

PLANNING COMMISSION FINAL REPORT

Case No. 1117-02

INFOR No. 17ZN1035

Planning Commission Hearing Date: November 15, 2017

Applicant & Legal Description	Owner/Applicant: Lydia Rios Location Address: 7469 Convair Drive Legal Description: Rodd Place #2, Block 4, Lot 18, located at the southwest corner of Convair Drive and Silver Sands Drive, east of Rodd Field Road, and north of Holly Road.			
Zoning Request	From: "RS-6" Single-Family District To: "RS-6/SP" Single-Family 6 District with a Special Permit Area: 0.14 acres Purpose of Request: To allow for the operation of a Bed and Breakfast home.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RS-6" Single-Family 6 District	Low Density Residential	Medium Density Residential
	<i>North</i>	"RS-6" Single-Family 6 District	Low Density Residential	Medium Density Residential
	<i>South</i>	"RS-6" Single-Family 6 District	Low Density Residential	Medium Density Residential
	<i>East</i>	"RS-6" Single-Family 6 District	Low Density Residential	Medium Density Residential
	<i>West</i>	"RS-6" Single-Family 6 District	Low Density Residential	Medium 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 medium density uses. The proposed rezoning to the "RS-6/SP" Single-Family 6 District with a Special Permit is <u>consistent</u> with the adopted Future Land Use Map, PlanCC and the Southside Area Development Plan. However, the Bed and Breakfast use must demonstrate harmony with the surrounding neighborhood. Map No.: 040033 Zoning Violations: Ms. Rios has been cited by Code Enforcement for operating a Bed and Breakfast without a special permit. According to the AirBnB platform, the short term rental use has continued to operate.			
Transportation	Transportation and Circulation: The subject property has approximately 64 feet of frontage along Convair Drive which is designated as a Local/Residential Street and approximately 96 feet of frontage along Silver Sands Drive which is designated as a Local/Residential.			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Convair Drive	Local/Residential	50' ROW 28' paved	50' ROW 28' paved	N/A
	Silver Sands Drive	Local/Residential	50' ROW 28' paved	50' ROW 28' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "RS-6" Single-Family 6 District to the "RS-6/SP" Single-Family 6 District with a Special Permit to allow for the operation of a Bed and Breakfast home.

Development Plan: The subject property is 0.14 acres in size. The owner is proposing an owner-occupied bed and breakfast home. According to the owner, she would like to continue to operate her AirBnB business that she has been operating since 2012. Her business consists of three bedrooms for short term rental capabilities. The single-family home has a total of five bedrooms and at least three bedrooms are identified through the AirBnB platform as available for reservation/booking.

Existing Land Uses & Zoning: The subject property is currently zoned "RS-6" Single-Family 6 District and consists of an existing 2,150 square foot single-family residence. The subject property was zoned and platted "RS-6" Single-Family 6 in 1978 for the purposes of a single-family residence. To the north, south, east, and west are single-family residences zoned "RS-6" Single-Family 6 District and are part of the Rodd Place Subdivision.

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 "RS-6/SP" Single-Family 6 District with a Special Permit is consistent with the Future Land Use Map, PlanCC, the Southside Area Development Plan (ADP), and consistent with the following policies of the PlanCC:

- Encourage the protection and enhancement of residential neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 1)
- Promote the stabilization, revitalization, and redevelopment of older neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 1)

Department Comments:

- The proposed rezoning is consistent with the Future Land Use Map, the Southside Area Development Plan (ADP) and PlanCC. However, the proposed use may be incompatible with neighboring properties and with the general character of the surrounding area.
- Section 5.2.8 of the Unified Development Code (UDC) stipulates the following requirements for a Bed and Breakfast Home:
 - Sleeping accommodations shall not exceed five bedrooms and no more than 10 lodgers shall be accommodated at one time, not including the owner-occupied rooms.
 - Kitchen and dining facilities may be included to provide meals to guests only. No food preparation shall be permitted in guest bedrooms.
 - Parking in the street yard of a bed and breakfast home shall be prohibited. All parking shall be screened from an adjacent residential use by an opaque fence or a hedge a minimum of 6 feet in height.
 - In residential districts, no exterior evidence of the bed and breakfast home shall be allowed, except that one attached sign no larger than 1 square foot in area shall be permitted with no additional advertising of any kind allowed on site. In nonresidential districts, the sign provisions of Section 7.5 shall apply.
 - The operator shall keep a current request register including names, permanent addresses, dates of occupancy and motor vehicle license numbers for all guests.
 - A temporary use permit in accordance with Section 5.4 shall be required for any party, reception or similar special event that is anticipated to draw more than 10 total guests (including overnight guests) to the bed and breakfast home. Special events subject to the temporary use permit shall be limited to a total of six such functions per calendar year and shall be limited to between the hours of 7 a.m. and midnight. Such events shall be limited to the interior of the bed and breakfast home.
 - The bed and breakfast home shall be no closer than 1,000 feet to any other bed and breakfast home.
- The owner has not demonstrated that appropriate parking is available as the UDC requires 2 off-street parking spaces per room. Additionally, if the existing driveway is to be used for customer parking, it must be completely screened from the neighboring properties. Today, only a portion of the property is screened from the neighboring property to the south.

Planning Commission and Staff Recommendation (November 15, 2017):

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RS-6/SP” Single-Family 6 District with a Special Permit (SP) with the following conditions:

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district is “Bed and Breakfast Home” as defined by the Unified Development Code (UDC). The bed and breakfast use shall be limited to three rentable rooms and one parking space shall be provided for each rentable room.
2. **Bed and Breakfast Home:** The Bed and Breakfast home shall adhere to all provisions of Section 5.2.8 of the Unified Development Code (UDC).

3. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
4. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (12) months of this ordinance if the allowed use is discontinued for more than six consecutive months.

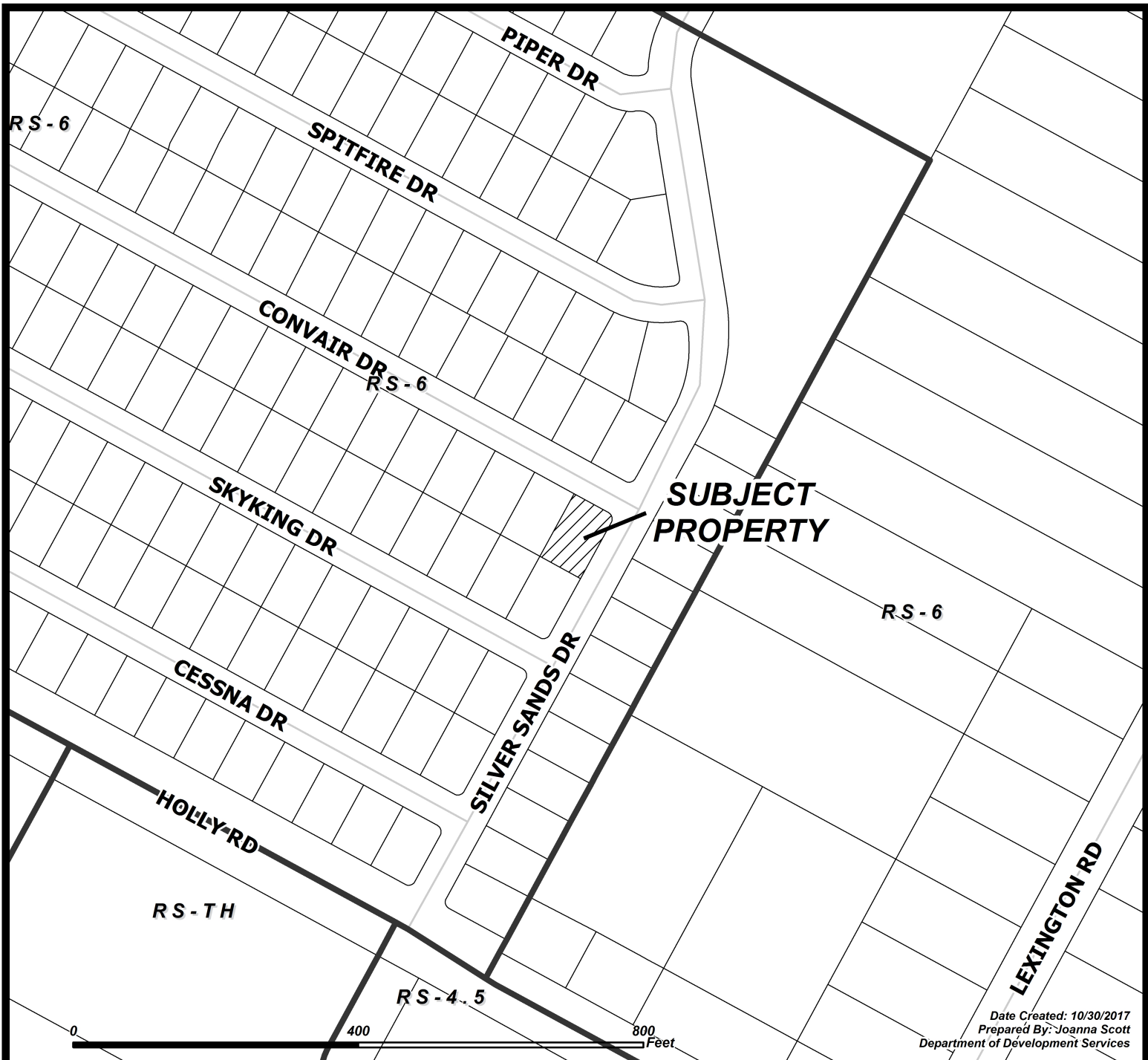
Vote Results:

For: 5
Opposed: 2
Absent: 2
Abstained: 0

Public Notification	Number of Notices Mailed – 33 within 200-foot notification area 4 outside notification area
	<u>As of November 10, 2017:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 8 inside notification area – 0 outside notification area
	Totaling 24.01% of the land within the 200-foot notification area in opposition.

Attachments:

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

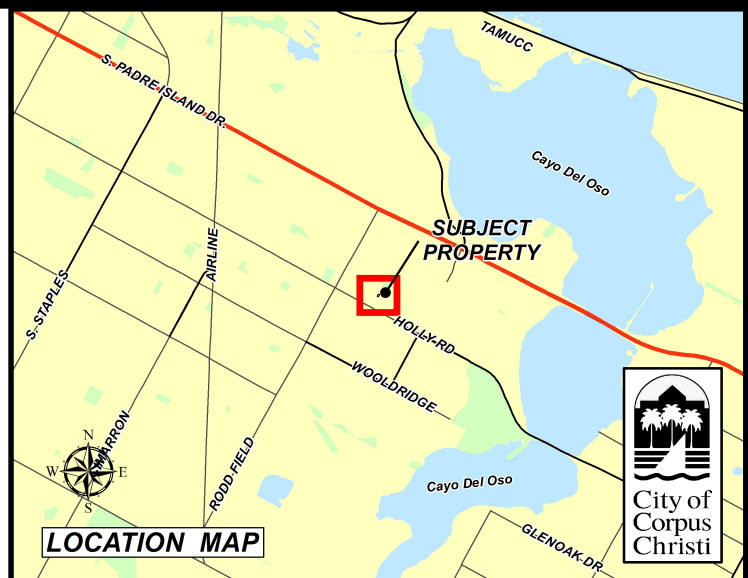


CASE: 1117-02

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	



Site Plan



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. 1117-02**

Lydia Rios has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-6" **Single-Family 6 District** to the "RS-6/SP" **Single-Family 6 District with a Special Permit for the purpose of operating a bed and breakfast home, not resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

Rodd Place #2, Block 4, Lot 18, located at the southwest corner of Convair Drive and Silver Sands Drive, east of Rodd Field Road, and north of Holly Road.

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 15, 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: George R. Sherman & Mary A. Sherman

Address: 7465 Convair City/State: Corpus Chr. TX

() IN FAVOR ☒ IN OPPOSITION Phone: 361-992-0041 78412


REASON:

This is a Single Family designated area. Keep it that way -

Mary A. Sherman
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1035
Property Owner ID: 7

Case No. 1117-02
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com



Received
NOV 10 2017
Development
Services

PIPper DR

SPITFIRE DR

CONVAIR DR

SKYKING DR

CESSNA DR

HOLLY RD

SILVER SANDS DR

LEXINGTON RD

RS-6

RS-6


RS-TH

RS-4.5

SUBJECT PROPERTY

400 800 Feet

Dgm Created: 10/30/2017
Prepared By: Joanne Scott
Department of Development Services

		 Subject Property
RM-1	Multifamily 1	DL Light Industrial
RM-2	Multifamily 2	HL Heavy Industrial
RM-3	Multifamily 3	PUD Planned Unit Dev Overlay
OH	Professional Office	RS-10 Single-Family 10
WN	Multi-Family AT	RS-6 Single-Family 6
CM-1	Neighborhood Commercial	RS-4.5 Single-Family 4.5
CM-2	Neighborhood Commercial	RS-1T Two-Family
CR-1	Resort Commercial	RS-15 Single-Family 15
CR-2	Resort Commercial	RE Residential Estate
C-1	General Commercial	RS-TH Townhouse
C-2	General Commercial	SP Special Permit
C-3	Intensive Commercial	RV Recreational Vehicle Park
CBD	Downtown Commercial	KMH Manufactured Home
CR-3	Resort Commercial	
FR	Farm Rural	
H	Historic Overlay	
BP	Business Park	



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Printed Name: Thomas Hand & Theress Hand

Address: 7470 CONVAIR DR City/State: CORP CHRISTI TX

() IN FAVOR (X) IN OPPOSITION Phone: 361-980-0406

REASON: We bought a house in a neighborhood to gain privacy over apartment living. With constant strangers across the street we lose that. Parking has been a problem. No nothing of "customers". We bought into a single family housing neighborhood.

Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1035
Property Owner ID: 8

Case No. 1117-02
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com

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



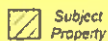
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THERESA J HAND
7470 CONVAIR DRIVE
Corpus Christi, TX 78412



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CASE: 1117-02
SUBJECT PROPERTY WITH ZONING



RM-1	Multi-Family 1	IL	Light Industrial
RM-2	Multi-Family 2	HI	Heavy Industrial
RM-3	Multi-Family 3	PUD	Planned Unit Dev. Overlay
OH	Professional Office	RS-10	Single-Family 10
RM-AT	Multi-Family AT	RS-6	Single-Family 6
CM-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CM-2	Neighborhood Commercial	RS-TT	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-J	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		



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Printed Name: Randal Dean Giles
Address: 2002 Silver Sands dr City/State: Corpus Christi, TX
() IN FAVOR (☒) IN OPPOSITION Phone: 78412

REASON: We do not trust the people that come and go, and they have no respect for where they park and our well being of the neighborhood.

Signature

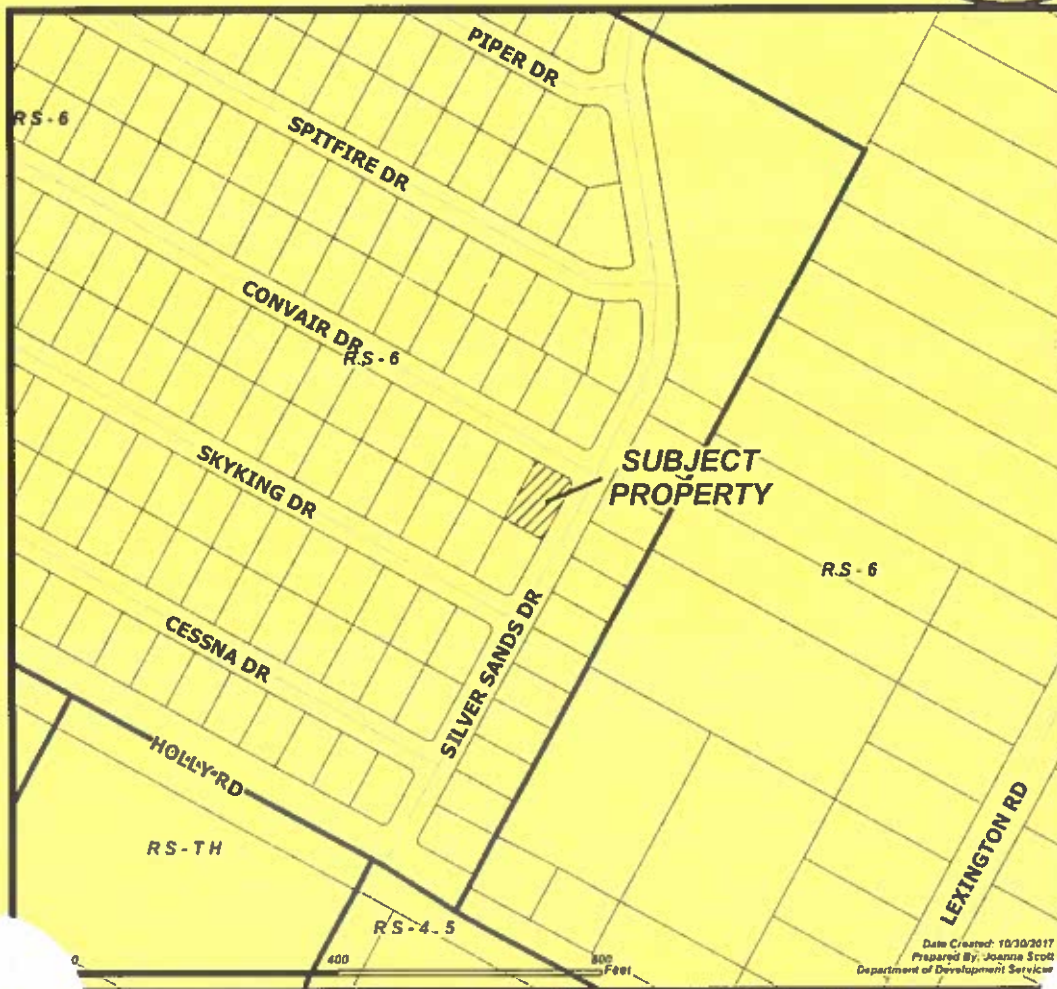
Randal D. Giles

SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1035
Property Owner ID: 15

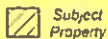
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Email: andrewd2@cctexas.com

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

15 746100070020
GILES RANDAL DEAN
2002 Silver Sands Dr
Corpus Christi, TX 78412



CASE: 1117-02
SUBJECT PROPERTY WITH ZONING



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Printed Name: Jackie Sasara
Address: 2010 Silver Sands Dr City/State: Corpus Christi, Tx 78412
() IN FAVOR (☒) IN OPPOSITION Phone: 361 549-3532

REASON: I purchased my house in this neighborhood because it is a single family zone. Having a B+B in the neighborhood negates the original contract and will essentially have the effect of lowering the value of the houses around the business. I have grandchildren who visit and
I do not believe this is conducive to their or my safety. We will not know if these transient people are sexual predators or have a history of criminal activities. Causes parking issues too!
Signature: Jackie Sasara

SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1035
Property Owner ID: 18

Case No. 1117-02
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com

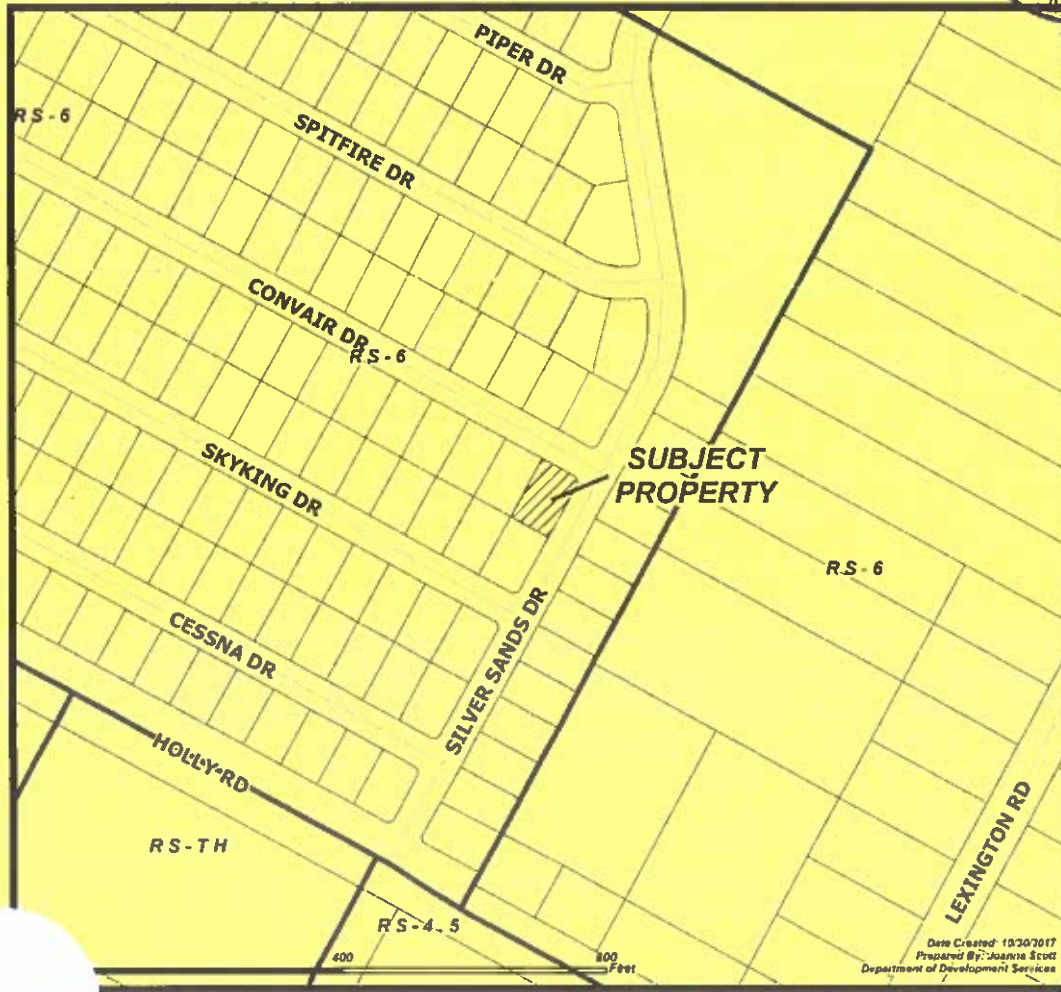
City of Corpus Christi
Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469

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SASARA JACKIE F
P.O. BOX 81485
Corpus Christi, TX 78468



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Development
Services



CASE: 1117-02
SUBJECT PROPERTY WITH ZONING

Subject Property

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RM-A1	Manufactory AT	RS-6	Single-Family 6
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CR-2	Resort Commercial	RE	Residential Estate
CG-1	General Commercial	RS-TH	Townhouse
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CI	Intensive Commercial	RV	Recreational Vehicle Park
CSD	Downtown Commercial	RMH	Manufactured Home
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PUBLIC HEARING NOTICE
Rezoning Case No. 1117-02**

Lydia Rios has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-6" Single-Family 6 District to the "RS-6/SP" Single-Family 6 District with a Special Permit for the purpose of operating a bed and breakfast home, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

Rodd Place #2, Block 4, Lot 18, located at the southwest corner of Convair Drive and Silver Sands Drive, east of Rodd Field Road, and north of Holly Road.

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 15, 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: Noel & Beatriz Silva

Address: 2018 Silver Sands dr.

City/State: Corpus Christi, TX

() IN FAVOR

☒ IN OPPOSITION

Phone: 361-991-3275

361-442-7241-cell

REASON:

1. Parking space - not enough
2. more criminals in neighborhood.
3. Family Residencial / Not Business.
4. VERY Rude

Signature

SEE MAP ON REVERSE SIDE #7
INFOR Case No.: 17ZN1035
Property Owner ID: 20

silver sands st. very busy; wish we had speed bumps.

5. earns 3 incomes - Dad's s.s., Hers, boyfriends.

(91 yrs old)

#6. Put signs where they are not visible to Public

Beatriz y. Silva

11-6-17

Case No. 1117-02
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com

Less people know:
better outcome.

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

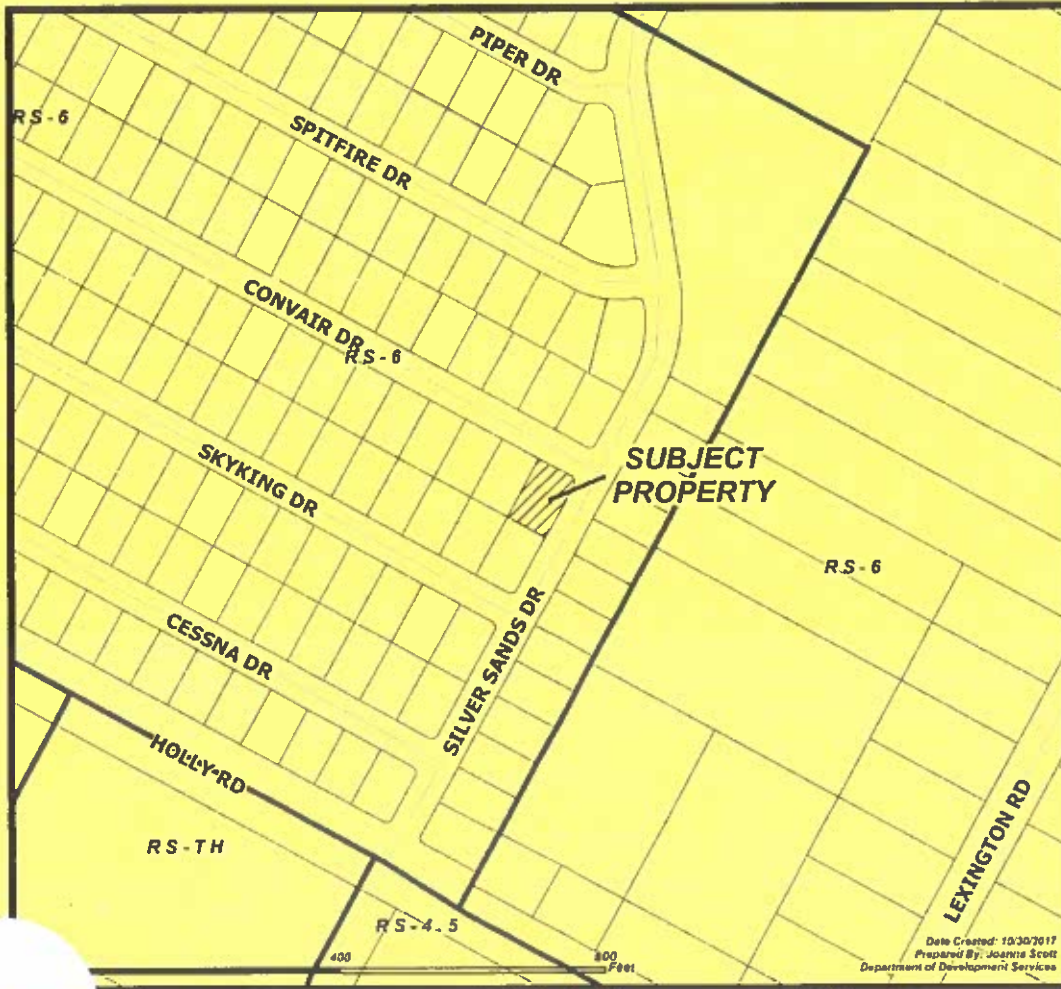


U.S. POSTAGE PITNEY BOWES

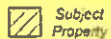


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SILVA NOE S ET UX
2018 SILVERSANDS
Corpus Christi, TX 78412



CASE: 1117-02
SUBJECT PROPERTY WITH ZONING



RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	HI Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev Overlay
OM Professional Office	RS-10 Single-Family 10
RM-A1 Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-17 Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CC-1 General Commercial	RS-TH Townhouse
CC-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	KMH 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.

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. 1117-02**

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I Am Concerned About Safety of Our grandkids
and I am grandkids. And another thing in the traffic in
increase in the ~~city~~ neighborhood. We don't know what
of people are having coming in there. holidays is coming the
spring break summertime. It will be a having in the park King.
if somebody down there is feeling her info:

~~HA~~ IN OPPOSITION

Richard Miller
Bobb Miller

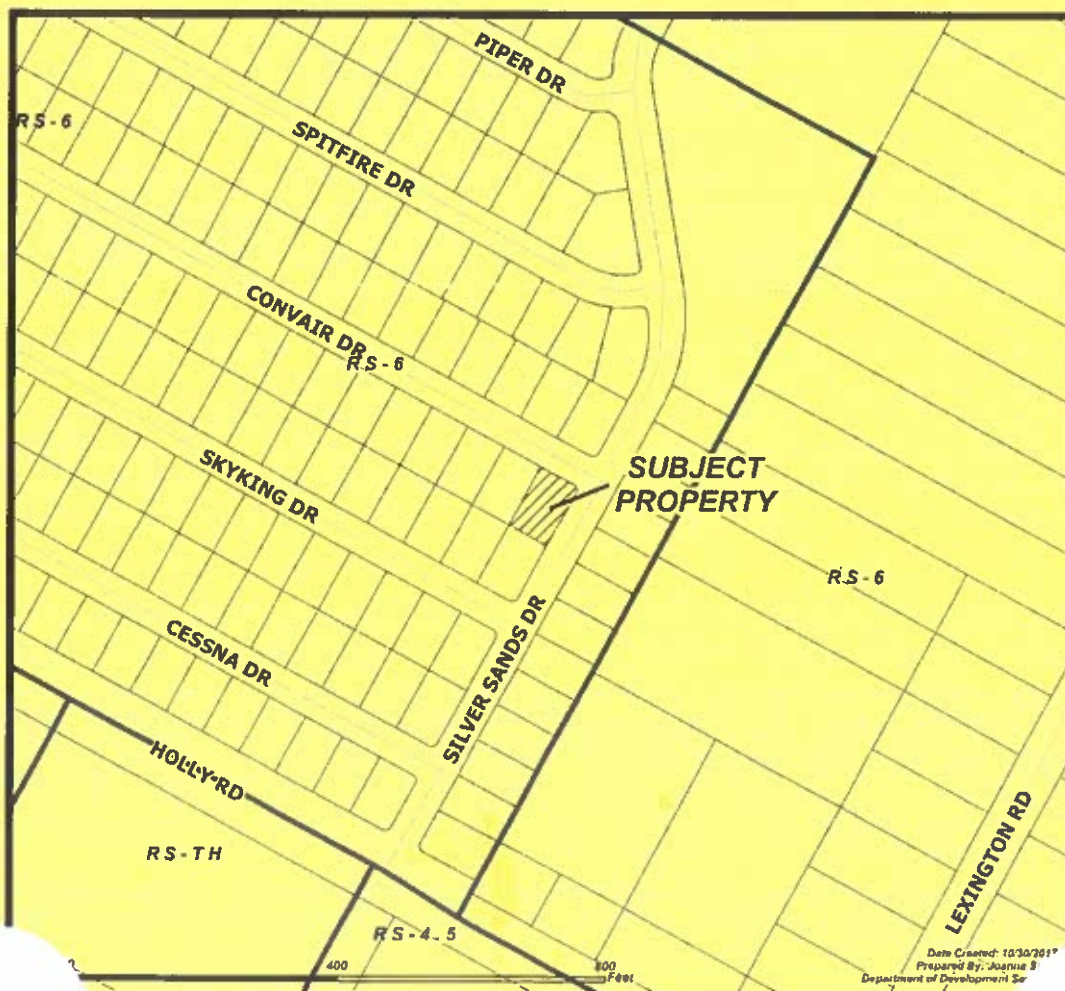
City of Corpus Christi
Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469



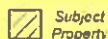
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Received
Nov. 10 2017
Development
Services

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MILLER RICHARD LEE ET UX
2014 SILVER SANDS DR
Corpus Christi, TX 78415



CASE: 1117-02
SUBJECT PROPERTY WITH ZONING



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RM-2 Multifamily 2	IH Heavy Industrial
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ON Professional Office	RS-10 Single-Family 10
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CI Intensive Commercial	SP Special Permit
CBD Downtown Commercial	RV Recreational Vehicle Park
CH-2 Resort Commercial	RMH Manufactured Home
FR Farm Rural	
H Historic Overlay	
BP Business Path	



Andrew Dimas

From: Roxanne Williams <rwilliams@gelawfirm.com>
Sent: Wednesday, November 15, 2017 4:46 PM
To: Andrew Dimas
Subject: Case No. 117-02 Rezoning

Dear Sir, please allow this email to confirm that I am a resident of Convair Drive in Corpus Christi, Texas and am in opposition to the rezoning referenced above.

I would like to address some of my concerns:

1. I have grandchildren that come to my house on a weekly basis and play outside, granted i do not know all my neighbors but having complete strangers come and go, is rather scary to me for the safety of my grandchildren and any other children in our neighborhood, as well as for the safety of all us living there. Let alone the fact that we have complete strangers, how about employees coming and going as well.
2. The idea of my property value depreciating due to the B&B on my street, is most certainly not appealing.
3. I purchased my home knowing that it will be my last home never realizing that it may be turned into some type of commercial area.
4. Our neighborhood for the most part is a quite neighborhood and to think that now at all hours of the night we will hear vehicles come and go, some may or may not blasting their music others may or may not dump trash in our streets.
5. People blocking our driveways.
6. Strangers coming and taking away our peace.

As i see and understand things a B&B is basically the same as a hotel with the exception that it is usually smaller. I feel that a bed and breakfast is a commercial enterprise that belongs in a business district and CERTAINLY NOT OUR NEIGHBORHOOD.

Thank you for your attention and consideration of my opposition. Feel free to contact me if the need be.

Roxanna Villa-Williams

Paralegal to Gregory L. Gowan
Gowan Elizondo, LLP
555 North Carancahua, Ste 1400
Corpus Christi, Texas 78401
Telephone: 361.651.1000
Toll Free: 1-866-833-0088
Facsimile: 361.651.1001
rwilliams@gelawfirm.com
www.gelawfirm.com

"Forgiveness is the fragrance that the violet sheds on the heel that has crushed it."

-Mark Twain

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Andrew Dimas

From: Tom Hand <th237@swbell.net>
Sent: Friday, November 10, 2017 9:01 AM
To: Andrew Dimas
Subject: Zoning issue @ 7469 Convair Dr.

Mr Dimas,

I live across the street from the property in question and can confirm what I know Alice and George Sherman have been telling regarding the absolute "thumbing her nose" at the zoning laws. To wit: this photo was taken just last night (November 9) at about 6:40. Her "guest" arrived just as darkness set and was gone before 6:45 this morning when I went to see if I could take a better photo.

In other words: even though she knows it's currently against zoning codes, she is still engaged in the business. Despite being warned otherwise, she continues to book guests. According to her page on AirBnB, they're supposed to book for a minimum of 4 days now, so this truck might well be back 3 more days.

Additionally, though the zone variance application process requires that she post signs on the property in prominent view, she's posted one on her side yard right next to her house and snugly behind shrubbery. The one in the front of the property is behind shrubs and against the white brick making it practically un-noticable. She is clearly doing whatever she can to skirt the law and the requirements of proper notice of the application.

I know she's built a permanent add-on to her property in the form of a covered patio/gazebo and never pulled a building permit.

I have sent you my yellow sheet back...you might have it by now. I oppose this variance vehemently. The parking of multiple vehicles in the street in front of my house and on her side street curb has created angst and near confrontations in a couple of instances. Her guests have parked over the curb/median grass in some cases and in front of neighbors houses. Often, too close too the corner in violation of traffic/parking laws.

Primarily, though, we bought our house in a single-family dwelling neighborhood for the **privacy** over that of apartment dwelling. If this variance is allowed, we lose that element of knowing our neighbors and who should be in our neighborhood. We didn't buy so we could be next to a hotel/motel/b&b with strangers coming and going at all hours of the day and night. This also exposes children walking to the bus stop down Silver Sands to strangers who are in no way vetted before staying in this home.

I, like every neighbor I've spoken with, oppose this application.

Thomas Hand
7470 Convair Dr.
CC, TX 78412

Andrew Dimas

From: JACQUETTA LAMKIN <2022silversands@gmail.com>
Sent: Wednesday, November 15, 2017 4:09 PM
To: Andrew Dimas
Subject: Rezoning case# 1117-02

I'm writing to voice my concerns over the rezoning. I'm in opposition to this rezoning for her to open a bed and breakfast in my neighborhood. My concerns are that there kids in this neighborhood that plays out side. She won't know who she is renting to these people she have no background checks on these people. She won't know if they are sex offenders, killers or what. No I do not want this in my neighborhood.