

PLANNING COMMISSION FINAL REPORT

Case No. 0917-03

INFOR No. 17ZN1030

Planning Commission Hearing Date: September 20, 2017

Applicant & Legal Description	Owner: Mostaghasi Investment Trust Applicant/Representative: Mostaghasi Investment Trust Location Address: 5842 Yorktown Boulevard Legal Description: Kings Point Unit 6, Block 1, Lot 1, located on the north side of Yorktown Boulevard, east of Gingerberry Drive and west of Lorie Boulevard.			
Zoning Request	From: “RS-6” Single-Family 6 District To: “CN-1” Neighborhood Commercial District Area: 6.85 acres Purpose of Request: To allow for the construction of a retail shopping center.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	“RS-6” Single-Family 6	Vacant	Commercial
	North	“RS-6” Single-Family 6	Low Density Residential	Medium Density Residential
	South	“RS-6” Single-Family 6 and “CN-1” Neighborhood Commercial	Low Density Residential, Public/Semi-Public, and Commercial	Medium Density Residential, Government, and Commercial
	East	“CN-2” Neighborhood Commercial	Commercial	Commercial
	West	“CG-2” General Commercial	Commercial and 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 medium density residential uses. The proposed rezoning to the “CN-1” Neighborhood Commercial District is consistent with the adopted Future Land Use Map which calls for commercial uses. Map No.: 044031 Zoning Violations: None			

Transportation	Transportation and Circulation: The subject property has approximately 760 feet of street frontage along Yorktown Boulevard which is designated as an “A3” Primary Arterial Divided Street and approximately 394 feet along Gingerberry Drive which is designated as a Local/Residential Street.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Yorktown Boulevard	“A3” Primary Arterial	130’ ROW 79’ paved	130’ ROW 103’ paved	14,279 ADT (2013)
	Gingerberry Drive	Local/Residential	50’ ROW 28’ paved	63’ ROW 43’ paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “FR” Farm Rural District to the “CN-1” Neighborhood Commercial District to allow for the construction of a retail shopping center.

Development Plan: The subject property is comprised of 6.85 acres and is proposed to be a retail shopping center.

Existing Land Uses & Zoning: The subject property is currently zoned “RS-6” Single-Family 6 District and is vacant land. To the north are single-family residences (Kings Point Unit 6 Subdivision) zoned “RS-6” Single-Family 6 District. Kings Point Unit 6 Subdivision was zoned to the “RS-6” Single-Family 6 District in 2005 and the homes that share a property line with the subject property were constructed between 2009 and 2011. To the east, rezoning cases occurred to the “CN-1” Neighborhood Commercial District in 2014 and the “RS-TF” Two Family District in 2004 for the construction of a small shopping center. To the south across Yorktown Boulevard a property was rezoned to “CN-1” Neighborhood Commercial District in 2015 for the purposes of a funeral home. Additionally to the south are single-family residences and a church (Kings Crossing Church of Christ) both zoned “RS-6” Single-Family 6 District. To the west a rezoning occurred in 1984 to the “CG-2” General Commercial District and has remained vacant except for commercial development at the intersection of Yorktown Boulevard and South Staples Street.

AICUZ: The subject property is not located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ).

Plat Status: The property is platted.

PlanCC & Area Development Plan Consistency: The subject property is located within the boundaries of the Southside Area Development Plan (ADP). The proposed

rezoning to the "CN-1" Neighborhood Commercial is consistent with the Future Land Use Map, the Southside ADP, and PlanCC:

- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- 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 (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Encourage orderly growth of new residential, commercial, and industrial areas. (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Support the separation of high-volume traffic from residential areas or other noise-sensitive land uses (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Encourage the design of commercial centers in a manner that minimizes the impacts of automobile intrusion, noise and visual blight on surrounding areas (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Screening fences, open space or landscaping can provide an essential buffer between shopping and residential areas (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- The "B-1" Neighborhood Commercial and other commercial zoning regulations, in concert with the Comprehensive Plan policies, should be reviewed and revised as necessary to control the size and use of commercial centers so they remain in scale with their surrounding uses and highway carrying capacity (Policy Statement B.4).

Department Comments:

- The proposed rezoning is compatible with the Future Land Use Map, PlanCC, and the Southside Area Development Plan (ADP). The proposed rezoning is also compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.
- The property is currently vacant and is a remaining "RS-6" Single-Family 6 tract and has never been developed.
- Surrounding properties have been rezoned within the past twenty years indicating a pattern towards neighborhood commercial development.
- A zoning case requesting the "RM-1" Multifamily District was withdrawn by the applicant for the same site in January of 2015 for the purposes of constructing 128 apartments. Opposition within the notice area was 27%.
- If the "CN-1" Neighborhood Commercial District is approved, the retail development will still need to abide all requirements of the Unified Development Code (UDC). Specific requirements would entail buffer yards and additional setbacks. Additionally, the "CN-1" District does not allow bars, pubs, taverns, or nightclubs.

Planning Commission and Staff Recommendation (September 20, 2017):

Denial of the change of zoning from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District, in lieu thereof approval of the “CN-2” Neighborhood Commercial District.

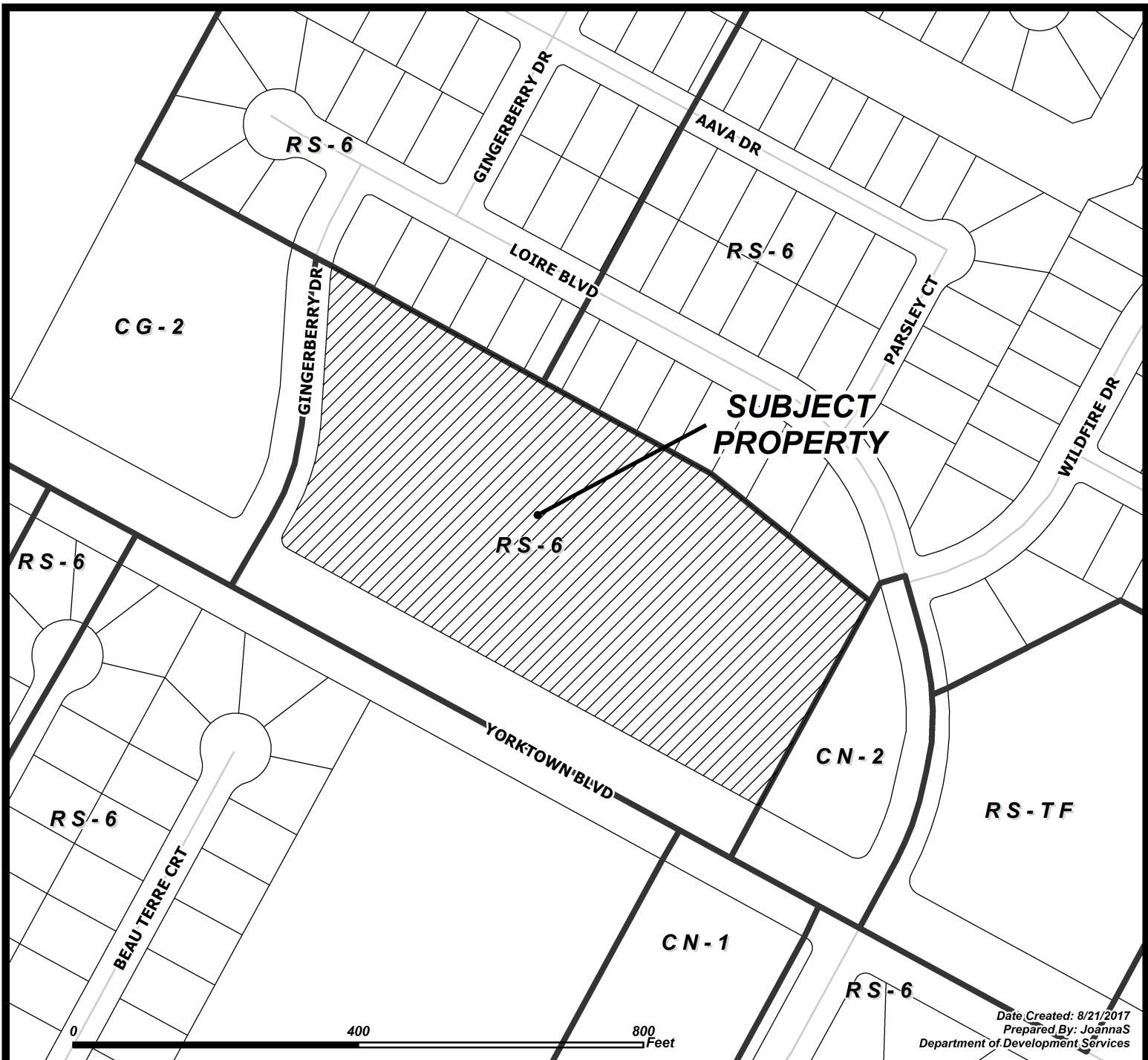
Vote Results:

For: 4
Opposed: 1
Absent: 3
Abstained: 1

Public Notification	Number of Notices Mailed – 41 within 200-foot notification area 4 outside notification area
	<u>As of September 20, 2017:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 33 inside notification area – 21 outside notification area
	Totaling 27.75% of the land within the 200-foot notification area in opposition.

Attachments:

- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)



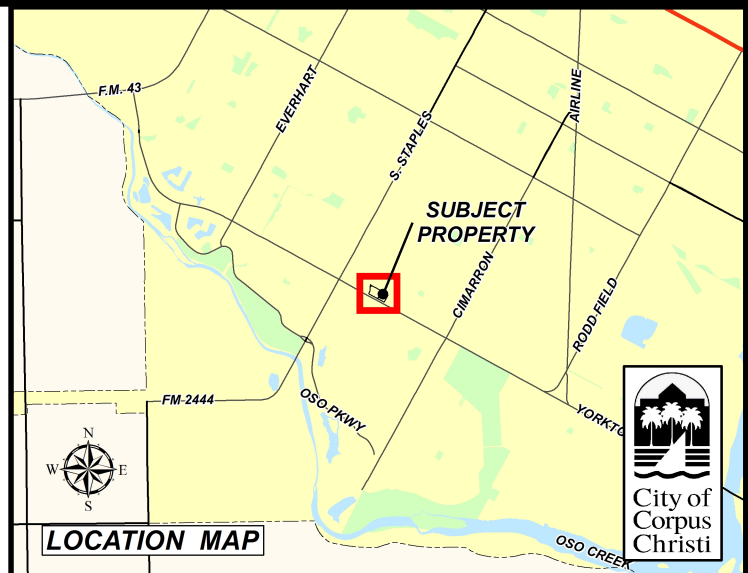
Date Created: 8/21/2017
 Prepared By: Joanna S
 Department of Development Services

CASE: 0917-03

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		



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.

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0917-03**

Mostaghassi Investment Trust has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-6" Single-Family Residential District** to the **"CN-1" Neighborhood Commercial District**, **not resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

Kings Point Unit 6, Block 1, Lot 1, located on the north side of Yorktown Boulevard, east of Gingerberry Drive and west of Lorie Boulevard.

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, September 6, 2017**, 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.

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Printed Name: Joe Zepeda

Address: 5710 Lorie

City/State: C.C. Tx

() IN FAVOR (X) IN OPPOSITION

Phone: (361) 9601437

REASON:

Signature Joe Zepeda

SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1030
Property Owner ID: 6

Case No. 0917-03
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

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



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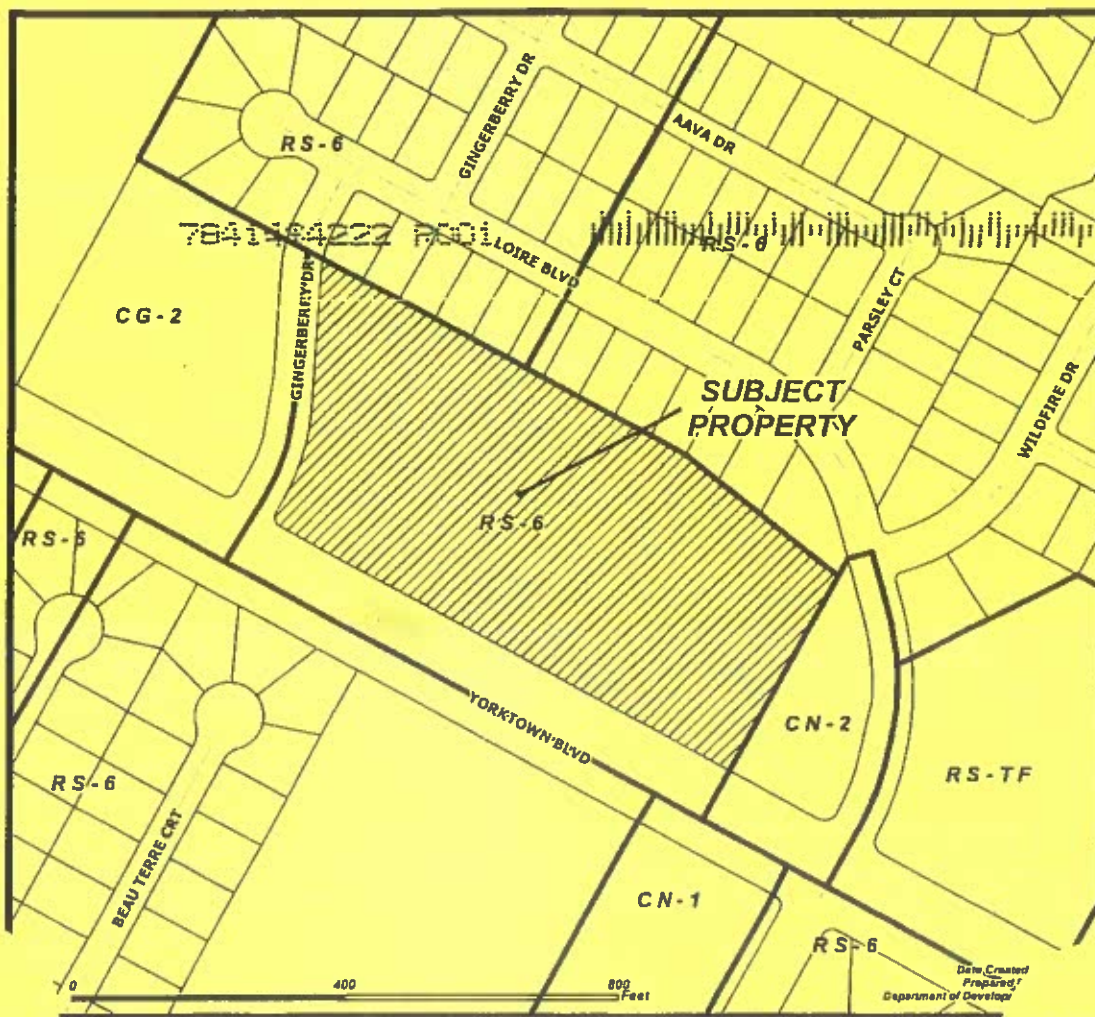
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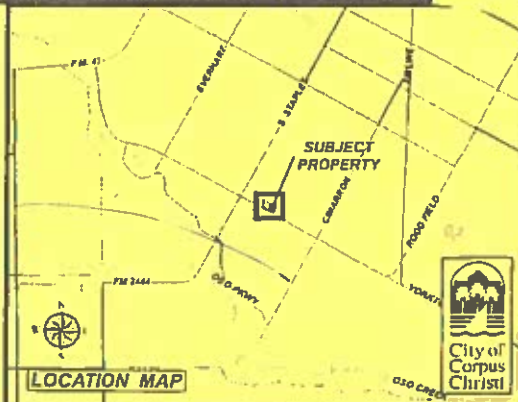
Corpus Christi, TX 78414



CASE: 0917-03
SUBJECT PROPERTY WITH ZONING

Subject Property

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
OH 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
CH-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CO-1 General Commercial	RS-TN Townhouse
CO-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	



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Printed Name: Sharon Kaelin
Address: 7505 Exeter City/State: CC.
() IN FAVOR ☒ IN OPPOSITION Phone: 361-813-3443

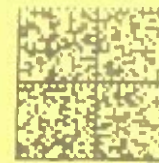
REASON:

Sharon Kaelin
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1030
Property Owner ID: 6

Case No. 0917-03
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

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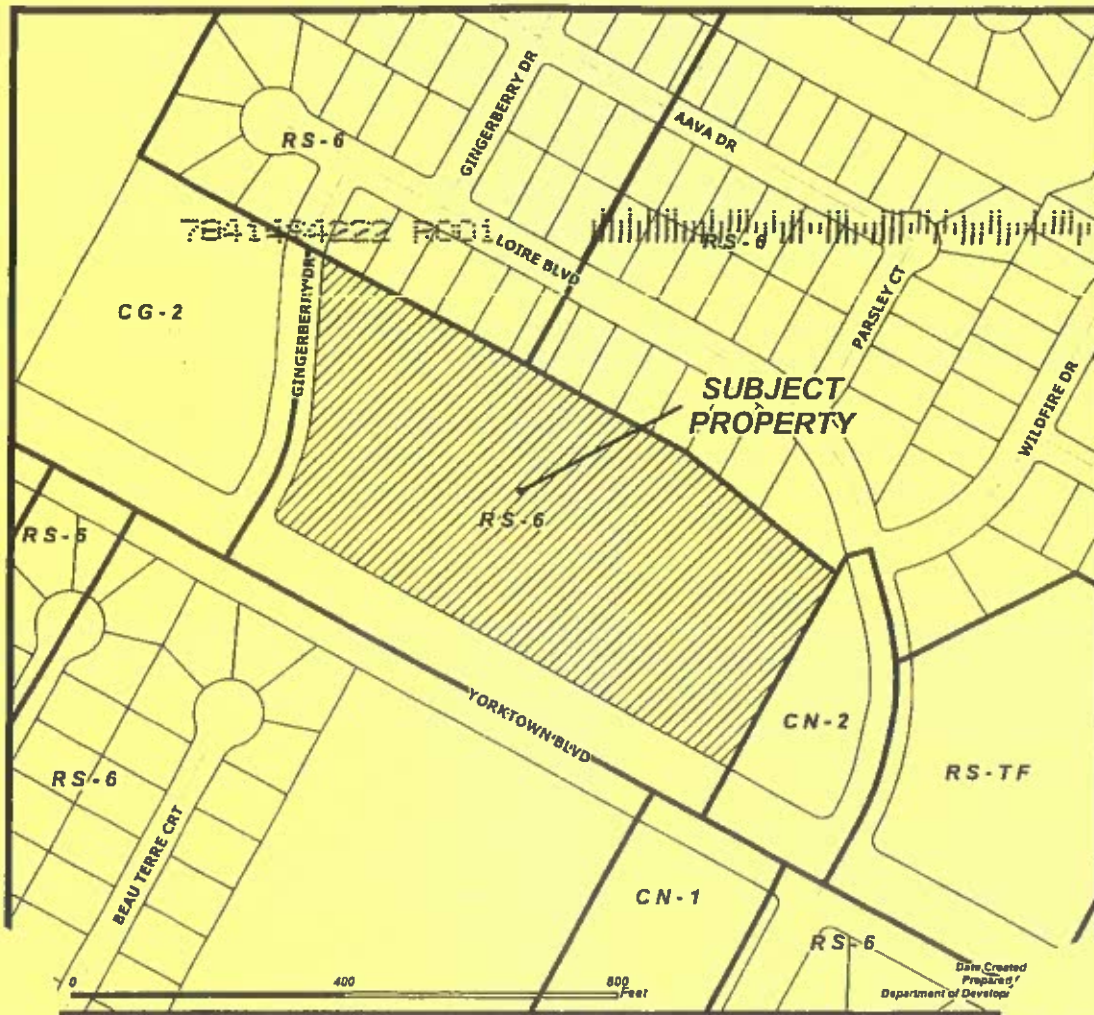


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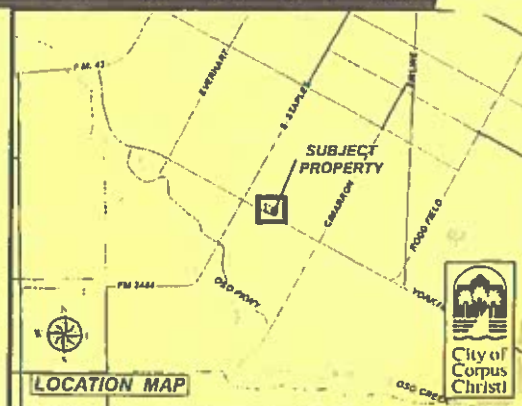
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Corpus Christi, TX 78414



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Printed Name: Shauna M. Safazar
Address: 5825 Montserrat Dr. City/State: C.C. TX 78414
() IN FAVOR ☒ IN OPPOSITION Phone: (361) 510-5566

REASON:


Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1030
Property Owner ID: 

Case No. 0917-03
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com

Printed Name: Ki Young Choe

Address: 2531 Twine Dr. Corpus Christi City/State: TX

() IN FAVOR (☒) IN OPPOSITION

Phone: 361, 993-2814

REASON:

Too many houses and cars.

Ki Y Choe
Signature

SEE MAP ON REVERSE SIDE
INFO Case No.: 17ZN1027
Property Owner ID: 9

Case No. 0917-01
Project Manager: Andrew Dimas
Email: AndrewD2@cclexas.com

Andrew Dimas

From: Upchurch, Jonathan <Jonathan.Upchurch@fhr.com>
Sent: Thursday, September 14, 2017 3:04 PM
To: Andrew Dimas
Cc: msbowevil@yahoo.com; Upchurch, Jonathan
Subject: FW: Re-zoning #0917-03

This email is to state my opposition to the latest re-zoning attempt of the property at the corner of Gingerberry and Yorktown. As a property owner on Gingerberry, I am concerned at the volume and speed of the traffic that already travels along it. This road is the major artery for all of the neighborhood homes and is used by a great many people as a cut through between Yorktown and Lipes and to the middle school and high school. As it is, my wife and I have already have had close calls with people speeding through and not allowing for residents to slow down and pull into their own driveways. If I want to back into my driveway, I have to pull over and wait for a window of opportunity that sometimes takes several minutes. Adding an additional 150 residences at the end of what is already an overburdened and unsafe residential street would be harmful to the homeowners and their families in that area. Please stick with the zoning as it was originally intended and do not approve re-zoning.

Sincerely,
Jonathan Upchurch
7302 Gingerberry Dr
Corpus Christi Tx 78414
910-512-6762

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Printed Name: Janet K. Kasparek

Address: 7501 Exeter Ct City/State: Corpus Christi, TX

() IN FAVOR (✓) IN OPPOSITION Phone: (361) 774-0378

REASON:

Janet K. Kasparek
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1030
Property Owner ID: ●

Case No. 0917-03
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com

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Printed Name: EDWIN FRANCIS

Address: 4125 WILDFIRE DR. City/State: CORPUS CHRISTI, TX.

() IN FAVOR ☒ IN OPPOSITION

Phone: (361) 986-0448

REASON:



Signature

SEE MAP ON REVERSE SIDE
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Email: andrewd2@cctexas.com

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0917-03**

Mostaghassi Investment Trust has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-6" single-Family 6 District** to the **"CN-1" Neighborhood Commercial District, not resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

Kings Point Unit 6, Block 1, Lot 1, located on the north side of Yorktown Boulevard, east of Gingerberry Drive and west of Lorie Boulevard.

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, September 20, 2017,** 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: Rosalita G. Silva
Address: 7418 Parsley Ct. City/State: C.C. TX
() IN FAVOR ☒ IN OPPOSITION Phone: 361-576-8787

REASON:

Rosalita G. Silva
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1030
Property Owner ID: 

Case No. 0917-03
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com

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.

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0917-03**

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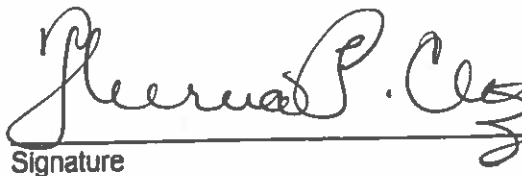
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Printed Name: Theresa P. Chavez
Address: 5702 Loire Blvd City/State: CC TX 78414
() IN FAVOR (X) IN OPPOSITION Phone: 361 446 4894

REASON:


Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1030
Property Owner ID: 

Case No. 0917-03
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0917-03**

Mostaghassi Investment Trust has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-6" single-Family 6 District to the "CN-1" Neighborhood Commercial District, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Printed Name: Holly Williams


Address: 6009 Maximus Dr City/State: Corpus Christi

() IN FAVOR (X) IN OPPOSITION

Phone: 630-391-1572

REASON:

Holly Williams
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1030
Property Owner ID: 

Case No. 0917-03
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0917-03**

Mostaghani Investment Trust has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-6" single-Family 6 District to the "CN-1" Neighborhood Commercial District, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Printed Name: Melanie Neely Willis + Stuard Willis
Address: 5833 Loire Blvd City/State: Corpus Christi, TX
() IN FAVOR ☒ IN OPPOSITION Phone: 281-380-7903

REASON: Plenty of vacant retail.
Traffic patterns.
Lower home values

Signature

Melanie Neely Willis Stuard Willis

SEE MAP ON REVERSE SIDE
INFO Case No.: 17ZN1030
Property Owner ID: 

Case No. 0917-03
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0917-03**

Montesol Investment Trust has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-6" single-family 6 District to the "CN-1" Neighborhood Commercial District, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

Kings Point Unit 6, Block 1, Lot 1, located on the north side of Yorktown Boulevard, east of Gingerberry Drive and west of Lorie Boulevard.

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Printed Name: Paul Beeinbridge

Address: 5834 AAVA DRIVE

City/State: CORPUS CHRISTI TX

() IN FAVOR

☒ IN OPPOSITION

Phone: 360 840 8729

REASON:

TRAFFIC CONGESTION

Paul Beeinbridge
Signature

SEE MAP ON REVERSE SIDE
INFO: Case No.: 172N1030
Property Owner ID: 28

Case No. 0917-03
Project Manager: Andrew Dimes
Email: andrewd2@cityofcc.com

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 deseen la asistencia de asistir a esta junta y que requieran servicios especiales, se les solicita que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo al número (361) 826-3240.

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0917-03**

Monteshaal Investment Trust has petitioned the City of Corpus Christi to consider a change of zoning from the "R3-5" single-family district to the "CN-1" Neighborhood Commercial District, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

Kings Point Unit 8, Block 1, Lot 1, located on the north side of Yorktown Boulevard, east of Gingerberry Drive and west of Loris Boulevard.

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Printed Name: ISABELLA BAINBRIDGE

Address: 5834 AAVA DRIVE City/State: CORPUS CHRISTI TX


() IN FAVOR ☒ IN OPPOSITION

Phone: 360 870 4256

REASON:

PUBLIC SAFETY

Isabella Bainbridge
Signature

SEE MAP ON REVERSE SIDE
INFO: Case No.: 17ZN1030
Property Owner ID: 

Case No. 0917-03
Project Manager: Andrew Dimes
Email: andrewd@cityofcc.com

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0917-03**

Montecharal Investment Trust has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-5" single-Family 5 District to the "CN-1" Neighborhood Commercial District, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

Kings Point Unit 6, Block 1, Lot 1, located on the north side of Yorktown Boulevard, east of Gingerberry Drive and west of Lorie Boulevard.

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Printed Name: DEWISS BAINBRIDGE


Address: 5834 AAVA DRIVE City/State: CORPUS CHRISTI TX

() IN FAVOR ☒ IN OPPOSITION

Phone: 360 840 4286

REASON:

TRAFFIC
VOLUME

SEE MAP ON REVERSE SIDE
JPCR Case No.: 17ZN1030
Property Owner ID: 

Signature



Case No. 0917-03
Project Manager: Andrew Dumas
Email: andrewd2@octexas.com

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.

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0917-03**

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Printed Name:

Carol Watt

Address:

5701 Loire Blvd

City/State:

Corpus Christi TX

() IN FAVOR


(X) IN OPPOSITION

Phone:

361 563 7252

REASON:


Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1030
Property Owner ID: 

Case No. 0917-03
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com

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.

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0917-03**

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Printed Name: Gloria Johnson

Address: 2506 Bay Terre Ct City/State: CC, TX

() IN FAVOR ☒ IN OPPOSITION

Phone: _____

REASON:

Gloria Johnson
Signature

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.

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0917-03**

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Printed Name: Lisa Silguero

Address: 5802 Aava


City/State: CC TX

() IN FAVOR ☒ IN OPPOSITION

Phone: 361-389-0499

REASON:

Lisa Silguero
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1030
Property Owner ID: 

Case No. 0917-03
Project Manager: Andrew Dimas
Email: andrewd2@ccctexas.com

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. 0917-03**

Mostaghassi Investment Trust has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-6" single-Family 6 District** to the **"CN-1" Neighborhood Commercial District, not resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

Kings Point Unit 6, Block 1, Lot 1, located on the north side of Yorktown Boulevard, east of Gingerberry Drive and west of Lorie Boulevard.

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, September 20, 2017,** 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: Celia Mender

Address: 5722 AAVA DR

City/State: CC TX


() IN FAVOR

(X) IN OPPOSITION

Phone: 361 739 4194

REASON:

Signature Celia Mender

SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1030
Property Owner ID: 

Case No. 0917-03
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com

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Printed Name: Neely Aborun

Address: 5805 Montserrat City/State: Corpus

() IN FAVOR (✓) IN OPPOSITION Phone: 361 51005188

REASON:


Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1030
Property Owner ID: 

Case No. 0917-03
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com

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Printed Name: Sandra Hattoy
Address: 7329 Gingerberry Dr City/State: CC TX 78414
() IN FAVOR (X) IN OPPOSITION Phone: _____
REASON:

Sandra Hattoy
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1030
Property Owner ID: 

Case No. 0917-03
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com