

PLANNING COMMISSION FINAL REPORT

Case No.: 1216-01

Infor No. 16ZN1002

Planning Commission Hearing Date: December 14, 2016

Applicant & Legal Description	Applicant/Representative: Rick Mostaghasi Owner: AEL Development LLC Location: 4222 Airline Road Legal Description: A 1.994 acre tract of land of a portion of Flour Bluff and Encinal Farm and Garden Tracts, Section 25, Lots 15 and 16 and a 22.651 acre tract of land of a portion of Flour Bluff and Encinal Farm and Garden Tracts, Section 25, Lots 15 and 16, located on the northeast corner of Yorktown Boulevard and Airline Road.			
Zoning Request	From: "RE" Residential Estate District and "FR" Farm Rural District To: "RS-6" Single Family Residential District Area: 24.645 acres Purpose of Request: To develop 120 lots into single family residential homes that range between 2,200 to 2,500 square feet.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RE" Residential Estate District "FR" Farm Rural District	Vacant Drainage Corridor	Mixed Use Permanent Open Space
	<i>North</i>	"RS-6" Single Family Residential District	Park Low Density Residential	Permanent Open Space Medium Density Single Family Residential
	<i>South</i>	"RS-6" Single Family Residential District "RS-4.5" Single Family Residential District	Park Low Density Residential	Permanent Open Space Medium Density Single Family Residential Mixed Use
	<i>East</i>	"FR" Farm Rural District	Vacant Drainage Corridor	Medium Density Single Family Residential
	<i>West</i>	"CG-2" General Commercial District	Vacant	Mixed Use

ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan (ADP) and is planned for permanent open space and mixed uses. The proposed rezoning to the “RS-6” Single Family Residential District is not consistent with the adopted Plan CC Future Land Use map.</p> <p>Map No.: 042030</p> <p>Zoning Violations: None</p>				
Transportation	<p>Transportation and Circulation: The subject property has approximately 600 feet of street frontage along Yorktown Boulevard, which is an “A3” Primary Arterial street. The maximum average daily trips for an “A3” is 30,000 to 48,000. The subject property also has approximately 1,300 feet of street frontage along Airline Road Drive and 130 feet of street frontage to Rodd Field Road, which is “A3” Primary Arterial street.</p>				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Yorktown Boulevard	“A3” Primary Arterial Divided Street	80’ ROW 40’ paved	145’ ROW 20’ paved	Information Unavailable
	Rodd Field Road	“A3” Primary Arterial Divided Street	80’ ROW 40’ paved	90’ ROW 50’ paved	Information Unavailable

Staff Summary:

Requested Zoning:

The applicant is requesting a change of zoning from the “RE” Residential Estate District and “FR” Farm Rural District to “RS-6” Single Family Residential District to develop single family residential homes.

Development Plan:

The applicant proposes to rezone the subject lot, to the “RS-6” Single Family Residential District. The lot is 24.645 acres. The purpose of the rezoning is to develop 120 lots into single family residential homes between 2,200 and 2,500 square feet.

Existing Land Uses & Zoning:

To the north the zoning is “RS-6” Single Family Residential District with a low density residential use. South is zoned “RS-6” Single Family Residential District and “RS-4.5” Single Family Residential District with low density residential uses. East of the subject property the zoning is “FR” Farm Rural District with a vacant use. The lot to the west is zoned “CG-2” General Commercial District and is also vacant. There is a current land use of a drainage corridor that runs along the north of the property.

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.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Southside ADP. The proposed rezoning to the "RS-6" Single Family Residential District is inconsistent with Plan CC and the Future Land Use Map which identifies the area as Mixed Use. Additionally, the following are pertinent elements of Plan CC and the Southside ADP that should be considered:

- Quality housing meets the diverse needs of households at all income levels and all stages of the lifecycle. Support the planning, regulatory and funding initiatives needed to provide a diversity of housing types – rental and ownership, market-rate and assisted – to meet community needs. (Plan CC, Goal 2, page 12)
- Encourage orderly growth of new residential, commercial and industrial areas. (Plan CC, Goal 1, Strategy 4, page 50.)
- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use. (Plan CC, Goal 1, Strategy 5, page 50.)

Department Comments:

- The proposed rezoning is of similar use to the properties to the north and south of the subject property.
- The potential for the property could be utilized at a higher density to serve the proposed extension of Del Mar College to the west of the property.
- The proposed use is consistent with the deed restriction for residential use only, created in 2002.

Planning Commission and Staff Recommendation (December 14, 2016):

Approval of the change of zoning from the "FR" Farm Rural District and "RE" Residential Estate District to "RS-6" Single Family Residential District.

Vote Results:

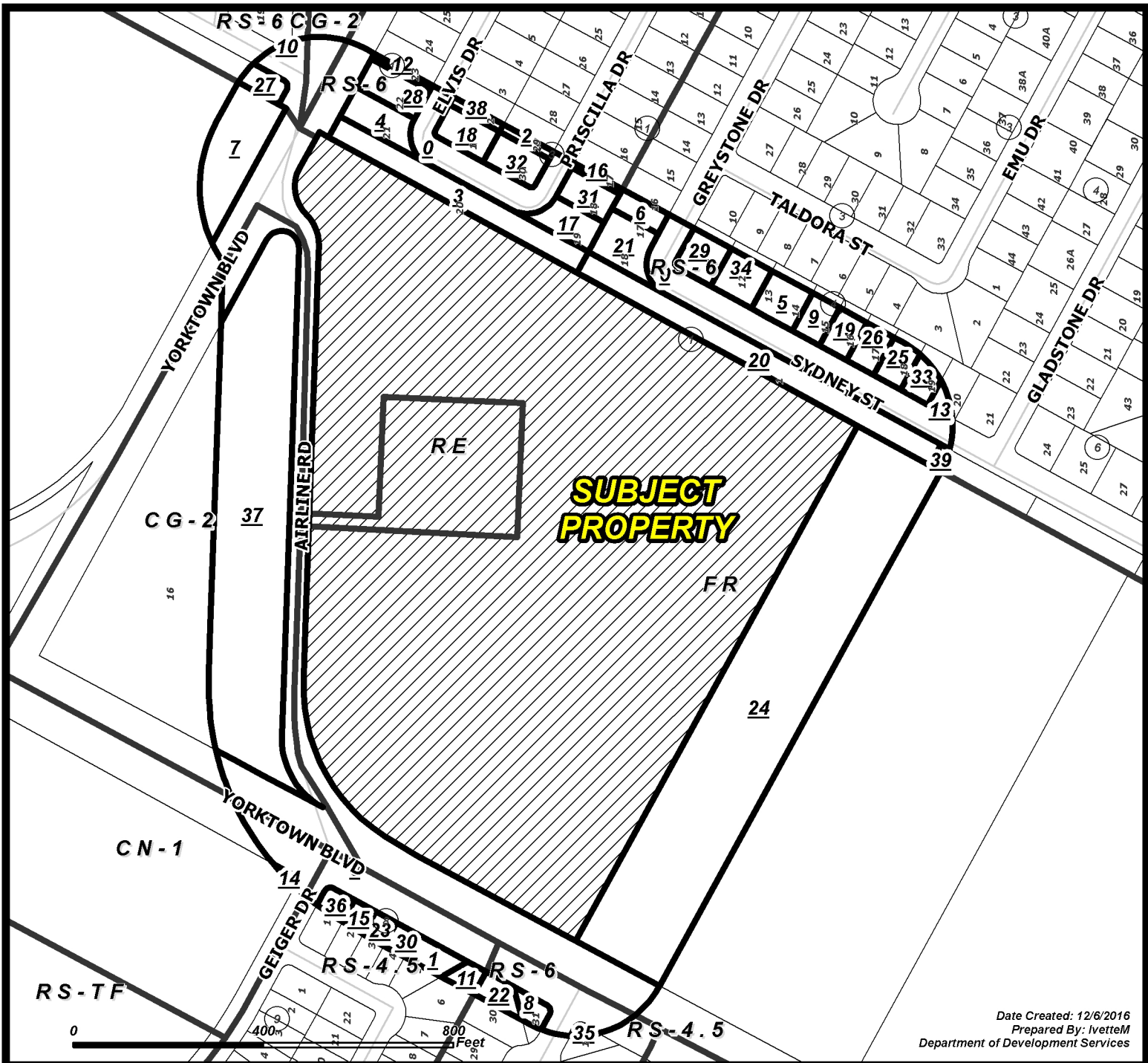
For: 6

Opposed: 2

Absent: 1

Public Notification	Number of Notices Mailed – 37 within 200' notification area; 4 outside notification area
	<u>As of January 5, 2017:</u>
	In Favor – 1 (inside notification area); 0 (outside notification area)
	In Opposition – 0 (inside notification area); 0 (outside notification area)
	For 0.00% in opposition.

- Attachments:
1. Location Map (Existing Zoning & Notice Area)
 2. Application
 3. Returned Opposition/Support (if any)



Date Created: 12/6/2016
Prepared By: IvetteM
Department of Development Services

CASE: 1216-01 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

Owners within 200' listed on
attached ownership table

Owners
in opposition



16ZN100.



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.: _____ Map No.: _____

PC Hearing Date: _____ 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: Ael Development LLC Contact Person: Rick Mostaghos
Mailing Address: 4833 Saratoga Blvd Pmb 423, CCTx, 78412
City: Corpus Christi State: TX ZIP: 78413 Phone: (361) 765-7241
E-mail: _____ Cell: (361) 765-7241

2. Property Owner(s): Elham Azali, Leylah Azali Contact Person: Rick Mostaghos
Mailing Address: 4833 Saratoga Blvd Pmb 423,
City: Corpus Christi State: TX ZIP: 78413 Phone: (361) 765-7241
E-mail: _____ Cell: (361) 765-7241

3. Subject Property Address: _____ Area of Request (SF/acres): 28.9767
Current Zoning & Use: RE and F12 Proposed Zoning & Use: RSC for Community btr
12-Digit Nueces County Tax ID: 2476-0025-0150
Subdivision Name: Na Block: Na Lot(s): Na
Legal Description if not platted: 28.97 ACS OUT LTS 15816 Sec 25

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

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

Owner or Agent's Signature: E. Azali
Owner or Agent's Printed Name: Elham Azali

Applicant's Signature: Rick Mostaghos
Applicant's Printed Name: Rick Mostaghos

Office Use Only: Date Received: _____ Received By: _____ ADP: _____
Rezoning Fee: _____ + PUD Fee _____ + Sign Fee _____ = Total Fee _____
No. Signs Required 3 @ \$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 property is
to build new home between 2200sqft
to 2500 sqft.

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

North - _____

South - _____

East - _____

West - _____

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: Rick Hamed Mostaghassi
Mailing Address: 4833 Severatoga Blvd Pmb 423
City: Corpus Christi State: TX Zip: 78413
Home Phone: (361) 765-7244 Business Phone: () 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: Rick Mostaghassi Title: Agent
Printed/Typed Name of Agent: Hamed Rick Mostaghassi Date: 11/3/2016

*Signature of Property Owner: Elham Azali E. Azali Title: Shareholder
Printed/Typed Name of Property Owner: Elham Azali Date: 11/3/2016

*Signature of Property Owner: Leylah Azali Title: Shareholder
Printed/Typed Name of Property Owner: Leylah Azali Date: 11/3/2016

*Signature of Property Owner: Alyeh Azali Hatami Fard Title: Shareholder
Printed/Typed Name of Property Owner: Alyeh Azali Hatami Fard Date: 11/3/2016

*Application must be signed by the individual applicant, each partner of a partnership, or by an authorized officer of a corporation or association.



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: B

Legal Description (Subdivision, Lot, Block): 28,9747 AC 5 OUT LOTS 15816 Sec 25

Applicant Name: Art Development

Address: 4833 Saratoga Blvd Pmb 423 City/State/Zip: CCTY, 78413

Telephone: 361-765-7241

Email: [REDACTED]

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

Existing Land Use

Tract Acres	Unit of Measure	Zoning	Land Use	I.T.E. Code	A.M. Trip Rate	Peak A.M. Trips	P.M. Trip Rate	Peak P.M. Trips
	<u>28.97</u>	<u>RE ZONE</u>	<u>VACANT</u>					

Proposed Land Use

Tract Acres	Unit of Measure	Zoning	Land Use	I.T.E. Code	A.M. Trip Rate	Peak A.M. Trips	P.M. Trip Rate	Peak P.M. Trips
<u>28.97A-2</u>			<u>NEW HOME</u>					
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: _____

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.

BASS & WELSH ENGINEERING

Engineering Firm Reg. No. F-52
Surveying Firm Reg. No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

November 2, 2016
12040-M&B-Tract 1.doc

**TRACT 1
RE to RS-6 Zoning**

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 1.994 acre tract of land, more or less, for RS-6 zoning, a portion of Lots 15 and 16, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume "A", Pages 41 – 43, Map Records, Nueces County, Texas, and being a portion of a 28.9767 acre tract of land described by deed recorded at Document No. 2012015834, Official Records of said county, said 1.994 acre tract of land as further described by metes and bounds as follows:

BEGINNING at a point in the east right-of-way line of Airline Road for the northernmost west corner of the tract herein described which bears S02°26'06"W 635.86' from the point of intersection of said east right-of-way line of Airline Road and the southwest boundary line of a 135.00' wide drainage right-of-way described by deed recorded at Volume 2005, Page 880, Deed Records of said county;

THENCE S87°02'53"E 156.44' to a point for interior southwesterly corner of the tract herein described;

THENCE N02°57'07"E 250.56' to a point for north central corner of the tract herein described;

THENCE S87°02'53"E 295.84' to a point for the northeast corner of the tract herein described;

THENCE S02°57'07"W 278.68' to a point for the southeast corner of the tract herein described;

THENCE N87°02'53"W 452.03' to a point in said east right-of-way line of Airline road for the southwest corner of the tract herein described;

THENCE N02°26'06"E 28.11' along said east right-of-way line of Airline Road to the POINT OF BEGINNING, a sketch showing said 1.994 acre Tract 1 being attached hereto as Exhibit "C".



Nixon M. Welsh

Nixon M. Welsh, R.P.L.S.

NMW: sab

EXHIBIT "A"

BASS & WELSH ENGINEERING
Engineering Firm Reg. No. F-52
Surveying Firm Reg. No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

November 3, 2016
12040-M&B-Tract 2.doc

TRACT 2
FR to RS-6 Zoning

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 22.651 acre tract of land, more or less, for RS-6 Zoning, a portion of Lots 15 and 16, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume "A", Pages 41 – 43, Map Records, Nueces County, Texas and being a portion of a 28.9767 acre tract of land described by deed recorded at Document No. 2012015834, Official Records of said county, said 22.651 acre tract of land as further described by metes and bounds as follows:

BEGINNING at the point of intersection of the southeast boundary line of said Lot 15 and the southwest right-of-way line of a 135' wide drainage right-of-way described by deed recorded at Volume 2005, Page 880, Deed Records of said county, said beginning point for the easternmost corner of the tract herein described; said beginning point bears S29°00'00"W 130.43' from the common easternmost corner of said Lot 15 and northernmost corner of Lot 14, said Section 25, Flour Bluff and Encinal Farm and Garden Tracts;

THENCE S29°00'00"W 1149.57' to a point in the northeast right-of-way line of Yorktown Boulevard for the southernmost corner of the tract herein described;

THENCE N61°00'00"W 646.46' along said northeast right-of-way line of Yorktown Boulevard, being along a line 40.00' northeast of and parallel to the southwest boundary line of said Lot 15, to the point of intersection of said northeast right-of-way line of Yorktown Boulevard and the east right-of-way line of Airline Road, a 60' road right-of-way, for the westernmost south corner or southwest corner of the tract herein described, said southwest boundary line of Lot 15 being the center line of a public road along the half-section line of said Section 25;

THENCE along said east right-of-way line of Airline Road N02°26'06"E 621.29' to a point for west central corner of the tract herein described;

THENCE to interior northwesterly or central corners of the tract herein described as follows:

S87°02'53"E 452.03';
N02°57'07"E 278.68';
N87°02'53"W 295.84', and;
S02°57'07"W 250.56';

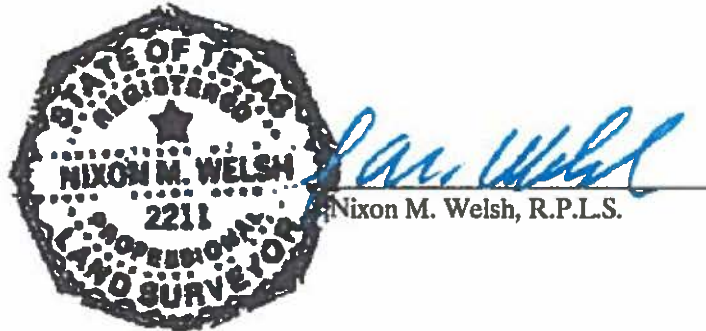
THENCE N87°02'53"W 156.44' to a point in said east right-of-way line of Airline Road for west central corner of the tract herein described;

EXHIBIT "B"

Metes and Bounds Description, 22.651 Acre Tract 2, November 3, 2016, Continued;

THENCE N02°26'06"E 635.86' along said east right-of-way line of Airline Road to a point for the northernmost corner or northwest corner of the tract herein described at the point of intersection of said east right-of-way line of Airline Road and the southwest right-of-way line of said 135' wide drainage right-of-way;

THENCE along said southwest right-of-way line of 135' wide drainage right-of-way S61°00'00"E 1221.25' to the POINT OF BEGINNING, a sketch showing said 22.651 acre Tract 2 being attached hereto as Exhibit "C".



NMW: sab

EXHIBIT "B"

Page 2 of 2

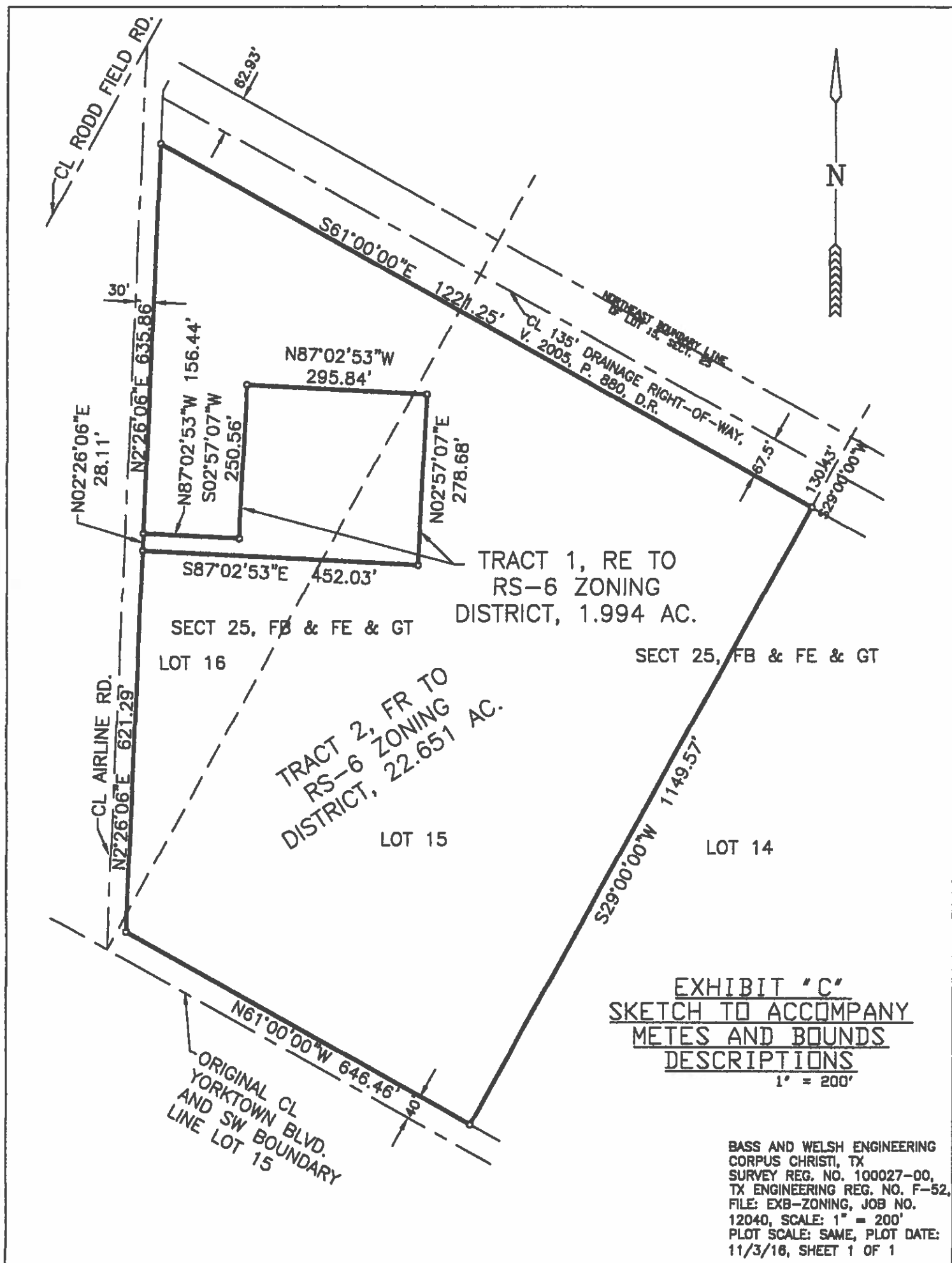


EXHIBIT "C"
SKETCH TO ACCOMPANY
METES AND BOUNDS
DESCRIPTIONS
1" = 200'

BASS AND WELSH ENGINEERING
CORPUS CHRISTI, TX
SURVEY REG. NO. 100027-00,
TX ENGINEERING REG. NO. F-52,
FILE: EXB-ZONING, JOB NO.
12040, SCALE: 1" = 200'
PLOT SCALE: SAME, PLOT DATE:
11/3/18, SHEET 1 OF 1



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: Art Development
STREET: 4833 Saratoga Blvd CITY: CC TX ZIP: 78413
FIRM is: ☒ Corporation ☐ Partnership ☐ Sole Owner ☐ Association ☐ Other _____

DISCLOSURE QUESTIONS

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

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

Name	Job Title and City Department (if known)
<u>NA</u>	<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>	<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>	<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>	<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: Elham Azizi Title: Manager at Art Development
(Print Name)
Signature of Certifying Person: E. Azizi Date: Oct 31/2016

To whom it may concern: The City of Corpus Christi

On behalf of AEL Development, we plan of developing the land on Yorktown Blvd. and building new homes.

Thank you
Hamed R Mostaghassi
Rick's Homes LLC
November 7, 2016

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. 1216-01**

Ael Development LLC has petitioned the City of Corpus Christi to consider a change of zoning from the "RE" Residential Estate District and "FR" Farm Rural District to the "RS-6" Single Family Residential District. The property to be rezoned is described as:

A 1.994 acre tract of land of a portion of Lots 15 and 16, Section 25, Flour Bluff and Encinal Farm and Garden Tract and a 22.651 acre tract of land of a portion of Lots 15 and 16, Section 25, Flour Bluff and Encinal Farm and Garden Tracts.

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, December 14, 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: SHERY HALBROOK

Address: 7302 Sydney St. City/State: Corpus Christi, TX

(☒) IN FAVOR () IN OPPOSITION

Phone: 361-993-8863 78414

REASON: if something has to go there. I guess single family is the best option. I am concerned about the drainage though, if the construction will create more drainage to the ditch.

Signature Sherry Halbrook 12-9-16

SEE MAP ON REVERSE SIDE
Property Owner ID: 29
Infor No. 16ZN1002

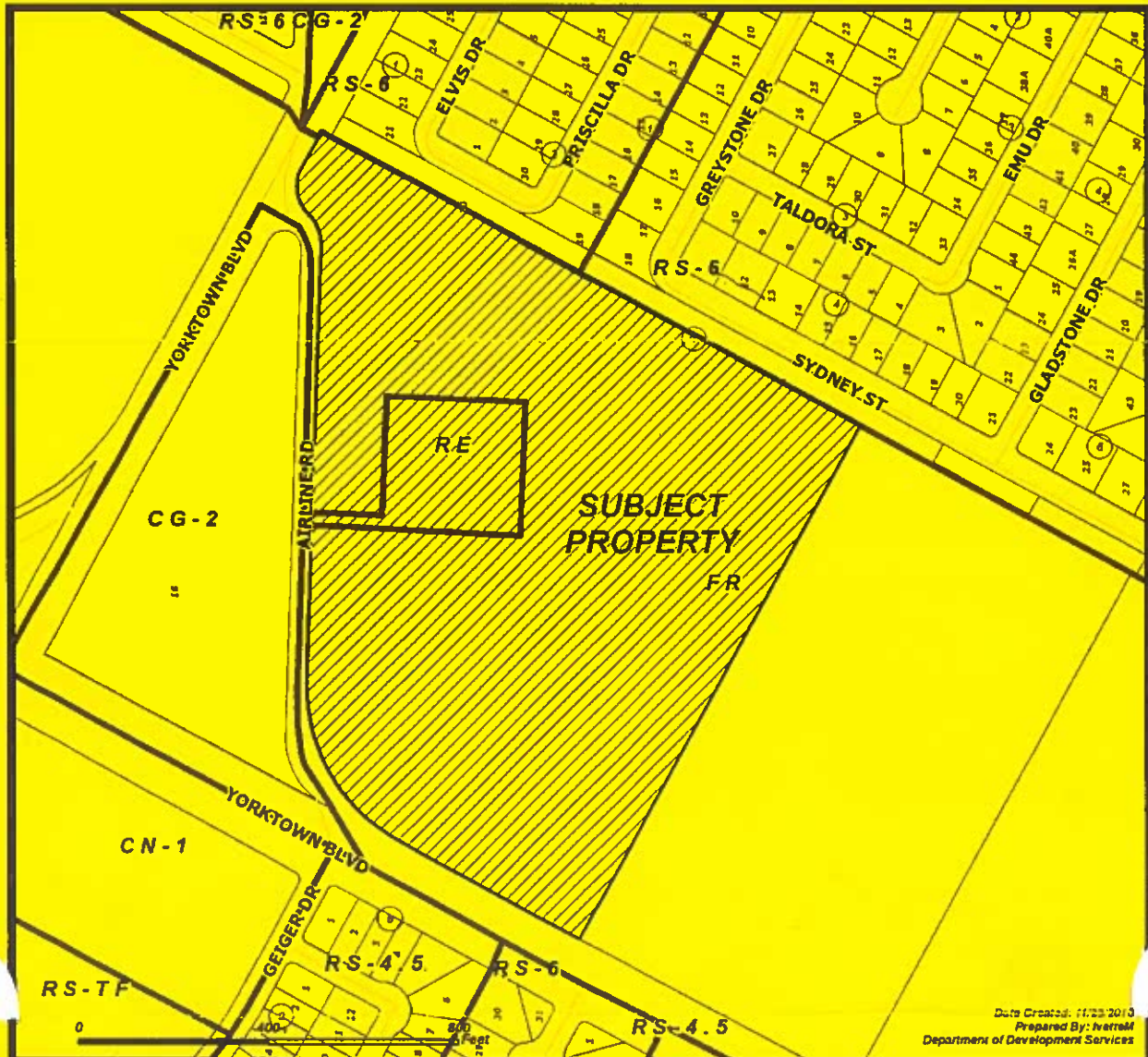
Case No. 1216-01
Project Manager: Laura Sheldon

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

29 301300040110
HALBROOK ROBERT S AND SHE
7302 SYDNEY STREET
CORPUS CHRISTI, TX 78412



U.S. POSTAGE®
ZIP 78412 \$ 000.46⁵
02 4W
0000340617 DEC 02 2016



Data Created: 11/23/2010
Prepared By: IvettM
Department of Development Services

CASE: 1216-01 **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
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	

Map Scale: 1:3,600

