

# STAFF REPORT

Case No. 0616-04

HTE No. 16-10000019

Planning Commission Hearing Date: June 29, 2016 (Tabled from June 15, 2016)

Applicant & Legal Description	<p><b>Owner:</b> Strategic Investment Solutions, LLC and David P. Fillmore, etals.</p> <p><b>Representative:</b> John Kendall</p> <p><b>Legal Description/Location:</b> 29.139 acres being out of the Flour Bluff Gas Plant, Flour Bluff Gas Plant Unit 2, Flour Bluff Gas Plant Unit 3, and Tract I, a portion of a 10.29 acre tract described in a deed recorded in Document No. 2015048239, Deed Records Nueces County, Texas, and being all of Tract II, a 2.26 acre tract described in a deed recorded in Document No. 2015048239, Deed Records Nueces County, Texas, and generally located on the south side of Graham Road between Waldron Road and Laguna Shores Road.</p>			
Zoning Request	<p><b>From:</b> "CG-2" General Commercial District, "CC" Commercial Compatible District, "IH" Heavy Industrial District and "RM-1" Multifamily 1 District</p> <p><b>To:</b> "RV" Recreational Vehicle Park District</p> <p><b>Area:</b> 29.139 acres</p> <p><b>Purpose of Request:</b> To allow the development of a recreational vehicle 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>	"CG-2" General Commercial, "CC" Commercial Compatible, "IH" Heavy Industrial and "RM-1" Multifamily 1	Vacant and Heavy Industrial	Light Industrial, Commercial and Medium Density Residential
	<i>North</i>	"CG-2" General Commercial, "RM-1" Multifamily 1, and "RM-1/SP" Multifamily 1 with a Special Permit for an Enclosed Boat Barn Facility	Vacant, Park, Low Density Residential and Public/Semi-Public	Park and Medium Density Residential
	<i>South</i>	"RS-6" Single-Family 6 and "RMH" Manufactured Home	Vacant and Mobile Home	Low Density Residential and Mobile Home
	<i>East</i>	"RM-1" Multifamily 1	Vacant and Low Density Residential	Medium Density Residential
	<i>West</i>	"CG-2" General Commercial and "RM-1" Multifamily 1	Vacant and Public/Semi-Public	Commercial and Public/Semi-Public

ADP, Map & Violations	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for Light Industrial, Commercial and Medium Density Residential uses. The proposed rezoning to the “RV” Recreational Vehicle Park District is not consistent with the adopted Future Land Use Map, however, it is consistent with many of the elements of the Flour Bluff Area Development Plan.</p> <p><b>Map No.:</b> 035031</p> <p><b>Zoning Violations:</b> None</p>				
Transportation	<p><b>Transportation and Circulation:</b> The subject property has approximately 660 feet of street frontage along Graham 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
	Graham Road	“C1” Minor Residential Collector	60’ ROW 40’ paved	55’ ROW 20’ paved	N/A

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the “CG-2” General Commercial District, “CC” Commercial Compatible District, “IH” Heavy Industrial District and “RM-1” Multifamily 1 District to the “RV” Recreational Vehicle Park District to develop a recreational vehicle park.

**Development Plan:** The proposed property is within the Flour Bluff Area Development Plan and consists largely of the former Flour Bluff Gas Plant. The applicant plans to demolish the remaining structures on the property and is proposing to develop a recreational vehicle park. The maximum depth of the property measures 1,290 feet and the maximum width measures 1,122 feet. Proposed amenities include an onsite office, laundry facilities, a community room, and a central bathing area, all of which are permitted accessory uses. Development standards for an RV park require at least three acres of land with no more than 25 units per acre, and open space of 8%. With 29.139 acres, the applicant could accommodate over 700 pad sites with a dedicated open space area of 2.33 acres. The applicant has indicated they will develop considerably fewer than 700 pad sites and will provide more than the required 8% open space in order to “enhance the traveler’s experience.” A 10-foot wide buffer yard will be required on portions of all adjacent property boundaries except to the east. No buffer is required for “RV” adjacency to the “RM-1” zoning district.

Other requirements of the City's Unified Development Code include:

- All trash shall be stored in fly-tight, water-tight, and rodent-proof containers, which shall be located no more than 150 feet from any parking space.
- The owner of the Recreational Vehicle park area shall at all times operate the Recreational Vehicle park in compliance with this Code and shall provide adequate supervision to maintain the recreational vehicle park area, its facilities, and keep equipment in good repair and in a clean and sanitary condition at all times.
- The UDC mandates that pad sites may be rented on a daily or weekly basis only, and the occupant of a trailer pad may not stay in the park for more than 180 continuous days.
- The park will be required to conform to all applicable regulations contained in Building, Gas, Fire, Plumbing and Electrical Codes.
- UDC Section 7.8.4.13 requires that a recreational vehicle in an RV Park must be fully licensed and ready for highway use. Ready for highway use is defined as an RV being on its wheels or jacking system and is attached to the site only by quick disconnect type utilities and security devices and has no permanent attached additions.

**Existing Land Uses & Zoning:** The subject property is zoned "CG-2" General Commercial, "CC" Commercial Compatible, "IH" Heavy Industrial and "RM-1" Multifamily 1 and consists of vacant land and the former Flour Bluff Gas Plant. North of the subject property is zoned "CG-2" General Commercial and "RM-1" Multifamily 1 and consists of commercial uses, a park, low density residential uses, and a public/semi-public use (Texas Parks and Wildlife boat storage). South of the property is zoned "RS-6" Single-Family 6, which is vacant land, and "RMH" Manufactured Home District with an existing manufactured home park and what seems to be some RV uses. To the east is zoned "RM-1" Multifamily 1 and consists of vacant and low density residential uses. The property to the west is zoned "CG-2" General Commercial with developing boat storage uses and "RM-1" Multifamily 1 where a church is located.

**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 "RV" Recreational Vehicle Park District is not consistent with the Flour Bluff ADP or the adopted Future Land Use Plan's designation of the property as light industrial uses. Additionally, the following are pertinent elements of the Comprehensive Plan and should be considered:

- While the Future Land Use Plan designates a large portion of the property for Light Industrial uses, the industrial designation was intended to recognize that the gas plant existed prior to adoption of the City Future Land Use Plan.
- Minimize the impact of commercial areas on adjacent, existing or future residential areas through the use of compact designs, screening fences, open space and landscaping. (Corpus Christi Policy Statements, Commercial Land Use, B)

- The City encourages expanded and additional recreation vehicle areas to serve tourists. Rezoning of proposed commercial and/or multi-family land use near SPID and adjacent to the Laguna Madre for recreational vehicle usage should be encouraged. Zoning this area for recreation vehicles would take advantage of the natural resource of the Laguna Madre, excellent access to South Padre Island Drive and would meet community objectives to minimize potential for property losses in flood prone areas (due to the mobile nature of this use). (Flour Bluff Area Development Plan, Policy Statement B.9).

**Plat Status:** The subject property must be replatted.

**Department Comments:**

- The proposed rezoning is consistent with the Comprehensive Plan:
  - Even though the gas plant use is shown as Light Industrial on the Future Land Use map, the proposed use of the area as an RV Park should be considered as more compatible with the surrounding residential and commercial area and consistent with the intent of the Comprehensive Plan.
- It is staff's opinion that the proposed rezoning would not negatively impact the surrounding existing or future uses.
- An "RV" District would allow uses that are compatible Graham Road, a designated C-1 Collector Street on the Urban Transportation Plan.
- Staff's opinion is that conversion of the gas plant site to an RV Park facility does not decrease the residential desirability of this neighborhood, which is one of the findings required of the Comprehensive Plan when deciding which commercial uses to allow within residential areas.
- The site is located in the 500 year flood plain area and not in a Special Flood Hazard Area. However, it should be said that the area is still very near the Laguna Madre and the gulf coast. Therefore, in times of a storm event, this use is mobile and can evacuate thereby reducing the potential for storm damage.

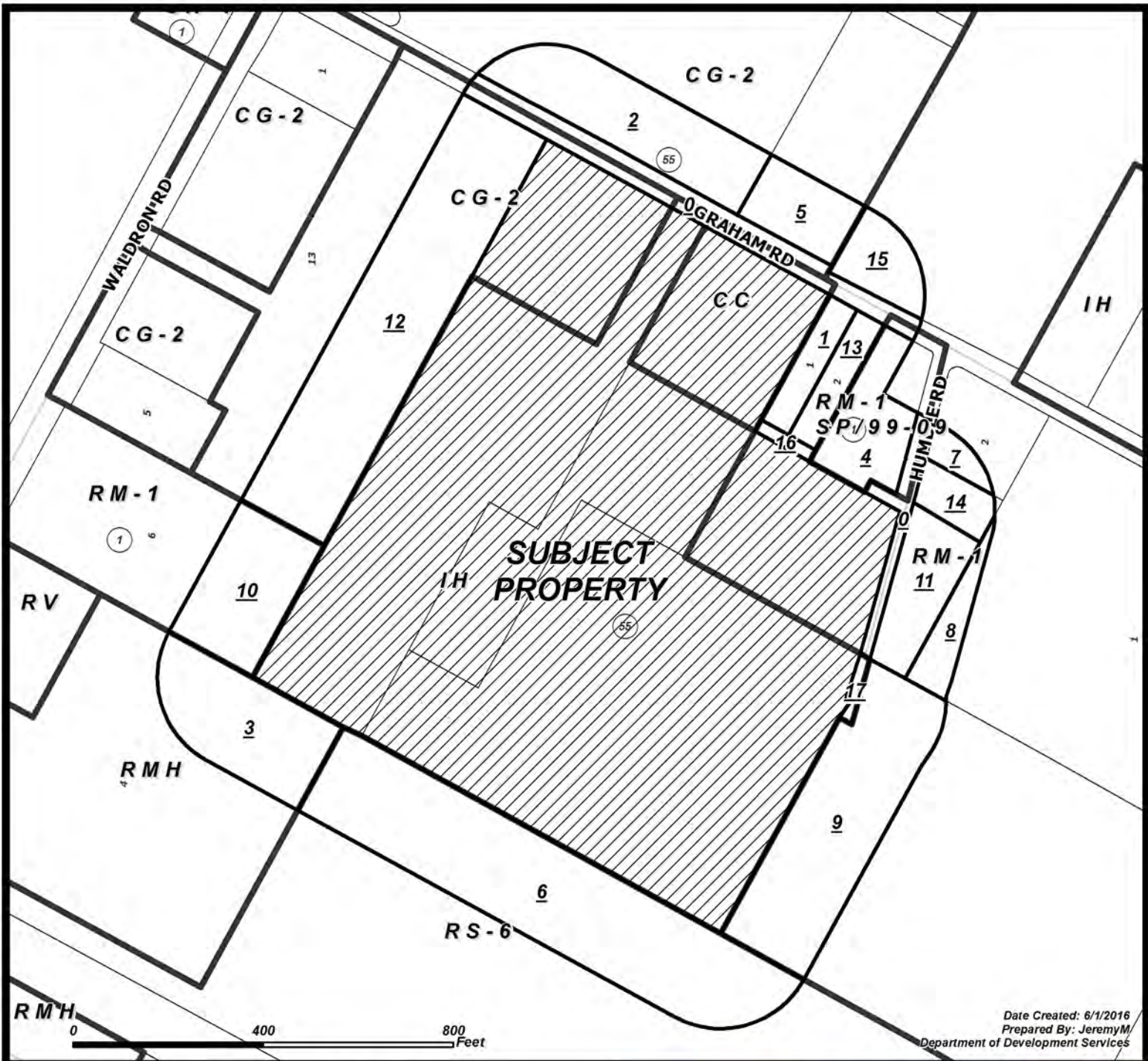
**Staff Recommendation:**

Approval of the rezoning from the "CG-2" General Commercial, "CC" Commercial Compatible, "IH" Heavy Industrial and "RM-1" Multifamily 1 Districts to the "RV" Recreational Vehicle Park District.

<b>Public Notification</b>	Number of Notices Mailed – 16 within 200-foot notification area 1 outside notification area	
	<b><u>As of June 22, 2016:</u></b>	
	In Favor	– 0 inside notification area – 0 outside notification area
	In Opposition	– 4 inside notification area – 0 outside notification area
	Totalling 6.15% 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 (if any)



Date Created: 6/1/2016  
Prepared By: Jeremy M.  
Department of Development Services

## CASE: 0616-04 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.: 0616-04 Map No.: 035031

PC Hearing Date: 6-15-16 Proj. Mgr: Jeff

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 RANDALL Contact Person: JOHN RANDALL  
Mailing Address: 5866 S. STAPLE SUITE 301  
City: CORPUS CHRISTI State: TX ZIP: 78413 Phone: (361) 808-7600  
E-mail: [REDACTED] Cell: (361) 960-0039

2. Property Owner(s): Strategic Investment Solutions, LLC Contact Person: Spencer Fillmore  
PO BOX 549 and David P. Fillmore, etals.  
Mailing Address: Rexburg  
City: [REDACTED] State: ID ZIP: 83440 Phone: 801 545-0707  
E-mail: [REDACTED] Cell: 509 307-0706

3. Subject Property Address: 347 Graham RD Area of Request (SF/acre): 29.139 Acres  
Current Zoning & Use: CG-2, IH, RM-1 Proposed Zoning & Use: RV REL. VEHICLE PARK  
12-Digit Nueces County Tax ID: 2507-0000-0010 2508-0006-0020, 2509-0006-0030  
2509-0006-0035, 2476-0055-1300, 2476-0055-1305  
Subdivision Name: 2.5 AC. INT. OF LOT 14 SEC. 35 FROTH BLUFF ENE. FARM GARDEN TR.  
Legal Description if not platted: FROTH BLUFF GAS PLANT, FROTH BLUFF GAS PLANT #2  
FROTH BLUFF GAS PLANT #3

4. Submittal Requirements.  
☒ Early Assistance Meeting: Date Held 3-4-16, with City Staff JEFF STRINGER / ANNIEKA YANILAS  
☒ 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 N/A

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

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

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

Office Use Only: Date Received: 5-23-16 Received By: BKP ADP: FB  
Rezoning Fee: 2126.75 + PUD Fee 0 + Sign Fee 10.00 = Total Fee 2136.75  
No. Signs Required 1 @ \$10/sign Sign Posting Date: 5-31-16

## **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.

This request to rezone 27.69 acres from industrial and commercial to RV" Recreational Vehicle Park District" for the purpose of developing a high end RV park to attract vacationers and snowbirds to Corpus Christi. Although the RV district would allow 692 RV spaces and minimum of 2.2 acres of open space, the development will have fewer than the maximum spaces to allow for excessive open/landscape areas to enhance the travelers experience. Each RV site will have its own parking space and amenity building will include an office, laundries, central bathing and community room. Full compliance with the RV district requirements will just be met, but exceeded.

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

North - CG-2

South - RMH and RS-6

East - RM-1

West - CG-2





## 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 Rd

Legal Description (Subdivision, Lot, Block): \_\_\_\_\_

Applicant Name: The Boston Group

Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

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

Future Land Use  
~~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
4.5	Per 1,000 sq ft	GL-2	C	820	6.84	559	5.02	410
2.7	Per unit	PM-1	MDR	220	.55	33	.67	40
20.49	Per 1,000 sq ft	HI		120	.64	540	.19	149
					1,132			

Proposed Land Use - Applicant

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
27.64	PL PL	R-MH (PL)	PL	416	.25	173	.41	284
					Total		Total	

Abutting Streets

Street Name	Access Proposed To Street?	Pavement Width (FT)	ROW Width (FT)

- ☐ 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: Paul P. Jr Date: 5/26/2016

See attached

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.

## 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: 6-2-16

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

Printed/Typed Name of Property Owner: David P Fillmore Date: 6/2/16

\*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.

## 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 Kendal

Mailing Address: 5866 S. STAPLES SUITE 301

City: CORPUS CHRISTI State: TX Zip: 78413

Home Phone: ( ) N/A Business Phone: (361) 808-7400 Cell: (361) 960-0039

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\*Signature of Agent: [Signature] Title: PRESIDENT

Printed/Typed Name of Agent: JOHN KENDALL Date: 5-26-16

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

Printed/Typed Name of Property Owner: Spencer Fillmore Date: 5/26/16

\*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.





## 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: Strategic Investment Solutions  
STREET: 242 Graham CITY: Corpus Christi ZIP: 78418  
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

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 Title: Manager  
(Print Name)

Signature of Certifying Person: [Signature] Date: 5/20/16





## 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: Spencer Fillmore  
STREET: 343 E 400 N CITY: Rexburg ZIP: 83440  
FIRM is: ☒ Corporation ☐ Partnership ☐ Sole Owner ☐ Association ☐ Other \_\_\_\_\_

### DISCLOSURE QUESTIONS

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

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

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

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

Name	Consultant
<u>NA</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: Spencer Fillmore Title: Manager  
(Print Name)

Signature of Certifying Person: [Signature] Date: 5/26/16

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. 0616-04**



Strategic Investment Solutions, LLC has petitioned the City of Corpus Christi to consider a change of zoning from the "CG-2" General Commercial District, "CC" Commercial Compatible District, "IH" Heavy Industrial District and "RM-1" Multifamily 1 District to the "RV" Recreational Vehicle Park District, resulting in a change to the Future Land Use Map from industrial, commercial, and medium density residential uses to tourist uses. The property to be rezoned is described as:

29.139 acres being out of the Flour Bluff Gas Plant, Flour Bluff Gas Plant Unit 2, Flour Bluff Gas Plant Unit 3, and Tract I, a portion of a 10.29 acre tract described in a deed recorded in Document No. 2015048239, Deed Records Nueces County, Texas, and being all of Tract II, a 2.26 acre tract described in a deed recorded in Document No. 2015048239, Deed Records Nueces County, Texas, and generally located on the south side of Graham Road between Waldron Road and Laguna Shores 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, June 15, 2016, 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: KEITH HANSON

Address: 331 GRAHAM ROAD

City/State: Corpus Christi, Texas 78418

( ) IN FAVOR (X) IN OPPOSITION

Phone: 361-232-3067

REASON:

Signature

SEE MAP ON REVERSE SIDE  
Property Owner ID: 7  
HTE# 16-10000019

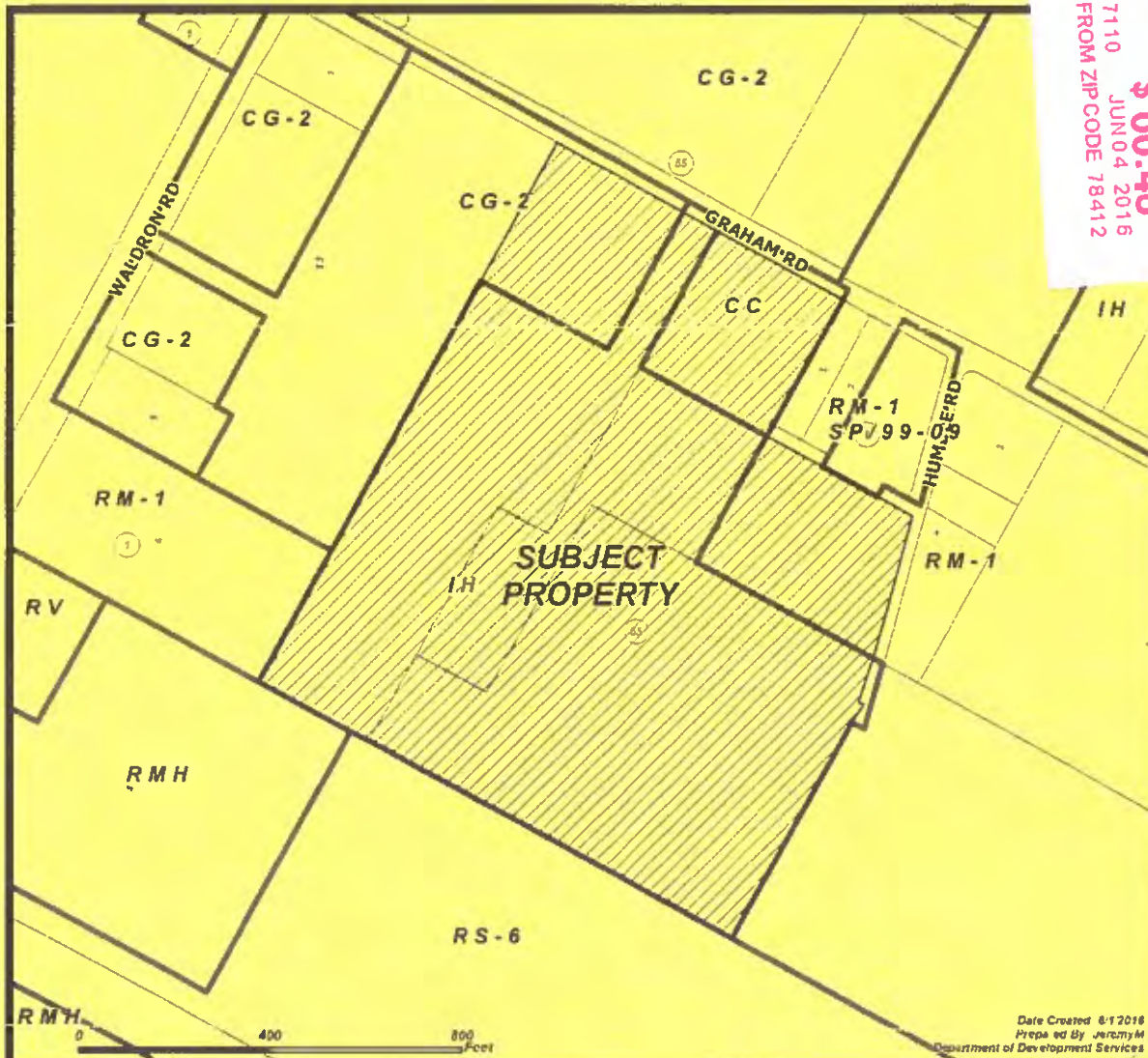
Case No. 0616-04  
Project Manager: Bob Payne

Pg 2 of 2



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

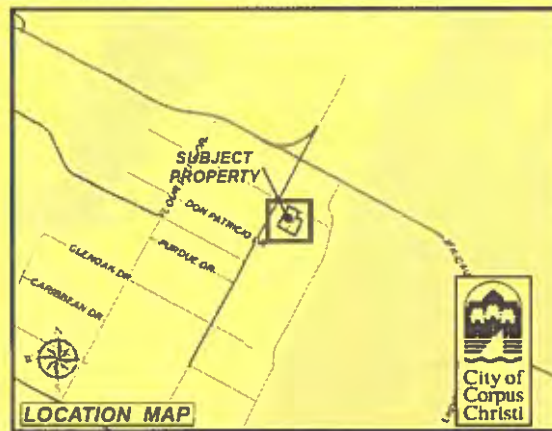
7 331500010020  
HANSON KEITH ALAN  
331 GRAHAM RD  
CORPUS CHRISTI, TX 78412



# **CASE: 0616-04** **SUBJECT PROPERTY WITH ZONING**



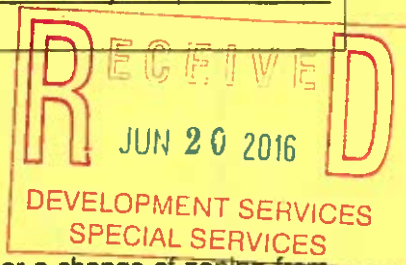
RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	BI Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev Overlay
OW Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-8 Single-Family 8
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF 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
CN-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	



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. 0616-04**



Strategic Investment Solutions, LLC has petitioned the City of Corpus Christi to consider a change of zoning from the "CG-2" General Commercial District, "CC" Commercial Compatible District, "IH" Heavy Industrial District and "RM-1" Multifamily 1 District to the "RV" Recreational Vehicle Park District, resulting in a change to the Future Land Use Map from industrial, commercial, and medium density residential uses to tourist uses. The property to be rezoned is described as:

29.139 acres being out of the Flour Bluff Gas Plant, Flour Bluff Gas Plant Unit 2, Flour Bluff Gas Plant Unit 3, and Tract I, a portion of a 10.29 acre tract described in a deed recorded in Document No. 2015048239, Deed Records Nueces County, Texas, and being all of Tract II, a 2.26 acre tract described in a deed recorded in Document No. 2015048239, Deed Records Nueces County, Texas, and generally located on the south side of Graham Road between Waldron Road and Laguna Shores 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, June 15, 2016, 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: Keith Hanson

Address: 331 GRAHAM ROAD

City/State: Corpus Christi, Texas 78418

( ) IN FAVOR ☒ IN OPPOSITION

Phone: 361-232-3067

REASON:

  
Signature

SEE MAP ON REVERSE SIDE  
Property Owner ID: 14  
HTE# 16-10000019

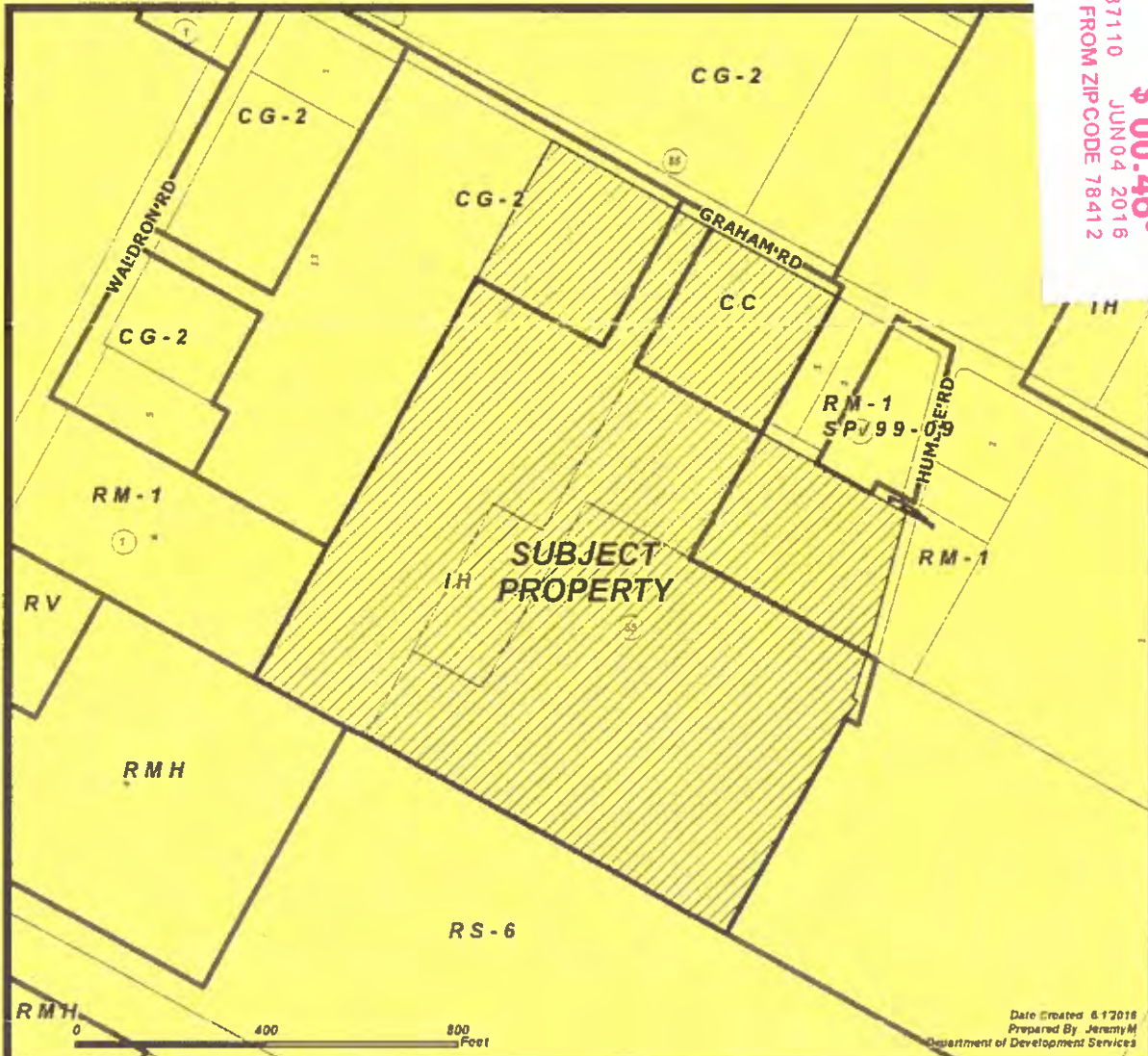
Case No. 0616-04  
Project Manager: Bob Payne

Pg 1 of 2



City of Corpus Christi  
Development Services Dept.  
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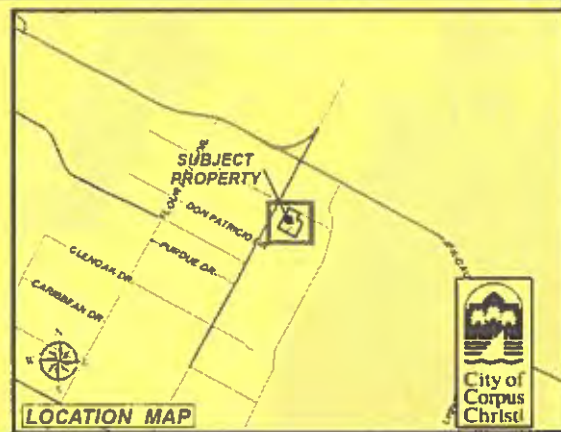
14 247600551545  
HANSON KEITH AND WF KIMB  
331 Graham Rd  
Corpus Christi, TX 78418



# **CASE: 0616-04** **SUBJECT PROPERTY WITH ZONING**



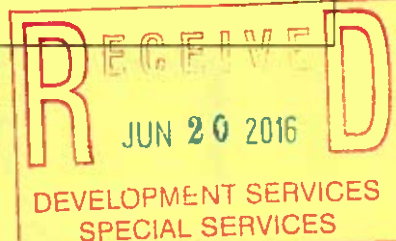
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RM-2 Multifamily 2	BI Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev Overlay
OH Professional Office	RS-10 Single Family 10
RM-AT Multifamily AT	RS-4 Single Family 4
CN-1 Neighborhood Commercial	RS-4.5 Single Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-16 Single Family 16
CR-2 Resort Commercial	RE Residential Estate
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H Historic Overlay	
BP Business Park	



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Printed Name: DARRELL MCINTYRE

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

( ) IN FAVOR ( X ) IN OPPOSITION Phone: 361 945 2687

REASON: EASTERN PROPERTY LINE IS ABOUT 20' FROM MY DINING ROOM WINDOW. AGAIN I REQUEST A REASONABLE BUFFER (50') FROM PROPERTY LINE TO FENCE. THIS IS ALSO THE AREA WITH LIVE GAS LINES AND IS DRAINAGE WAY FOR MY PROPERTY AND ADJACENT AREA.

Darrell McIntyre  
Signature

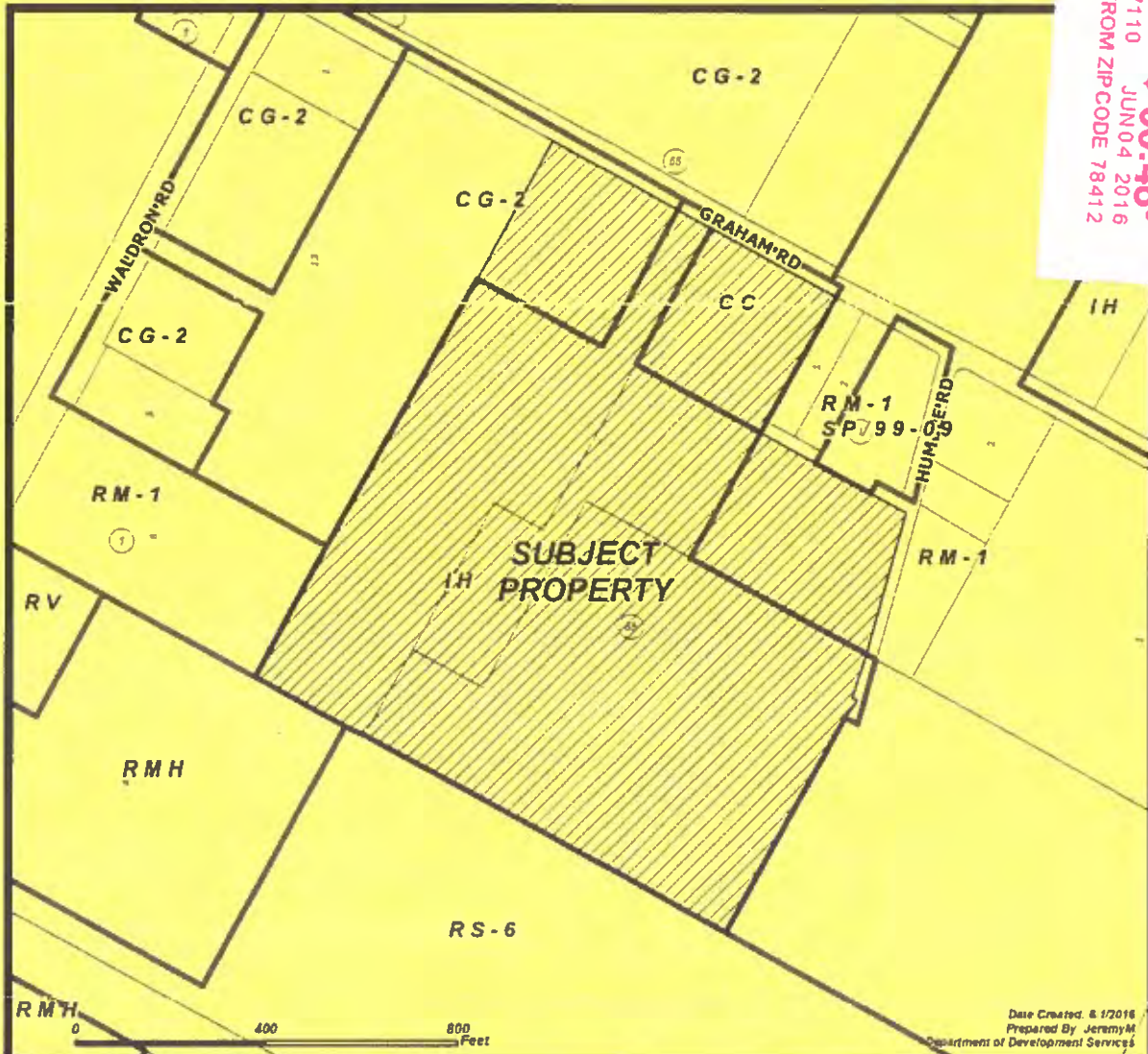
SEE MAP ON REVERSE SIDE  
Property Owner ID: 1  
HTE# 16-10000019

Case No. 0616-04  
Project Manager: Bob Payne



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

1 496000010010  
MCINTYRE DARRELL ET UX  
ANTHONY ANN  
337 GRAHAM RD  
CORPUS CHRISTI, TX 78418



# **CASE: 0616-04** **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-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-18	Single-Family 18
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		



## **Beverly Priestley**

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**From:** Toni McIntyre <tonimc1040@sbcglobal.net>  
**Sent:** Wednesday, June 15, 2016 10:34 AM  
**To:** Beverly Priestley  
**Subject:** Fw: drainage pictures Rezoning Case 0616-04  
**Attachments:** 1463404053128.jpg; 1465568268682.jpg

The attached are 2 pictures of the property right next to our home, 337 Graham, after the rains a few weeks ago. You can see that even with the ditch that was dug several months ago it still floods significantly. The water near the fence, even with the drainage, sits for many more days. I am very concerned that, at best, this will not be any better with any changes. More likely, if it is filled in there it will just make it even worse for us and the others to left of these pictures.

Beverly, I hope you are able to help me with this. Please let me know if so.

Thanks,

Toni McIntyre

On Wednesday, June 15, 2016 10:18 AM, Darrell McIntyre <dem.tx@sbcglobal.net> wrote:





