

PLANNING COMMISSION FINAL REPORT

Case No. 0715-06

HTE No. 15-10000040

Planning Commission Hearing Date: July 29, 2015

Applicant & Legal Description	Applicant/Representative: John Kendall and The Boston Group Owner: Cloudcroft Land Ventures, Inc. Legal Description/Location: Being 2.257 acres of land being out of Lot 14, Section 55, Flour Bluff Encinal Farm & Garden Tracts, located along the south side of Graham Road between Waldron and Humble Road.			
Zoning Request	From: "RM-1" Multifamily 1 District To: "IL" Light Industrial District Area: 2.257 Purpose of Request: To allow the development of a boat storage facility.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	"RM-1" Multifamily 1	Vacant	Medium Density Residential
	North	"CG-2" General Commercial	Park	Park
	South	"IH" Heavy Industrial	Heavy Industrial	Light Industrial
	East	"RM-1" Multifamily 1	Low Density Residential	Medium Density Residential
	West	"IH" Heavy Industrial	"IH" Heavy Industrial	"IH" Heavy Industrial
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for medium density residential uses. The proposed rezoning to the "IL" Light Industrial District is not consistent with the adopted Future Land Use Plan or the Flour Bluff Area Development Plan. Map No.: 035031 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 300 feet of street frontage along Graham Road, which is a "C1" Minor Residential Collector street.			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2013)
	Graham Road.	"C1" Minor Residential Collector	60' ROW 40' paved	57' ROW 18' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "RM-1" Multifamily 1 District to the "IL" Light Industrial District to allow the development of a boat storage facility with open boat storage.

Development Plan: The proposed rezoning is within the Flour Bluff area. The applicant is proposing outdoor boat storage or self-storage on 2.257 acres. The proposed outdoor boat storage will require screening in accordance with Unified Development Code Article 7.4. At a minimum, the Unified Development Code would require a 20-foot wide front yard on Graham Road. A buffer yard of 10 feet with 5 points would be required along the property lines abutting the "IH" Heavy Industrial District. Additionally, any structure adjacent to single-family or two-family uses will require a setback in compliance with UDC Article 4.2.8.C. This may apply to the eastern property line. A buffer yard of 15 feet with 15 points would be required along the property lines abutting the "RM-1" Multifamily 1 District. The site is proposed to have access from Graham Road.

Existing Land Uses & Zoning: North and west of the subject property is zoned "CG-2" General Commercial and consists of a park. South of the subject property is zoned "IH" Heavy Industrial with a gas plant on it. East of the subject property is zoned "RM-1" Multifamily 1 and has low-density residential uses. West of the subject property is zoned "IH" Heavy Industrial and consists of an access road to the power plant.

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

Comprehensive Plan & Area Development Plan Consistency: The subject property is located within the boundaries of the Flour Bluff Area Development Plan (ADP). The proposed rezoning to the "IL" Light Industrial District is not consistent with the adopted Future Land Use Plan's designation of the property as medium density residential. Additionally, the following are pertinent elements of the Comprehensive Plan and should be considered:

- Existing industrial uses south of South Padre Island Drive and between Waldron Road and Laguna Shores should be encouraged to transition into uses compatible to adjacent proposed multi-family land uses if, and when the current uses are discontinued. – **Flour Bluff Area Development Plan Policy Statement B.12**

- Expansion of commercial or industrial use into residential areas may be permitted only if the expansion maintains or improves the residential desirability of the impacted area. – **Comprehensive Plan Land Use Statement E**
- Minimize the impact of commercial areas on adjacent, existing or future residential areas through the use of compact design, screening fences, open space and landscaping – **Comprehensive Plan Commercial Land Use Policy B**
- 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 neighborhoods. – **Comprehensive Plan Commercial Land Use Policy D**
- Encourage all business areas to develop and maintain a pleasing environment - **Comprehensive Plan Commercial Land Use Policy E**

Plat Status: The subject property would need to be re-platted.

Department Comments:

- The existing zoning of “RM-1” Multifamily 1 is not a desirable location for residential uses because it is adjacent on two sides to an “IH” Heavy Industrial District where a gas plant currently is in operation.
- The applicant has requested the “IL” Light Industrial District – a more intensive zoning district – because the desired “CG-2” General Commercial District does not allow for outdoor boat storage or “open storage” unless it is done in conjunction with retail sales. The proposed development plan does not include retail sales; therefore open storage for the purpose of storing rental of boats and trailers would not be allowed.
- City staff believes the “CC” Commercial Compatible District would allow for a better buffer and land use transition because the subject property’s adjacency to the gas plant. The “CC” District also allows for open storage for self-storage uses, which includes boat storage. It would have to be screened in accordance with the requirements outlined in UDC Article 7.4.
- The “CC” District provides for a wide range of business uses in appropriate locations, which can provide a buffer between residential uses and intensive public facilities, private businesses and manufacturing uses which could present a threat to public health, safety and welfare.
- It is staff’s opinion that the proposed rezoning would provide for more compatibility with the surrounding heavy industrial and residential properties.
- A “CC” Commercial Compatible District would provide for more compatibility with the surrounding heavy industrial and residential properties.
- Staff’s opinion is that a properly screened outdoor boat storage development would provide additional buffer between the residential uses and the heavy industrial uses, which does increase the residential desirability of this neighborhood - one of the findings required of the Comprehensive Plan when deciding which commercial uses to allow within residential areas.

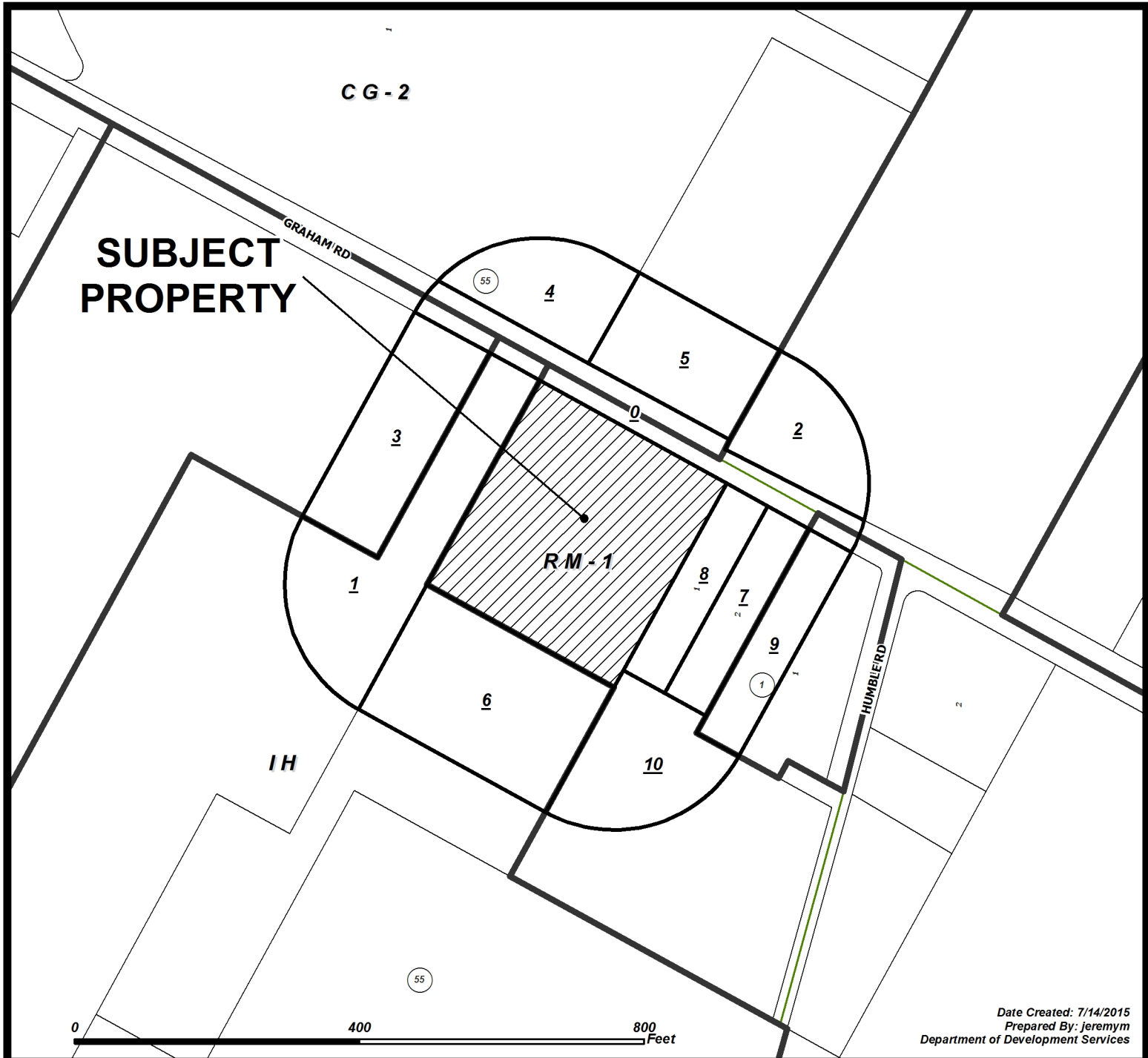
Planning Commission and Staff Recommendation:

Denial of the change of zoning from the “RM-1” Multifamily 1 District to the “IL” Light Industrial District and, in lieu thereof, approval of a change in zoning to the “CC” Commercial Compatible District.

Public Notification	Number of Notices Mailed – 10 within 200-foot notification area 9 outside notification area
	<u>As of July 22, 2015:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 2 inside notification area – 1 outside notification area
Totaling 10.52% 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. Public Comments Received



CASE: 0715-06 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

4

Owners within 200' listed on
attached ownership table



Owners
in opposition



GRAHAM RD.

300.00'

327.53'

BOAT STORAGE BUILDING

BOAT STORAGE BUILDING

80 = 13x37 BOAT STORAGE UNITS TOTAL ON SITE

PROJECT LOCATION

GRAHAM RD.
2.25 ACRES OUT OF LOT 14
SECTION 55
FLORA BLUFF & ENCL. FARM
& GARDEN TRACTS
CORPUS CHRISTI, TEXAS

C.C.E.C.S. DESIGN SERVICES
OFFICE (361) 808-7600
FAX (361) 808-7633



Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469-9277
(361) 828-3240
Located at 2408 Leopard Street

REZONING APPLICATION

Office Use Only

Case No.: 0715-06 Map No.: 035031
PC Hearing Date: 7-29-15 Proj. Mgr. Jessica
Hearing Location: City Hall, Council Chambers, 1201 Leopard Street
Hearing Time: 5:30 p.m.

* A MAXIMUM OF FIVE REZONINGS CASES ARE SCHEDULED PER HEARING.
* INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

1. Applicant JOHN KENDALL, SPENCER FILLMORE ^{BOSTON CAMP} Contact Person: JOHN KENDALL
Mailing Address: 343 EAST 2ND STREET SUITE 107
City: REXBURG State: MD ZIP: 83440 Phone: (361) 808-7600
E-mail: [REDACTED] Cell: (361) 960-0039

2. Property Owner(s): CL--ACROFT LAND VENTURE Contact Person: KIM COK
Mailing Address: 6701 S. PADRE ISLAND DR. SUITE 102
City: CORPUS CHRISTI State: TX ZIP: 78412 Phone: (361) 244-0048
E-mail: [REDACTED] Cell: (361) 815-5111

3. Subject Property Address: GRAHAM RD Area of Request (SF/ acres): 2.25 ACRES
Current Zoning & Use: RM-1 Proposed Zoning & Use: IL ✓
12-Digit Nueces County Tax ID: -----
Subdivision Name: ----- Block: ----- Lot(s): -----
Legal Description if not platted: 2.25 ACS OUT OF LT 14 SEC. 55 FLEM BRUFF RNC. FARM GARDEN TR.

4. Submittal Requirements:
- ☐ Early Assistance Meeting: Date Held -----; with City Staff -----
- ☐ Land Use Statement ☐ Disclosure of Interest ☐ Copy of Warranty Deed
- IF APPLICABLE:
- ☐ Peak Hour Trip Form (if request is inconsistent with Future Land Use Plan) ☐ Site Plan for PUD or Special Permit
- ☐ Metes & Bounds Description with exhibit if property includes un-platted land (sealed by RPLS) ☐ Lien Holder Authorization
- ☐ Appointment of Agent Form if landowner is not signing this form

I certify that I have provided the City of Corpus Christi with a complete application for review; that I am authorized to initiate this rezoning as or on behalf of the Property Owner(s); and the information provided is accurate.

[Signature]
Owner or Agent's Signature
Spencer Fillmore
Owner or Agent's Printed Name

[Signature]
Applicant's Signature
JOHN KENDALL
Applicant's Printed Name

Office Use Only: Date Received: 6-29-15 Received By: JA/BP ADP: -----
Rezoning Fee: \$1692.50 + PUD Fee N/A + Sign Fee \$10.00 = Total Fee \$1702.50
No. Signs Required 1 @ \$10/sign Sign Posting Date: -----

LAND USE STATEMENT

The property in question is 2.25 acres and currently zoned RM-1, Multifamily. It is the owner's intent to rezone the property to CG-2, General Commercial to allow the construction of a boat storage facility. There will be two buildings on site, with a total of 80 boat stalls, the stalls will be 481 square foot in area.

There will be one employee on site customers access the facility 7 days a week, from the hours of 8:00 am to 5:00 pm.

Land uses of the adjoining areas:

North - CG-2
South - IH
East - RM-1
West - IH



7-8-15
Sent to
Review

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: GRAHAM ROAD

Legal Description (Subdivision, Lot, Block): 2.25 ACS OUT OF LOT 14 SEC. 55 FROM BLUFF + ENC GARDEN TR.

Applicant Name: THE BOSTON GROUP

Address: 343 EAST 2 NORTH #107 City/State/Zip: REXBURG ID. 83440

Telephone: 801-545-0707 Email: SPENCER@THEBOSTONGROUP.US

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
2.25	0	RM-1	MULTIFAMILY 220	-55	0	0	0	0

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
	38.480	CG-2	COMMERCIAL	942	2.83	109	3.51	135
Total							Total	

Abutting Streets

Street Name	Access Proposed To Street?	Pavement Width (FT)	ROW Width (FT)
GRAHAM RD.	1-30'		20'

- ☐ 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.



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: Cloudcroft Land Ventures, Inc.

STREET: 701 Ayers CITY: Corpus Christi ZIP: 78404

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)

none

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

none

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

none

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

none

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: Kim Cox Title: Attorney-in-Fact
(Print Name)

Signature of Certifying Person: Kim Cox Date: 7/13/15



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: THE BOSTON GROUP

STREET: 343 EAST 2 NORTH #107 CITY: REXBURG ID 10 ZIP: 83440

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

DISCLOSURE QUESTIONS

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Name

Job Title and City Department (if known)

NA _____

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

NA _____

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

NA _____

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

NA _____

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: Spencer Fillmore
(Print Name)

Title: Manager

Signature of Certifying Person: [Signature]

Date: 6/26/15



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: JOHN KENDALL
STREET: 5866 S. STAPLES ST 301 CITY: CORPUS CHRISTI TX ZIP: 78413
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)

NA _____

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Name

Title

NA _____

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Board, Commission, or Committee

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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

NA _____

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: JOHN KENDALL Title: PRESIDENT
(Print Name)

Signature of Certifying Person: _____ Date: 6-28-15

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: JOHN KENDALL

Mailing Address: 5866 S. STAPLES SUITE 301

City: CORPUS CHRISTI State: TX. Zip: 78413

Home Phone: () NA Business Phone: (361) 808-7600 Cell: (361) 960-0039

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: [Signature] Title: PRESIDENT

Printed/Typed Name of Agent: JOHN KENDALL Date: 6-29-15

*Signature of Property Owner: [Signature] Title: Manager

Printed/Typed Name of Property Owner: Spencer Fillmore Date: 6/28/15

*Signature of Property Owner: _____ Title: _____

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

*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.

GRAHAM RD.

300.00'

327.53'

BOAT STORAGE BUILDING

BOAT STORAGE BUILDING

80 = 13x37 BOAT STORAGE UNITS TOTAL ON SITE

PROJECT LOCATION

GRAHAM RD.
2.25 ACRES OUT OF LOT 14
SECTION 55
FLORA BLUFF & ENCL. FARM
& GARDEN TRACTS
CORPUS CHRISTI, TEXAS

C.C.E.C.S. DESIGN SERVICES
OFFICE (361) 808-7600
FAX (361) 808-7633

STATE OF TEXAS
COUNTY OF NUECES

Field Notes of 2.257 acres of land being out of Lot 14, Section 55, Flour Bluff Encinal Farm Garden Tract, as shown on a map recorded in Volume "A", Pages 41 – 42, Map Records Nueces County, Texas. Said 2.257 acre tract being more particularly described as follows.

COMMENCING at a point in the south right of way of Graham Road, in the north line of Lot 1, Block 1, Waldron Road Subdivision, as shown on a map recorded in Volume 67, Page 318, Map Records Nueces County, Texas. **THENCE** with the south right of way of Graham Road, South $61^{\circ}20'34''$ East, a distance of 893.66 feet to a point. **THENCE** with the south right of way of Graham Road, South $61^{\circ}58'44''$ East, a distance of 60.20 feet to a point, for the northwest corner of this survey, and for the **POINT of BEGINNING**.

THENCE with the south right of way of Graham Road, South $61^{\circ}24'28''$ East, a distance of 300.03 feet to a point for the northeast corner of this survey.

THENCE South $28^{\circ}34'57''$ West, a distance of 327.60 feet to a point for an outside corner of the Flour Bluff Gas Plant Unit 2, as shown on a map recorded in Volume 34, Page 140, Map Records Nueces County, Texas, and for the southeast corner of this survey.

THENCE North $61^{\circ}25'38''$ West, a distance of 300.07 feet to a point for an inside corner of said Flour Bluff Gas Plant Unit 2 and for the southwest corner of this survey.

THENCE North $28^{\circ}35'23''$ East, a distance of 327.71 feet to the **POINT of BEGINNING**, and containing 2.257 acres of land, more or less.

Notes:

1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein is correct to the best of my knowledge and belief.

Ronald E. Brister

Ronald E. Brister, RPLS No. 5407
Date: June 30, 2015.

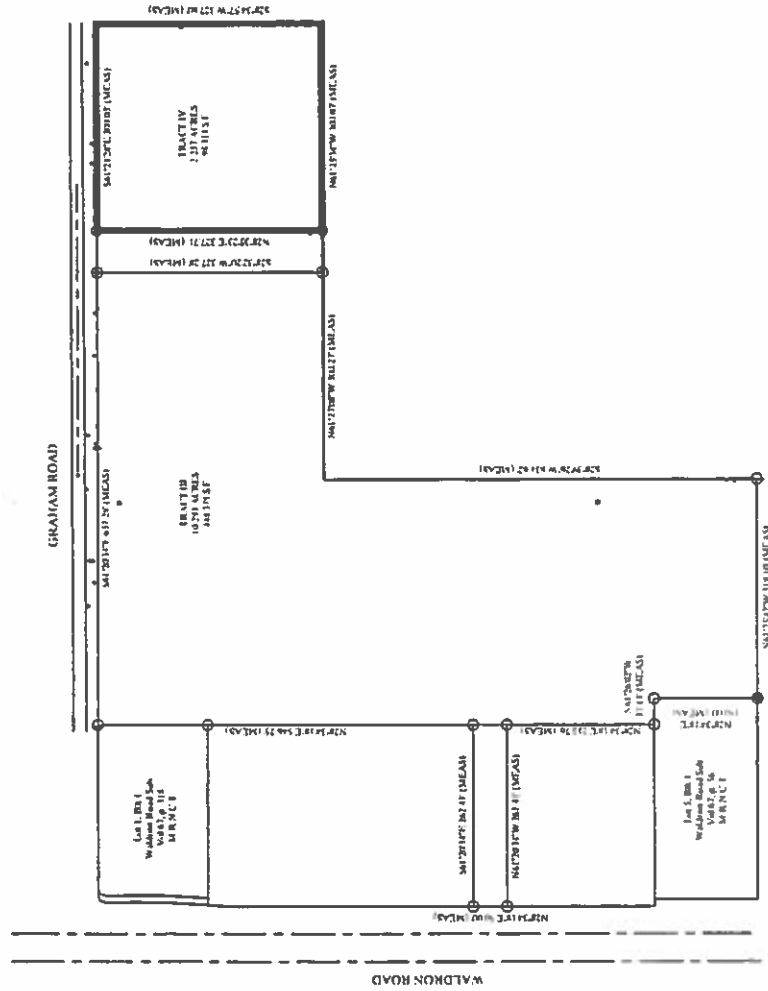


Job No. 15975



A 2.237 ACRE TRACT OUTWELL IS, SUTHERLAND, FLORIDA FARM AND GARDENS, FRUITLAND, FLORIDA, SECTION 14, TOWNSHIP 11 N., RANGE 11 E., MAP BEING THE 1915 COUNTY, TEXAS, BEING ON A MAP RECEIVED IN VOLUME "A", PAGE 11.

(5RA) (AM ROAD)

[illegible]

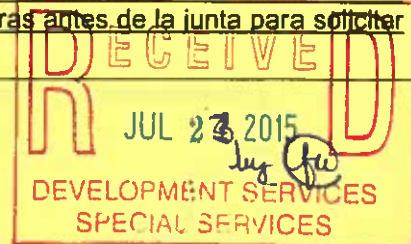
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Brister Surveying
 1400 Franklin Road, Suite 300
 Columbia, SC 29204
 (803) 734-2900
 Fax (803) 734-2902
 Mobile/Cellular: (803) 734-2903
 E-mail: brister@brister.com

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

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0715-06**



John Kendall and The Boston Group have petitioned the City of Corpus Christi to consider a change of zoning from the **"RM-1" Multifamily 1 District** to the **"IL" Light Industrial District**, **resulting in a change to the Future Land Use Plan from medium density residential to light industrial uses.** The property to be rezoned is described as:

Being 2.257 acres of land being out of Lot 14, Section 55, Flour Bluff Encinal Farm & Garden Tracts, located along the south side of Graham Road between Waldron Road and Humble 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 on **Wednesday, July 29, 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: DARRELL MCINTYRE, TONI MCINTYRE

Address: 337 GRAHAM RD. City/State: CC, TX.

() IN FAVOR (☒) IN OPPOSITION Phone: 937-3285

REASON: TOO CLOSE TO RESIDENCE, POSSIBLE DRAINAGE ISSUE, INDUSTRIALIZATION OF NEIGHBORHOOD

Darrell McIntyre, a.a. McIntyre
Signature

SEE MAP ON REVERSE SIDE

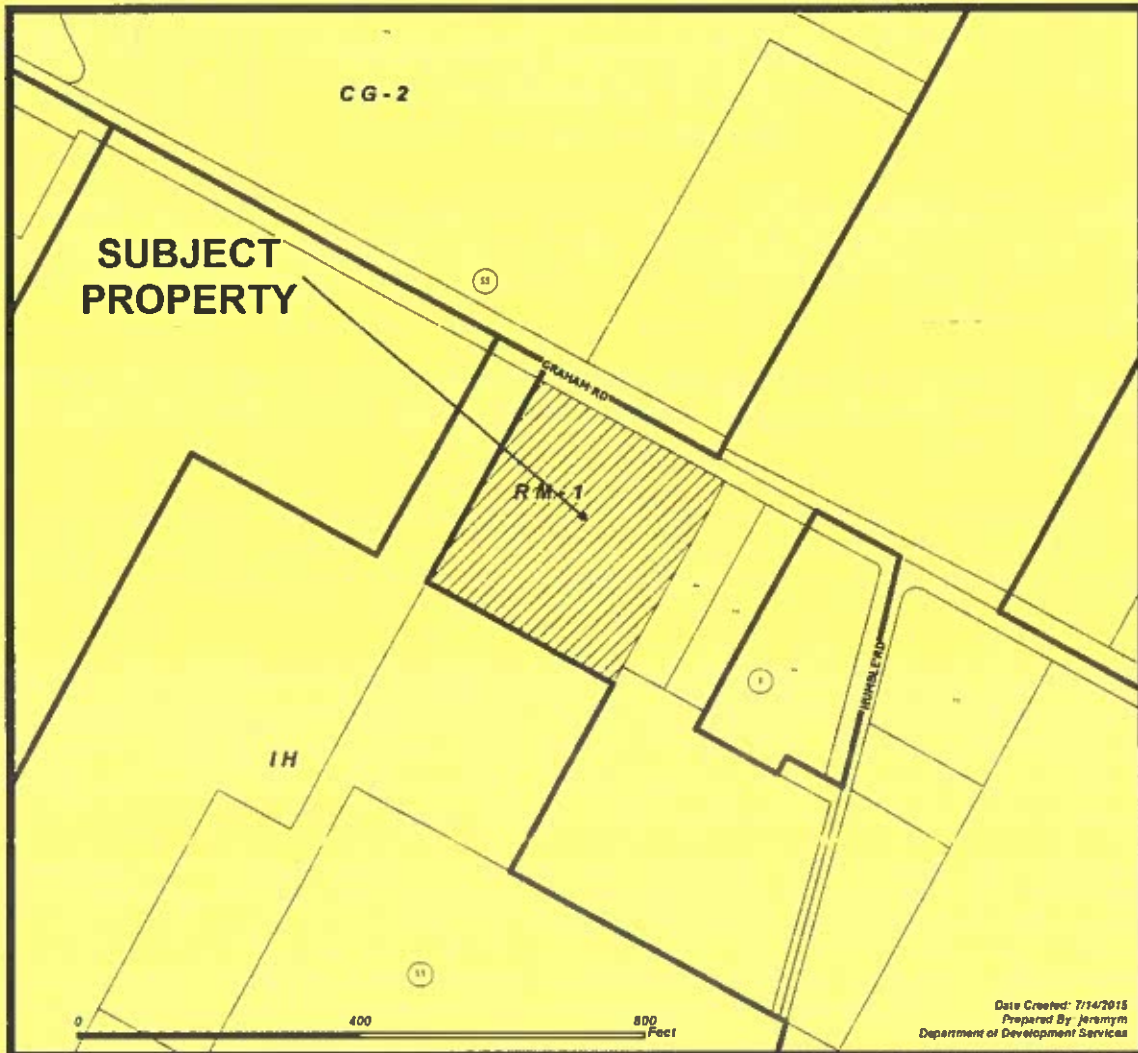
Property Owner ID: 7
HTE# 15-10000040

#7 & #8 = 10.52%

Case No. 0715-06
Project Manager: Jessica Alford

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

7 496000010020
MCINTYRE DARRELL E AND
ANTHONY ANN MCINTYRE WFE
337 GRAHAM RD
CORPUS CHRISTI, TX 78418



CASE: 0715-06
SUBJECT PROPERTY WITH ZONING



RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	BI 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
CH-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CH-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	



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PUBLIC HEARING NOTICE
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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: Keith Hanson 78418
Address: 331 GRAHAM ROAD City/State: Corpus Christi, Texas
() IN FAVOR (X) IN OPPOSITION Phone: 361-232-3067

REASON:

Drainage + Environmental ISSUES, Roadway, + Infrastructure
Quality of Life
7/20/2015

Signature

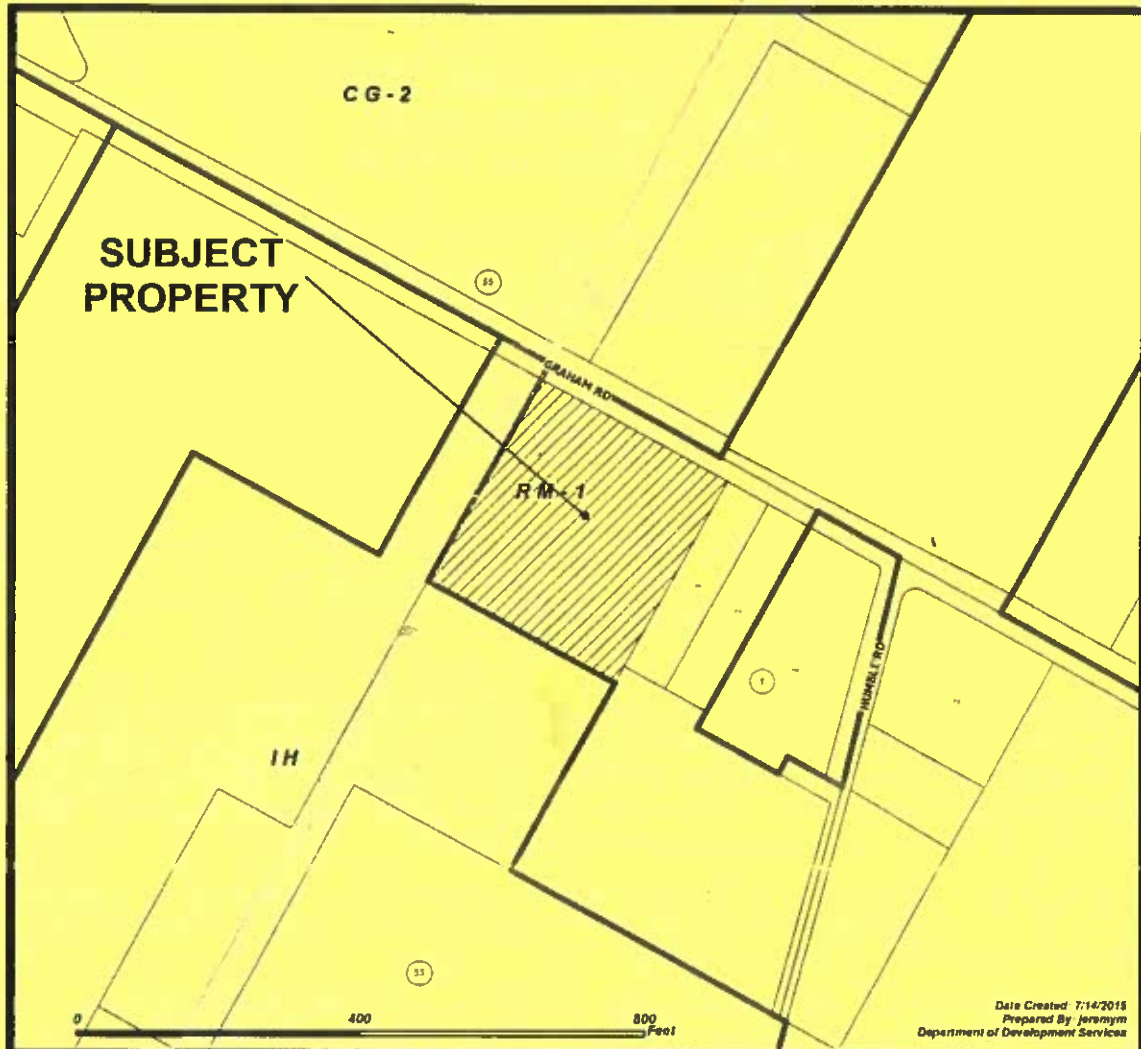
SEE MAP ON REVERSE SIDE

Property Owner ID: ✓
HTE# 15-10000040 bep

Case No. 0715-06
Project Manager: Jessica Alford

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

Keith Hanson
Area Resident
331 Graham Road
Corpus Christi, TX 78418



Date Created: 7/14/2015
Prepared By: Jennym
Department of Development Services

CASE: 0715-06
SUBJECT PROPERTY WITH ZONING



RM-1	Multifamily 1	LI	Light Industrial
RM-2	Multifamily 2	HI	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
DO	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4 & 8	Single-Family 4 & 8
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		

