard 0 ft

Maximum building height: None

Minimum building spacing: 0 ft

Parking requirements per unit:

1 per two bedroom and above 16 required

1 for every 4 units for guests 4 required

Total provided 32 provided

Maintenance: Lot Owner and Home Owners Association

Allowed Improvements:

Residential structures, support structures including decks, porches, patios, pavement, fencing, landscaping, etc.

Placement of Improvements:

Within the limits of individual lots and setbacks and outside of easements with the exception of fences, paving and landscaping.

Short Term Rentals:

Allowed. Specific language will be described in the HOA document.

Development Guidelines For Common Area Lots

Use:

**Non-residential structures for enjoyment and benefit of
Dolce Vita P.U.D.**

Lot Area **N/A**

Lot Width **N/A**

Yard Requirements:

Street: **N/A**

Street Corner: **N/A**

Side Yard: **N/A**

Maximum building height: **None**

Minimum building spacing:

Per the International Building Code

Parking Requirement: **0 Spaces**

Maintenance: **Home Owners Association**

Allowed Improvements:

**Community structures / amenities including decks,
porches, patios, pavement, fencing, landscaping, central
mailboxes, play structures, swimming pools, gazebos,
etc.**

Placement of Improvements:

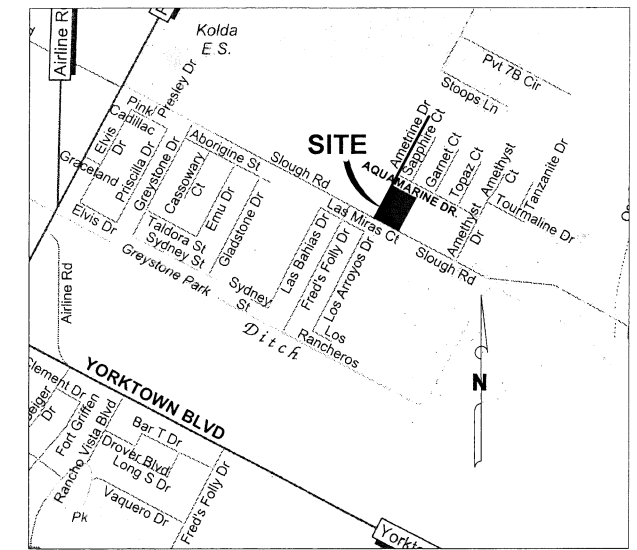
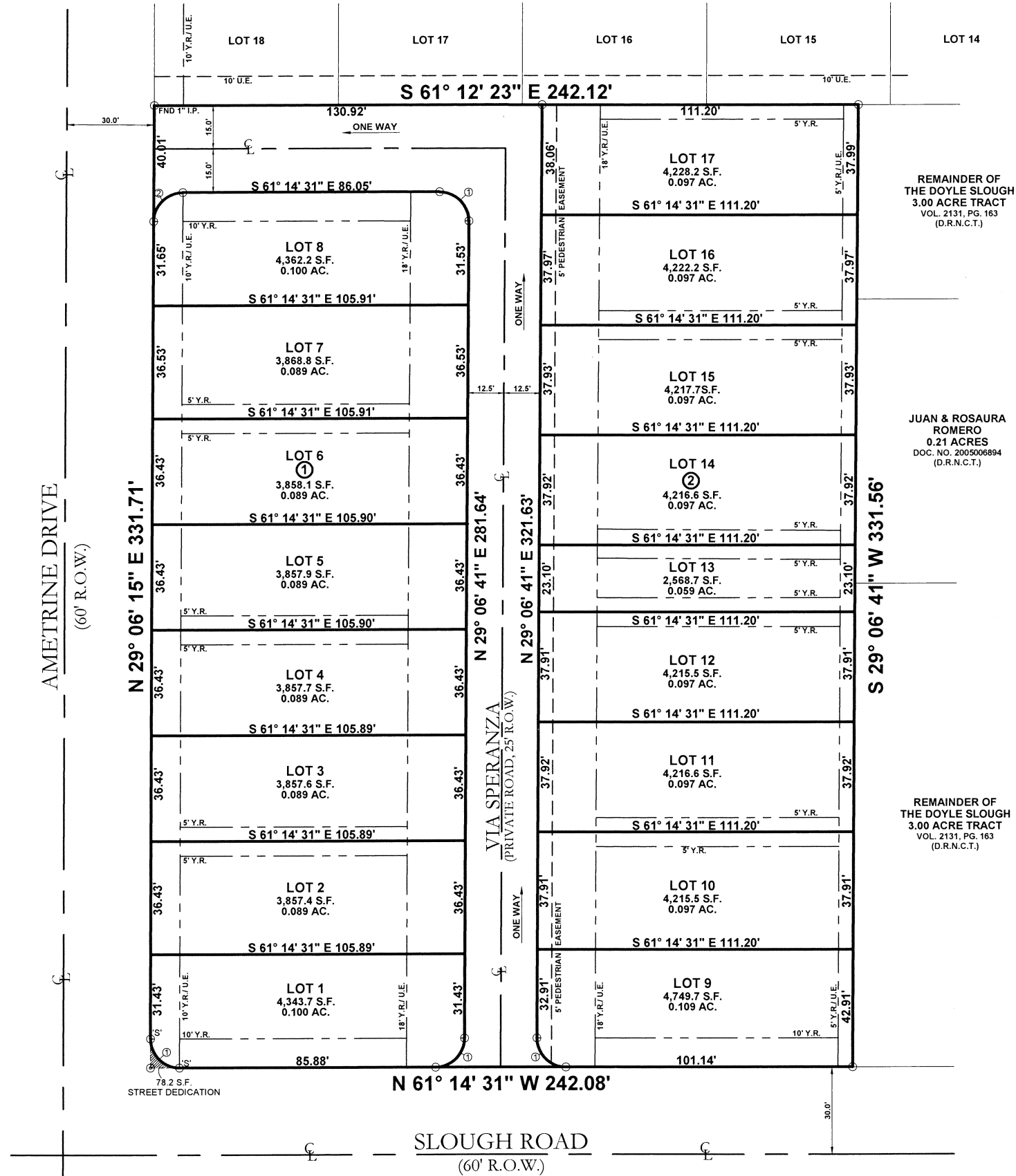
**Within the limits of individual lots and setbacks and
outside of easements with the exception of fences,
paving and landscaping.**

DOLCE VITA P.U.D.

BEING A FINAL PLAT OF 1.843 ACRES OUT OF LOT 27, SECTION 26, FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS AS RECORDED IN VOLUME A, PAGES 41 - 43 (M.R.N.C.T.), ALSO AS CONVEYED IN INSTRUMENT NO. 2019021178 (W.D.R.N.C.T.), CORPUS CHRISTI, NUECES COUNTY, TEXAS

LEGENDS OF DIAMANTE UNIT 2

VOL. 67, PG. 322 (M.R.N.C.T.)



VICINITY MAP (NTS)

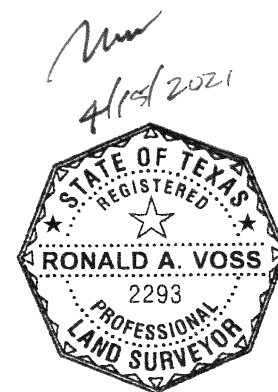
CURVE DATA

①	②
$\Delta = 90^{\circ} 00' 00''$	$\Delta = 89^{\circ} 14' 58''$
$R = 10.00'$	$R = 10.00'$
$T = 10.00'$	$T = 9.87'$
$LA = 15.71'$	$LA = 15.58'$
	$LC = N 73^{\circ} 43' 44'' E 14.05'$

REMAINDER OF THE DOYLE SLOUGH 3.00 ACRE TRACT VOL. 2131, PG. 163 (D.R.N.C.T.)

JUAN & ROSAURA ROMERO 0.21 ACRES DOC. NO. 2005006894 (D.R.N.C.T.)

REMAINDER OF THE DOYLE SLOUGH 3.00 ACRE TRACT VOL. 2131, PG. 163 (D.R.N.C.T.)



<p>VOSS ENGINEERING, INC.</p> <p>ENGINEERING AND LAND SURVEYING 6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415 PHONE: (361)854-6202 FAX: (361)853-4696</p>	<p>GRAPHIC SCALE: 1" = 30'</p>		DATE:	REVISED:	OFFICE:	JOB #:
			11/25/2020	04/15/2021	RV & PP	20-7548
			FIRM NO. F-166			

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

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

**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0221-03**

Cardinal Investments Holdings, LLC has petitioned the City of Corpus Christi to consider a change of zoning from the **"FR" Farm Rural District** to the **"RS-6/PUD" Single-Family 6 District with a Planned Unit Development, not resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

Described as a 1.83 Acre tract, being out of Lot 27, Section 26 of Flour Bluff Encinal Farm and Garden Tracts as recorded in Volume A, Pages 41 to 43 of Map Records of Nueces County, Texas, and being the same property as described and conveyed in Instrument Number 2019021178 of the Warranty Deed Records of Nueces County, Texas, east of Ametrine Drive, south of Aquamarine Drive, and north of Slough Road.

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning. 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 **Wednesday, March 17, 2021**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.** in the City Council Chambers, 1201 Leopard Street. PUBLIC COMMENT: To reduce the chance of COVID- 19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of the community, City staff, and City Boards and Commissions. Public testimony and public hearing input for public comment and on all items on the agenda at public meetings of City Boards and Commissions shall be provided in written format and presented to the designated staff member prior to the start of each meeting(s) of the City Boards and/ or Commission. Public comment/ input shall be provided, in writing, in the form of an e- mail limited to one page or by using the PUBLIC COMMENT/INPUT FORM found here: <http://www.cctexas.com/departments/city-secretary>, and shall be e-mailed to the following e- mail address: CatherineG@cctexas.com and/or AndrewD2@cctexas.com. The written public testimony shall be provided to members of the applicable City board or commission prior to voting on measures for that meeting. That written testimony shall be limited in accordance with the City Secretary requirements and shall be placed into the record of each meeting. This written testimony shall serve as the required public testimony pursuant to Texas Gov' t Code 551. 007 and shall constitute a public hearing for purposes of any public hearing requirement under law.

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.

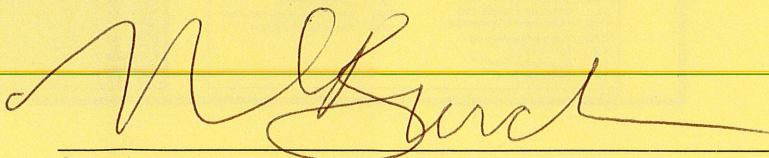
NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

Printed Name: Malinda Burch

Address: 7623 Aquamarine Dr. City/State: Corpus Christi

() IN FAVOR IN OPPOSITION
REASON:

Phone: 251-604-6506



Signature

Andrew Dimas [DevSvcs]

From: alexcan26152@gmail.com
Sent: Monday, March 15, 2021 7:32 PM
To: Andrew Dimas [DevSvcs]
Subject: Opposition to Rezoning Case 0221-03

[[WARNING: External e-mail. Avoid clicking on links or attachments. We will NEVER ask for a password, username, payment or to take action from an email. When in doubt, please forward to SecurityAlert@cctexas.com.]]

Mr. Dimas,

I oppose the rezoning and creation of townhomes pursuant to case no. 0221-03.
I'd would like to recommend a park, instead.

Sincerely,
Name:Alex Cantu
Address:3722 East Lake Drive

Sent from my iPhone

Andrew Dimas [DevSvcs]

From: Sarah Brunkenhoefer
Sent: Monday, February 22, 2021 2:42 PM
To: Andrew Dimas [DevSvcs]
Subject: FW: Public Input: 03-03-2021 - Anthony Braxton

Good afternoon Andrew,

We received the attached public comment, but can't figure out what item # or meeting it pertains to. Please advise if you can help.

Thank you!

From: CitySecretary <CitySecretary@cctexas.com>
Sent: Monday, February 22, 2021 8:05 AM
To: Rebecca Huerta <RebeccaH@cctexas.com>
Cc: Sarah Brunkenhoefer <sarahb@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: FW: Public Input: 03-03-2021 - Anthony Braxton

FYI.

From: JotForm <noreply@jotform.com>
Sent: Sunday, February 21, 2021 9:30 AM
To: CitySecretary <CitySecretary@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: Public Input: 03-03-2021 - Anthony Braxton

[[**WARNING:** External e-mail. Avoid clicking on links or attachments. We will **NEVER** ask for a password, username, payment or to take action from an email. When in doubt, please forward to SecurityAlert@cctexas.com.]]

Warning: Replies to this message will go to returns@jotform.com. If you are unsure this is correct please contact the Helpdesk at 826-3766.



Public Comment & Input Form

Date of Meeting	03-03-2021
Name	Anthony Braxton
Address	Street Address: 7603 Aquamarine Drive City: Corpus Christi State / Province: Texas Postal / Zip Code: 78414
Topic	Rezoning of land
Agenda Number	0221-03

Describe Feedback:

From the planning commission papers being circulated, it appears that the vacant lot behind our homes on Aquamarine Drive is being planned to have Townhomes built. This area is congested and to build townhomes there it would seem that they would have to be 2 story. If the project calls for 2 story townhomes then I disapprove of the rezoning of this land. A two story project in this area will infringe on the privacy of our backyard and homes.

Provide an email to receive a copy of your submission.

tony.braxton@icloud.com

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Rezoning Case No. 0221-03**

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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: Leo & Aisa Garza
Address: 7521 East Lake Dr City/State: Corpus Christi TX

() IN FAVOR IN OPPOSITION
REASON: Phone: 361-774-0283

traffic, privacy and property values

Aisa Garza
Signature

Andrew Dimas [DevSvcs]

From: Fili Chapa <fchapa97@gmail.com>
Sent: Monday, March 15, 2021 9:46 PM
To: Andrew Dimas [DevSvcs]
Subject: Opposition to Rezoning Case 0221-03

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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Mr. Dimas,

I oppose the rezoning and creation of townhomes pursuant to case no. 0221-03.

Sincerely,

Name:fili chapa

Address: 7614 Las Miras Ct, Corpus Christi, TX 78414

Andrew Dimas [DevSvcs]

From: Stephenie Rhodes <r_stephenie@hotmail.com>
Sent: Tuesday, March 16, 2021 1:53 AM
To: Catherine Garza; Andrew Dimas [DevSvcs]
Subject: Rezoning Case No.0221-03

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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Property Owner ID: 35 and 20
Property Manager : Andrew Manager

As a property owner in the Las Brias Subdivision, I'm **in opposition** to the Old Slough Farm being rezoned for Townhouse dwelling. This correspondence was mailed toward the later portion of the freeze experienced by Corpus Christi (2/14 - 20/21). In addition, I've had cervical surgery as of 2/8, so my focus has been a little distracted due to this health issue.

Sincerely,
Stephenie Regenie Rhodes
7618 Las Miras Court
(361) 739-4146

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Rezoning Case No. 0221-03**

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Printed Name: Wendy Lynn Sublett Bego
Address: 3710 E. Lake Dr. City/State: Corpus Christi TX 78414

() IN FAVOR IN OPPOSITION
REASON: Phone: 361-813-2822

Lower property value, increase traffic, privacy issues

Wendy Bego
Signature

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Printed Name: Stacie Boardman

Address: 3734 E Lake Dr Corpus Christi City/State: TX 78414

() IN FAVOR IN OPPOSITION REASON: Phone: 361-876-7473

Stacie Boardman Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.:
Property Owner ID: 28

Case No. 0221-03
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

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Printed Name: Philip And Jennifer Lalla

Address: 7611 Aquamarine Drive City/State: Corpus Christi, TX
78414

() IN FAVOR IN OPPOSITION Phone: (361) 445-6949

REASON: ~~we~~ we do not want 2 or more story dwellings behind our backyard. We bought our home with the privacy of farm land behind us. Thank you.

[Signature]
Signature

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

Case No. 0221-03
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

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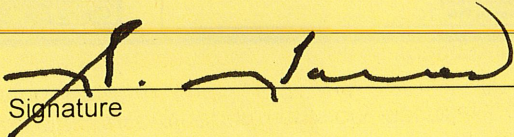
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Printed Name: SEVERO TORRES

Address: 3730 E. LAKE DR. City/State: Corpus Christi, TX

() IN FAVOR IN OPPOSITION
REASON: Phone: (361) 500-9003


Signature

Andrew Dimas [DevSvcs]

From: Tina Garza <tina.garza76@yahoo.com>
Sent: Saturday, March 13, 2021 11:40 AM
To: Andrew Dimas [DevSvcs]
Subject: Opposition to Rezoning Case 0221-03

Follow Up Flag: Follow up
Flag Status: Flagged

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Mr. Dimas,

I oppose the rezoning and creation of townhomes pursuant to case no. 0221-03.

Sincerely,
Bertha C Garza
3718 E Lake Dr
Corpus Christi, TX 78414

Sent from my iPhone

Andrew Dimas [DevSvcs]

From: mark888beverly@gmail.com
Sent: Monday, March 15, 2021 7:31 PM
To: Andrew Dimas [DevSvcs]
Subject: Opposition to Rezoning Case 0221-03

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Mr. Dimas,

I oppose the rezoning and creation of townhomes pursuant to case no. 0221-03.

Sincerely,

Name: Mark Beverly

Address: 3633 Sapphire Court Tx. 78414

Cell

361 444 4814

Sent from my iPhone

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Printed Name: Aleida Hoff

Address: 7619 Aquamarine Dr. City/State: Corpus Christi, TX

() IN FAVOR () IN OPPOSITION Phone: (361) 249-1605 78414

REASON: I would hate to have more traffic in our neighborhood and lose my back yard privacy if they build two story townhomes

Aleida Hoff Signature

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

Case No. 0221-03
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

Andrew Dimas [DevSvcs]

From: Nuri <yilmazernuri@gmail.com>
Sent: Tuesday, March 16, 2021 8:42 PM
To: Andrew Dimas [DevSvcs]
Subject: Opposition to Rezoning Case 0221-03

Follow Up Flag: Follow up
Flag Status: Flagged

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Mr. Dimas,

I oppose the rezoning and creation of townhomes pursuant to case no. 0221-03.

Sincerely,
Nuri Yilmazer
3806 Boomerang Dr
Corpus Christi, TX 78414

Andrew Dimas [DevSvcs]

From: Skyler Barker <sjbarker0311@gmail.com>
Sent: Friday, March 5, 2021 11:34 AM
To: Andrew Dimas [DevSvcs]; Catherine Garza
Subject: Re Zoning Case No: 0221-03

Follow Up Flag: Follow up
Flag Status: Flagged

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All,
I oppose the rezoning and creation of townhomes pursuant to case no. 0221-03.

Please accept this email as my vote of no for this re-zoning.

Semper Fidelis,
Skyler J.E. Barker

--

Semper Fidelis,

Skyler J.E. Barker
Cell: (949)923-9417

Andrew Dimas [DevSvcs]

From: Melissa Cavazos <mcavazos06@yahoo.com>
Sent: Wednesday, March 3, 2021 9:46 AM
To: Catherine Garza; Andrew Dimas [DevSvcs]
Subject: Oppose Rezoning Case 0221-03

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I am writing to vote NO for rezoning on Case 0221-03. Please keep as single family home. I oppose townhomes.

Thank you,

Melissa Cavazos
361-438-7251
South lake Neighborhood

Andrew Dimas [DevSvcs]

From: clarkcr <clarkcr@sbcglobal.net>
Sent: Wednesday, March 17, 2021 12:52 AM
To: Andrew Dimas [DevSvcs]; Catherine Garza
Subject: [EXTERNAL]Zoning Case # 0221-03

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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Mr. Dimas,

I am a resident of Corpus Christi and we own a home in Southlake Estates off Slough Rd. Though I am not within the 200 ft Notification Area for the Zoning Case # 0221-03, 7610 Slough Rd, our home is just a another 200 ft away. My wife and I strongly oppose the current proposed Townhome project as it does represent the surrounding properties on all sides of the proposed site or anywhere near this location. While we would encourage single family residential home development on this parcel similar in quality and construction of the immediate neighborhood homes on all sides, this townhome project does not belong in this area and is undesirable.

Thank you for noting our opposition to this case.

Chris and Dana Clark
7502 E Lake Dr.
512-579-8119

Sent from my T-Mobile 4G LTE Device

Andrew Dimas [DevSvcs]

From: Sarah Brunkenhoefer
Sent: Tuesday, March 2, 2021 6:34 PM
To: Andrew Dimas [DevSvcs]
Subject: FW: [EXTERNAL]Public Input: 03-03-2021 - Philip Garcia

Follow Up Flag: Follow up
Flag Status: Flagged

For planning commission

From: CitySecretary <CitySecretary@cctexas.com>
Sent: Tuesday, March 2, 2021 12:02 PM
To: Rebecca Huerta <RebeccaH@cctexas.com>
Cc: Sarah Brunkenhoefer <sarahb@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: FW: [EXTERNAL]Public Input: 03-03-2021 - Philip Garcia

FYI.

Thank you,
Aly Berlanga

From: JotForm <noreply@jotform.com>
Sent: Tuesday, March 2, 2021 11:42 AM
To: CitySecretary <CitySecretary@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: [EXTERNAL]Public Input: 03-03-2021 - Philip Garcia

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Public Comment & Input Form

Date of Meeting	03-03-2021
Name	Philip Garcia
Address	Street Address: 3705 S LAKE DR City: CORPUS CHRISTI State / Province: TX Postal / Zip Code: 78414 Country: United States

Topic	Re-Zoning
Agenda Number	Case 0221-03
Describe Feedback:	Strongly against having the property re-zoned for townhomes in this area. These are residential neighborhoods with homes. Townhomes are typically rentals with increased traffic and varying tenants.
Uploads:	ReZone CAsE 0221-03.jpeg
Provide an email to receive a copy of your submission.	GARCIAPHIL04@YAHOO.COM

Andrew Dimas [DevSvcs]

From: Christian H <caheidgerd@gmail.com>
Sent: Friday, March 5, 2021 8:11 AM
To: Catherine Garza; Andrew Dimas [DevSvcs]
Subject: Christian Heidgerd - Opposition to Rezoning Case No. 0221-03

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To Whom It May Concern,

I am opposed in the strongest possible terms to the rezoning in case no. 0221-03. Our community is organizing. We will ensure the city is held responsible for unwise decisions that affect our neighborhood negatively by loosening restrictions on building height, increasing vehicle traffic, and increasing population density.

Sincerely,

Christian Heidgerd

Andrew Dimas [DevSvcs]

From: Sarah Brunkenhoefer
Sent: Tuesday, March 2, 2021 8:10 AM
To: Andrew Dimas [DevSvcs]
Subject: FW: [EXTERNAL]Public Input: 03-03-2021 - Willie Porche

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Andrew,

Here is another one for planning.

Thanks!

From: CitySecretary <CitySecretary@cctexas.com>
Sent: Tuesday, March 2, 2021 8:04 AM
To: Rebecca Huerta <RebeccaH@cctexas.com>
Cc: Norma Duran <NormaD2@cctexas.com>; Sarah Brunkenhoefer <sarahb@cctexas.com>
Subject: FW: [EXTERNAL]Public Input: 03-03-2021 - Willie Porche

FYI.

Thank you,
Aly Berlanga

From: JotForm <noreply@jotform.com>
Sent: Monday, March 1, 2021 10:46 PM
To: CitySecretary <CitySecretary@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: [EXTERNAL]Public Input: 03-03-2021 - Willie Porche

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Public Comment & Input Form

Date of Meeting	03-03-2021
Name	Willie Porche

Address	Street Address: 3910 BOOMERANG DR City: Corpus Christi State / Province: TX Postal / Zip Code: 78414 Country: United States
Topic	Rezone 0221-03
Describe Feedback:	I am writing this to notify you that at am whole heartily against this change in zoning. This area is already zoned.for single family and the far majority of homeowners in the area want it to stay that way.
Provide an email to receive a copy of your submission.	Willie.porche@gmail.com

Andrew Dimas [DevSvcs]

From: Swetish_Rivera, Annie <aswetish_rivera@calallen.org>
Sent: Tuesday, March 16, 2021 8:35 AM
To: Andrew Dimas [DevSvcs]
Subject: Opposition to Rezoning Case 0221-03

Follow Up Flag: Follow up
Flag Status: Flagged

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Mr. Dimas,

I oppose the rezoning and creation of townhomes pursuant to case no. 0221-03. While I do not live in the "marked" area, I live adjacent to the proposed project and object to the building/resining being proposed.

Sincerely,

Name: Marie Swetish-Rivera and Daniel Rivera

Address: 3814 Eucalyptus CC TX 78414

Thank you,

Daniel Rivera and Marie Swetish-Rivera

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Andrew Dimas [DevSvcs]

From: Brian Rye <supertune99@icloud.com>
Sent: Monday, March 15, 2021 9:50 PM
To: Andrew Dimas [DevSvcs]
Subject: Opposition to Rezoning Case 0221-03

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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Mr. Dimas,

I oppose the rezoning and creation of townhomes pursuant to case no. 0221-03.

Sincerely,

Name: Brian Rye

Address: 3821 Emu Dr

Corpus Christi Tx 78414

Sent from my iPhone

Andrew Dimas [DevSvcs]

From: Lesley Smith <lesleysmith79@gmail.com>
Sent: Monday, March 15, 2021 9:12 AM
To: Andrew Dimas [DevSvcs]
Subject: Rezoning of slough

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi I live in the neighborhood behind slough where you are wanting to build the town homes.

I personally do not want town homes there.

Thank you for your time

Lesley

Andrew Dimas [DevSvcs]

From: Allyson Stephens <allyson.stephens@gmail.com>
Sent: Wednesday, March 3, 2021 3:12 PM
To: Catherine Garza; Andrew Dimas [DevSvcs]
Cc: Valerie Crane
Subject: PLEASE STOP Re-Zoning for Condos - Near Las Brisas

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Catherine and Andrew,

Good afternoon. I am writing on behalf of my family that less than a year ago purchased a beautiful home at 3805 Los Arroyos in Corpus Christi, TX. We have been informed that someone is trying to rezone the corner of Amertryne and Slough in our quiet and beautiful neighborhood for a condo build. I am writing today to plead and beg to those in control of approving the re-zoning to not allow a condo development to be placed right in the middle in our neighborhood.

We have worked so hard to get to this point and cherish our home. We love our quiet neighborhood and certainly want to keep it that way. We purchased our home in this area because it was the way it was currently. Had we known a condo development would be constructed in the middle of our quiet tucked away neighborhood, we would have never purchased our home here. By allowing this rezoning to occur, the city is creating a bait and switch scenario for everyone in this area. My neighbors just invested in their home by remodeling the interior and putting up a deck and canopy in their back yard. All of which will be looming under a condo developments. The condos will be staring into their backyard; and many others on the street. Many people recently moved into the neighborhood with dreams of building their life on these quiet tucked away streets in the southside of Corpus Christi.

Not to mention, one street over is brand new construction. Those homes will lose value so fast that I would imagine those new Corpus Christi home owners will be very vocal and reaching out to you. My grandfather always said to put yourself in others' shoes. Would you want this or vote yes for this to happen to your home if you lived on our street? Your largest asset? I would think not. Someone that cares about family, community and Corpus Christi would not vote yes to have this happen. Please do not allow this to happen. We would love a park or something else that makes sense for the area. A condominium does not benefit the community as a whole. A condominium does not benefit the people (such as myself) that saved every last dime and made sacrifices to be able to afford a home in the city they love. The condo would actually depreciate everything we have all have worked so hard to obtain; a nice home for our families in a quiet neighborhood.

We as a neighborhood are very concerned and plan to spread the word to everyone that this will effect. We know the city mailed out notices, but some may not understand or take the time to read. We will pass out fliers and get everyone involved. We do this not to be defiant or mean, but to stand up and protect the quality of life and property value we were sold. We pay taxes and appreciate all the city does for the city of Corpus Christi. However, the city will miss the mark of what is best for its people and homeowners if this passes.

Please do not allow the re-zoning for condos or any type of multi-family housing to pass. The area of land is not in the right location for it to be successful.

Thank you for taking the time to read my email. I look forward to your responses.

Respectfully,

Allyson Stephens
512-501-9775
3805 Los Arroyos
Corpus Christi, TX 78414

Andrew Dimas [DevSvcs]

From: Catherine Garza
Sent: Friday, February 26, 2021 8:06 AM
To: Craig Garrison; Andrew Dimas [DevSvcs]
Subject: Objection to Cardinal Investments rezoning

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: Iain Vasey <iainvasey@yahoo.com>
Sent: Thursday, February 25, 2021 8:36 PM
To: Catherine Garza <catherineg@cctexas.com>
Subject: [EXECUTIVE SPOOF]Objection to Cardinal Investments rezoning

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Hi Catherine

As a close neighbor to the Cardinal Investments proposed rezoning at Amertrine and Slough Road, please note my objection.

Given the neighborhood surroundings, this should not be a townhome zoning density, but rather single family homes, which would be consistent with the surrounding areas (all single family).

Please note my objection and request for Planning Commission and City Council to deny the request.

Best wishes,
Iain Vasey
3713 South Lake Drive
Corpus Christi TX 78414