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June 23, 2017

City Manager's Office

Margie Rose, City Manager  
City of Corpus Christi  
1201 Leopard St  
Corpus Christi, TX 78401

Dear Margie,

Recently the City approved Habitat's purchase of 3 lots, 1914, 1910 and 1906 Lipan Street for the building of 3 affordable homes for low income families. We are very gratefully for the opportunity to build these three homes. Habitat also owns a fourth lot 1902 Lipan Street adjacent to the 3 purchased properties. However, the lot at 1902 in its current size 4,250 sq. ft. does not meet the minimum requirement (4,500 sq. ft) to build a residential home.

The lots are all adjacent to a concrete drainage ditch along the back-property line (see attached map). The three lots recently purchased have lot lines that abut the ditch allowing for larger lots. The 1902 Lipan lot line ends 11 ft. from the ditch. The city owns property between our lot line and the adjacent drainage ditch. The City of Corpus Christi Utilities department has verified that by providing Habitat with an additional 5 ft across the back lot of 1902 Lipan the city would maintain suitable access to the drainage ditch while also providing Habitat with enough property to meet the requirement of 4,500 sq. ft. Jason Martinez, General Foreman of the Utilities Department, and Sonny Garza of the Property & Land Acquisition Department met me at the site to confirm what could be done.

HFH-CC is requesting that the city give Habitat the additional 250 sq. ft. needed to meet the minimum lot size requirement, creating an opportunity for an affordable home to be built for a low income family, while putting a vacant lot to good use. If approved we will submit a rezoning request to RS-4.5 for the lot.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Barbara Sweeney".

Barbara Sweeney, Executive Director

CC Bobby Haraid

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