

PLANNING COMMISSION FINAL REPORT

Case No. 1115-01

HTE No. 15-10000052

Planning Commission Hearing Date: December 2, 2015 (continued from Nov. 18th)

Applicant & Legal Description	<p>Applicant: Charlie Thomas' Courtesy Ford, Inc. Owner: Patrick and Amy Nolan Legal Description/Location: A 100 foot wide tract being 2.2763 acres of land (Tract 1) and a 9.8511 acre tract of land (Tract 2) in a portion of Lots 5 and 6, Block 1 of Dusty Hills, a subdivision in the City of Corpus Christi, Nueces County, Texas, according to the map or plat thereof recorded in Volume 64, Page 195-196, Map Records, Nueces County, Texas, located along the south side of McArdle Road between Prince Drive and Clare Drive.</p>			
Zoning Request	<p>From: "RM-1" Multifamily 1 District, "RM-AT" Multifamily AT District, "RM-3" Multifamily 3 District and the "CN-1" Neighborhood Commercial District To: "CN-1" Neighborhood District (Tract 1) and "CG-2" General Commercial District (Tract 2) Area: 12.1274 Purpose of Request: To develop additional vehicle storage for existing auto dealership.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RM-1" Multifamily 1, "RM-AT" Multifamily AT, "RM-3" Multifamily 3 and "CN-1" Neighborhood Commercial	Vacant,	Medium Density Residential
	<i>North</i>	"RS-6" Single-Family 6 & "CN-1" Neighborhood Commercial	Low Density Residential, Public Semi-Public and Commercial	Low Density Residential & Commercial
	<i>South</i>	"CG-2" General Commercial	Commercial and Vacant	Commercial
	<i>East</i>	"CN-1" Neighborhood Commercial	Medium Density Residential and Vacant	Medium Density Residential and Commercial
	<i>West</i>	"CN-1" Neighborhood Commercial, "CG-2" General Commercial and "RS-6" Single-Family 6	Commercial	Commercial and Medium Density Residential

ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Southeast Area Development Plan and is predominantly designated as medium density residential with commercial uses designated on the northeast corner of the property. The proposed rezoning to the “CN-1” Neighborhood Commercial and “CG-2” General Commercial District is not consistent with the adopted Future Land Use Plan or the Southeast Area Development Plan where shown for medium density residential uses.</p> <p>Map No.: 041035</p> <p>Zoning Violations: None</p>				
Transportation	<p>Transportation and Circulation: The subject property has approximately 1,750 feet of street frontage along McArdle Road, which the Urban Transportation Plan designates as a C3 Primary Collector street. The maximum desirable average daily trips for a C3 Primary Collector street is 4,000 to 8,500.</p>				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2013)
	McArdle Road	C3 Primary Collector	75’ ROW 50’ paved	66’ ROW 47’ paved	17,222 ADT

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RM-1” Multifamily 1 District, “RM-AT” Multifamily AT District, “RM-3” Multifamily 3 District and the “CN-1” Neighborhood Commercial District to the “CN-1” Neighborhood District (Tract 1) and “CG-2” General Commercial District (Tract 2) to develop additional vehicle storage for an existing auto dealership and to create a 100 foot wide strip of “CN” Neighborhood District zoned property along McArdle Road.

Development Plan: The applicant is proposing to rezone for the purpose of creating additional vehicle storage for an existing automobile dealership. The applicant also indicates the possibility for the construction of a service building. No access points have been proposed to McArdle Road at this time.

Existing Land Uses & Zoning: North of the subject property, across McArdle Road, a single-family subdivision exists in the “RS-6” Single-Family 6 District and an AEP electrical substation and a convenience store exist in the “CN-1” Neighborhood Commercial District. To the south of the subject property is the Charlie Thomas Courtesy auto dealership (Auto Nation Ford) in the “CG-2” General Commercial District. The property to the east of the subject property is developed as the Towne Oaks Apartments as well as vacant land and a retail commercial use in the “CN-1” Neighborhood Commercial District. To the west of the subject property is vacant commercial land owned by the Fiat Dealership and zoned “CG-2” General Commercial, a single-family house zoned “RS-6” Single Family and property in the “CN” Neighborhood Commercial District developed as a barber shop and a sports pub.

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

Plat Status: The subject property is platted.

Comprehensive Plan & Area Development Plan Consistency: The subject property is located within the boundaries of the Southeast Area Development Plan (ADP). The proposed rezoning is not consistent with the Southeast ADP or the adopted Future Land Use Map's designation of the property as medium density residential. This designation exists for the majority of the subject property with the exception of the northeast corner of existing Lot 6, which is designated for commercial uses.

Additionally, the following pertinent policies of the Comprehensive Plan and the Southeast Area Development Plan warrant consideration:

- Expansion of commercial uses into or within residential areas may be permitted only if such expansion maintains or improves the residential desirability of the impacted neighborhood (Comprehensive Plan, Commercial Policy Statement D).
- Infill development should be encouraged on vacant tracts within developed areas (Comprehensive Plan, Residential Policy Statement H).

Department Comments:

- The proposed rezoning is consistent with some elements of the Comprehensive Plan and the Southeast Area Development Plan.
- The proposed rezoning is not consistent with the Future Land Use Map where the property is planned for medium density residential.
- It is staff's opinion that the proposed rezoning of Tract 1 may negatively impact the surrounding residential properties across McArdle Road.
- Staff does not object altogether to the expansion of the existing dealership as such may be appropriately categorized as infill development. Staff does find it necessary, however, to maintain the integrity of the Future Land Use Map by maintaining an area with a residential designation, which can serve as a suitable buffer for the existing residential development across McArdle Road.
- A Special Permit will permit parking associated with vehicle sales and service while mitigating the impacts on adjacent residential development.
 - Special Permit Review Criteria set forth in the UDC are applicable and have been reviewed.

Planning Commission and Staff Recommendation:

Tract 2 - Approval of the "CG-2" General Commercial District

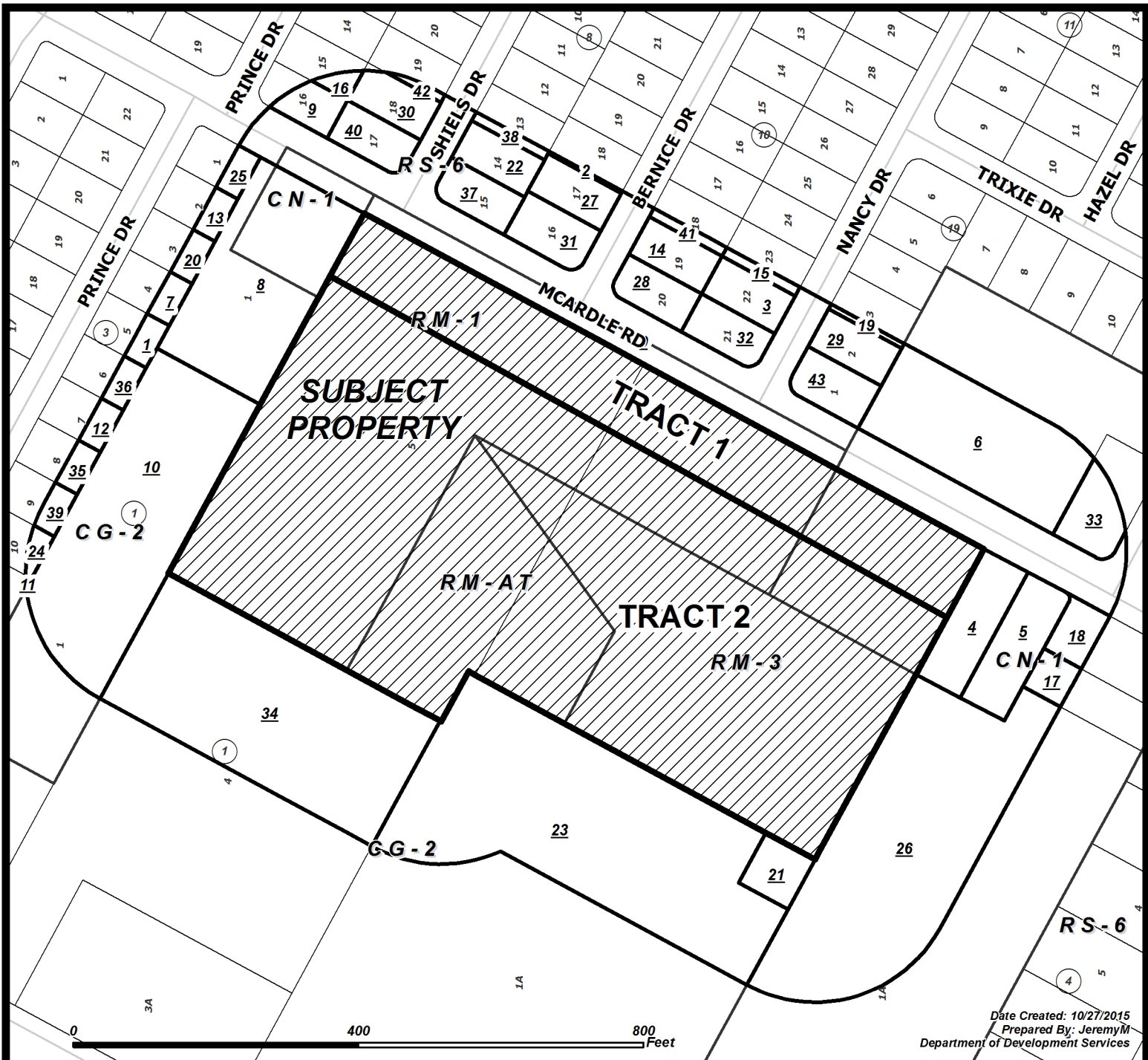
Tract 1 - Denial of the change to "CN-1" Neighborhood Commercial District and, in lieu thereof, approval of the "RM-1/SP" Multifamily 1 District with a Special Permit for vehicle parking associated with automobile sales and service, subject to a site plan and the following conditions:

1. **Uses:** All uses allowed in the "RM-1" Multifamily 1 District, plus the use of the property for parking of vehicles associated with automobile sales and service. Consequently, no commercial buildings are permitted on Tract 1.
2. **Buffer Yard:** A 20-foot buffer yard shall be required along McArdle Road and shall consist of trees, landscaping, and a screening fence.
3. **Landscaping:** The 20-foot required buffer yard shall include 2 ½-inch caliper canopy trees planted every 30 feet and 500 landscape points achieved by plantings other than trees.
4. **Screening:** A minimum six-foot tall solid screening fence (excluding metal) shall be installed, maintained, and remain in place along McArdle Road south of the required landscaping.
5. **Lighting:** All lighting shall be shielded and meet all requirements of the UDC. Lighting may not exceed 15 feet in height. No private freestanding light shall be installed within 20 feet of the McArdle Road right-of-way.
6. **Outdoor Intercom Systems:** Intercom systems may not exceed 60 decibels (dBA) at the property line along McArdle Road.
7. **Dumpsters:** Solid waste containers shall not be located within the 20-foot buffer yard.
8. **Hours of Operation:** 6:30 AM to 7:30 PM
9. **Ingress/Egress:** A maximum of one ingress/egress point shall be permitted along McArdle Road, which shall be aligned with Nancy Drive unless otherwise determined by Staff during the plan review process. Such access point shall be limited to emergency and employee use only and shall have a bar for the purpose of limiting access of delivery vehicles. McArdle Road shall not be used for deliveries.
10. **Time Limit:** This Special Permit shall expire if applicable site and building permits for the buffer yard, landscaping and screening fence are not obtained within three years of the approval date of the ordinance.
11. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC and Building Code Requirements.

Public Notification	Number of Notices Mailed – 43 within 200-foot notification area 5 outside notification area
	<u>As of December 22, 2015:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 2 inside notification area – 0 outside notification area
	Totaling 1.25% of the land within the 200-foot notification area in opposition.

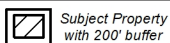
Attachments:

1. Location Map (Existing Zoning & Notice Area)
2. Site Plan
3. Application
4. Neighborhood Notices Returned



CASE: 1115-01 ZONING & NOTICE AREA

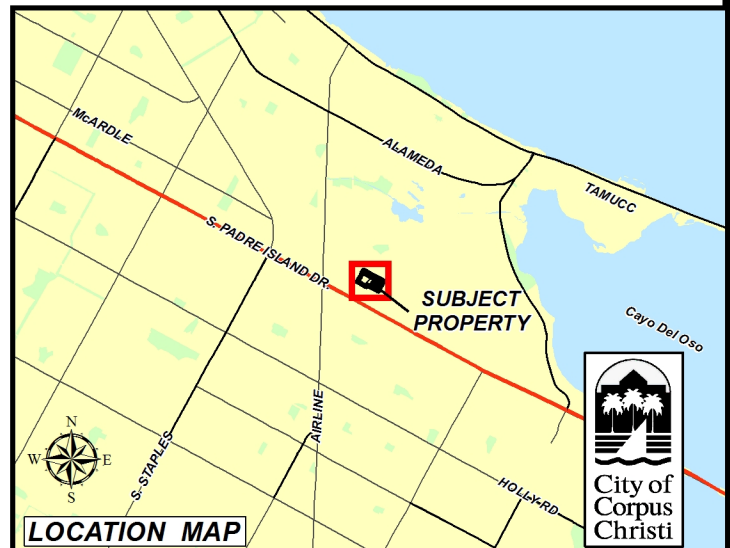
RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF 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	



4 Owners within 200' listed on attached ownership table



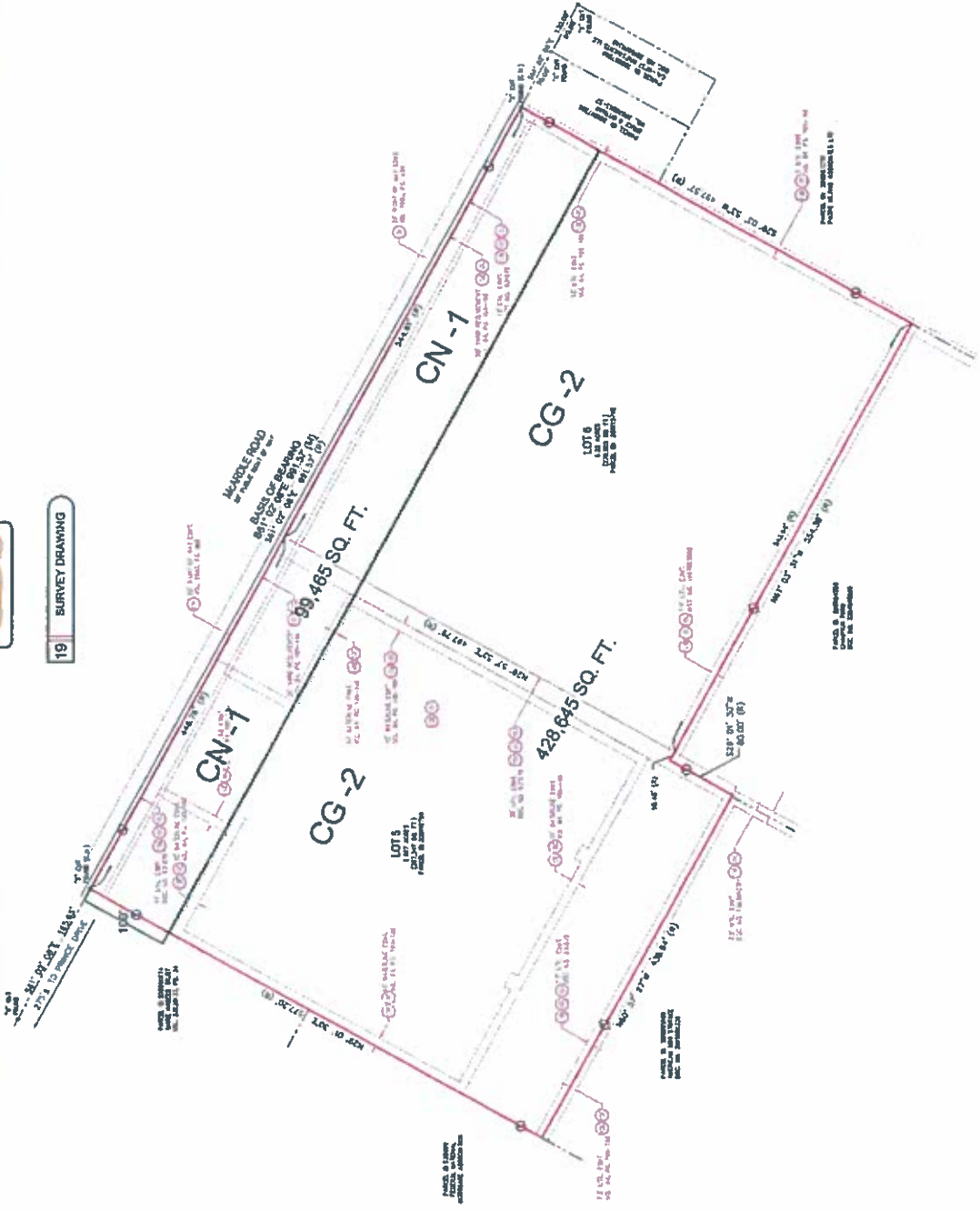
X Owners in opposition



18 LEGEND

- 1. Surveyor's Office
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19 SURVEY DRAWING



16 VICINITY MAP



17 NORTH ARROW / SCALE



18 ALTA/ACSM Land Title Survey

COMMERCIAL
DUE DILIGENCE SERVICES

1725 South Broadway, Suite 100
Denver, CO 80202
Tel: 303.733.7777
Fax: 303.733.7778

Prepared For:

Client Ref:

20 PROJECT ADDRESS

8200 Alameda Road
Corpus Christi, Texas

Project Name:
AUTOMATION

CDS Project Number:
15-05-00718

Approved CDS Surveyor

Surveyor Name: Ericson C. Ramirez
Address: 1000 California Road, Ste. 100
Telephone Number: (719) 375-1128
www.altaacsm.com

ADDENDUM

3. Subject Property Address: 6301 McArdle Road Area of Request (SF/acres): 6.220 Acres
Current Zoning & Use: RM-1 RM-AT, RM-3 and CN-1 Proposed Zoning & Use: CN-1; CG-2
12-Digit Nueces County Tax ID: 2198 - 0001 - 0060
Subdivision Name: Dusty Hills Block: 1 Lot(s): 6
Legal Description if not platted: _____

LAND USE STATEMENT

1. State the purpose of the request and include applicable background information as to the development plan for the property, i.e., usage of property, number and square footage(s) of existing and/or proposed building(s)/unit(s), building(s)/unit(s) height, parking plans/spaces, phasing schedule of development, number of employee(s) associated with the office, business or industrial development, hours of operation, modification or demolition plans for existing structure(s), type, area and setback of signage, etc.

Our plan for the subject property is to develop it as additional vehicle storage for our Ford Mazda dealership currently located adjacent to the subject property with the possibility of some type of service expansion building in the future. As shown on the site plan, we desire to create a 100 foot buffer of CN-1 zoning along the portion of the subject property fronting McArdle Road.

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

North	-	<u>McArdle Road</u>
South	-	<u>Mini-Storage Units; Auto Dealership</u>
East	-	<u>Mutli-Family Apartments; Sales, Supplies & Service</u>
West	-	<u>Vacant Land, Cell Phone Tower; Shopping Center</u>



DISCLOSURE OF INTERESTS

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. Every question must be answered. If the question is not applicable, answer with "NA".

NAME: Charlie Thomas' Courtesy Ford, Ltd.

STREET: 200 SW 1st Avenue, 14th Floor CITY: Fort Lauderdale ZIP: 33301

FIRM is: ☐ Corporation ☒ Partnership ☐ Sole Owner ☐ Association ☐ Other _____

DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

1. State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Job Title and City Department (if known)
<u>N/A</u>	_____

2. State the names of each "official" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Title
<u>N/A</u>	_____

3. State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Board, Commission, or Committee
<u>N/A</u>	_____

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Consultant
<u>N/A</u>	_____

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: _____ Title: AUTHORIZED AGENT
(Print Name) JEFFREY SHUPERT, AUTHORIZED AGENT

Signature of Certifying Person: OF CHARLIE THOMAS' COURTESY GP, LLC, Date: 8/18/15
ITS GENERAL PARTNER

MTA



DISCLOSURE OF INTERESTS

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. **Every question must be answered.** If the question is not applicable, answer with "NA".

NAME: Amy Nolan

STREET: 6001 Holly Road

CITY: Corpus Christi

ZIP: 78412

FIRM is: ☐ Corporation ☒ Partnership ☐ Sole Owner ☐ Association ☐ Other _____

DISCLOSURE QUESTIONS

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1. State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Job Title and City Department (if known)

N/A

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Name

Title

N/A

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Name

Board, Commission, or Committee

N/A

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Consultant

N/A

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: Amy Nolan

(Print Name)

Title: Owner

Signature of Certifying Person: Amy Nolan

Date: 08/10/15



DISCLOSURE OF INTERESTS

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. Every question must be answered. If the question is not applicable, answer with "NA".

NAME: Patrick Nolan

STREET: 6001 Holly Road

CITY: Corpus Christi

ZIP: 78412

FIRM IS: ☐ Corporation ☒ Partnership ☐ Sole Owner ☐ Association ☐ Other _____

DISCLOSURE QUESTIONS

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1. State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Job Title and City Department (if known)

N/A

2. State the names of each "official" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Title

N/A

3. State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Board, Commission, or Committee

N/A

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Consultant

N/A

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: Patrick Nolan
(Print Name)

Title: Owner

Signature of Certifying Person: [Signature]

Date: 8-10-15



DISCLOSURE OF INTERESTS

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. Every question must be answered. If the question is not applicable, answer with "NA".

NAME: R. Bryan Stone

STREET: 800 N. Shoreline, Suite 800S CITY: Corpus Christi ZIP: 78401

FIRM is: ☒ Corporation ☐ Partnership ☐ Sole Owner ☐ Association ☐ Other _____

DISCLOSURE QUESTIONS

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

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Name	Title
<u>N/A</u>	_____
_____	_____

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Name	Board, Commission, or Committee
<u>N/A</u>	_____
_____	_____

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Consultant
<u>N/A</u>	_____
_____	_____

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: R. Bryan Stone
(Print Name)

Title: agent for owners

Signature of Certifying Person: R. Bryan Stone

Date: 8/19/15

APPOINTMENT OF AGENT

As owner of the subject property, I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: R. Bryan Stone

Mailing Address: 800 N. Shoreline, Suite 800S

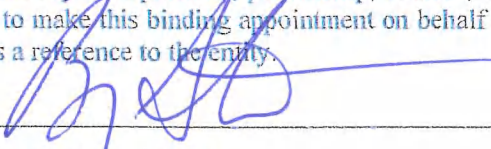
City: Corpus Christi State: TX Zip: 78401

Home Phone: () Business Phone: (361) 880-5830 Cell: ()

I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

Be the point of contact between myself and the City of Corpus Christi; make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; consent to legally binding modifications; conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.

I understand that the City of Corpus Christi will deal only with a fully authorized agent. At any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, I agree to hold harmless and indemnify the City of Corpus Christi, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter. If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have the legal authority to make this binding appointment on behalf of the entity, and every reference herein to "I", "my", or "me" is a reference to the entity.

*Signature of Agent:  Title: Agent

Printed/Typed Name of Agent: R. Bryan Stone Date: 8/31/15

*Signature of Property Owner:  Title: Owner

Printed/Typed Name of Property Owner: Patrick Nolan Date: 8-10-15

*Signature of Property Owner:  Title: owner

Printed/Typed Name of Property Owner: Amy Nolan Date: 8/10/15

*Signature of Property Owner: _____ Title: _____

Printed/Typed Name of Property Owner: _____ Date: _____

*Application must be signed by the individual applicant, each partner of a partnership, or by an authorized officer of a corporation or association.



Development Services
2406 Leopard Street, Corpus Christi, TX 78408
Phone: (361)826-3240 www.cctexas.com

PEAK HOUR TRAFFIC (PHT) FORM

A Traffic Impact Analysis (TIA) determination must be made prior to the submittal of any rezoning application, site plan or street closure request. The Peak Hour Traffic Generation (PHT) Form is required to be completed for developments that are projected to contain 500 or fewer weekday peak hour (A.M. or P.M.) trips (UDC Section 3.29.4).

Property Address: 6201 & 6301 McArdle Road

Legal Description (Subdivision, Lot, Block): 5.907 Acres & 6.220 Acres out of Dusty Hills, Lots 5 & 6, Block 1

Applicant Name: Charlie Thomas Courtesy Ford, Ltd.

Address: 800 North Shoreline, Suite 800S City/State/Zip: Corpus Christi, TX 78401

Telephone: 361-880-5830 Email: bstone@prdg.com; ram@munozenrg.com

Application Status (Select One): ☒ Rezoning ☐ Site Plan ☐ Street Closure

Existing Land Use

Tract Acres	Unit of Measure	Zoning	Land Use	I.T.E. Code	A.M. Trip Rate	Peak A.M. Trips	P.M. Trip Rate	Peak P.M. Trips
5.907	Per Dwelling	RM-1, AT, 3, CN-1	Multi-Family Apartment	220	0.55	208	0.67	254
6.220	Per Dwelling	RM-1, AT, 3, CN-1	Multi-Family Apartment	220	0.55	219	0.67	267

Proposed Land Use

Tract Acres	Unit of Measure	Zoning	Land Use	I.T.E. Code	A.M. Trip Rate	Peak A.M. Trips	P.M. Trip Rate	Peak P.M. Trips
5.907	1000 sq ft	CN-1; CG-2	Single Tenant Building	770	1.40	360	1.26	324
6.220	1000 sq ft	CN-1; CG-2	Single Tenant Building	770	1.40	379	1.26	341
Total						739	Total	665

Abutting Streets

Street Name	Access Proposed To Street?	Pavement Width (FT)	ROW Width (FT)
McArdle Road	Yes	60	48

- ☐ For City Use Only
- ☐ A Traffic Impact Analysis IS required. The consultant preparing the TIA must meet with the City to discuss the scope and requirements of the analysis prior to beginning the TIA.
- ☐ A Traffic Impact Analysis is NOT required. The proposed traffic generated does not exceed the established threshold.
- ☐ The Traffic Impact Analysis has been waived for the following reason(s):

Reviewed By: _____ Date: _____

Note: This completed and reviewed form must accompany any subsequent application for the IDENTICAL project. CHANGES to the proposed project will require a new TIA determination to be made.

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. 1115-01**

Charlie Thomas' Courtesy Ford, Ltd. has petitioned the City of Corpus Christi to consider a change of zoning from the "RM-1" Multifamily 1 District, "RM-AT" Multifamily AT District, "RM-3" Multifamily 3 District and the "CN-1" Neighborhood Commercial District to the "CN-1" Neighborhood Commercial District (Tract 1) and the "CG-2" General Commercial District (Tract 2), as shown on the map included, resulting in a change to the Future Land Use Map from medium density residential to commercial uses. The property to be rezoned is described as:

A 100 foot wide tract being 2.2763 acres of land (Tract 1) and a 9.8511 acre tract of land (Tract 2) in a portion of Lots 5 and 6, Block 1, Dusty Hills, located along the south side of McArdle Road between Prince Drive and Clare Drive.

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, November 18, 2015, 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.

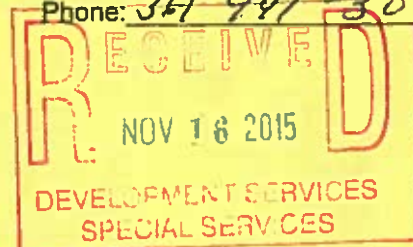
Printed Name: Eugene A. Hall

Address: 1218 NANCY DR. City/State: C.C. TEX

() IN FAVOR ☒ IN OPPOSITION

REASON: Traffic & Noise

Phone: 361 991-3077



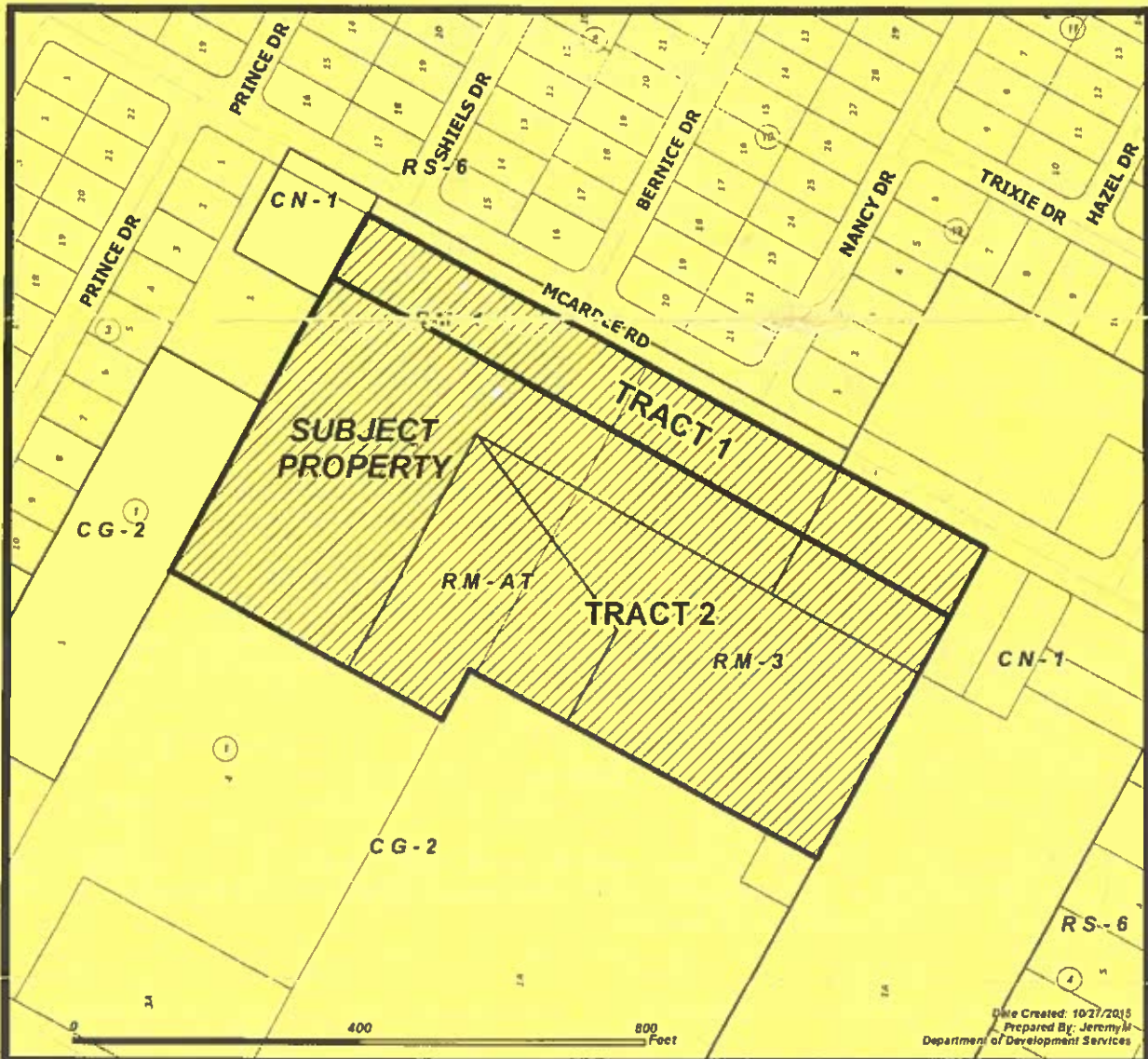
Eugene A. Hall
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: 29
HTE# 15-10000052 blp

Case No. 1115-01
Project Manager: Dolores Wood

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

29 607600190020
NOLL EUGENE ANTHONY
1218 NANCY
CORPUS CHRISTI, TX 78412

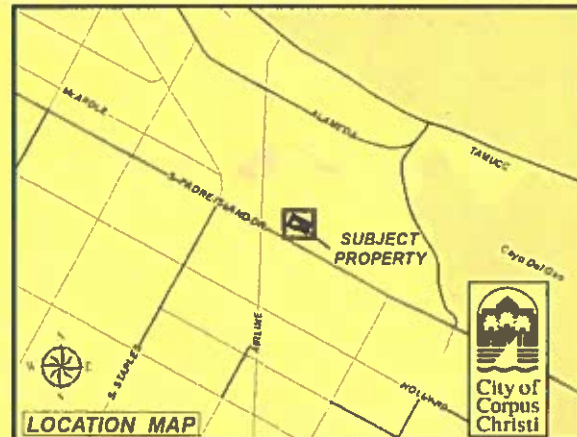


Map Created: 10/27/2015
Prepared By: Jeremy
Department of Development Services

CASE: 1115-01 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
OH 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-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
CJ 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	



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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 1115-01**

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Printed Name: EVELYN PAPAN

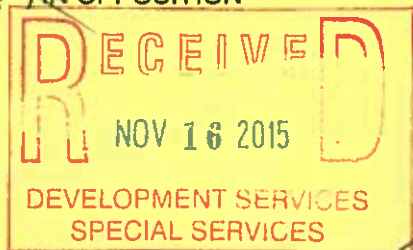
Address: 1001 Pyramid Dr.

City/State: Corpus Christi, Tex 78412

() IN FAVOR ☒ IN OPPOSITION

Phone: 561-991-3794

REASON:



Evelyn Papan
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: 36
HTE# 15-10000052 WDP

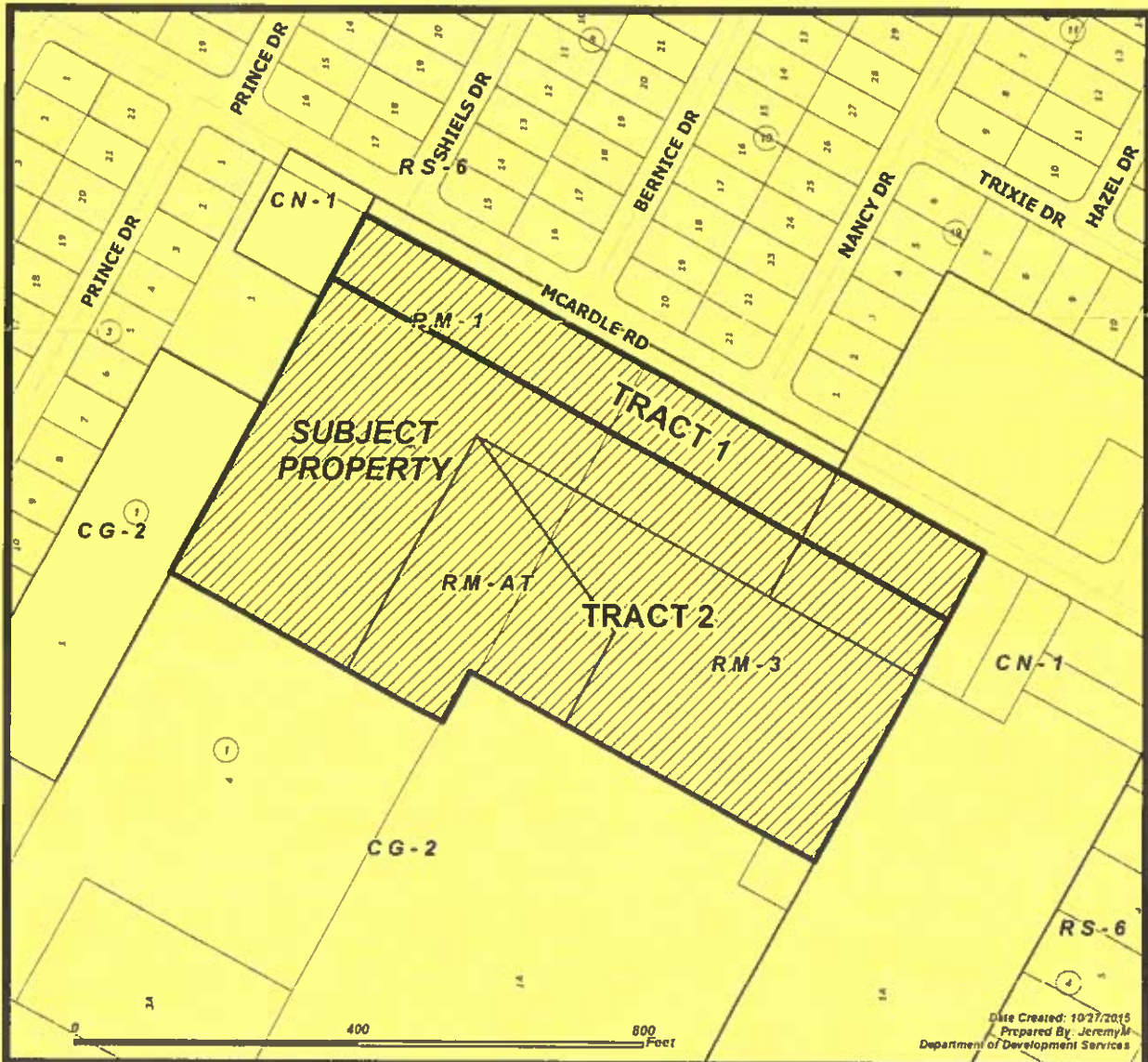
Case No. 1115-01
Project Manager: Dolores Wood

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

36 308500030060
PAPASAN EVELYN JOSEPHINE
1001 PYRAMID
CORPUS CHRISTI, TX 78412



UNITED STATES POSTAGE
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MAILED FROM ZIP CODE 78412



CASE: 1115-01
SUBJECT PROPERTY WITH ZONING



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