

# PLANNING COMMISSION FINAL REPORT

Case No. 0815-04

HTE No. 15-10000046

Planning Commission Hearing Date: September 9, 2015

Applicant & Legal Description	<p><b>Representative:</b> Texas Geo Tech Engineering &amp; Land Surveying, Inc.  <b>Property Owner:</b> Cheryl McLaughlin &amp; Hatch, LLC  <b>Legal Description/Location:</b> Being a 9.16 acre tract of land out of the E Villareal Survey being a portion of Lot 1, Block 2, Hatch Tract and being all of a called 2.00 acre tract conveyed to Cheryl McLaughlin and Hatch LLC as recorded in Document No. 2014000941 Official Public Records, Nueces County, Texas and being a portion of a called 1.681 acre tract conveyed to Cheryl McLaughlin and Hatch LLC as recorded under Document No. 201401834 Official Public Records, Nueces County, Texas and being a portion of a called 1.13 acre tract conveyed to John A. McLaughlin as recorded in Volume 1828, Page 244, Deed Records, Nueces County, Texas, located at 3101 Up River Road.</p>			
Zoning Request	<p><b>From:</b> "RMH" Manufactured Home District and "RS-6" Single-Family 6 District  <b>To:</b> "RV" Recreational Vehicle Park District  <b>Area:</b> 9.16 acres  <b>Purpose of Request:</b> To allow expansion and upgrades to an existing RV park.</p>			
Existing Zoning and Land Uses		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"RMH" Manufactured Home District and "RS-6" Single-Family 6 District	Mobile Home, Estate Residential and Vacant	Low Density Residential, and Mobile Home
	<i>North</i>	"RS-6" Single-Family 6 & "RV" Recreational Vehicle Park	Estate Residential and Mobile Home	Low Density Residential & Mobile Home
	<i>South</i>	"RS-6" Single-Family 6	Vacant	Mobile Home
	<i>East</i>	"RV" Recreational Vehicle Park and "RS-6" Single-Family 6	Mobile Home and Public/Semi-Public	Mobile Home and Public/Semi-Public
	<i>West</i>	"RS-6" Single-Family 6	Vacant and Low Density Residential	Low Density Residential

ADP, Map & Violations	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Westside Area Development Plan and is planned for low density residential and mobile home uses. The proposed rezoning to the “RV” Recreational Vehicle District is generally consistent with the adopted Future Land Use Map and the Westside Area Development Plan.</p> <p><b>Map No.:</b> 047044</p> <p><b>Zoning Violations:</b> None</p>				
Transportation	<p><b>Transportation and Circulation:</b> The subject property is part of and adjacent to an existing RV park that has approximately 210 feet of street frontage along Up River Road, which is a “C1” Minor Residential Collector street.</p>				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Up River Rd.	“C1” Minor Residential Collector	60’ ROW 40’ paved	55’ ROW 40’ paved	N/A

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the “RMH” Manufactured Home District and the “RS-6” Single-Family 6 District to the “RV” Recreational Vehicle Park District to allow expansion and upgrades to an existing RV park called Hatch RV Park.

**Development Plan:** The proposed property is within the Hatch Tract Subdivision. The applicant is proposing a rezoning of three adjoining land tracts totaling 9.16 acres in area. Existing land use on the three tracts consists of RV park uses, limited mobile home park use, and vacant property. The total number of existing spaces is 135. The purpose of the rezoning is to eliminate the mobile home park use and expand the RV park use to the subject property. The number of planned RV parking spaces is 200. If the zoning is approved, the applicant intends to seek approval of a plat consolidating the three land tracts into a single lot. The applicant further intends to improve the overall site with respect to site access, available utilities and other support systems to comply with City codes and ordinances as well as applicable industry guidelines.

**Existing Land Uses & Zoning:** North of the subject property, the property is zoned “RS-6” Single-Family 6 & “RV” Recreational Vehicle Park with estate residential and mobile home uses. The property to the east of the subject property is zoned “RV” Recreational Vehicle District and has existing mobile home uses and a cemetery in the “RS-6” Single-Family 6 District. The property to the south of the subject property is zoned “RS-6” Single-Family 6 and is vacant. To the west of the subject property are low density and estate residential uses in the “RS-6” Single-Family 6 District.

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

**Plat Status:** The subject property is platted and will be consolidated pursuant to rezoning.

**Comprehensive Plan & Area Development Plan Consistency:** The subject property is located within the boundaries of the Westside Area Development Plan. Although the Future Land Use Plan designates the property for low density residential uses and mobile home uses, the proposed use is not so dissimilar to have an adverse impact on surrounding property. The proposed rezoning and subsequent rezoning of the property furthers a key objective of the Westside Area Development pertaining to redevelopment of property that results in a harmonious arrangement of land uses and creating a pleasant living environment and policies in the Comprehensive Plan pertaining to the rehabilitation of substandard homes. Approval of the rezoning and subsequent development of the subject property will also further policies pertaining to infill development of vacant tracts of land.

**Department Comments:**

- A rezoning of the property will facilitate the redevelopment of existing property.
- A rezoning of the property will further policies pertaining to infill development.
- Planned improvements to the subject property will benefit the area in general.
- The rezoning will not have an adverse effect on the overall character of the area.
- The change in rezoning is generally consistent with the Westside Area Development Plan with respect to the intended use of the property as residential.
- The proposed use provides a needed service for the City with respect to housing for tourists in our City.

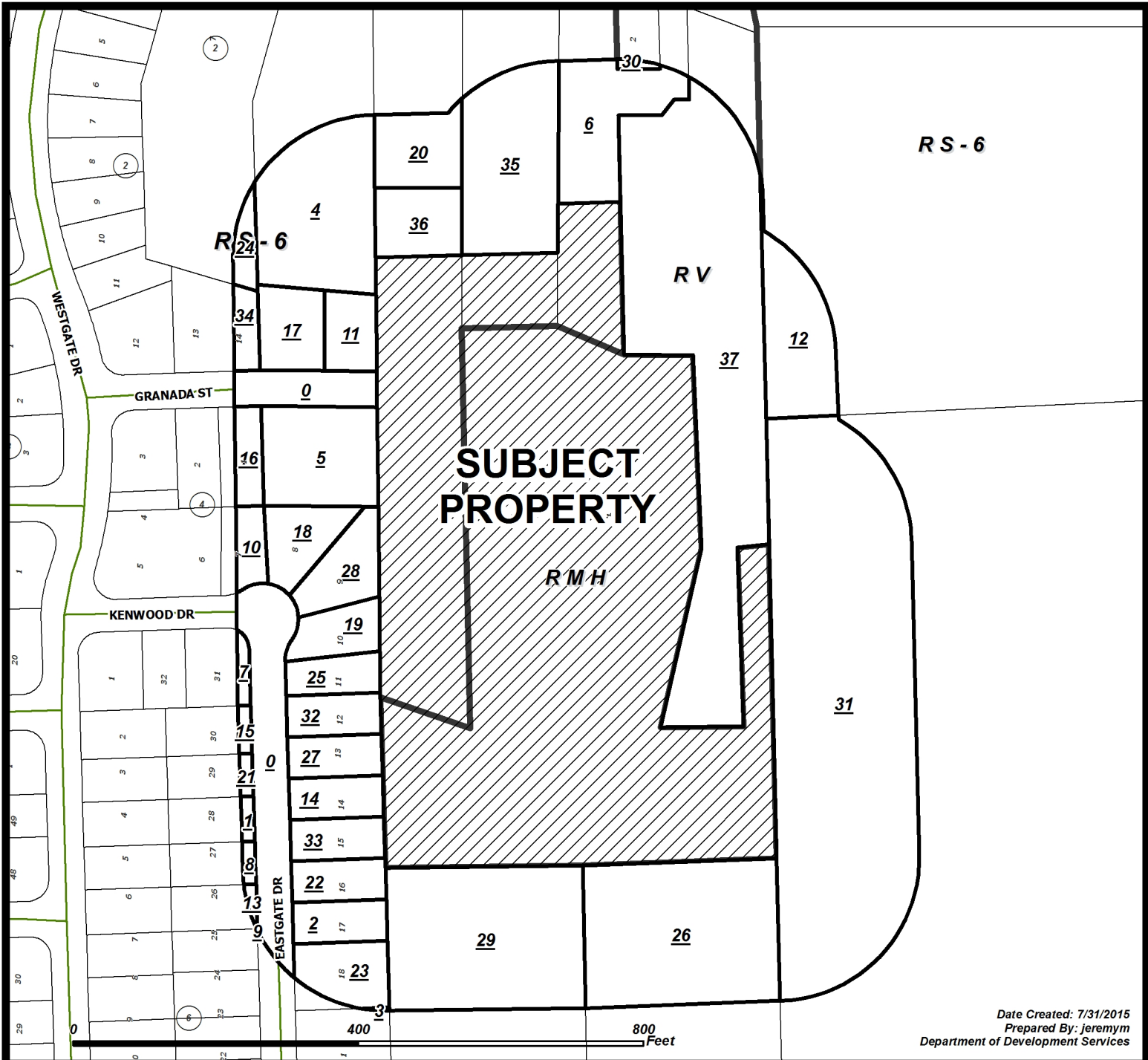
**Planning Commission and Staff Recommendation:**

Approval of the change of zoning from the "RMH" Manufactured Home District and "RS-6" Single-Family 6 District to the "RV" Recreational Vehicle Park District.

<b>Public Notification</b>	Number of Notices Mailed – 37 within 200-foot notification area 6 outside notification area	
	<b><u>As of September 28, 2015:</u></b>	
	In Favor	– 3 inside notification area – 0 outside notification area
	In Opposition	– 1 inside notification area – 0 outside notification area
	Totalling 0.53% of the land within the 200-foot notification area in opposition.	

**Attachments:**

1. Location Map (Existing Zoning & Notice Area)
2. Application
3. Public Comments Received

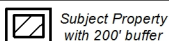


Date Created: 7/31/2015  
Prepared By: jeremym  
Department of Development Services

## CASE: 0815-04

### 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		



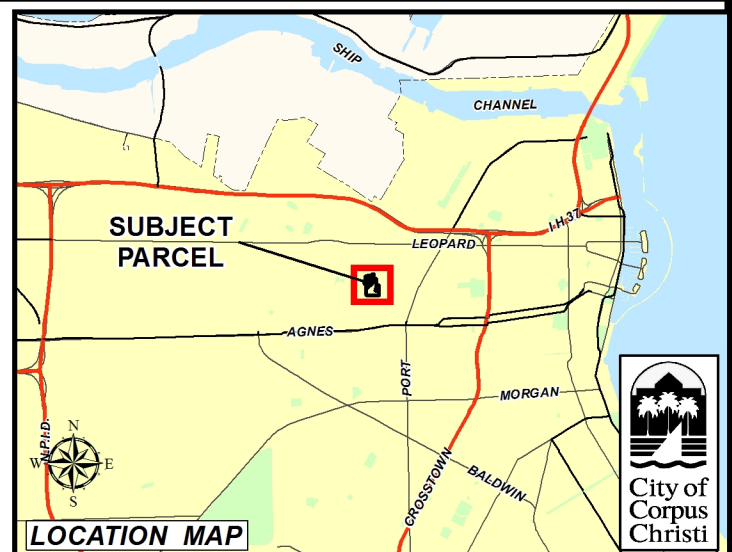
Subject Property  
with 200' buffer

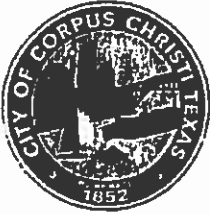


Owners  
in favor

4 Owners within 200' listed on  
attached ownership table

X Owners  
in opposition





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.: 0815-04 Map No.: 047044

PC Hearing Date: 8-26-15 Proj. Mgr: Dolores

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: TEXAS GEO TECH ENGINEERING Contact Person: ROBERT TORRES  
Mailing Address: 5525 S. STAPLES ST. SUITE B-2  
City: Corpus Christi State: TX ZIP: 78411 Phone: 361, 993-0808  
E-mail: [REDACTED] Cell: 361, 993-0808

2. Property Owner(s): Cheryl McLaughlin & Hatch, LLC Contact Person: Cheryl McLaughlin  
Mailing Address: 3101 Up River Road  
City: Corpus Christi State: TX ZIP: 78408 Phone: 361, 883-9781  
E-mail: [REDACTED] Cell: 210, 415-6058

3. Subject Property Address: 3101 UP RIVER RD. Area of Request (SF/acres): 9.16 AC. 398821.40 S.F.  
Current Zoning & Use: RMH / RS-6 Proposed Zoning & Use: RV  
12-Digit Nueces County Tax ID: 3295-0002-0010 + 6600-0000-0050  
Subdivision Name: HATCH TRACT Block: 2 Lot(s): 1  
Legal Description if not platted: VOL. 47, PAGE 98

4. Submittal Requirements: Dolores L. Wood  
☒ Early Assistance Meeting: Date Held 4-29-15; with City Staff Project Manager  
☒ 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.

Cheryl McLaughlin  
Owner or Agent's Signature  
Cheryl McLaughlin  
Owner or Agent's Printed Name

[Signature]  
Applicant's Signature  
ROBERT TORRES  
Applicant's Printed Name

Office Use Only: Date Received: 7-21-15 Received By: BIP ADP: WS  
Rezoning Fee: \$1692.50 + PUD Fee — + Sign Fee 10.00 = Total Fee \$1702.50  
No. Signs Required 1 @ \$10/sign Sign Posting Date: 8-11-15



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: 3101 Up River Road

Legal Description (Subdivision, Lot, Block): Hatch Tract, Lot 1, Block 2

Applicant Name: Texas GeoTech Engineering and Land Surveying, Inc.

Address: 5525 S. Staples St., Suite B-2 City/State/Zip: Corpus Christi, TX 78411

Telephone: (361) 993-0808 Email: robert@texasgeotech.com

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

#### Existing Land Use

Tract Acres	Building (SF)	Zoning	Land Use	I.T.E. Code	A.M. Trip Rate	Peak A.M. Trips	P.M. Trip Rate	Peak P.M. Trips
9.16	135 units	RMH/RS-6	RV/mobile Home Park	240	0.44	59	0.60	81

#### Proposed Land Use

Tract Acres	Building (SF)	Zoning	Land Use	I.T.E. Code	A.M. Trip Rate	Peak A.M. Trips	P.M. Trip Rate	Peak P.M. Trips
9.16	200 units	RV	RV Park	240	0.44	88	0.60	120
Total						88	Total	120

#### Abutting Streets

Street Name	Access Proposed To Street?	Pavement Width (FT)	ROW Width (FT)
Up River Road	Yes	48	70

☐

#### 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.

## 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.

The proposed zoning request applies to three adjoining land tracts totaling 9.16 acres in area. Existing land use on the three tracts consists primarily of RV park use, with limited mobile home park use, and some unused vacant property. The total current mobile home and RV parking space count is 135.

The proposed land use will include elimination of the mobile home park use, and expansion of the RV park use to these areas, as well as the currently vacant land areas. The proposed RV parking space count is 200.

Re-platting of the three adjoining land tracts into a single property is contingent upon approval of this re-zoning request.

Expansion of the RV park use will include improvements to site access, utilities, and other support systems as required to comply with the applicable statutes, codes, ordinances, and industry guidelines.

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

North - Public - Educational (High school)

South - Vacant and Industrial

East - Public - cemetery

West - Single Family Residential



## 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: Cheryl McLaughlin

STREET: 3101 Up River Road

CITY: Corpus Christi

ZIP: 78408

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

### 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)

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: Cheryl McLaughlin  
(Print Name)

Title: President

Signature of Certifying Person: Cheryl McLaughlin

Date: 6/29/15





## 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: TEXAS GEOTECH ENGINEERING & LAND SURVEYING INC.  
STREET: 5525 S. STAPLES CITY: CORPUS CHRISTI ZIP: 78411  
FIRM is: ☐ Corporation ☐ Partnership ☐ Sole Owner ☐ Association ☒ Other AGENT

### 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)

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: ROBERT TORRES  
(Print Name)

Title: PROJECT MANAGER

Signature of Certifying Person: [Signature]

Date: 7-1-15

John A. McLaughlin, II  
Mary E. McLaughlin  
233 Indiana Avenue  
Corpus Christi, TX 78404  
Email: bettyemcl@yahoo.com  
Mobil: 1-361-816-6045

July 24, 2015

Beverly Priestley  
~~Planning Technician~~  
Development Services  
City of Corpus Christi

Dear Beverly Priestley:

At the request of the borrower, Cheryl McLaughlin and Hatch, LLC, this letter is your authorization to proceed with the rezoning of the property located at 3101 Up River Road legally known as 9.51 acre tract of land and being all of Lot 1 and Lot 2, Block 2 of the Hatch Tract, the called 0.11 acre tract, and that remaining portion of a called 9.47 acre tract of land as recorded in Doc# 2014001834 of the Official Public Records of Real Property of Nueces County, Texas.

As lienholder, John A McLaughlin, II and Mary E. McLaughlin, authorize and approve the rezoning of the above described property.

Should you have questions or concerns, please feel free to contact us.

Sincerely,

Handwritten signatures of John A. McLaughlin, II and Mary E. McLaughlin. The signature of John A. McLaughlin, II is written in a cursive style, and the signature of Mary E. McLaughlin is written below it in a similar cursive style.

John A. McLaughlin, II

Mary E. McLaughlin

Cc: Cheryl McLaughlin, Robert Torres



July 24, 2015

Beverly Priestley  
Planning Technician  
Development Services  
City of Corpus Christi

Re: rezoning application for Hatch RV Park

Dear Beverly,

At the request of our borrower, this letter is your authorization to proceed with the rezoning of the property located at 3215 Up River Road legally known as a 2.00 Ac. Out of 3.94 Ac., Tract E (Tract I -1.2 Ac. & Tract II - 2.3 Ac.), Peterson Tract out of Frances Hatch Tract as in Doc# 959620 of the Official Public Records of Real Property of Nueces County, Texas.

As lienholder, 1<sup>st</sup> Community Bank, authorizes and approves the rezoning of the above described property.

Should you have questions or concerns please feel free to contact us.

Sincerely

Joe Davis  
Asst. VP Loan officer

**ALICE**  
1600 East Main  
Alice, TX 78332  
361/664-8775  
FAX 361/664-3325

**CORPUS CHRISTI**  
4201 S. Alameda  
Corpus Christi, TX 78412  
361/985-9310  
FAX 361/985-9468

**CORPUS CHRISTI**  
416 North Water  
Corpus Christi, TX 78401  
361/888-9310  
FAX 361/888-9468

**CORPUS CHRISTI**  
5406 Everhart  
Corpus Christi, TX 78411  
361/993-9310  
FAX 361/993-9468

**KINGSVILLE**  
1629 Brahma Blvd.  
Kingsville, TX 78363  
361/592-8002  
FAX 361/592-8022

**PORTLAND**  
1001 Wildcat Dr.  
Portland, TX 78374  
361/643-9310  
FAX 361/643-0095

**PADRE ISLAND**  
14254 S. Padre Island Dr., Ste. 100  
Corpus Christi, TX 78418  
361/949-9310  
FAX 361/949-0095

[www.fcbot.com](http://www.fcbot.com)

## 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: TEXAS GEO TECH (ROBERT TORRES)

Mailing Address: 5525 S. STAPLES ST.

City: Corpus Christi State: TX Zip: 78411

Home Phone: ( ) Business Phone: (361) 993-0808 Cell: (361) 993-0808

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: PROJECT MANAGER

Printed/Typed Name of Agent: ROBERT TORRES Date: 6-29-15

\*Signature of Property Owner: [Signature] Title: President

Printed/Typed Name of Property Owner: Cheryl McLaughlin Date: 6/29/2015

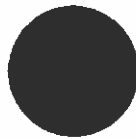
\*Signature of Property Owner: \_\_\_\_\_ Title: \_\_\_\_\_

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.



# TexasGeoTech

LAND SURVEYING, INC.

**EXHIBIT A**  
**CURRENT ZONING AND USE-RMI AND RS-6**  
**PROPOSED ZONING AND USE-RV**

Being a 9.16 acre tract (398821.40 Sq. Ft.) of land lying within the Corporate City Limits of Corpus Christi, Nueces County Texas, out of the E Villareal Survey being a portion of Lot 1, Block 2, Hatch Tract as shown on the map or plat thereof recorded in Volume 47, Page 98, Map Records Nueces County Texas an being all of a called 2.00 acre tract conveyed to Cheryl McLaughlin and Hatch LLC as recorded under Document No. 2014000941 Official Public Records, Nueces County, Texas and being a portion of a called 1.681 acre tract conveyed to Cheryl McLaughlin and Hatch LLC as recorded under Document No. 201401834 Official Public Records, Nueces County, Texas and being a portion of a called 1.13 acre tract conveyed to John A. McLaughlin as recorded in Volume 1828, Page 244, Deed Records, Nueces County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a Found 1 inch steel pipe at the southeast corner of said Lot 1, Block 2, Hatch Tract and the southeast corner of this herein described tract from whence a Found 1 inch steel pipe in the south right-of-way line of Up River Road, at the northeast corner of said Lot 1 bears N 01°39'28" W a distance of 1162.80 feet;

THENCE: S 88°20'14" W with the south line of said Lot 1 and the south line of this herein described tract, a distance of 544.17 feet to a Found 5/8 inch steel rebar for the southwest corner of said Lot 1 and the southwest corner of this herein described tract;

THENCE: N 02°05'21" W with the common west line of said Lot 1 and this herein described tract, a distance 236.88 feet to a Found 1 inch steel pipe in the at the southwest corner of said 2.00 acre tract for an angle point in the west line of this herein described tract;

THENCE: N 01°35'52" W with the common west line of said 2.00 acre tract and this herein described tract, a distance of 621.17 feet to a Found 1 inch steel pipe for the northwest corner of said 2.00 acre tract and this herein described tract;

THENCE: N 88°24'57" E with the north line of said 2.00 acre tract and this herein described tract passing Found 5/8 inch steel rebar at the northeast corner of said 2.00 acre tract at a distance of 134.49 feet and continuing across and into the said 1.681 acre tract for a total distance of 267.29 feet to a point in the common line of the said 1.681 acre tract and the said 1.13 acre for an interior ell corner in the north line of this herein described tract;

THENCE: N 01°42'35" W with the common line of the same a distance of 68.49 feet to a point;

THENCE: N 88°11'46" E across said 1.31 acre tract a distance of 94.51 feet to a point in the upper west line of said Lot 1 for the most northeast corner of this herein described tract;

THENCE: S 02°00'18" E with the common line of said Lot 1, said 1.31 acre tract and this herein described tract a distance of 224.91 feet to a point;

THENCE: across and in said Lot 1 the following courses and distances:

- 1) N 86°32'32" E a distance of 78.18 feet to a point for a corner;
- 2) S 03°33'01" E a distance of 257.34 feet to a point for a corner;
- 3) S 12°35'54" W a distance of 262.13 feet to a point for a corner;
- 4) S 88°56'21" E a distance of 115.99 feet to a point for a corner;
- 5) N 02°14'19" W a distance of 245.72 feet to a point for a corner;
- 6) N 80°17'20" E a distance of 47.21 feet to a point for a corner in the east line of said Lot 1;

THENCE: S 01°39'28" E with east line of said lot 1 and this herein described tract a distance of 439.49 feet to the POINT OF BEGINNING and containing 9.16 acres (398821.40 Sq. Ft.) of land more or less.

BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD83 TEXAS SOUTH ZONE.

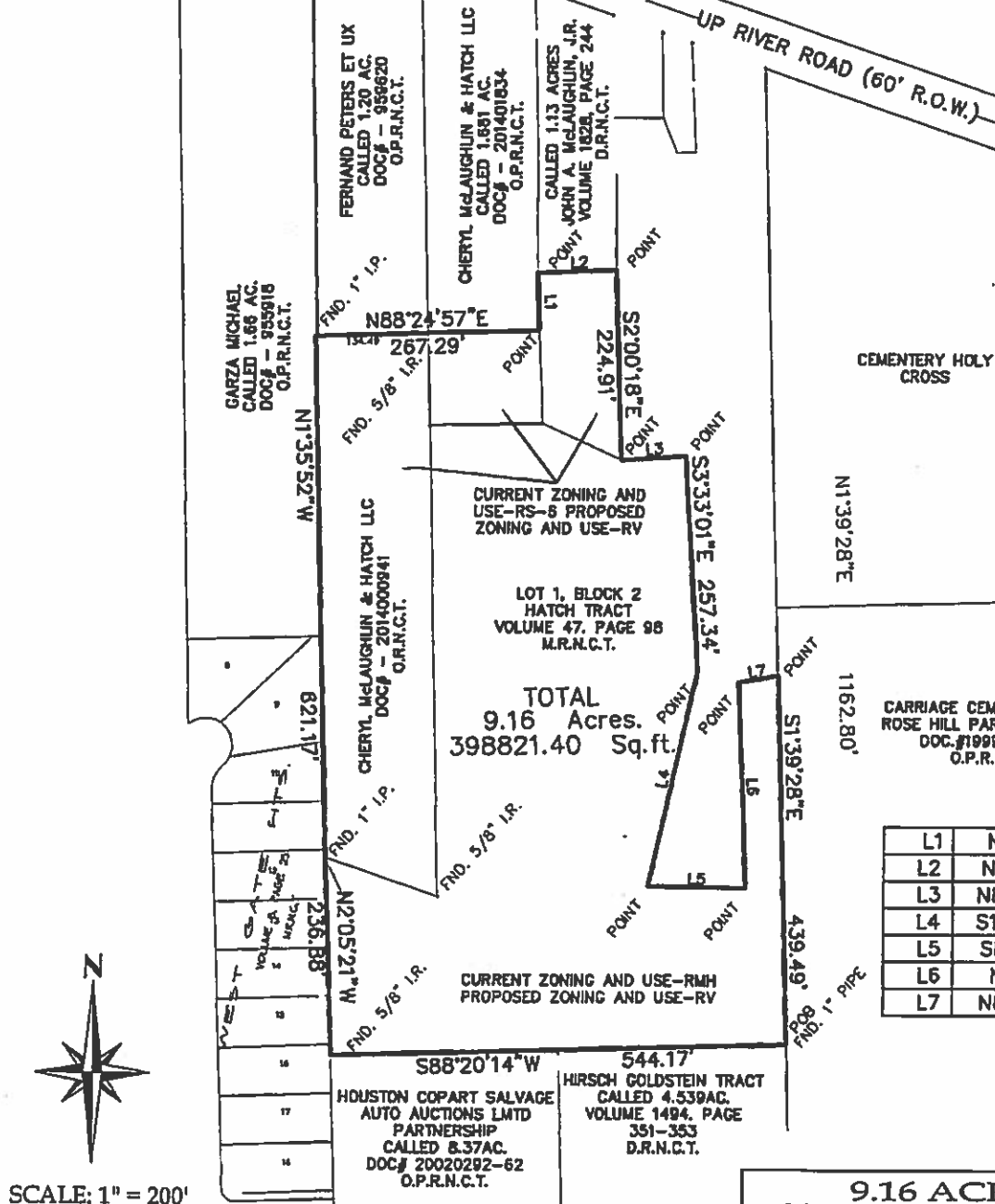
THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

June 25, 2015  
150518FN.doc



  
Joe B. Crosby  
Registered Professional Land Surveyor  
Number 5566

# EXHIBIT "B"



L1	N1°42'35"W	68.49'
L2	N88°11'46"E	94.51'
L3	N86°32'32"E	78.18'
L4	S12°35'54"W	262.13'
L5	S88°56'21"E	115.99'
L6	N2°14'19"W	245.72'
L7	N80°17'20"E	47.21'

## 9.16 ACRE TRACT

Being a 9.16 acre tract (398821.40 Sq. Ft.) of land lying within the Corporate City Limits of Corpus Christi, Nueces County Texas, out of the E Villareal Survey being a portion of Lot 1, Block 2, Hatch Tract as shown on the map or plat thereof recorded in Volume 47, Page 98, Map Records Nueces County Texas as being all of a called 2.00 acre tract conveyed to Cheryl McLaughlin and Hatch LLC as recorded under Document No. 2014000941 Official Public Records, Nueces County, Texas and being a portion of a called 1.681 acre tract conveyed to Cheryl McLaughlin and Hatch LLC as recorded under Document No. 201401834 Official Public Records, Nueces County, Texas and being a portion of a called 1.13 acre tract conveyed to John A. McLaughlin as recorded in Volume 1828, Page 244, Deed Records, Nueces County, Texas.

## TEXAS GEO TECH

ENGINEERING & LAND SURVEYING, INC

5625 S. STAPLES ST. SUITE B2

Corpus Christi, TX 78411

(361) 993-0808 Fax (361) 993-2955

DATE: JUNE 25, 2015

DRAWN: RC

SCALE: 1" = 200'

JOB NUMBER: 150518-Z

APPROVED: JBC

SURVEY: RC & BP

I, JOSEPH B. CROSBY, A REGISTERED PROFESSIONAL LAND SURVEYOR, THAT THIS SURVEY REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, THIS THE 14th DAY OF JUNE 25, 2015.

*Joe B Crosby*

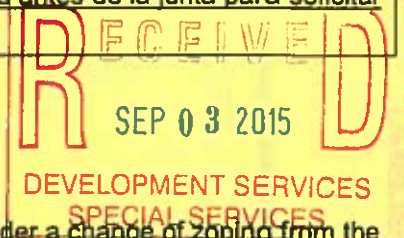
JOSEPH B. CROSBY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE No. 5566



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 comisión 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. 0815-04**



Cheryl McLaughlin and Hatch, LLC has petitioned the City of Corpus Christi to consider a change of zoning from the "RMH" Manufactured Home District and the "RS-6" Single-Family 6 District to the "RV" Recreational Vehicle Park District, for expansion of an existing recreational vehicle park. The property to be rezoned is described as:

Being a 9.16 acre tract of land out of the E Villareal Survey being a portion of Lot 1, Block 2, Hatch Tract and being all of a called 2.00 acre tract conveyed to Cheryl McLaughlin and Hatch LLC as recorded in Document No. 2014000941 Official Public Records, Nueces County, Texas and being a portion of a called 1.681 acre tract conveyed to Cheryl McLaughlin and Hatch LLC as recorded under Document No. 201401834 Official Public Records, Nueces County, Texas and being a portion of a called 1.13 acre tract conveyed to John A. McLaughlin as recorded in Volume 1828, Page 244, Deed Records, Nueces County, Texas, located at 3101 Up River Road between Westgate Drive and Palm 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, 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: Cheryl McLaughlin  
Address: 3101 Up River Road City/State: Corpus Christi, Tx.  
(☒) IN FAVOR ( ) IN OPPOSITION Phone: (210) 415-6058

REASON:

Cheryl McLaughlin  
Signature

SEE MAP ON REVERSE SIDE

Property Owner ID:  
HTE# 15-10000046

#30, 36, 37

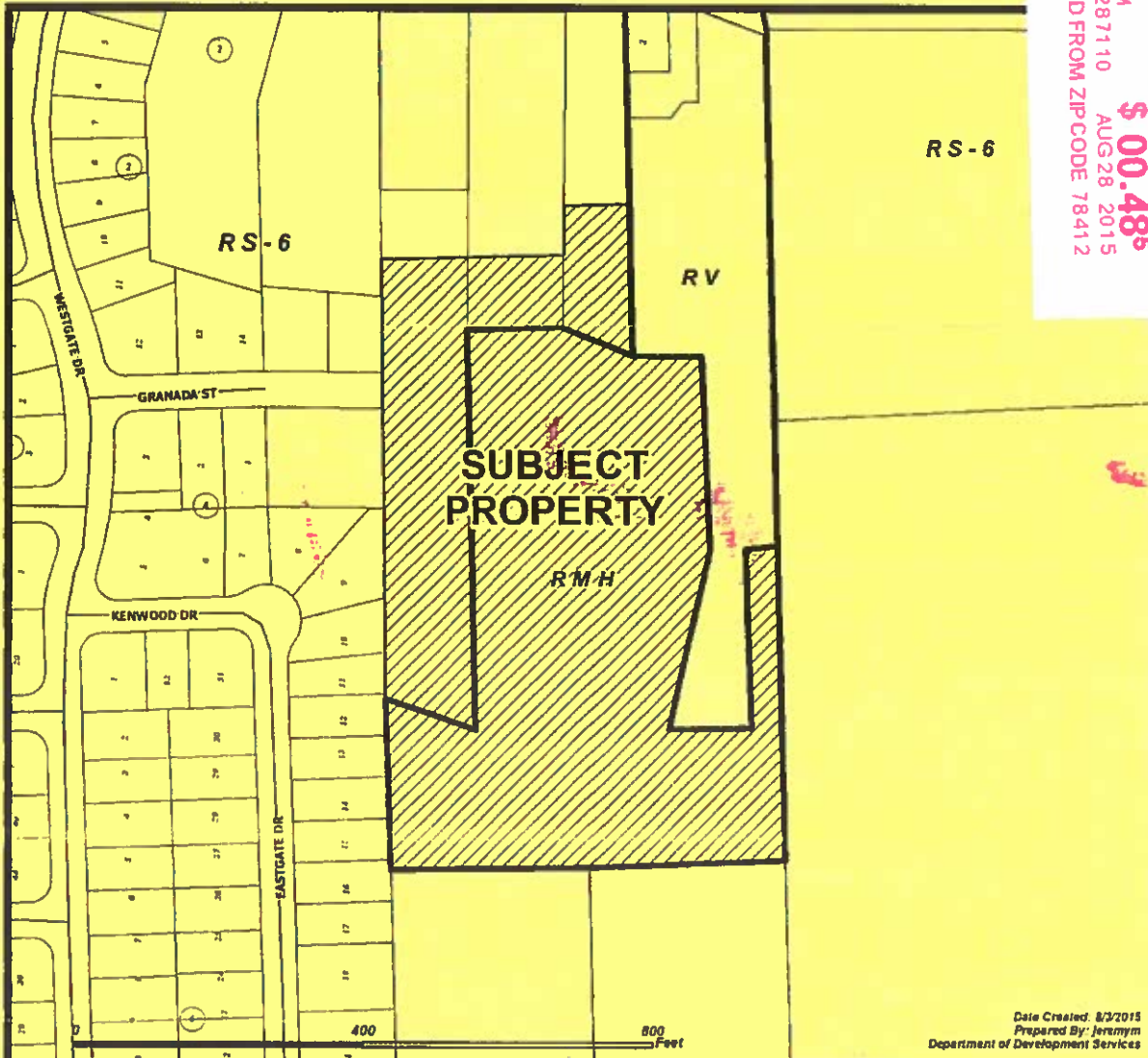
Case No. 0815-04  
Project Manager: Dolores Wood



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

AUG 29 2015

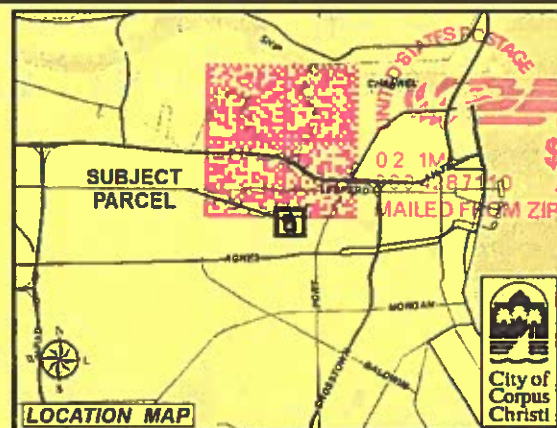
Ms. Cheryl McLaughlin & Hatch, LLC  
Property Owner  
3101 Up River Road  
CORPUS CHRISTI, TX 78408



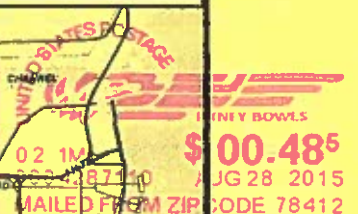
**CASE: 0815-04**  
**SUBJECT PROPERTY WITH ZONING**



RM-1 Multifamily 1	LI Light Industrial
RM-2 Multifamily 2	HI Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON 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
CG-1 General Commercial	RE Residential Estate
CG-2 General Commercial	RS-TN Townhouse
CI Intensive Commercial	SP Special Permit
CBD Downtown Commercial	RV Recreational Vehicle Park
CR-R Resort Commercial	RMH Manufactured Home
FR Farm Rural	
H Historic Overlay	
BP Business Park	



Date Created: 8/3/2015  
Prepared By: Jeronym  
Department of Development Services

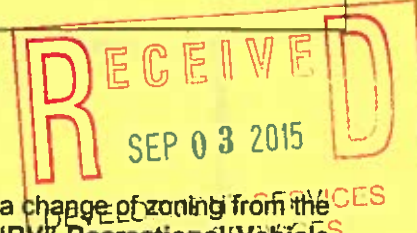




Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios 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. 0815-04**



Cheryl McLaughlin and Hatch, LLC has petitioned the City of Corpus Christi to consider a change of zoning from the "RMH" Manufactured Home District and the "RS-6" Single-Family 6 District to the "RV" Recreational Vehicle Park District, for expansion of an existing recreational vehicle park. The property to be rezoned is described as:

Being a 9.16 acre tract of land out of the E Villareal Survey being a portion of Lot 1, Block 2, Hatch Tract and being all of a called 2.00 acre tract conveyed to Cheryl McLaughlin and Hatch LLC as recorded in Document No. 2014000941 Official Public Records, Nueces County, Texas and being a portion of a called 1.681 acre tract conveyed to Cheryl McLaughlin and Hatch LLC as recorded under Document No. 201401834 Official Public Records, Nueces County, Texas and being a portion of a called 1.13 acre tract conveyed to John A. McLaughlin as recorded in Volume 1828, Page 244, Deed Records, Nueces County, Texas, located at 3101 Up River Road between Westgate Drive and Palm 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, 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:

Rudy Garza / Dolores Jimenez

Address:

3305 Up River Rd

City/State:

CC, Tex

( ) IN FAVOR

(☒) IN OPPOSITION

Phone:

8825362

REASON:

Area is Residential

Signature

[Signature]  
Dolores Jimenez

SEE MAP ON REVERSE SIDE

Property Owner ID: 24

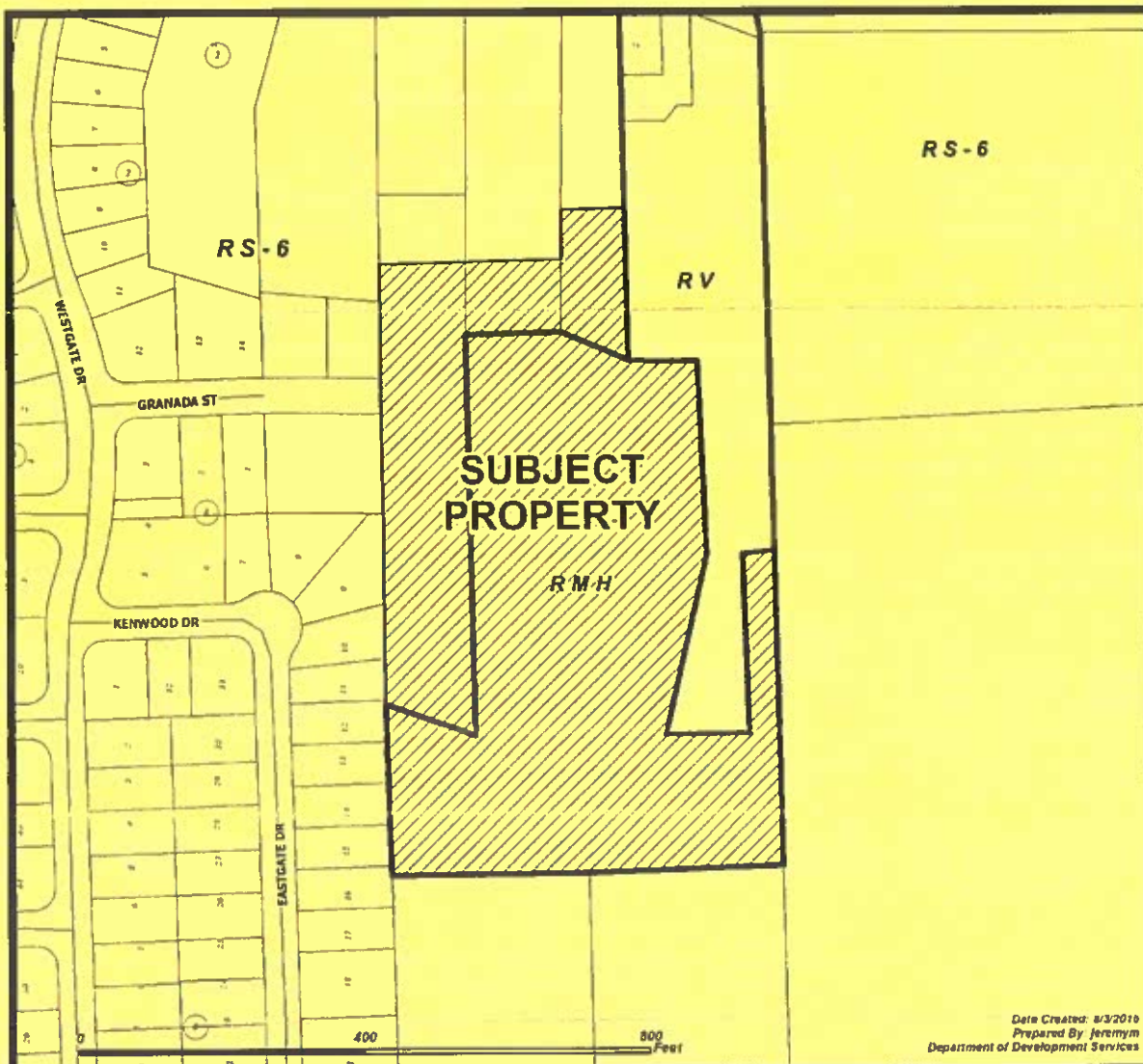
HTE# 15-10000046

Case No. 0815-04

Project Manager: Dolores Wood

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

24 329500020070  
GARZA G RUDOLPH JR &  
IDOLINA RAMOS JIMENIZ  
3305 UP RIVER ROAD  
CORPUS CHRISTI, TX 78408



Date Created: 8/3/2015  
Prepared By: Jeremy  
Department of Development Services

### CASE: 0815-04 SUBJECT PROPERTY WITH ZONING



RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IM Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-4 Single-Family 6
CM-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CM-2 Neighborhood Commercial	RS-TP Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TN 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	

