

PLANNING COMMISSION FINAL REPORT

Case No. 0716-06

HTE No. 16-10000021

Planning Commission Hearing Date: August 24, 2016 (Continued from August 10, 2016)

Applicant & Legal Description	Applicant/Owner: Corner Strong Limited Representative: Kamran Zarghouni Legal Description/Location: Being a 4.99-acre tract of land of which 4.52 acres is out of Lots 17, 18, 31 and 32, Section 11, Flour Bluff and Encinal Farm Garden Tracts and 0.47 acres is out of Lot 11, Block 2, Barclay Grove Unit 11, located on the east side of South Staples Street (FM 2444) between Corsica Road and Timbergate Drive.			
Zoning Request	From: "CN-1" Neighborhood Commercial District and "CG-2" General Commercial District To: "CG-2" General Commercial District Area: 4.89 acres Purpose of Request: To allow a mini-storage facility.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"CN-1" Neighborhood Commercial and "CG-2" General Commercial	Vacant	Commercial
	<i>North</i>	"RM-1" Multifamily 1 and "CN-1" Neighborhood Commercial	Vacant and Medium Density Residential	Medium Density Residential and Commercial
	<i>South</i>	"RS-6" Single-Family 6 and "CN-1" Neighborhood Commercial	Vacant and Low Density Residential	Low Density Residential and Commercial
	<i>East</i>	"RS-6" Single-Family 6 and "RS-4.5" Single-Family 4.5	Low Density Residential	Low Density Residential
	<i>West</i>	"CN-1" Neighborhood Commercial and "CG-2" General Commercial	Vacant	Commercial
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for commercial uses. The proposed rezoning to the "CG-2" General Commercial District is consistent with the adopted Future Land Use Map but is not consistent with the policies in the Southside Area Development Plan. Map No.: 0440032 Zoning Violations: None			

Transportation	Transportation and Circulation: The subject property has approximately 60 feet of street frontage along Corsica Road, which is a Residential Collector street. It should be noted that the owner of the subject tract also owns abutting property that fronts onto South Staples Street with a street frontage of approximately 400 feet. Under this proposal the applicant intends all vehicular access to use Corsica Road.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2013)
	South Staples Street	"A3" Primary Arterial Divided	130' ROW 95' paved	95' ROW 64' paved	17,712 ADT
	Corsica Road	Residential Collector	60' ROW 40' paved	60' ROW 40' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "CN-1" Neighborhood Commercial and "CG-2" General Commercial Districts to the "CG-2" General Commercial District to allow the construction of a mini-storage facility. The majority of the property is zoned "CN-1" Neighborhood Commercial District. A mini-storage facility is not considered a neighborhood commercial use.

Development Plan: The proposed rezoning is within a high growth area abutting or near the Barclay Grove and Boardwalk Subdivisions. The applicant is proposing a mini-storage facility on a 4.99-acre tract of land. The proposed mini-storage will consist of one storage building containing 6,300 square feet and seven storage buildings containing 10,500 square feet each. The facility would also include an office building with approximately 1,350 square feet. At a minimum, the Unified Development Code would require a 20-foot wide front yard on Corsica Road. A buffer yard of 15 feet with 15 points would be required along the property lines abutting the "RS-6" Single-Family 6 District and the "RS-4.5" Single-Family 4.5 Districts. The applicant proposes that no storage unit doors would face the single-family development to the east, but the same protection is not shown for the single-family development to the south. The "CG-2" District does not require this kind of mitigation. This kind of stipulation could only be required through a Special Permit or Planned Unit Development Overlay.

Existing Land Uses & Zoning: The subject property is vacant and zoned "CN-1" Neighborhood Commercial and "CG-2" General Commercial. The subject property was part of a larger rezoning in July 2014, which included the applicant's property to the west abutting South Staples Street. In 2014, it was agreed that only the property fronting South Staples Street should be zoned "CG-2" and the remainder would be "CN-1" to protect the neighborhoods. North of the subject property, is vacant land zoned "CN-1" Neighborhood Commercial District and an apartment complex zoned "RM-1"

Multifamily 1 District. South of the subject property is a residential subdivision with two single-family homes under construction and zoned the "RS-6" Single-Family 6 District and vacant land zoned "CN-1" Neighborhood Commercial District. East of the subject property is single-family subdivision zoned "RS-4.5" Single-family 4.5 District which was developed by the applicant. West of the subject property is vacant land zoned with the "CN-1" Neighborhood Commercial District on Corsica Road and the "CG-2" General Commercial District on South Staples Street.

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 Southside Area Development Plan (ADP). The proposed rezoning to the "CG-2" General Commercial District is consistent with the adopted Future Land Use Plan's designation of the property as commercial but is not consistent with the Southside Area Development Plan or the Corpus Christi Policy Statements concerning land use compatibility and protection of neighborhoods. Additionally, the following are pertinent elements of the Comprehensive Plan that should be considered:

- Commercial uses adjacent to existing or proposed residential areas should be buffered or use sensitive in design. (Comprehensive Plan, Residential Policy Statement c.)
- Incompatible industrial and commercial land uses should not abut residential areas. (Comprehensive Plan, Residential Policy Statement i.)
- Expansion of commercial uses into or within residential areas may be permitted only if such expansion maintains or improves the residential desirability of the impacted neighborhood (Comprehensive Plan, Commercial Policy Statement d).
- New high-intensity commercial developments without adequate transition or buffering should be discouraged from locating directly adjacent to low-intensity residential areas. (Southside Area Development Plan, Policy Statement B.7)

Plat Status: The subject property is not platted and will need to be platted before a building permit is issued.

Department Comments:

- The proposed rezoning deviates from the Comprehensive Plan:
 - While the Comprehensive Plan does designate the property for commercial use, the mini-storage use directly abutting a low density residential area is incompatible.
 - Buffering could help to mitigate the incompatible abutment of the facility against the residential area, but the access drive to Corsica Road will be a direct abutting access drive without much potential for buffering.
 - Another possible method to mitigate incompatibility would be to require that no mini-storage units face a residentially zoned property; any outside storage of boats, recreational vehicles or another vehicle should be screened from abutting

residentially zoned property behind a storage building; and No operation of boat engines on-site.

- Other vacant land with “CG-2” zoning exists in the immediate vicinity.
- In 2014, the property was rezoned and the owner agreed that only the property fronting South Staples Street should be zoned “CG-2” and the remainder would be “CN-1” to protect the neighborhoods.
- A “CG-2” District would allow uses that are not compatible with the surrounding residential subdivision and, as proposed, could potentially increase traffic through residential areas on Corsica Road.
- The property owner of the mini-storage unit site owns the adjacent undeveloped, unplatted property fronting South Staples Street. The access drive incompatibility as proposed next to the developing residential subdivision could be solved by providing an access route to South Staples.
- The proposed layout with access to Corsica Road would create a “panhandle” lot, which the UDC discourages unless the panhandle lot serves a public purpose.
 - The access drive to South Staples would also create a “panhandle” lot. Two public purposes could be accomplished through a panhandle lot to South Staples: 1. The access to South Staples would not directly abut a residential subdivision; and 2. The City could require on the plat a note that the owner of the panhandle lot shall allow abutting property owners driveway access via the panhandle portion of the lot at South Staples Street; which maybe the case as Staples is a TxDOT right-of-way and TxDOT is stricter about requiring shared driveways.
- Staff’s opinion is that a mini-storage facility does not increase 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.

Planning Commission and Staff Recommendation:

Denial of the change of zoning from the “CN-1” Neighborhood Commercial District and the “CG-2” General Commercial District to the “CG-2” General Commercial District, and, in lieu thereof, approval of the “CN-1/SP” Neighborhood Commercial District with a Special Permit, subject to the Owner complying with the following conditions and the conceptual site plan.

1. **Use:** The only use allowed on the Property other than uses permitted in the base zoning districts is a mini-storage facility and related accessory uses.
2. **Setbacks:** The storage of boats and campers, a permitted accessory use to mini-storage, and the location of dumpsters shall be limited to the west half of the Property.
3. **Access:** Access shall be limited to the west portion of the property fronting Corsica Road.

4. **Building Design:** Any buildings constructed within 260 feet of Corsica Road shall have a non-metal façade. Mini-storage buildings shall be prohibited from having doors/openings facing residential uses.
5. **Screening Fence:** A minimum six-foot tall solid wood screening fence is required to be constructed, remain in place, and maintained between the mini-storage facility and the residential uses.
6. **Buffer Yard:** A 15-foot wide buffer yard and 15 buffer yard points shall be required along the property boundaries adjacent to residential zoning districts. Trees and shrubs shall be planted, remain in place, and be maintained between the mini-storage facility and the residential uses. A continuous line of shrubs shall border the fence. A canopy or understory tree other than palm trees shall be planted every 50 feet on center within the buffer yard.
7. **Lighting:** All lighting shall be shielded to direct light downward and pole lights shall be of the full cut-off type. Freestanding pole lights are prohibited within 50 feet of the property line of a residential use. No light source shall exceed the roof height of the buildings on site or 15 feet, whichever is more restrictive.
8. **Building Height:** Buildings, excluding the office, shall not exceed 15 feet where adjacent to a single-family residential use. Otherwise, the maximum building height shall be 35 feet. Boat and camper storage is limited to the west half of the Property and shall not be considered “adjacent” to single-family residential uses.
9. **Hours of Operation:** The hours of operation for the public shall be limited from 6 AM to 10 PM Sunday through Thursday and from 6 AM to 11 PM on Friday and Saturday.
10. **Signage:** Freestanding signage shall be limited to the west portion of the property fronting on Corsica Road. Wall signs shall not be oriented toward the east.
11. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

Public Notification	Number of Notices Mailed – 25 within 200-foot notification area 7 outside notification area
	<u>As of August 30, 2016:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
	Totaling 0.00% of the land within the 200-foot notification area in opposition.

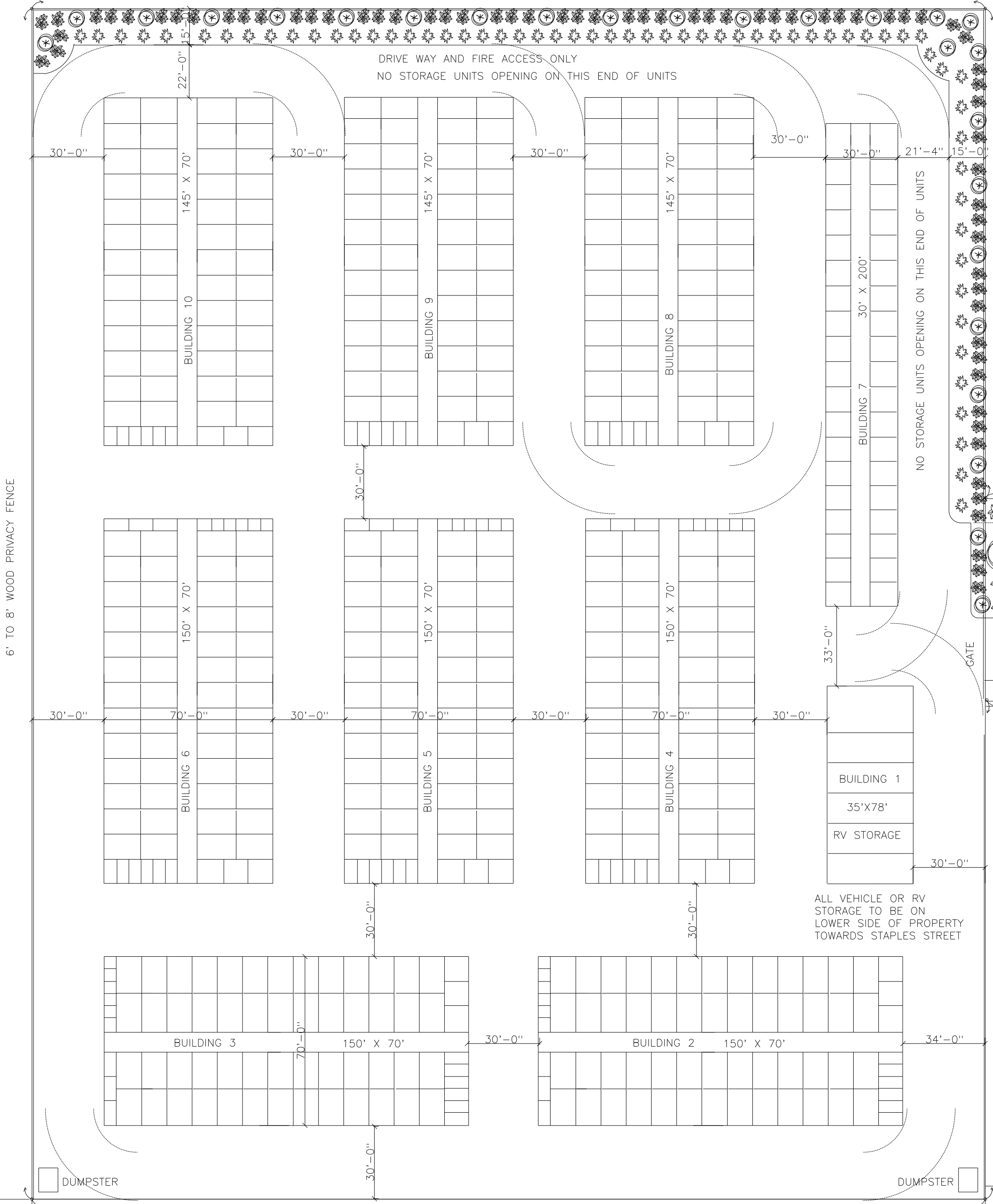
Attachments:

1. Location Map (Existing Zoning & Notice Area)
2. Site Plan
3. Site Plans for Surrounding Properties
4. Proposed Subdivision Plat
5. Application
6. Public Comments Received (if any)



NOTE: 15'-0" LANDSCAPE BUFFER
ALONG RESIDENTIAL BOUNDRIES
AS REQUIRED

6' TO 8' WOOD PRIVACY FENCE



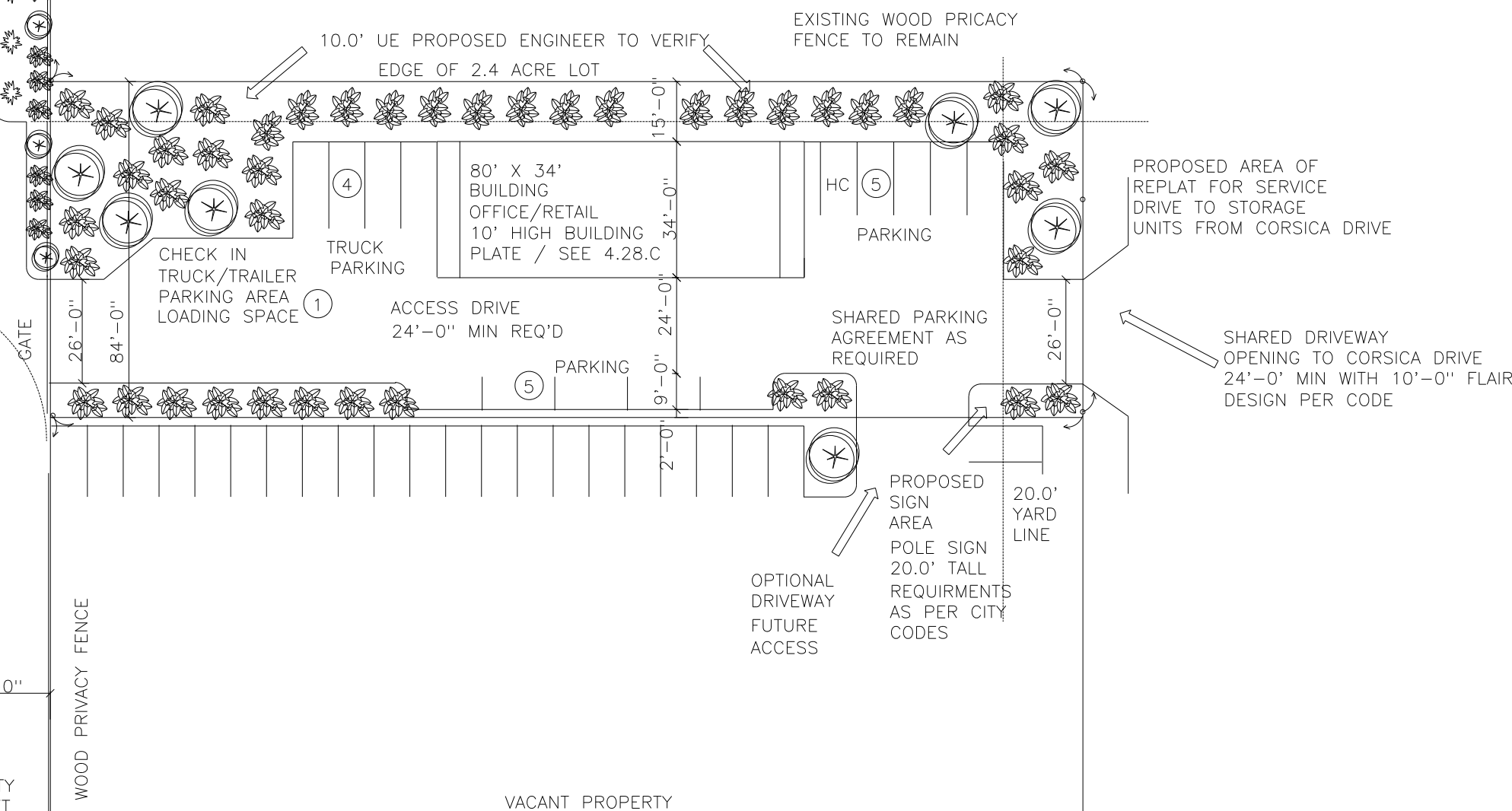
6' TO 8' WOOD PRIVACY FENCE

6' TO 8' WOOD PRIVACY FENCE

NOTE: ALL LANDSCAPING AND ACCESS
TO BE VARIFIED ACCORDING TO
CITY OF CORPUS CHRISTI CODE
REQUIREMENTS

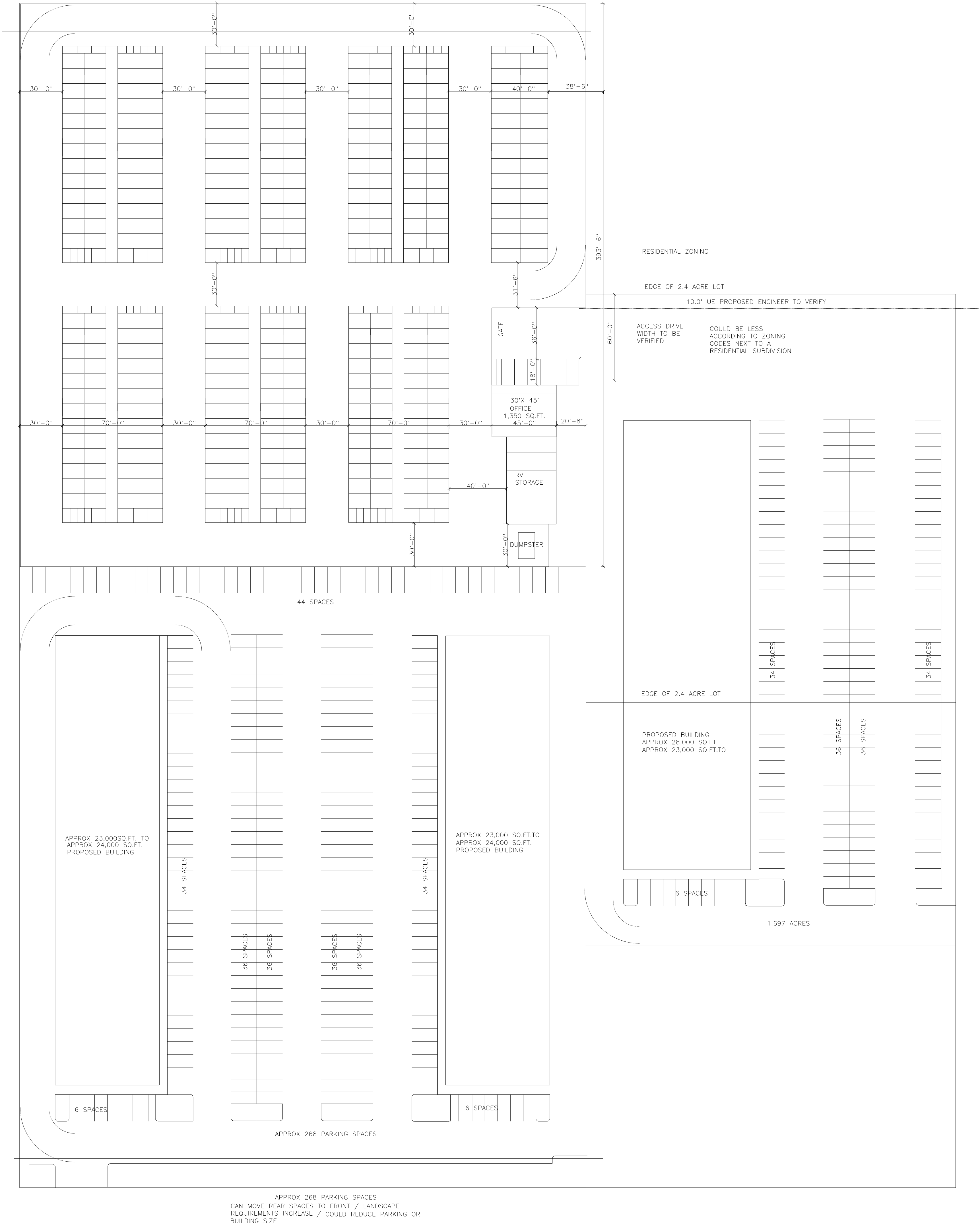
NOTE: 15'-0" LANDSCAPE BUFFER
ALONG RESIDENTIAL BOUNDRIES
AS REQUIRED

NOTE: ALL LIGHTING TO
HAVE SHIELD PROTECTORS
OR DIRECTED DOWNWARDS

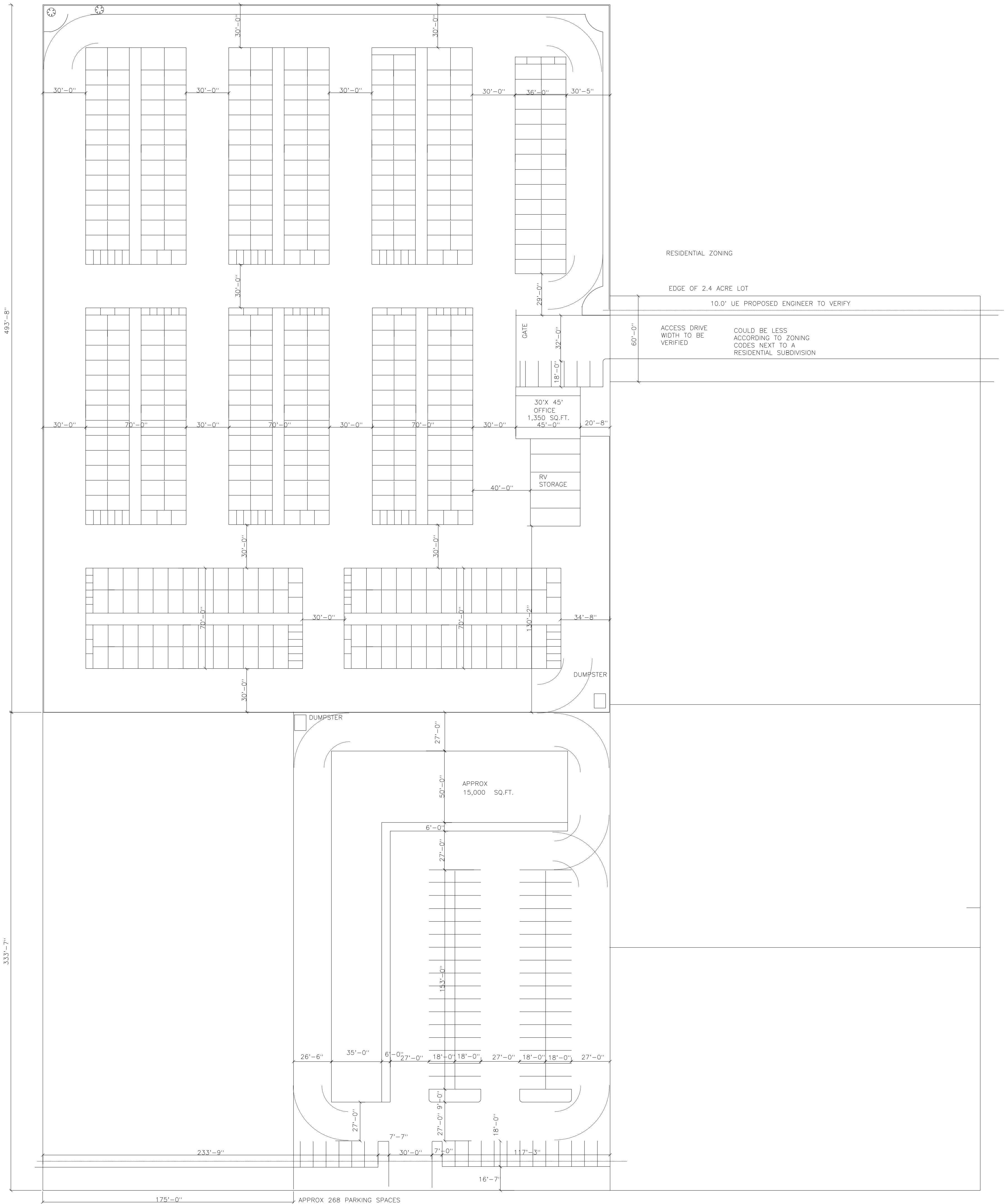


6' TO 8' WOOD PRIVACY FENCE

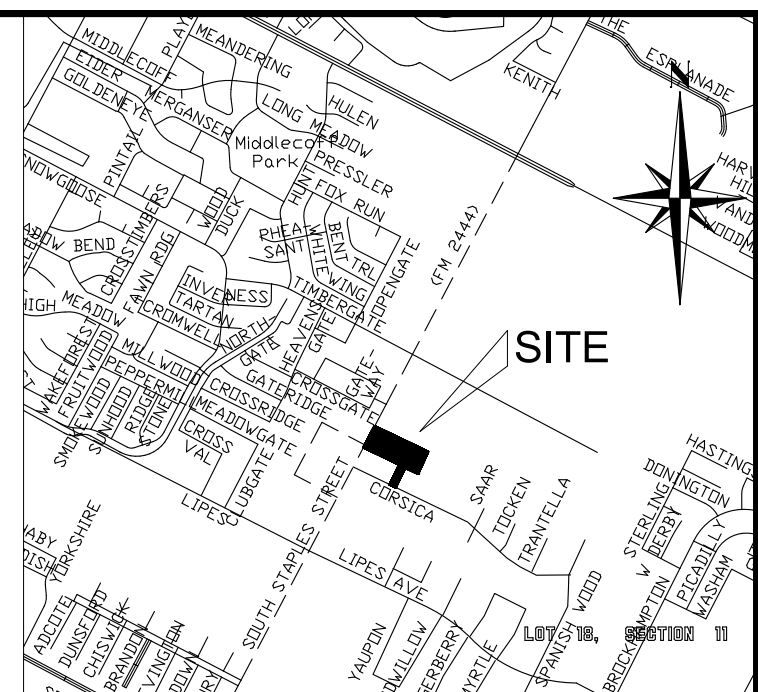
VACANT PROPERTY



Potential Site Plans for Surrounding Properties



Potential Site Plans for Surrounding Properties

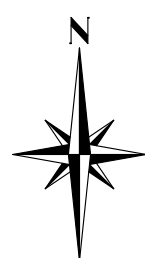


THE VILLAGE AT TIMBERGATE UNIT 1
BLOCK 1 - LOT2
VOL. 68 - PAGE 382
M.R.N.C.T.

GOLDEN REAL ESTATE &
CONSTRUCTION GROUP INC.
DOC#201203880
O.P.R.N.C.T.

GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 9.22 ACRES OF LAND.
- 2) A 5/8" DIAMETER STEEL REBAR WAS FOUND AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED. ALL 5/8" REBAR SET WITH PLASTIC CAP MARKED TEXAS GEO TECH.
- 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 485494 0520 D, MAP REVISED 1/4/1987, THE SUBJECT PROPERTY IS LOCATED IN ZONE C, DEFINED AS AREA OF MINIMAL FLOODING. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 4) ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 5) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY BASIN. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- 6) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 7) IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- 8) DRIVEWAYS ONTO SOUTH STAPLES ST. (FM 2444) MUST COMPLY WITH TxDOT'S TRAFFIC ACCESS MANAGEMENT PLAN REGULATION.



GRAPHIC SCALE

A horizontal graphic scale bar with five major segments. Above the bar, the numbers 100, 0, 100, 200, and 300 are placed at the segment boundaries. Below the bar, the text "Scale: 1" = 100 feet" is centered.

Scale: 1" = 100 feet

PLAT OF:
BARCLAY GROVE UNIT 11
BLOCK 2 - LOTS 11R, 13, 14 AND 15

BEING A PLAT OF A 7.61 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NUMBER 2016007669, OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS AND BEING PART OF LOT 17 AND LOT 32 OF SECTION 11 OF THE FLOUR BLUFF & ENCINAL FARM AND GARDEN TRACTS, A PLAT RECORDED IN VOLUME A, PAGES 41-42 MAP RECORDS NUECES COUNTY, TEXAS, AND A REPLAT OF LOT 11 - BLOCK 2 OF THE BARCLAY GROVE UNIT 11, RECORDED IN VOLUME 68, PAGES 302 - 303 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF NUECES

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Department of Development Services.

This the _____ day of _____ 2016.

Daniel M. Grimsbo P.E., A.I.C.P.
Director of Development Services

STATE OF TEXAS
COUNTY OF NUECES

This final plat of the herein described property was approved by the department of Development Services Engineer of the City of Corpus Christi, Texas.

This the _____ day of _____ 2016.

Ratna Pottumuthu, P.E., Leed AP
Development Services Engineer

STATE OF TEXAS
COUNTY OF NUECES

I, CORNER STONG LIMITED, owner, hereby certify that I am part owner of Lot 13, 14 & 15 who owns the property embraced within the boundaries of the following plat; that we have surveyed and subdivided as shown; that street shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the _____ day of _____ 2016.

KAMRAN ZARGHOUNI, Owner

BLANCH FERNANDEZ, Owner

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by
CORNER STRONG LIMITED

This the _____ day of _____ 2016.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF NUECES

We Blanch Fernandez and Johnny Fernandez are the owners of Lot 11R property embraced within the boundaries of the foregoing plat; that we have survey and subdivided as shown; that street shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the _____ day of _____ 2016.

Blanch Fernandez, Owner

Johnny Fernandez, Owner

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by Blanch
Fernandez and Johnny Fernandez.

This the _____ day of _____ 2016.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF NUECES

I, Kara Sands, clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the _____ day of _____, 2016, at _____ o'clock _____ M. and duly recorded the _____ day of _____, 2016, at _____ o'clock _____ M. in said County in Volume _____, Page _____, Map Records.

No. _____
Filed for Record

By: _____
Deputy
Kara Sands,
Clerk County Court
Nueces County, Texas

STATE OF TEXAS
COUNTY OF NUECES

I, Jarrel L. Moore, a registered professional land surveyor for Texas Geo Tech Land Surveying, Inc. hereby certify that the foregoing plat was prepared from a survey made on the ground under my direct supervision and is true and correct to the best of my knowledge and belief; That Texas Geo Tech Land Surveying Inc. has been engaged under contract to set all Lot and Block corners and complete such operation without delay.

This the _____ day of _____ 2016.

Jarrel L. Moore
Registered Professional Land Surveyor No. 4854

TEXAS GEO TECH
LAND SURVEYING, INC

5525 SOUTH STAPLES - SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
JOB #: 160514



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.: 0716-06 Map No.: 044032

PC Hearing Date: July 27, 2016 Proj.Mgr:

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: Corner Strong Limited Contact Person: KAMRAN ZARGHOONI
Mailing Address: 2174 County RD 51
City: Corpus Christi State: TX ZIP: 78415 Phone: (361) 728-7059
E-mail: Cell: (361) 739-1396

2. Property Owner(s): Corner Strong Limited Contact Person: KAMRAN ZARGHOONI
Mailing Address: 2174 County RD 51
City: Corpus Christi State: TX ZIP: 78415 Phone: (361) 728-7059
E-mail: Cell: (361) 739-1396

3. Subject Property Address: S. STAPLE ST. / 5702 Area of Request (SF/acre): 4.89 Ac.
Current Zoning & Use: CN-1 Proposed Zoning & Use: CG-2
12-Digit Nueces County Tax ID: 0448-0602-0110 / 2476-0011-0180
Subdivision Name: BARCLAY GROVE UNIT II Block: 2 Lot(s): 11
FLOUR BLUFF AND BUCINAL FARM AND GARDEN TRACT SECTION 11 17, 18, 19, 20,
Legal Description if not platted: 29, 30, 31, 32
V. 68 PAGES 302-303 / V. A / PAGES 41-43

4. Submittal Requirements:
☒ Early Assistance Meeting: Date Held 5-12-16 ; with City Staff Dolores Wood
☒ 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 on behalf of the Property Owner(s); and the information provided is accurate.

Blanch Fernandez Kamran Zarghooni
Owner or Agent's Signature Applicant's Signature
BLANCH FERNANDEZ KAMRAN ZARGHOONI
Owner or Agent's Printed Name Applicant's Printed Name

Office Use Only: Date Received: 6-24-16 Received By: ADP:
Rezoning Fee: 1692.50 + PUD Fee 0 + Sign Fee 20.00 = Total Fee 1712.50
No. Signs Required @ \$10/sign Sign Posting Date:

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 purpose of this request to re-zone a 4.89 acre tract of land from its current CN-1 Neighborhood Business zoning to the CG-2 General Business zoning, to allow development and use of the property as a self service storage (mini warehouse) facility. The property is currently vacant and used for agricultural purposes. The proposed self storage development would include 8 storage buildings, 1 with approximately 6,300 square feet of area, and 7 with approximately 10,500 square feet of area each. The proposed development would also include an office building of approximately 1,350 square feet in floor area. All proposed structures would be single story, and sited to provide all required set back clearances. Parking will be provided in accordance with the applicable sections of the Unified Development Code.

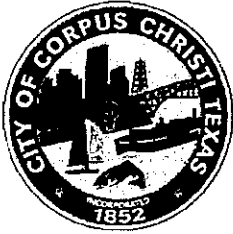
2. Identify the existing land uses adjoining the area of request:

North - VACANT AND COMMERCIAL

South - VACANT AND COMMERCIAL

East - SINGLE FAMILY RESIDENTIAL

West - COMMERCIAL



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: Conner Strong Ltd.
STREET: 2174 CR 51 CITY: C.C. ZIP: 78415
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)

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: Blanch Fernandez/Karim Zarghouni Title: OWNERS
(Print Name)

Signature of Certifying Person: Blanch Fernandez Karim Zarghouni Date: 5-16-16

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

Mailing Address: 5525 S. STAPLES ST.

City: CORPUS CHRISTI State: Tx. Zip: 78411

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

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

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

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

*Signature of Agent: [Signature] Title: PROJECT MANAGER

Printed/Typed Name of Agent: ROBERT TORRES Date: 5-16-16

✓ *Signature of Property Owner: [Signature] Title: Pres.

Printed/Typed Name of Property Owner: Blanch Fernandez Date: 5-16-16

✓ *Signature of Property Owner: [Signature] Title: President/owner

Printed/Typed Name of Property Owner: KAMRAN ZARGHOUNI Date: 5/16/16

*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.