

# PLANNING COMMISSION FINAL REPORT

Case No.: 0915-04

HTE No. 15-10000048

Planning Commission Hearing Date: September 9, 2015

Applicant & Legal Description	<b>Applicant/Owner:</b> Padre Coastal Homes, LLC <b>Representative:</b> Naismith Engineering, Inc. <b>Legal Description/Location:</b> Lots 6 and 7, block 3, Padre Island-Corpus Christi Section E, located on the south side of Running Light Drive.			
Zoning Request	<b>From:</b> "RS-6/IO" Single Family with an Island Overlay <b>To:</b> "RS-TH/PUD/IO" Townhouse District with a Planned Unit Development Overlay and Island Overlay <b>Area:</b> 0.58 acres <b>Purpose of Request:</b> To allow the construction of a 6-unit townhouse development that deviates from the typical townhouse development standards.			
Existing Zoning and Land Uses		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<b>Site</b>	"RS-6/IO" Single-Family 6 with an Island Overlay	Vacant	Tourist
	<b>North</b>	"RS-6/IO" Single-Family 6 with an Island Overlay	Vacant	Tourist
	<b>South</b>	"RS-6/IO" Single-Family 6 with an Island Overlay	Vacant	Tourist
	<b>East</b>	"RS-6/IO" Single-Family 6 with an Island Overlay	Vacant	Tourist
	<b>West</b>	"RS-6/IO" Single-Family 6 with an Island Overlay	Vacant	Tourist
ADP, Map & Violations	<b>Area Development Plan:</b> The subject property is located within the boundaries of the Mustang-Padre Island Area Development Plan and is planned for medium density residential uses. The proposed rezoning to the "RS-TH/PUD/IO" Townhouse District with a Planned Unit Development and Island Overlay is consistent with the adopted Future Land Use Plan. <b>Map No.:</b> 029027 <b>Zoning Violations:</b> None			

Transportation	<b>Transportation and Circulation:</b> The subject property is located on the south side of Running Light Drive, which intersects with Commodores Drive and Aquarius Street (formerly Estrada Drive), both of which are “C1” Minor Residential Collector streets. “C1” Collectors have a maximum desirable number of Average Daily Trips (ADT) of 1,000 to 3,000.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Commodores Drive	“C1” Collector	60’ ROW 40’ paved	120’ ROW 100’ paved	Not Available
	Aquarius Street	“C1” Collector	60’ ROW 40’ paved	80’ ROW 40’ paved	Not Available

#### **Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the “RM-AT” Multifamily Apartment Tourist District to the “RS-TH /PUD/IO” Townhouse District with a Planned Unit Development (PUD) and Island Overlay for the construction of a six (6) unit townhouse development. The layout of the townhouse develop departs slightly from standard subdivision requirements, therefore the applicant/owner is employing a PUD. Using a PUD would commit the developer to a site plan that could not be changed significantly without a public hearing.

**Development Plan:** The applicant proposes to rezone and replat Lots 6 and 7 of Block 3, Padre Island-Section E to allow for the construction of a non-gated residential development of attached single-family units. The proposed development is planned to contain six (6) units, one (1) common area and one (1) lot for private access and utilities. The intent is for the units to be individually owned and to be used as daily rental townhomes to service the growing tourist needs on Padre Island.

The property is within the Island Overlay District. The following table is a comparison of the proposed PUD development standards and the Unified Development Code (UDC) standards for the “RS-TH” Townhouse District. The table states all necessary deviations from the UDC.

<b>Minimum Dimensions</b>	<b>“RS-TH” District Standards</b>	<b>Proposed PUD</b>	<b>Deviation</b>
Site Area (SF)	20,000	25,264	No
Lot Area (front access)	2,600	1,753	<b>Yes</b>
Lot Area (rear access)	2,200	n/a	--
Shared Parking	1,600	n/a	--
Dwelling Unit Width	26	15	<b>Yes</b>
Front Yard	10	10	No
Side Yard	0	0	No
Rear Yard	5	5	No
Building Separation	10	10	No
Open Space	30%	44%	No
Maximum Height (FT)	45	45	No
Curb Type	6”Curb and Gutter	2’ Ribbon Curb: See Exhibit 6 – Page 8	Yes
Parking Requirement	2.2/unit	2.0/unit + 6 guest (18 total)	No
Sidewalks	6’ on one side of Road	6’ on one side of Road	No

**Existing Land Uses & Zoning:** The subject property and all adjacent properties are zoned “RS-6/IO” Single-Family 6 with an Island Overlay. All properties are vacant.

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

**Comprehensive Plan & Area Development Plan (ADP) Consistency:** The subject property is located within the boundaries of the Mustang-Padre Island ADP and the proposed rezoning is consistent with the adopted Future Land Use Map, which slates the property for Tourist uses. The proposed rezoning is also consistent with the following polices of the Comprehensive Plan:

- Planned Unit Development and other creative land planning techniques should be encouraged (Residential Policy Statement K).
- 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 City will continue to protect residential neighborhoods from encroachment of non-residential uses unless the negative effects of the non-residential uses are eliminated or significantly mitigated (Policy Statement B.13).

**Plat Status:** The subject property is currently platted and will be re-platted in accordance with the Master Site Plan.

### **Department Comments:**

- The proposed rezoning is consistent with the Comprehensive Plan.
- The proposed rezoning is compatible with the present zoning and conforming uses of nearby properties and to the character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.
- The subject property is suitable for the uses proposed by this rezoning.
- This PUD utilizes decreased lot sizes, lot widths, open space, sidewalk width, and street width and non-traditional street construction standards, while maintaining the required site area, building height, and building separation.
- The subject property consists of a two platted lots with infrastructure already in place. Infill development should be encouraged at this site. PUDs allow flexibility for attractive, efficient design and can often reduce infrastructure installation and maintenance costs to the city. PUDs can encourage development on difficult sites.
- The master preliminary plat is generally consistent with all zoning requirements for the property.
- The proposed provision and configuration of roads and utilities is adequate to serve the property.
- The schedule of the development is feasible and assures that the proposed development will progress to completion within the time limits proposed.
- The location, size, and sequence of the development proposed assures orderly and efficient development of the land subject to the plat.

### **Planning Commission and Staff Recommendation:**

Approval of the change of zoning from the "RS-6/IO" Single Family 6 District with an Island Overlay to the "RS-TH/PUD/IO" Townhouse District with a Planned Unit Development Overlay and Island Overlay, subject to the following ten conditions:

1. **Master Site Plan:** The Owners shall develop the Property in accordance with the Master Site Plan as shown in Exhibit B. The development of the Property is to consist of six (6) townhouse units and common area amenities and shall be constructed in one phase. The PUD on this property would allow for individually owned, daily rental townhomes.
2. **Dwelling Units per Acre:** The density of dwelling units on the Property shall not exceed six (6) dwelling units.
3. **Building Height:** The maximum height of any structure on the Property is 45 feet.
4. **Parking:** The property must have a minimum of 18 standard parking spaces. Parking is prohibited along the private-street and pedestrian walkways.
5. **Setbacks and Lot Width:** The minimum front yard setback for each lot shall be ten (10) feet. The minimum rear yard setbacks for all lots shall be five feet. The minimum building separation between unattached townhouse units shall be 10 feet. A Minimum ten-foot wide yard setback is required along a street. The minimum side yard setback is five (5) feet. The minimum width for townhouse lots shall be 15 feet.



6. **Open Space:** The Property must maintain a minimum of 44% open space. Any surfaces constructed within the required open space must be constructed of pervious material.
7. **Private Street Access:** The property shall provide the lots with access to a two-way private street with a width of not less than 24 feet. The private streets shall be marked to indicate "Fire Lane/No Parking."
8. **Pedestrian Access:** A minimum six-foot wide sidewalk shall be constructed along one side of the private street connecting to the street.
9. **Dumpster Screening:** A minimum six-foot tall screening fence shall be constructed, maintained, and remain in place around a dumpster if placed in the street yard.
10. **Time Limit:** Construction of the development shall commence within 24 months from the date this modified Planned Unit Development ordinance is approved by the City Council.

<b>Public Notification</b>	Number of Notices Mailed – 21 within 200-foot notification area 5 outside notification area
	<b><u>As of September 23, 2015:</u></b>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 2 inside notification area – 0 outside notification area
	Totaling 9.35% of the land within the 200-foot notification area in opposition.

- Exhibits:
- A. Location Map (With Existing Zoning & Notice Area)
  - B. Running Light PUD (Development Plan)
  - C. Application
  - D. Notices/Public Comments



**Planned Unit Development for:**

# Running Light PUD

**Corpus Christi, Texas**

**Willie Mandel**  
**[Owner]**

**Submitted By:**

**Naismith Engineering, Inc.**  
4501 Gollihar Road  
Corpus Christi, TX 78411  
TBPE F-355

**Engineer: Craig B. Thompson, P.E.**



**NaismithEngineering,Inc**  
ARCHITECTURE ■ ENGINEERING ■ ENVIRONMENTAL ■ SURVEYING

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## Location Map









## Property Description

Running Light PUD sits on a 0.58 acre tract of land near the end of Running Light Drive. Existing zoning on the property is RS-6 with a future land use designation of 'Tourist'. This portion of land is also located in Zone A13 (EL 9) per the Flood Insurance Rate Map.

This Planned Development fits within the existing characteristics of the surrounding properties and will fit with the culture of Padre Island.



Deviations Table | Running Light

Description	Zong / Platting Ordinance Requirement (RS-TH)	Running Light PUD
Min. Site Area (SF)	20,000	25,264
Min. Area per Dwelling Unit (SF)		
Front Access	2,600	1,753
Rear Access	2,200	n/a
Shared Parking	1,600	n/a
Min. Dwelling Unit Width (FT)		
Front Access	26	15
Rear Access	22	n/a
Shared Parking	16	n/a
Min. Yards (FT)		
Street	10	10
Street (corner)	10	10
Side (single)	0	0
Side (total)	0	0
Rear	5	5
Min. Building Separation (FT)	10	10
Min. Open Space	30 %	30%
Max. Height (FT)	45	45
Curb Type	6" Curb & Gutter	2' Ribbon Curb: See Exhibit 6 - Page 8
Parking Requirement	2.2 / unit	2.0 / unit + 6 guest (18 total)
Sidewalks	6' on One Side of Road	6' on One Side of Road

Development Guidelines | Running Light

Residential Lots:  
Block 1, Lots 1-6

1. Lot Size:

Minimum 1,753 sf  
Maximum 3,276 sf
2. Lot Width:

Minimum 15 Feet  
Maximum 36 Feet
3. Front Yard Requirement:

10 feet Minimum
4. Rear Yard Requirement:

5 feet Minimum
5. Side Yard Requirement:

Zero Lot Line
6. Maintenance:

Lot owner and/or Home Owners Association (HOA)
7. Building Spacing:

10'
8. Building Height:

Maximum - 2 Stories, 45' vertical distance above finished grade to the highest point between the plate line and the ridge of a gable or hip roof.
9. Parking Requirement:

2.0 Per Lot + 1 Guest Space Per Lot with a total of 18 Spaces Provided.  
See Parking Plan on Page 8.
10. Usage:

Single Family Residential / Short Term Rentals less than 30 days
11. Improvements:

Structure, decks, porches, etc. shall not portrude beyond the Yard, Easement or Property Line (whichever is applicable).  
Rear Yard Patios to be constructed with Pervious Material.

Private Access and Utility Easement:  
Block 1, Lots 7

1. Maintenance:

Home Owners Association (HOA)
2. Parking Requirement:

Parking allowed in Designated Areas only. Parking Spaces to be clearly marked.  
No Parking allowed on Mandel Drive.
3. Usage:

Areas supporting the community:  
Vehicular Access Drive, Pedestrian Access, Walkways, etc.

Common Area:  
Block 1, Lot 8

1. Lot Size:

7,582 SF
2. Front Yard Requirement:

10 feet Minimum
3. Rear Yard Requirement:

5 feet Minimum
4. Side Yard Requirement:

5 feet Minimum
5. Maintenance:

Home Owners Association (HOA)
6. Building Spacing:

10'
7. Building Height:

Maximum - 1 Stories
8. Building Note 1:

Architectural style of non-residential community structures must match style of residential structures.
9. Building Note 2:

Building separation of non-residential structures will be subject to the 2009 International Building Code and may require increased spacing or increased fire protection.
10. Parking Requirement:

No parking allowed in Common Area, Lot 8
11. Usage:

Non-Residential Structures supporting the community.
12. Improvements:

Structure, decks, porches, etc. shall not portrude beyond the Yard, Easement or Property Line (whichever is applicable).



# Lot Layout | Running Light

## Note

Landscaping and Irrigation will be provided in this subdivision.

## Legend

- ① Parking | See sheet 8 for Layout
- ② Mandel Drive
- ③ Sidewalk
- ④ Pedestrian Access to Common Area



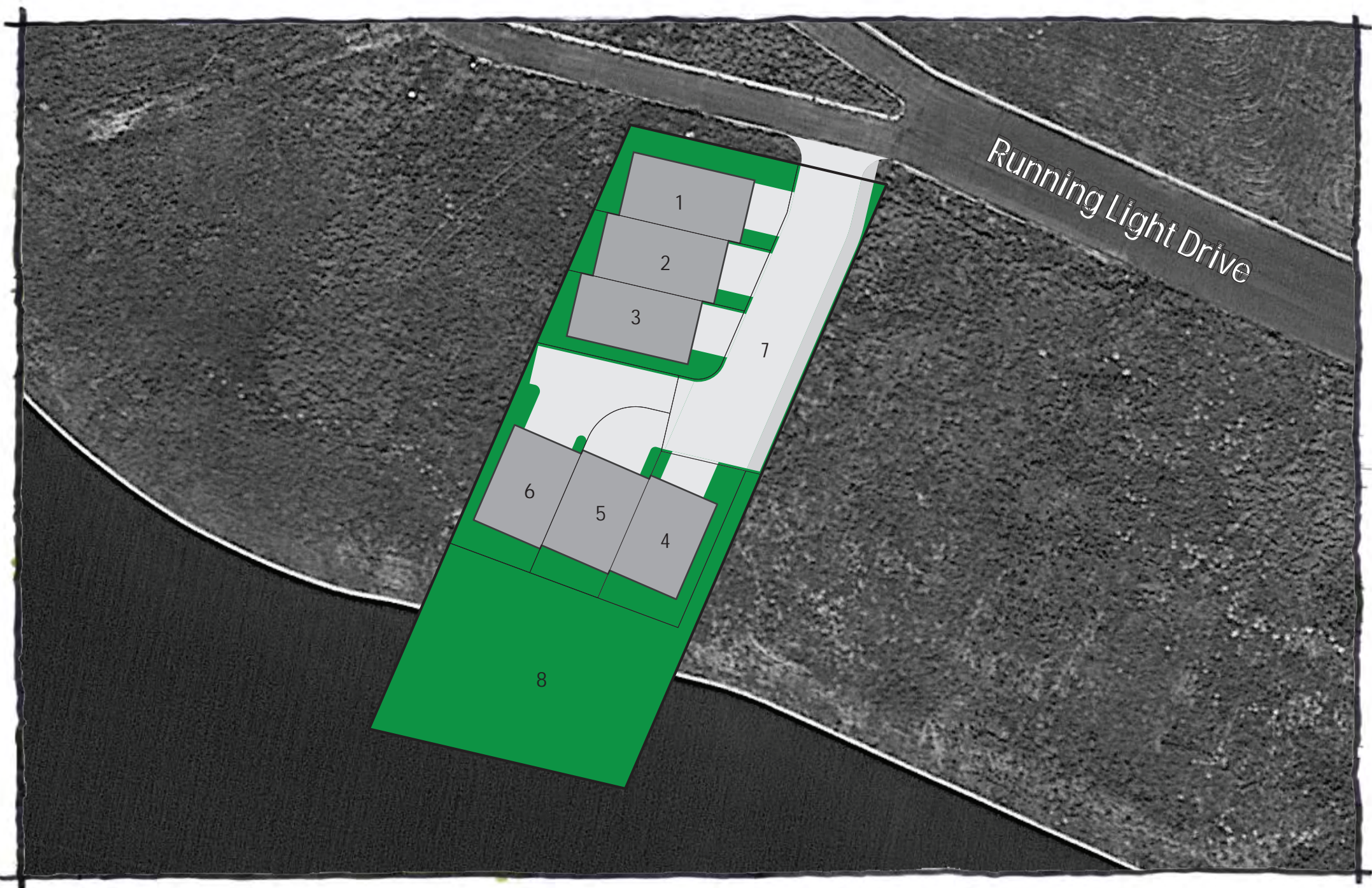


Open Space Layout | Running Light

Open Space Calculation

Total Open Space Required:	30%
Total Area:	25,408 sf
Total Open Space Provided:	11,319 sf
Total Open Space:	44%

Notes:  
1. Rear Yard Patios to be constructed with Pervious Materials



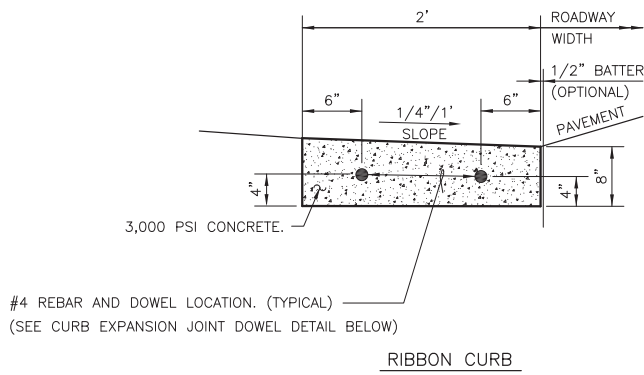


Vehicular / Pedestrian Access | Running Light

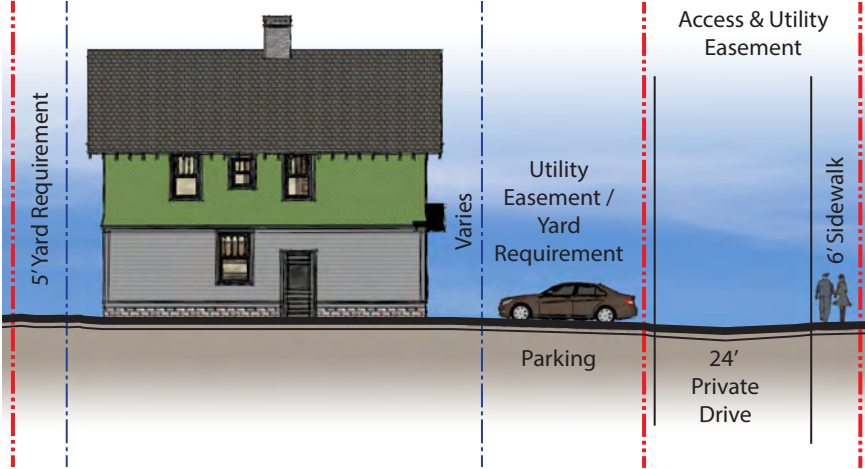
Vehicular and Pedestrian access will be provided with a single 24’ back of curb to back of curb Two-Way Private Access Drive named ‘Mandel Drive’. Mandel Drive will provide access to single family lots 1-6 and common area lot 8. It will be a dead-end private street less than 150’ in length perpendicular to Running Light Drive and will not require a turn-around for emergency vehicles. This will be a non-gated community.

Pedestrian access will be within a designated 6’ wide sidewalk adjacent to Mandel Drive.

Typical Ribbon Curb | Running Light

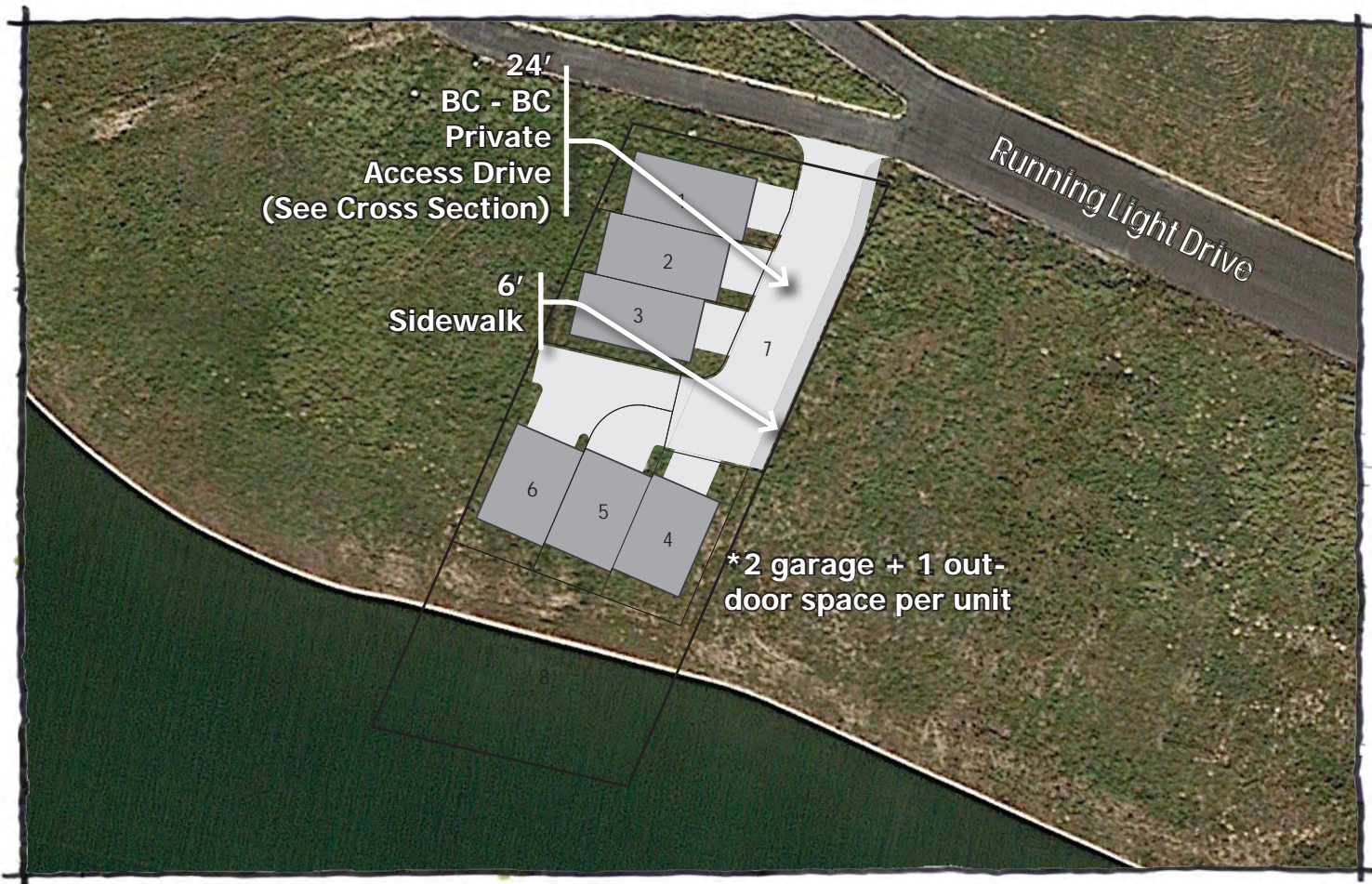


Typical Cross Section | Running Light



Parking Requirements | Running Light

Parking will be within designated parking areas for each unit including space for overflow parking. The Parking Layout is shown below.



Parking Requirements

Required Spaces:

Three-Bedroom	2 / Unit
Guest	1 / 5 Units
Total:	14 Spaces

Provided Spaces: 18 Spaces  
\*Each lot has 2 garage spaces and 1 guest parking

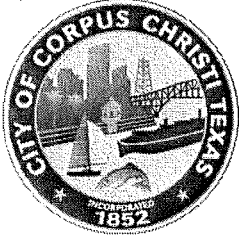
## naismith engineering, inc. ■ planned unit development: running light ■ june 2015





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Development Services Dept.  
P.O. Box 9277  
Corpus Christi, Texas 78469-9277  
(361) 826-3240  
Located at 2406 Leopard Street

# REZONING APPLICATION

Office Use Only

Case No.: 0915-04 Map No.: 028026  
PC Hearing Date: 9/9/15 PM: Leticia/Dolores  
Meeting Location/Time: City Hall, Council Chambers, 1201 Leopard Street, at 5:30 p.m.  
**A MAXIMUM OF FIVE APPLICATIONS ARE SCHEDULED PER HEARING.**  
**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED -- PRE-SUBMISSION MEETINGS ARE RECOMMENDED**

1. Applicant: Naismith Engineering, Inc. Contact Person: Craig Thompson, P.E.  
Mailing Address: 4501 Gollihar Rd.  
City: Corpus Christi State: TX ZIP: 78411 Phone: (361) 814-9900  
E-mail: [REDACTED] Cell: (361) 442-5424

2. Property Owner(s): Padre Coastal Homes, LLC Contact Person: William Mandel  
Mailing Address: 6622 Jefferson Rd.  
City: Corpus Christi State: TX ZIP: 78413 Phone: (361) 852-5276  
E-mail: [REDACTED] Cell: ( )  
Ownership Type: ☐ Sole ☒ Partnership ☒ Corporation ☐ Other: \_\_\_\_\_

3. Subject Property Address: 14721 Running Light Dr. Area of Request (sq.ft./acres): 0.58 Ac.  
Current Zoning and Use: RS-6 /IO Proposed Zoning and Use: RS-TH/PUD/IO  
12-Digit Nueces County Tax ID: 6185 - 0003 - 0060  
Subdivision Name: Padre Island-Corpus Christi Section E Block: 3 Lot(s): 6 & 7  
Legal Description if not platted: \_\_\_\_\_

## 4. DOCUMENTS REQUIRED WITH APPLICATION

**REQUIRED:** ☒ Land Use Statement ☒ Disclosure of Interest ☒ Copy of Warranty Deed  
IF APPLICABLE: ☐ Executed Appointment of Agent ☐ Peak Hour Trip Form ☐ Site Plan for PUD or Special Permit  
☐ Metes & Bounds Description with Exhibit if property includes unplatted land ☐ Lien Holder Authorization

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's Signature)

(Applicant's Signature)

William L. Mandel  
(Owner's Printed Name)

Craig B. Thompson, P.E.

(Applicant's Printed Name)

### Application Fees (as of November 1, 2011):

0.00 - 0.99 acre	\$ 1,107.50
1.00 - 9.99 acres	\$ 1,692.50
10.00 - 24.99 acres	\$ 1,976.75
25 + acres	\$ 1,976.75 plus \$50.00 per acre over 25 acres
Notice Sign Fee	\$10.00 per sign
Additional PUD Fees	(see attached)

### Office Use Only

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_  
Application Fee: 1107.50 + 591.00 = \$1698.50  
No. Signs Required 1 X \$10 Sign Fee: 10.00  
Total: \$1708.50  
Sign Posting Date: \_\_\_\_\_  
ADP: MPI Form Revised 3/2/2015

## **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.

Single family residential (RS-6) to be rezoned to RS-TH/PUD to allocate the development of a Townhome District.

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

North - RM-AT

South - CR-1

East - RM-AT

West - RS-6



## CITY OF CORPUS CHRISTI 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".

FIRST NAME: Padre Coastal Homes, LLC

STREET: 6622 Jefferson Rd. CITY: Corpus Christi, TX ZIP: 78413

FIRM IS: ☒ 1. Corporation ☒ 2. Partnership ☐ 3. Sole Owner ☐ 4. Association ☐ 5. 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>None</u>	<u>None</u>
<u>None</u>	<u>None</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>None</u>	<u>None</u>
<u>None</u>	<u>None</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>None</u>	<u>None</u>
<u>None</u>	<u>None</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 35 or more of the ownership in the above named "firm".

Name	Consultant
<u>None</u>	<u>None</u>
<u>None</u>	<u>None</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: William Mandel  
(Type or Print)

Signature of Certifying Person: 

Title: Member

Date: 6-5-15



CITY OF CORPUS CHRISTI  
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".

FIRST NAME: NAISMITH ENGINEERING, INC.

STREET: 4501 GOLLIHAR CITY: CORPUS CHRISTI ZIP: 78404

FIRM IS: ☒ 1. Corporation ☐ 2. Partnership ☐ 3. Sole Owner ☐ 4. Association ☐ 5. 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>None</u>	<u>None</u>
<u>None</u>	<u>None</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>None</u>	<u>None</u>
<u>None</u>	<u>None</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><del>None</del> WILFREDO RIVERA</u>	<u><del>None</del> TRANSPORTATION ADVISORY COMM</u>
<u><del>None</del> CRAIG THOMPSON</u>	<u><del>None</del> LANDMARK COMM.</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 35 or more of the ownership in the above named "firm".

Name	Consultant
<u>None</u>	<u>None</u>
<u>None</u>	<u>None</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: CRAIG B. THOMPSON  
(Type or Print)

Signature of Certifying Person: Craig B

Title: VICE PRESIDENT

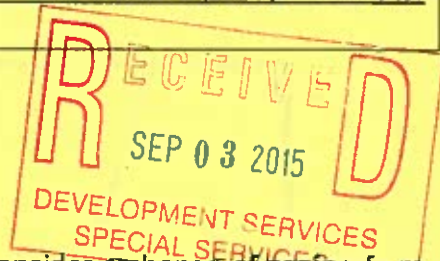
Date: 6/4/15



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. 0915-04**



**Padre Coastal Homes, LLC** has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-6/IO" Single-Family 6 District with an Island Overlay** to the **"RS-TH/PUD/IO" Townhouse District with a Planned Unit Development Overlay and Island Overlay, not resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**Lots 6 and 7, Block 3, Padre Island-Corpus Christi Section E, located on the south side of Running Light Drive.**

The Planning Commission may recommend to City Council approval or denial, or changes to the requested Planned Unit Development conditions. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning.

The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held on **Wednesday, September 9, 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.

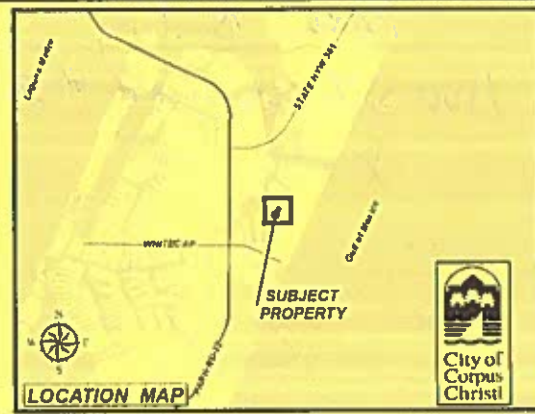
Printed Name: Patricia Bowling  
Address: 1500 S. Zarramont #303 City/State: San Antonio, TX 78202  
( ) IN FAVOR (X) IN OPPOSITION Phone: 210-867-7327

REASON:

Signature

SEE MAP ON REVERSE SIDE  
Property Owner ID: 6  
HTE# 15-10000048

Case No. 0915-04  
Project Manager: Dolores Wood

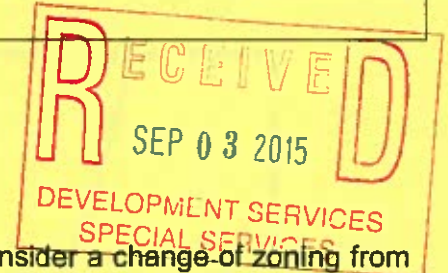




Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios 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. 0915-04**



**Padre Coastal Homes, LLC** has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-6/IO" Single-Family 6 District with an Island Overlay to the "RS-TH/PUD/IO" Townhouse District with a Planned Unit Development Overlay and Island Overlay, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

**Lots 6 and 7, Block 3, Padre Island-Corpus Christi Section E, located on the south side of Running Light Drive.**

The Planning Commission may recommend to City Council approval or denial, or changes to the requested Planned Unit Development conditions. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning.

The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held on **Wednesday, September 9, 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.

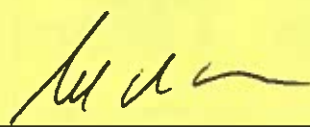
Printed Name: Pam Bowling

Address: 1500 S. Zerkow #308 City/State: San Antonio TX 78207

( ) IN FAVOR ☒ IN OPPOSITION

Phone: 210-867-7327

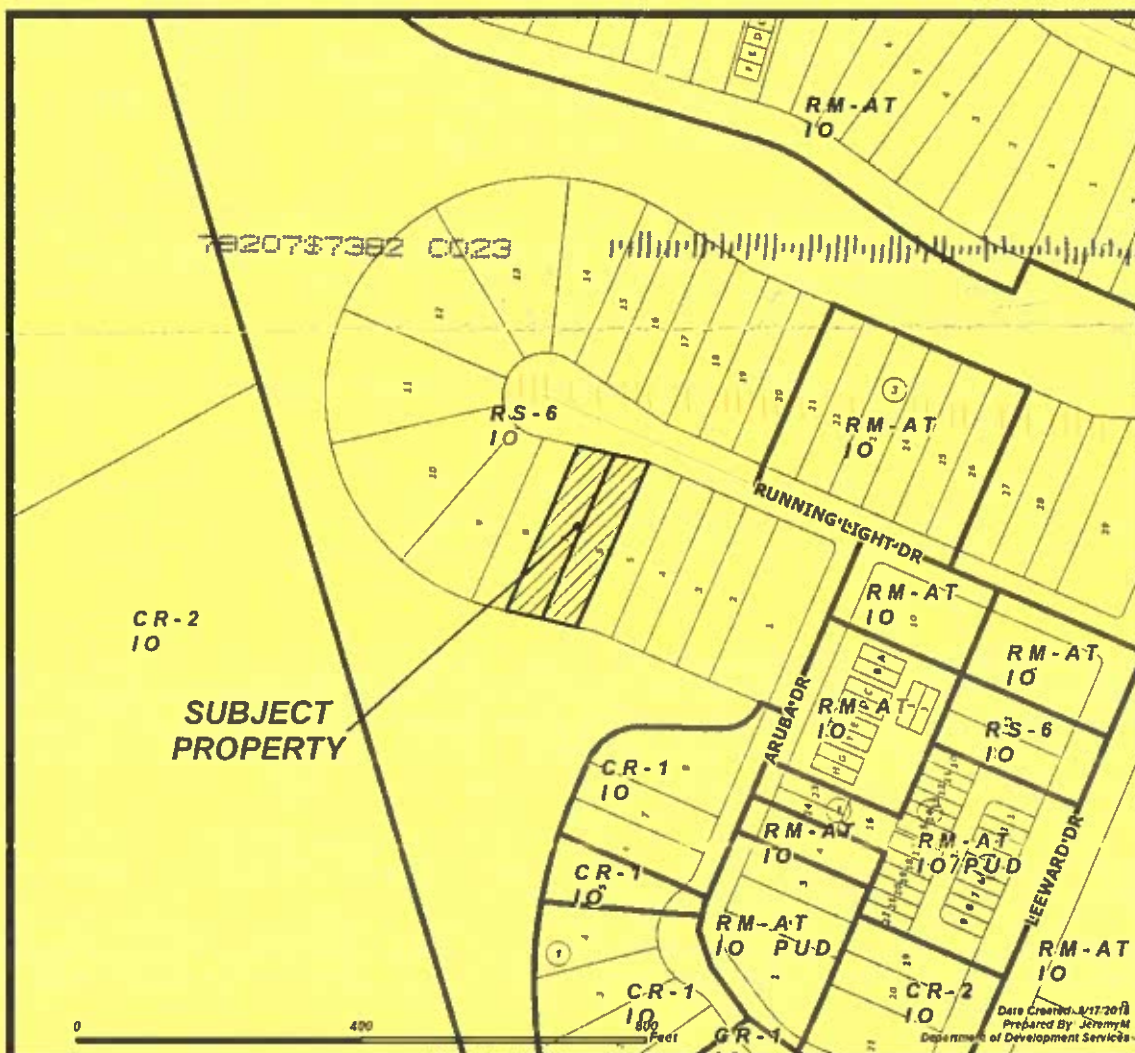
REASON:

  
Signature

SEE MAP ON REVERSE SIDE  
Property Owner ID: 12  
HTE# 15-10000048

Case No. 0915-04  
Project Manager: Dolores Wood

**12 618500030050**  
**BOWLING PAUL R**  
**1500 S Zarzamora St**  
**Unit 308**  
**San Antonio, TX 78207**



☒ Subject Property

RM-1	MultiFamily 1	IL	Light Industrial
RM-2	MultiFamily 2	HI	Heavy Industrial
RM-3	MultiFamily 3	PUD	Planned Unit Dev. Overlay
OH	Office Professional	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-16	Single-Family 16
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		

