

PLANNING COMMISSION FINAL REPORT

Case No.: 1116-02

HTE No. 16-10000039

Planning Commission Hearing Date: November 16, 2016

Applicant & Legal Description	Representative: Cliff Atnip Applicant: Elaine Hoffman Owner: Lu Keiu Thi Location: 5333 and 5337 South Staples Street. Legal Description: Gardendale No. 2, Block 4, Lot 20-B and Lot 21, located on the northwest corner of South Staples Street and Curtis Clark Drive.			
Zoning Request	From: "CN-1" Neighborhood Commercial District To: "CG-2" General Commercial District Area: 0.8584 acres Purpose of Request: To demolish existing improvements and redevelop the corner. The applicant is considering a small retail center, standalone restaurant, or bar.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	"CN-1" Neighborhood Commercial District	Commercial	Commercial
	North	"CG-2" General Commercial District	Commercial	Commercial
	South	"CG-2" General Commercial District	Commercial	Commercial
	East	"CG-2" General Commercial District	Commercial	Commercial
	West	"RS-6" Single Family Residential District	Vacant	Low Density Residential
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan (ADP) and is planned for commercial uses. The proposed rezoning to the "CG-2" General Commercial District is consistent with the adopted Plan CC Future Land Use map and with the Southside ADP. Map No.: 043035 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 205 feet of street frontage along South Staples Street, which is an "A2" Secondary Arterial street. The maximum average daily trips for an "A2" is 20,000 to 32,000. The subject property also has approximately 235 feet of street frontage along Curtis Clark Drive, which is a Local Residential street. The maximum average daily trips for a Local Residential street is 500.			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	South Staples Street	"A2" Secondary Arterial Divided Street	100' ROW 54' paved	96' ROW 64' paved	38,801
	Curtis Clark Drive	Residential Street	50' ROW 28' paved	60' ROW 35' paved	Information Unavailable

Staff Summary:

Requested Zoning:

The applicant is requesting a change of zoning from the "CN-1" Neighborhood Commercial District to "CG-2" General Commercial District for redeveloping the property.

Development Plan:

The applicant proposes to rezone the subject lot, which is a part of Gardendale No. 2, to the "CG-2" General Commercial District. The lot is 0.8584 acres. The purpose of the rezoning is to demolish the existing improvements and redevelop the corner into a retail center, standalone restaurant, or bar.

Existing Land Uses & Zoning:

To the north, south, and east of the subject property the zoning is "CG-2" General Commercial with commercial uses. The lot to the west is zoned "R-6" Single Family Residential and is vacant.

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 "CG-2" General Commercial District is consistent with Plan CC and the Future Land Use Map which identifies the area as Commercial. Additionally, the following are pertinent elements of Plan CC and the Southside ADP that should be considered:

- Be business-friendly. Establish a climate that attracts new industries and supports business growth and entrepreneurship as well as streamlined regulations that also protect environmental resources and quality of life. (Plan CC, Principles, page 14)
- Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses. (Plan CC, Goal 3, Strategy 4, page 51.)

- Support the separation of high-volume traffic from residential areas or other noise sensitive land uses. Encourage the design of commercial centers in a manner that minimizes the impacts of automobile intrusion, noise and visual blight on surrounding areas (Plan CC, Goal 3, Strategy 5, page 51.)
- High-intensity commercial and industrial areas should be buffered to provide transition from low-density residential areas through the existence of:
 - A) Main roads;
 - B) Public and institutional buildings;
 - C) Open space;
 - D) Scale of design; and
 - E) Other transitional land uses.(Southside Area Development Plan, Policy Statement B.6)
- Preserve and protect the residential nature of the Gardendale Neighborhood from Curtis Clark south to Cain Drive and from Everhart east to Staples.
 - A) Prevent the development of non-residential uses into the interior of the neighborhood; and
 - B) Limit intrusion of new commercial or expansion of existing commercial development along the western and eastern edges of the neighborhood parallel to Everhart and Staples Streets(Southside Development Plan, Policy Statement B.10)
- Limited commercial expansion will be allowed along the west and east sides behind the Staples Street and Everhart Road commercial corridors. Sensitivity to the remaining residential neighborhood will likely be achieved by limiting expansion of commercial development to the following conditions
 - A) Total depth of commercial development between the street row line (Staples or Everhart Road) and the neighborhood shall generally not exceed 300’;
 - B) Require replatting to combine lots in order to access Staples Street or Everhart Road;
 - C) A standard screening fence and tree planting buffer will be required between the commercial properties and the remaining residential neighborhood. This buffer will be consistent with the requirements in the “B-1A” Neighborhood Business Zoning district; and
 - D) Implementation of this policy should be on a case by case basis through special permit and replatting process.(Southside Area Development Plan, Policy Statement B.11)

Department Comments:

- The proposed rezoning does not encroach past the established line of existing “CG-2” General Commercial District.
- The rezoning to “CG-2” General Commercial District would be consistent with existing uses fronting Staples Street.
- The Unified Development Code contains provisions that would protect neighboring residential property through the use of setbacks, screening, and cutoff lights.

Planning Commission and Staff Recommendation (November 16, 2016):

Approval of the change of zoning from the “CN-1” Neighborhood Commercial District to “CG-2” General Commercial District.

Vote Results:

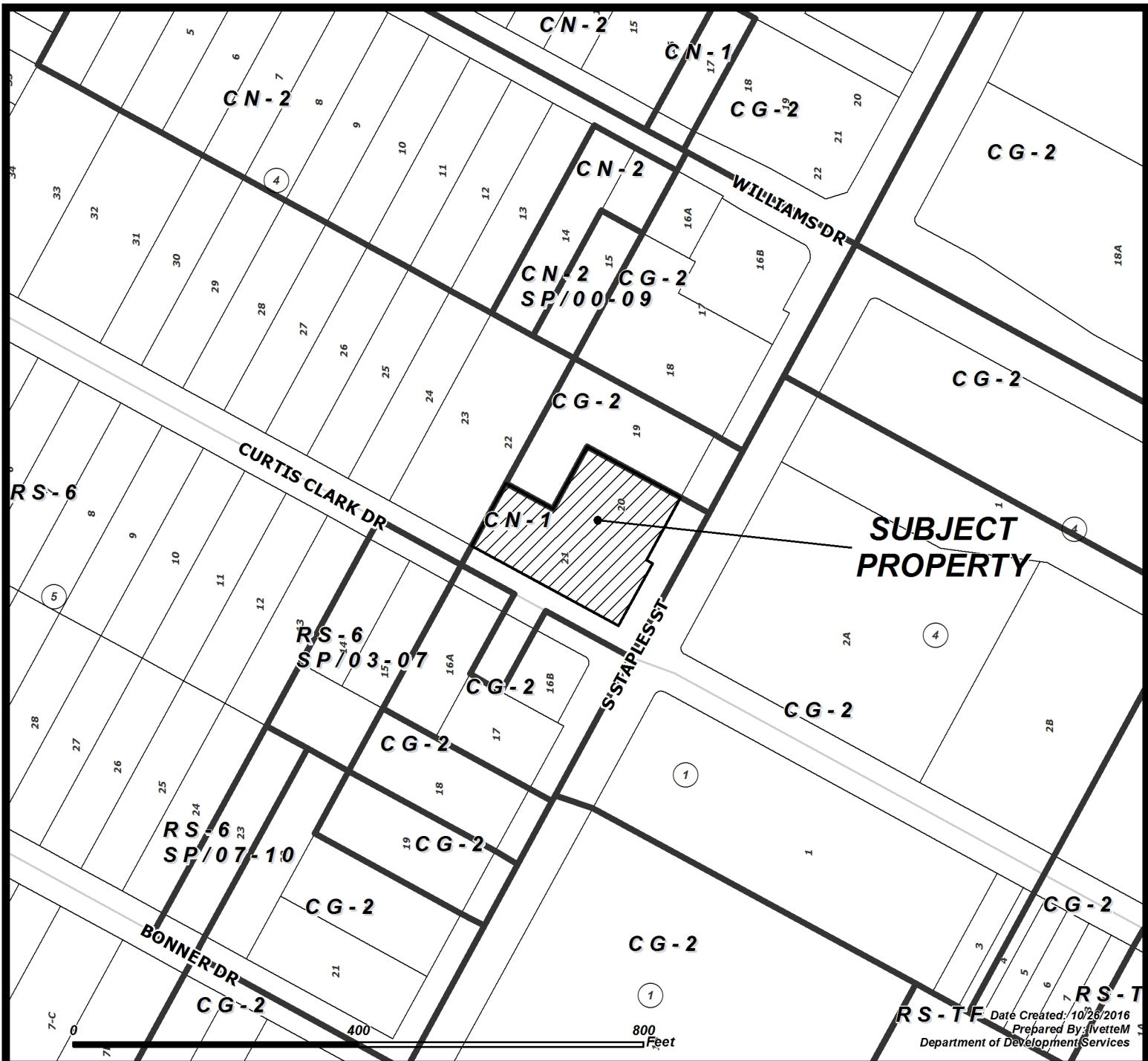
For: 6

Opposed: 0

Absent: 3

Public Notification	Number of Notices Mailed – 16 within 200’ notification area; 4 outside notification area
	<u>As of January 5, 2017:</u>
	In Favor – 0 (inside notification area); 1 (outside notification area)
	In Opposition – 0 (inside notification area); 0 (outside notification area)
	For 0.00% in opposition.

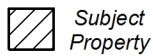
Attachments: 1. Location Map (Existing Zoning & Notice Area)
 2. Application
 3. Returned Opposition/Support (if any)



Date Created: 10/26/2016
 Prepared By: Jivette M
 Department of Development Services

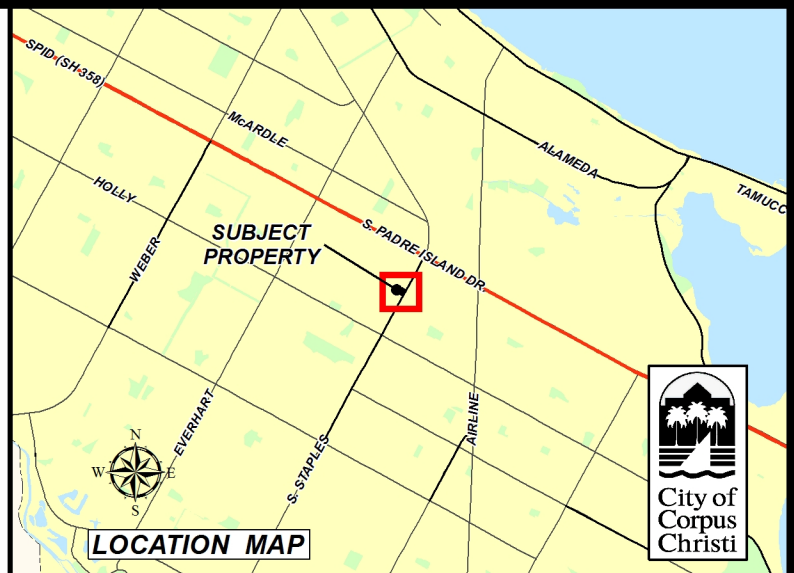
CASE: 1116-02

SUBJECT PROPERTY WITH ZONING



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		

Map Scale: 1:2,400



16-10000039



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.: 043035

PC Hearing Date: _____ Proj. Mgr: _____

Hearing Location: City Hall, Council Chambers, 1201 Leopard StreetHearing Time: 5:30 p.m.

* A MAXIMUM OF FIVE REZONINGS CASES ARE SCHEDULED PER HEARING.
* INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

1. Applicant: ELAINE HOFFMAN Contact Person: ELAINE HOFFMAN
Mailing Address: 5826 BEAR LN
City: CORPUS CHRISTI State: TX ZIP: 78405 Phone: (361) 851-1000
E-mail: [REDACTED] Cell: (361) 765-9322

2. Property Owner(s): LU KEIU THI (HELEN) Contact Person: _____
Mailing Address: 5333 STAPLES
City: CORPUS CHRISTI State: TX ZIP: 78411 Phone: (_____) _____
E-mail: N/A Cell: (361) 876-8588

3. Subject Property Address: 5333 STAPLES Area of Request (SF/acres): 37,390 SF
Current Zoning & Use: CN-1 Proposed Zoning & Use: CG-2
12-Digit Nueces County Tax ID: 2709-0004-0210 AND 2709-0004-0200
Subdivision Name: GARDENDALE #2 B Block: 4 Lot(s): 20B
Legal Description if not platted: _____

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 or on behalf of the Property Owner(s); and the information provided is accurate.

[Signature]
Owner or Agent's Signature
Kieu Lu Thi
Owner or Agent's Printed Name

[Signature]
Applicant's Signature
Elaine B. Hoffman
Applicant's Printed Name

Office Use Only: Date Received: 10-5-16 Received By: AD ADP: SS
Rezoning Fee: 1107.50 + PUD Fee 0 + Sign Fee 20.00 = Total Fee 1127.50
No. Signs Required 2 @ \$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.

APPLICANT, HAS A PURCHASE CONTRACT ON THE SUBJECT SITE. THEY INTEND TO DEMOLISH THE EXISTING IMPROVEMENTS AND REDEVELOP THE CORNER. OPTIONS THEY ARE LOOKING AT ARE A SMALL RETAIL CENTER OR SINGLE STAND ALONE RESTAURANT OR BAR.

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

North - CARWASH
South - CURTIS CLARK DR.
East - STAPLES RD.
West - CAR WASH + VACANT LAND.

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: CLIFF ATNIP

Mailing Address: 700 EVERHART

City: CORPUS CHRISTI State: TX Zip: 78411

Home Phone: (361) 992-3220 Business Phone: (361) 854-4448 Cell: (361) 510-4232

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: REAL ESTATE BROKER

Printed/Typed Name of Agent: CLIFF ATNIP Date: 9-22-16

*Signature of Property Owner: [Signature] Title: _____

Printed/Typed Name of Property Owner: HELEN LU Date: _____

*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: CLIFF ATNIP
STREET: 700 EVERHART CITY: CORPUS CHRISTI ZIP: 78411
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)
/	

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
/	

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
/	

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
/	

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: CLIFF ATNIP Title: AGENT
(Print Name)
Signature of Certifying Person: [Signature] Date: 9-22-16



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: ELAINE HOFFMAN
STREET: 5826 BEAR LN CITY: CORPUS CHRISTI ZIP: 78405
FIRM is: ☐ Corporation ☐ Partnership ☒ Sole Owner ☐ Association ☐ Other _____

DISCLOSURE QUESTIONS

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Name _____ Job Title and City Department (if known) _____

na

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na

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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: Elaine B. Hoffman Title: _____
(Print Name)

Signature of Certifying Person: Elaine B. Hoffman Date: 10/5/16



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: HELEN LU
STREET: 5333 STAPLES CITY: CORPUS CHRISTI ZIP: 78411
FIRM is: ☐ Corporation ☐ Partnership ☒ Sole Owner ☐ Association ☐ Other _____

DISCLOSURE QUESTIONS

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Name	Job Title and City Department (if known)
_____	_____
_____	_____

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Name	Title
_____	_____
_____	_____

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Name	Board, Commission, or Committee
_____	_____
_____	_____

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
_____	_____
_____	_____

CERTIFICATE

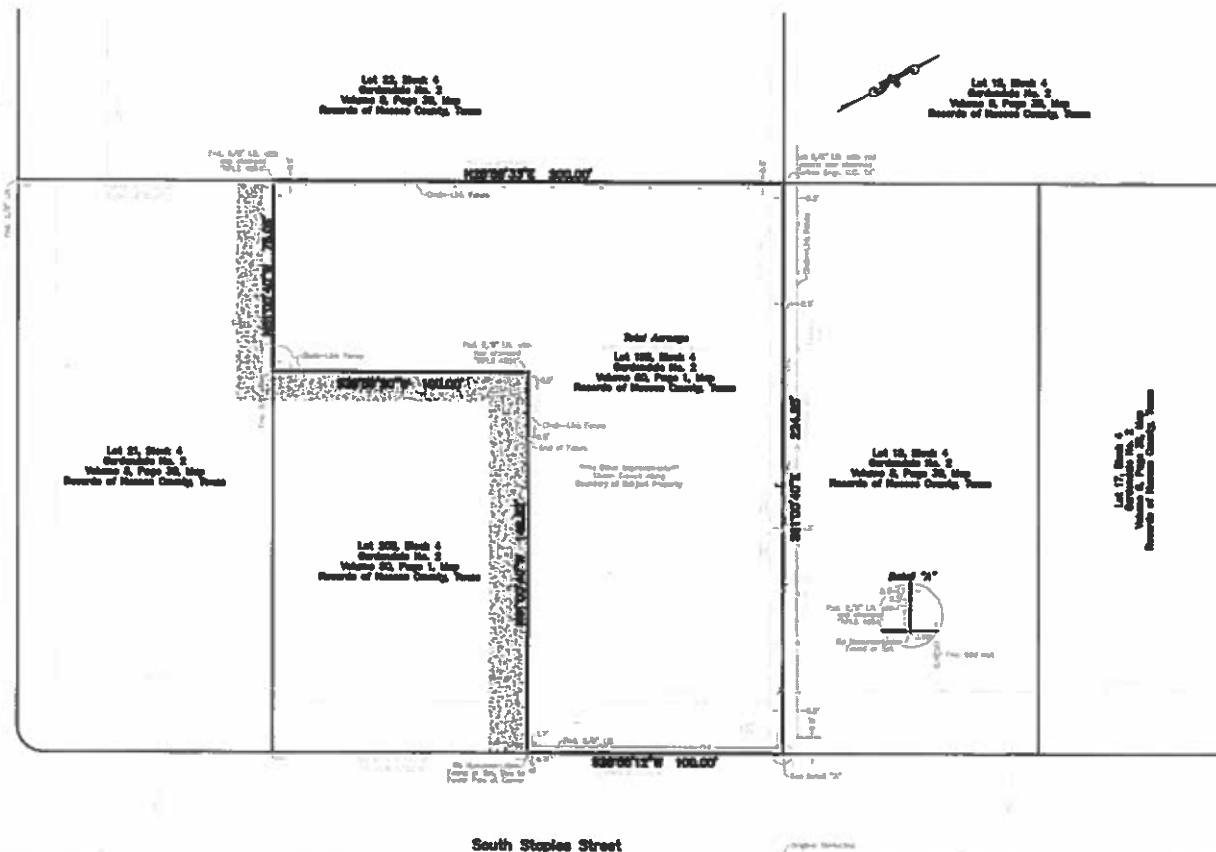
I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: _____ Title: _____
(Print Name)

Signature of Certifying Person: *Helen Lu* Date: _____



Curtis Clark Drive



Flood Note:

By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel Number 480484 0303 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and is not in a Special Flood Hazard Area.

LOCATION MAP N.T.S.



General Notes:

- 1.) Bearings based on the recorded plat of Lots 198 and 208, Cordando No. 2, a map of which is recorded in Volume 50, Page 1, Map Records of Nueces County, Texas.
- 2.) Some features shown on this survey may be out of scale for clarity.
- 3.) Declaration is made to original purchaser of the survey: It is not transferable to any additional or subsequent owners.
- 4.) This survey was prepared from field data obtained on July 12, 2007.
- 5.) This survey was prepared without the benefit of a current title commitment. Surveyor has made no investigation or independent search for encumbrances of record, encumbrances, restrictive covenants, ownership (25% interest), or any other facts that an accurate title search may disclose.


Surveyors Certificate:

Ted Upton, Michelle Hardestad & Heymann, LLP: We, Urban Engineering, have made an on the ground field survey, under my direction and supervision, of the property legally described herein; all observable, aboveground evidence of buildings, structures and other improvements situated on the premises have been shown; said property has come to and from a dedicated recording; this survey substantially conforms to the current Manual of Practice for Land Surveying in Texas, published by the Texas Society of Professional Surveyors, for a Category 1B, Condition 2 Land Title Survey.

URBAN ENGINEERING

Juan J. Salazar, R.P.L.S.
License No. 4608



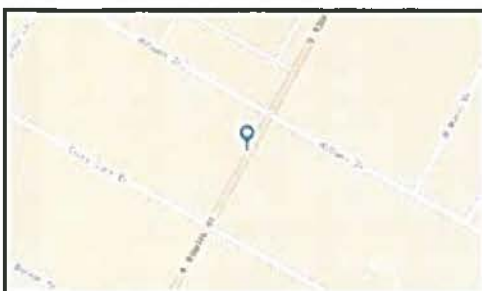
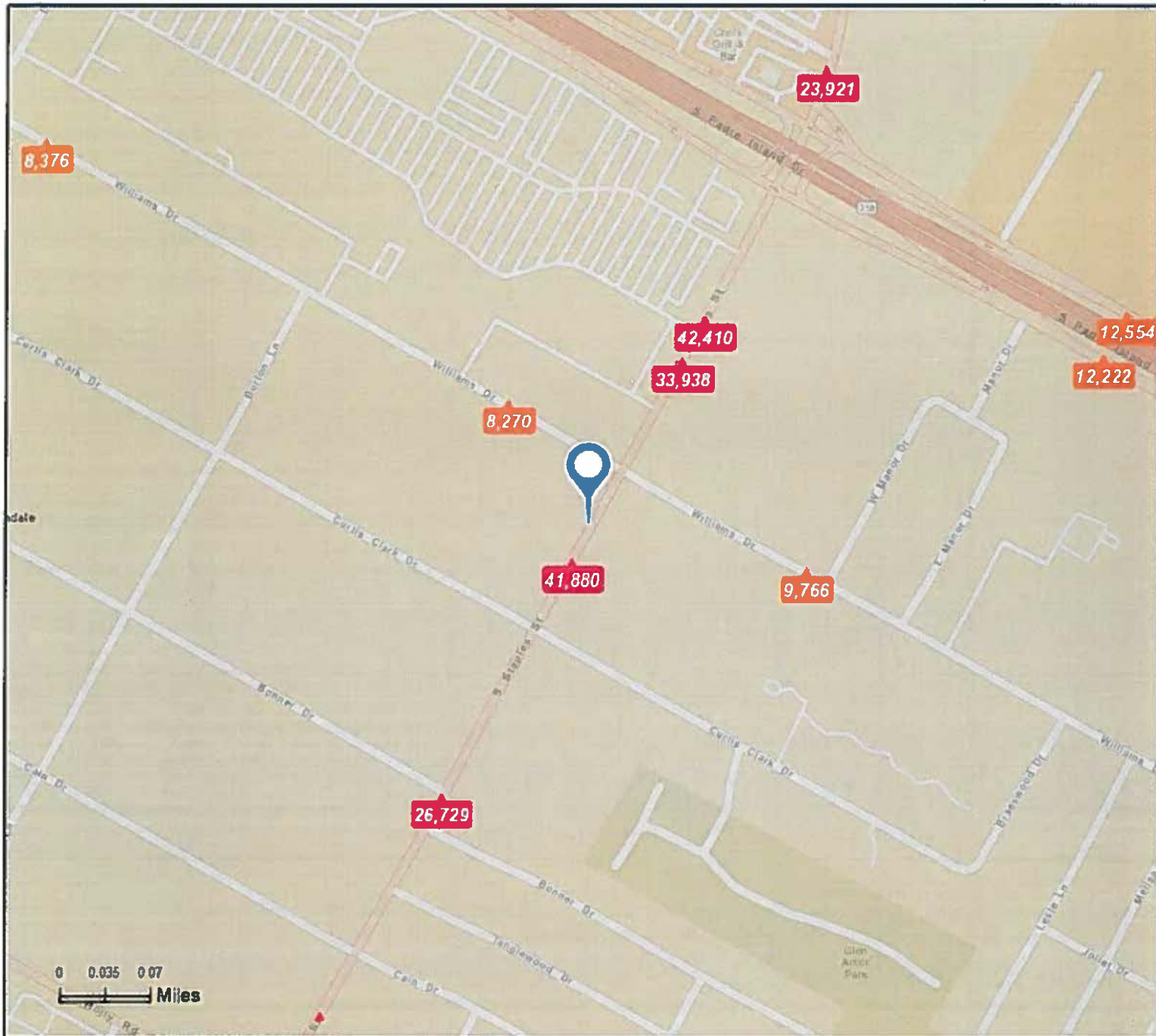
REV. BY	DATE	DESCRIPTION	APPROVED
 URBAN ENGINEERING <small>2725 BARRIS, CORPUS CHRISTI, TEXAS 78404-6388</small> <small>(281) 884-3101 FAX (281) 884-8801</small>			
BOUNDARY SURVEY OF			
A 0.888 acre tract of land being all of Lot 198, Block 4, Cordando No. 2, a map of which is recorded in Volume 50, Page 1, Map Records of Nueces County, Texas.			
DRAWN BY: <u>JS</u>		SCALE: <u>1" = 30'</u>	JOB NO: <u>12HMA700</u>
CHK'D. BY: _____		DATE: <u>7/23/07</u>	SHEET: <u>1</u> OF <u>1</u>



Traffic Count Map - Close Up

5333 S Staples St, Corpus Christi, Texas, 78411
Rings: 1, 3, 5 mile radii

Prepared by E
Latitude 27.704
Longitude -97.372



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: © 2016 Kallbrate Technologies

July 01, 201

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
 §
COUNTY OF NUECES §

HSIN-HUI LU ("Grantor"), for valuable consideration paid to Grantor by KIEU-THI LU ("Grantee"), whose address is P. O. Box 1315, Aransas Pass, Texas 78335, the receipt and sufficiency of such consideration being acknowledged, GRANTS, SELLS and CONVEYS, to Grantee an undivided one-half (1/2) of Grantor's rights, titles and interests in and to Lot 20B and part of Lot 21, Block 4, Gardendale No. 2, a subdivision of the City of Corpus Christi, Nueces County, Texas, as described on the attached Exhibit A, to which reference is here made for all purposes, together with all and singular the rights and appurtenances pertaining thereto including any right, title and interest of Grantor in and to (i) adjacent streets, alleys or rights-of-way, and (ii) the permanent improvements and fixtures located thereon (the "Property");

TO HAVE AND TO HOLD such undivided one-half (1/2) interest in the Property, together with all and singular the rights and appurtenances thereto in any manner belonging, unto Grantee and Grantee's heirs, legal representatives and assigns, forever; and Grantor binds Grantor and Grantor's heirs to WARRANT AND FOREVER DEFEND such undivided one-half (1/2) interest in the Property unto Grantee and Grantee's heirs, legal representative, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through and under Grantor only, and not otherwise.

Dated: January 3, 1994.

GRANTOR:



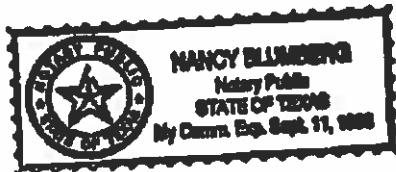
HSIN-HUI LU

THE STATE OF TEXAS

§
§
§

COUNTY OF NUECES

This instrument was acknowledged before me on January 3rd,
1994, by Hsin-Hiu Lu.



Nancy Blumberg
NOTARY PUBLIC, State of Texas

(Type or Print Name)

My Commission Expires

c:\wp51\jerdoc\hiulu.swd

EXHIBIT A

TRACT I:

Lot Twenty B (20B), Block Four (4), GARDENDALE NO. 2, a Subdivision of the City of Corpus Christi, Texas, as shown by the map or plat thereof recorded in Volume 50, Page 1, Map Records of Nueces County, Texas, to which reference is here made for all pertinent purposes.

TRACT II:

Being a tract of land remaining out of Lot 21, Block 4, Gardendale No. 2, Lot Twenty-one (21), Block Four (4), GARDENDALE NO. 2, a Subdivision of the City of Corpus Christi, Texas, as shown by the map or plat thereof recorded in is made for all pertinent purposes and being more particularly described by metes and bounds as follows, to-wit:

Beginning at the most westerly corner of said Lot 21, Block 4, for the most westerly corner of this tract and the Point of Beginning, also being the most southerly corner of Lot 22, Block 4, said Gardendale No. 2;

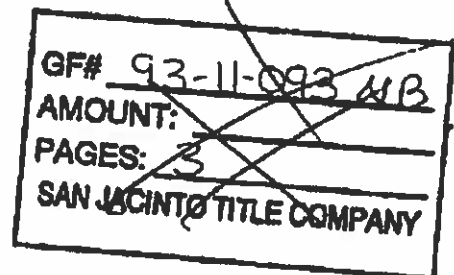
THENCE N 28 degrees 59' 20" E. along the common line between Lot 21 and Lot 22, said Block 4, a distance of 100.00 feet to the most northerly corner of said Lot 21, Block 4, for the most northerly corner of this tract;

THENCE S 61 degrees 00' 40" E a distance of 224.41 feet to a point in the present westerly boundary line of the right-of-way of Staples Street, as widened, for the most easterly corner of this tract, also being the most northerly corner of the right-of-way described in deed of record in Volume 1432, Page 226 of the Deed Records of Nueces County, Texas;

THENCE S 29 degrees 00' 00" W. along the westerly boundary line of the right-of-way of said Staples Street, as widened, a distance of 90.00 feet to a point, the Point of Curvature of a curve to the right whose radius is 10.0 feet, whose central angle is 89 degrees 59' 20", and whose tangent is 10.0 feet, for a southerly corner of this tract;

THENCE, in a southwesterly direction, along said curve, a distance of 15.71 feet to a point in the northerly boundary line of the right-of-way of Curtis Clark Drive and in the southerly boundary line of said Lot 21, for a southerly corner of this tract, also being the Point of Tangency of said curve;

THENCE N 61 degrees 00' 40" W. along the northerly boundary line of the right-of-way of said Curtis Clark Drive and along the southerly boundary line of said Lot 21, Block 4, a distance of 214.39 feet to the point of beginning.



Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of Race, Color, Religion, Sex, Handicap, Familial Status or National Origin, is invalid and unenforceable under FEDERAL LAW, 3/12/89.

GF#	93-11-093 NB
AMOUNT:	11.00
PAGES:	3
SAN JACINTO TITLE COMPANY	

FILED FOR RECORD
DOC# 890118 \$13
01-03-1994 11:49:44
ERNEST M. BRIONES
NUECES COUNTY

STATE OF TEXAS
COUNTY OF NUECES

I hereby certify that this instrument was FILED in File Number
Sequence on the date and at the time stamped herein by me, and
was duly RECORDED in the Official Public Records of
Nueces County, Texas on

JAN 3 1994



Ernest M. Briones
COUNTY CLERK
NUECES COUNTY, TEXAS

WARRANTY DEED WITH VENDOR'S LIEN

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DATE:

May 1, 2006

GRANTOR:

CHI-PEN HO and LIU I-I-CHI HO

GRANTEE:

KIEU THI LU

GRANTEE'S MAILING ADDRESS:

5010 Woodridge, Corpus Christi, Texas 78413

CONSIDERATION:

The sum of \$535,000.00 paid to Grantor by VALUERANK TEXAS (herein called the "Lender"), as evidenced by a note of even date herewith in such amount, executed by Grantee payable to the order of Lender, which note bears interest and is payable as therein provided, the payment of which note is secured by the superior title and a vendor's lien herein and hereby expressly retained on the hereafter described Property and herein and hereby expressly transferred and assigned, without recourse, to Lender, and Lender's successors and assigns; and for Ten Dollars and other valuable consideration, the receipt and sufficiency of which is acknowledged. The note payable to Lender is additionally secured by a deed of trust of even date herewith in favor of Lender covering the Property.

PROPERTY: The following described Land:Tract I:

Lot Twenty-B (20B), Block Four (4), GARDENDALE NO. 2, a Subdivision of the City of Corpus Christi, Nueces County, Texas, as shown by the map or plat thereof recorded in Volume 50, Page 1, Map Records of Nueces County, Texas, to which reference is here made for all pertinent purposes.

Tract II:

Being a tract of land remaining out of Lot 21, Block 4, Gardendale No. 2, Corpus Christi, Nueces County, Texas, more particularly described on Exhibit A attached hereto.

Together with and including all of the Grantor's right, title and interest in and to the rights and appurtenances in any way belonging or appurtenant to said Land, including, without limitation: (i) any improvements on said Land; (ii) strips and gores, if any, adjacent or contiguous to the Land; (iii) any land lying in or under the bed of any street, alley, road, creek or stream running through, abutting or adjacent to the Land; (iv) any riparian rights appurtenant to the Land relating to surface or subsurface waters; and (v) easements, rights of ingress and egress and reversionary interests benefiting or serving the Land (the Land and other appurtenant rights being referred to herein as the "Property").

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is subject to the following matters to the extent that such are presently in force and effect and affect the Property:

- (1) All easements, rights-of-way and restrictive covenants, if any, of record with the County Clerk of the County in which the Property is located;

- (2) Taxes for the current year, the payment of which Grantee assumes;
- (3) All mineral estate reservations and conveyances (including assignments or reservations of royalty interests) by Grantor and by Grantor's predecessors in title as shown by the records of the County Clerk of the County in which the Property is located; and the rights of the owner of any portion of the mineral estate and the rights of any lease or other person claiming an interest in oil, gas and other minerals under oil, gas and mineral leases or other documents as such is shown by the records of the County Clerk of the County in which the Property is located.

GRANT OF PROPERTY:

Grantor, for the Consideration and subject to the Reservations From and Exceptions to Conveyance and Warranty, GRANTS, SELLS, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold unto Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations From and Exceptions to Conveyance and Warranty.

Grantor has executed and delivered this deed and has granted, sold and conveyed the above property, and Grantee has accepted this deed and has purchased the property, AS IS, WHERE IS, AND WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, IT BEING THE INTENTION OF GRANTOR AND GRANTEE TO EXPRESSLY NEGATE AND EXCLUDE ALL REPRESENTATIONS AND WARRANTIES AS TO FITNESS OR CONDITION, INCLUDING, BUT NOT LIMITED TO, ALL IMPLIED WARRANTIES OF MERCHANTABILITY, CONDITION, HABITABILITY AND FITNESS FOR ANY PARTICULAR USE OR PURPOSE, ALL WARRANTIES AS TO FITNESS OR CONDITION CREATED BY ANY AFFIRMATION OF FACT OR PROMISE OR BY ANY DESCRIPTION OF THE PROPERTY, AND ALL OTHER WARRANTIES AND REPRESENTATIONS WHATSOEVER AS TO FITNESS OR CONDITION, except the warranty of title expressly set forth herein.

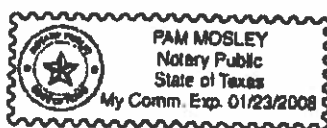
The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

Chi-Pen Ho
Chi-Pen Ho
Liu Li-Chi Ho
Liu Li-Chi Ho

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me on the 1 day of May, 2006, by CHI-PEN HO and LIU LI-CHI HO.



Pam Mosley
Notary Public, State of Texas

F:\1009641\Lat\Gardland\Lat\2006\1025VL-010 11 11 doc

- 2 -

Charge & Return To:
San Jacinto Title Services
5026 Holly Road
Cypress, Texas 78411
Tel: 281-365-2004
CS-4
Amc/S
Pages

EXHIBIT A

TRACT II:

Being a tract of land remaining out of Lot Twenty-one (21), Block Four (4), GARDENDALE NO. 2, a Subdivision of the City of Corpus Christi, Nueces County, Texas, as shown by the map or plat thereof recorded in Volume 8, Page 38, Map Records of Nueces County, Texas, to which reference is here made for all pertinent purposes, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at the most westerly corner of said Lot 21, Block 4, for the most westerly corner of this tract and the **POINT OF BEGINNING**, also being the most southerly corner of Lot 22, Block 4, said Gardendale No. 2;

THENCE, N 28 degrees 59' 20" E, along the common line between Lot 21 and Lot 22, said Block 4, a distance of 100.00 feet to the most northerly corner of said Lot 21, Block 4, for the most northerly corner of this tract;

THENCE, S 61 degrees 00' 40" E, a distance of 224.41 feet to a point in the present westerly boundary line of the right of way of Staples Street, as widened, for the most easterly corner of this tract, also being the most northerly corner of the right of way described in deed of record in Volume 1432, Page 126, of the Deed Records of Nueces County, Texas;

THENCE, S 29 degrees 00' 00" W, along the westerly boundary line of the right of way of said Staples Street, as widened, a distance of 90.00 feet to a point, the point of curvature of a curve to the right whose radius is 10.0 feet, whose central angle is 89 degrees 59' 20", and whose tangent is 10.0 feet, for the southerly corner of this tract;

THENCE, in a southwesterly direction, along said curve, a distance of 15.71 feet to a point in the northerly boundary line of the right of way of Curtis Clark Drive and in the southerly boundary line of said Lot 21, for a southerly corner of this tract, also being the point of tangency of said curve;

THENCE, N 61 degrees 00' 40" W, along the northerly boundary line of the right of way of said Curtis Clark Drive and along the southerly boundary line of said Lot 21, Block 4, a distance of 214.39 feet to the **POINT OF BEGINNING**.

STATE OF TEXAS
COUNTY OF NUECES

I hereby certify that this instrument was FILED in File Number
Sequence on the date and at the time stamped herein by me, and
was duly RECORDED in the Official Public Records of
Nueces County, Texas



Shirley J. Bunker
COUNTY CLERK
NUECES COUNTY, TEXAS

Any provision herein which restricts the Sale, Rental or use
of the described REAL PROPERTY because of Race, Color,
Religion, Sex, Handicap, Familial Status or National Origin, is
invalid and unenforceable under FEDERAL LAW, 3/12/89

Book 2806022760
Page 1
6/14/2005 2:45PM
Official Records of
NUECES COUNTY
DIANA L. BARNER
COUNTY CLERK
Fees \$21.00

Charge & Return To:
San Jacinto Title Services
5026 Holly Road
Corpus Christi, Texas 78411
Ph: 361-935-2004
GF#: 068502592
Amt: \$ _____
Pages: _____

This instrument is being re-filed to include Exhibit A.

Doc# 2006032275B

06-2592
35

WARRANTY DEED WITH VENDOR'S LIEN

Doc# 2006036933

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DATE: May 1, 2006

GRANTOR: CHI-PEN HO and LIU LI-CHI HO

GRANTEE: XIEU THI LU

GRANTEE'S MAILING ADDRESS:

5010 Woolbridge, Corpus Christi, Texas 78413

CONSIDERATION:

The sum of \$535,000.00 paid to Grantor by VALUEDANK TEXAS (herein called the "Lender"), as evidenced by a note of even date herewith in such amount, executed by Grantee payable to the order of Lender, which note bears interest and is payable as therein provided, the payment of which note is secured by the superior title and a vendor's lien herein and hereby expressly retained on the hereafter described Property and herein and hereby expressly transferred and assigned, without recourse, to Lender, and Lender's successors and assigns; and for Ten Dollars and other valuable consideration, the receipt and sufficiency of which is acknowledged. The note payable to Lender is additionally secured by a deed of trust of even date herewith in favor of Lender covering the Property.

PROPERTY: The following described Land:

Tract I:
Lot Twenty-III (203), Block Four (4), GARDENDALE NO. 2, a Subdivision of the City of Corpus Christi, Nueces County, Texas, as shown by the map or plat thereof recorded in Volume 50, Page 1, Map Records of Nueces County, Texas, to which reference is here made for all pertinent purposes.

Tract II:
Being a tract of land remaining out of Lot 21, Block 4, Gardendale No. 2, Corpus Christi, Nueces County, Texas, more particularly described on Exhibit A attached hereto.

Together with and including all of the Grantor's right, title and interest in and to the rights and appurtenances in any way belonging or appurtenant to said Land, including, without limitation: (i) any improvements on said Land; (ii) strips and gores, if any, adjacent or contiguous to the Land; (iii) any land lying in or under the bed of any street, alley, road, creek or stream running through, abutting or adjacent to the Land; (iv) any riparian rights appurtenant to the Land relating to surface or subsurface waters; and (v) easements, rights of ingress and egress and reversionary interests benefitting or serving the Land (the Land and other appurtenant rights being referred to herein as the "Property").

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is subject to the following matters to the extent that such are presently in force and effect and affect the Property:

- (1) All easements, rights-of-way and restrictive covenants, if any, of record with the County Clerk of the County in which the Property is located;

- (2) Taxes for the current year, the payment of which Grantee assumes;
- (3) All mineral estate reservations and conveyances (including assignments or reservations of royalty interests) by Grantor and by Grantor's predecessors in title as shown by the records of the County Clerk of the County in which the Property is located; and the rights of the owner of any portion of the mineral estate and the rights of any lessee or other person claiming an interest in oil, gas and other minerals under oil, gas and mineral leases or other documents as such is shown by the records of the County Clerk of the County in which the Property is located.

GRANT OF PROPERTY:

Grantor, for the Consideration and subject to the Reservations From and Exceptions to Conveyance and Warranty, GRANTS, SELLS, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold unto Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whatsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations From and Exceptions to Conveyance and Warranty.

Grantor has executed and delivered this deed and has granted, sold and conveyed the above property, and Grantee has accepted this deed and has purchased the property, AS IS, WHERE IS, AND WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, IT BEING THE INTENTION OF GRANTOR AND GRANTEE TO EXPRESSLY NEGATE AND EXCLUDE ALL REPRESENTATIONS AND WARRANTIES AS TO FITNESS OR CONDITION, INCLUDING, BUT NOT LIMITED TO, ALL IMPLIED WARRANTIES OF MERCHANTABILITY, CONDITION, HABITABILITY AND FITNESS FOR ANY PARTICULAR USE OR PURPOSE, ALL WARRANTIES AS TO FITNESS OR CONDITION CREATED BY ANY AFFIRMATION OF FACT OR PROMISE OR BY ANY DESCRIPTION OF THE PROPERTY, AND ALL OTHER WARRANTIES AND REPRESENTATIONS WHATSOEVER AS TO FITNESS OR CONDITION, except the warranty of title expressly set forth herein.

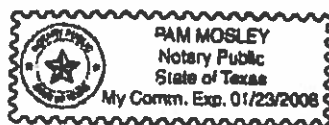
The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

Chi-Pin Ho
Chi-Pin Ho
Liu Li-Chi Hu
Liu Li-Chi Hu

STATE OF TEXAS §
COUNTY OF NUCCES §

This instrument was acknowledged before me on the 1 day of May 2006, by CHI-PIN HO and LIU LI-CHI HO.



Pam Mosley
Notary Public, State of Texas

Charge & Return To:
San Jacinto Title Services
9024 Holly Road
Cypress, Texas 78411
Tel: 281-235-2004
Fax: 281-235-2004
Pages

EXHIBIT A

TRACT II:

Being a tract of land remaining out of Lot Twenty-one (21), Block Four (4), GARDENDALE NO. 2, a Subdivision of the City of Corpus Christi, Nueces County, Texas, as shown by the map or plat thereof recorded in Volume 8, Page 38, Map Records of Nueces County, Texas, to which reference is here made for all pertinent purposes, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at the most westerly corner of said Lot 21, Block 4, for the most westerly corner of this tract and the **POINT OF BEGINNING**, also being the most southerly corner of Lot 22, Block 4, said Gardendale No. 2;

THENCE, N 28 degrees 59' 20" E, along the common line between Lot 21 and Lot 22, said Block 4, a distance of 100.00 feet to the most northerly corner of said Lot 21, Block 4, for the most northerly corner of this tract;

THENCE, S 61 degrees 00' 40" E, a distance of 224.41 feet to a point in the present westerly boundary line of the right of way of Staples Street, as widened, for the most easterly corner of this tract, also being the most northerly corner of the right of way described in deed of record in Volume 1432, Page 126, of the Deed Records of Nueces County, Texas;

THENCE, S 29 degrees 00' 00" W, along the westerly boundary line of the right of way of said Staples Street, as widened, a distance of 90.00 feet to a point, the point of curvature of a curve to the right whose radius is 10.0 feet, whose central angle is 89 degrees 59' 20", and whose tangent is 10.0 feet, for the southerly corner of this tract;

THENCE, in a southwesterly direction, along said curve, a distance of 15.71 feet to a point in the northerly boundary line of the right of way of Curtis Clark Drive and in the southerly boundary line of said Lot 21, for a southerly corner of this tract, also being the point of tangency of said curve;

THENCE, N 61 degrees 00' 40" W, along the northerly boundary line of the right of way of said Curtis Clark Drive and along the southerly boundary line of said Lot 21, Block 4, a distance of 214.39 feet to the **POINT OF BEGINNING**.

STATE OF TEXAS
COUNTY OF NUECES

I hereby certify that this instrument was FILED in File Number _____ Sequence on the date and at the time specified herein by me, and was duly **RECORDED** in the Official Public Records of Nueces County, Texas



James J. Banua
COUNTY CLERK
NUECES COUNTY, TEXAS

Any provision herein which purports to deny, restrict or limit the sale, rental or use of the described REAL PROPERTY because of Race, Color, Religion, Sex, Handicap, Familial Status or National Origin, is invalid and unenforceable under FEDERAL LAW, 3/12/89

FILED
APR 3 2 1991
OFFICIAL RECORDS OF
NUECES COUNTY
CORPUS CHRISTI, TEXAS
COUNTY CLERK
Fees \$23.00

Charge & Return To:
an Jacinto Title Services
026 Holly Road
Corpus Christi, Texas 78411
Ph: 361-985-2004
IF#: 06852592
Unit: 5
Pages: 1

EXHIBIT "A"

A description of a 0.8562 acre tract of land being Lot Twenty-B (20B), Block Four (4), GARDENDALE NO. 2, a Subdivision of the City of Corpus Christi, Nueces County, County, Texas, as shown by the map or plat thereof recorded in Volume 50, Page 1, Map Records of Nueces County, Texas; and a portion of Lot Twenty-one (21), Block Four (4), GARDENDALE NO. 2, a Subdivision of the City of Corpus Christi, Nueces County, Texas, as shown by the map or plat thereof recorded in Volume 8, Page 38, Map Records of Nueces County, Texas, to which reference is here made for all pertinent purposes, and being more particularly described as follows:

BEGINNING at the common northeast corner of Lot 20B and the southeast corner of Lot 19B, Gardendale No. 2, recorded in Volume 50, Page 1, Map Records, Nueces County, Texas, a 5/8" iron rod found, said point also being on the northwest right-of-way line of South Staples Street, for the POINT OF BEGINNING and the northeast corner of this tract;

THENCE, along said right-of-way, S 29 deg. 00' 00" W, 189.42 feet to a 5/8" iron rod found, said point being the start of a curve to the right having a central angle of 90 deg. 07' 53" and a radius of 9.27 feet, for the southeast corner of this tract;

THENCE, along said curve, 14.58 feet to a 5/8" iron rod found, said point being on the northerly right-of-way line of Curtis Clarke Drive, for a corner of this tract;

THENCE, along said right-of-way line, N 61 deg. 07' 21" W, 215.84 feet to a 5/8" iron rod found, said point being on the common southwest corner of Lot 21 and the southeast corner of Lot 22, said Block 4, for the southwest corner of this tract;

THENCE, along the common boundary line of said Lot 21 and Lot 22, N 29 deg. 07' 04" E, 99.90 feet to a 5/8" iron rod found, said point being the common northwest corner of Lot 21 and the southwest corner of Lot 19B, said Block 4, for the northwest corner of this tract;

THENCE, along the common boundary line of said Lot 21 and Lot 19B, S 60 deg. 53' 53" E, 75.05 feet to a 5/8" iron rod found, said point being the southwest corner of Lot 20B, for a corner of this tract;

THENCE, along the common boundary line of said Lot 20B and Lot 19B, N 29 deg. 09' 03" E, 99.94 feet to a 5/8" iron rod found, said point being the northwest corner of Lot 20B, for a corner of this tract;

THENCE, continuing along said common boundary line of Lot 20B and Lot 19B, S 60 deg. 48' 47" E, 149.55 feet to the POINT OF BEGINNING.

Containing 0.8562 acres, more or less.

NOTE: *The Company is prohibited from insuring the area or quantity of the land described*

herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof. This Company does not represent that the above described acreage or square footage is true and correct.

STATE OF TEXAS
COUNTY OF NUECES

I hereby certify that this instrument was FILED in File Number
Sequence on the date and at the time stamped herein by me, and
was duly RECORDED. In the Official Public Records of
Nueces County, Texas



Diana T. Barbera
COUNTY CLERK
NUECES COUNTY, TEXAS

Any provision herein which restricts the Sale, Rental or use
of the described REAL PROPERTY because of Race, Color,
Religion, Sex, Handicap, Familial Status or National Origin, is
Invalid and unenforceable under FEDERAL LAW, 3/12/89

Charge & Return To:
San Jacinto Title Services
5026 Holly Road
Corpus Christi, Texas 78411
Ph: 361-886-2004
GF#: 068502592
Amt: \$
Pages 5

Doc# 2006036933
Pages 5
07/19/2006 3:24PM
Official Records of
NUECES COUNTY
DIANA T. BARBERA
COUNTY CLERK
Fees \$31.00

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les suplica que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.

If you wish to address the Commission during the meeting and your English is limited, please call the Development Services Department at (361) 826-3240 at least 48 hours in advance to request an interpreter be present during the meeting. Si usted desea dirigirse a la comisión durante la junta y su inglés es limitado, favor de llamar al departamento de servicios de desarrollo al número (361) 826-3240 al menos 48 horas antes de la junta para solicitar un intérprete ser presente durante la junta.

**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 1116-02**

RECEIVED
NOV 07 2016

By: _____

Lu Keiu Thi has petitioned the City of Corpus Christi to consider a change of zoning from the "**CN-1**" **Neighborhood Commercial District** to the "**CG-2**" **General Commercial District**. The property to be rezoned is described as:

Gardendale No. 2, Block 4, Lot 20-B and Lot 21; located on the northwest corner of South Staples Street and Curtis Clark Drive.

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning.

The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held on **Wednesday, November 16, 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: Elaine B Hoffman
Address: 5826 Bear Run City/State: Corpus Christi TX
(☒) IN FAVOR (☐) IN OPPOSITION Phone: 361-851-1000

REASON:

Property Owner
SEE MAP ON REVERSE SIDE
Property Owner ID:
HTE# 16-10000039
✓B

Signature Elaine B Hoffman

Case No. 1116-02
Project Manager: Laura Sheldon

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

Elaine Hoffman
5826 Bear Lane
Corpus Christi, TX 78405



U.S. POSTAGE
PITNEY BOWES
Zip 78412 \$000.45
02 4W
0000340617 NOV 04 2016



CASE: 1116-02
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
PO Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CH-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: 1:2,400

