

# PLANNING COMMISSION FINAL REPORT

Case No. 0819-01

INFOR No. 19ZN1020

**Planning Commission Hearing Date:** October 2, 2019

Applicant & Legal Description	<p><b>Owner:</b> MPM Development, LP  <b>Applicant/Representative:</b> MPM Development, LP  <b>Location Address:</b> 6810 Bison Drive  <b>Legal Description:</b> Being 5.772 acre, tract of land, more or less described as 5.7763 acre Tract 2 in deed recorded at Document No. 2007016122, Official Public Records, Nueces County, Texas, and being out of Lots 28 and 29, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Page 41-43, Map Records of Nueces County, Texas. The subject property is located along the north side of Bison Drive, to the south west of Bill Witt Park, and east of Cimarron Boulevard.</p>			
Zoning Request	<p><b>From:</b> "RS-4.5" Single-Family 4.5 District  <b>To:</b> "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development  <b>Area:</b> 5.772 acres  <b>Purpose of Request:</b> To allow for the construction of single-family homes on approximately 36 lots with minimum each lot size of 4,267 and one 0.526-acre linear park which include a sidewalk only along the north side of the street, a 40-foot wide public right-of-way, and 16.5-foot front yard setbacks.</p>			
Existing Zoning and Land Uses		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	Site	"RS-4.5" Single-Family 4.5	Vacant	Medium Density Residential
	North	"RS-6" Single-Family 6	Park	Permanent Open Space (Park)
	South	"RS-4.5" Single-Family 4.5 and "IL" Light Industrial	Vacant, Low Density Residential, and Light Industrial	Medium Density Residential and Light Industrial
	East	"RS-6" Single-Family 6	Park	Permanent Open Space (Park)
	West	"RS-4.5" Single-Family 4.5	Low Density Residential, Park, and Drainage	Permanent Open Space and Medium Density Residential
ADP, Map & Violations	<p><b>Area Development Plan:</b> 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 "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development is consistent with the adopted Future Land Use Map and the Southside Area Development Plan.  <b>Map No.</b> 043030  <b>Zoning Violations:</b> None</p>			

Transportation	<b>Transportation and Circulation:</b> The subject property has approximately 109 feet of street frontage along Bison Drive which is designated as a “C1” Minor Residential Collector Street and approximately 40 feet of frontage along Crosswind Drive while not designated on the Urban Transportation Plan, is designed as a “C1” Minor Residential Collector Street.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Bison Drive	“C1” Minor Residential Collector	60’ ROW 40’ paved	60’ ROW 40’ paved	N/A

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the “RS-4.5” Single-Family 4.5 District to the “RS-4.5/PUD” Single-Family 4.5 District with a Planned Unit Development to allow for the construction of single-family homes on approximately 36 lots with a minimum lot size of 4,267 square feet.

**Development Plan:** The subject property is comprised of 5.772 acres and is proposed to be subdivided into thirty-six single-family lots within the Planned Unit Development (PUD). The density proposed is approximately 6 units per acre. The 36 lots will range in area between 4,267 and 8,493 square feet in size. Based on the reduced lot size, applicant is requesting to have six lots per acre instead of the required minimum of seven lots per acre.

Moreover, the applicant is requesting, based on an updated subdivision design, a front yard setback of 16.5 feet on both sides of Airking Drive. The increased front yard setback from the original submittal will accommodate larger personal vehicles and work to prevent any overhang onto the paved section of the right-of-way or any sidewalk areas. Airking Drive will serve as interior vehicular access that will be provided by a reduced public right-of-way of 40 feet while maintaining a 28 feet paved street width. Applicant does not intend to allow a through traffic that connects Bison Drive and internal street, Airking Drive, toward the east end of the subdivision to Bill Witt Complex Park. Airking Drive will therefore be a dead end to the east side. However, a new 60-foot right-of-way (Bill Witt Drive) will allow a connection from Bill Witt Park to Bison Drive. Bill Witt Drive will have an 8-foot tied sidewalk to allow for the continuation of the hike and bike trail.

Pedestrian access will be provided by a 5-foot sidewalk on the south side of Airking Drive. The PUD amenities include a neighborhood entry feature and wall with landscaping. The standard parking space requirement of 2 spaces per unit will be met. The development proposes to maintain the 30% open space requirement.

The following table compares the proposed PUD development standards and the Unified Development Code (UDC) standards for the “RS-4.5” Single-Family 4.5 District,

the “RS-4.5/PUD” Single-Family 4.5 District and notes all necessary deviations from the UDC being requested by the applicant.

<b><i>Minimum Dimensions</i></b>	<b><i>“RS-4.5” District Standards</i></b>	<b><i>Proposed PUD</i></b>	<b><i>Deviation</i></b>
Lot Area	4,500 sf.	4,267 sf.	<b><u>Yes</u></b>
Maximum Density	7 Units per Acre	6 Units per Acre	No
Minimum Lot Width	45 ft.	45 ft.	No
Minimum Front Yard Setback	20 ft.	16.5 ft.	<b><u>Yes</u></b>
Minimum Street Corner	10 ft.	10 ft.	No
Minimum Side Yard	5 ft.	5 ft.	No
Minimum Rear Yard	5 ft.	5 ft.	No
Minimum Open Space	30%	30%	No
Maximum Height	35 ft.	35 ft.	No
Parking Requirement	2 spaces per unit	2 spaces per unit	No
<b>Airking Drive</b>			
Right-of-way width	50 ft.	40 ft.	<b><u>Yes</u></b>
Paved Street Width	28 ft.	28 ft.	No
Curb Type	6-in. curb & gutter	6-in. curb & gutter	No
Sidewalk	4 ft. on both sides	5 ft. on one side	<b><u>Yes</u></b>
<b>Bill Witt Drive</b>			
Right-of-way width	60 ft.	53 ft.	<b><u>Yes</u></b>
Paved Street Width	40 ft.	40 ft.	No
Curb Type	6-in. curb & gutter	6-in. curb & gutter	No
Sidewalk	4 ft. on both sides	8 ft. on one side	<b><u>Yes</u></b>

**Existing Land Uses & Zoning:** The subject property is currently zoned “RS-4.5” Single-Family 4.5 District and is vacant land. The site was formerly owned by The Young Blood Family Partnership and was sold to MPM Development LP in July 2019. To the south and east are properties zoned “RS-4.5” Single-Family 4.5 District comprised of single-family residences. To the north is the 126.97 acres Bill Witt Complex Park zoned “RS-6” Single 6 Family Residential. To the adjoining west of the property is a walking trail to the Public Park alongside a storm water drainage ditch. On the other side of the drainage ditch are single-family residences zoned “RS-4.5” Single-Family 4.5 District. The south and west of the property consist of single-family residences zoned “RS-4.5” Single Family residential District. To the east is the CMC-Steel Group company on a 7.53-acre site zoned “IL” Light Industrial. Further to south-east and across Bison Drive is are vacant subdivision lots.

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

**Plat Status:** The property is **not** platted.

**Plan CC & 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-4.5/PUD” Single-Family 4.5 District with a Planned Unit

Development is consistent with the adopted Southside ADP. The proposed rezoning is consistent with the following policies of the Comprehensive Plan:

- Encourage the protection and enhancement of residential neighborhoods (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).
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods (Future Land Use, Zoning, and Urban Design Policy Statement 3).

**Department Comments:**

- The proposed rezoning is compatible with Plan CC and the Southside Area Development Plan. 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 subject property is suitable for the uses proposed by this rezoning.
- This PUD utilizes decreased lot sizes and right-of-way width, while still observing minimum street pavement widths, maximum building heights, parking requirements, and open space requirements.
- Infill development should be encouraged at this site. PUDs allow flexibility for attractive, efficient design and can often reduce infrastructure installation and maintenance costs to the city. PUDs can also encourage development on difficult sites.
- The property is designated as per the future land use as medium density residential. As per Plan CC, medium density residential consists of between 4 and 13 units per acre.
- The average lot size is approximately 4,463 square feet with an average building footprint of approximately 2,279 square feet. On corner lots, the street yard will not be less than 10 feet. The minimum lot width will not be less than 45 feet.
- The typical street standard for a local/residential street is a 50 foot wide right-of-way with a 28 foot wide paved street surface. The applicant is requesting a reduced right-of-way width of 40 feet with a 28 foot wide paved street surface.
- The PUD has been reviewed by the Technical Review Committee (TRC). Staff finds that the proposed deviations are acceptable, with exception of the garage setback.

**Planning Commission and Staff Recommendation (October 2, 2019):**

Approval of the change of zoning from the “RS-4.5” Single-Family 4.5 District to the “RS-4.5/PUD” Single-Family 4.5 District with a Planned Unit Development with the following conditions:

1. **Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with Crosswind Estates Unit 2 Planned Unit



Development (PUD) Guidelines and Master Site Plan. The development of the Property is to consist of 36 single-family residences.

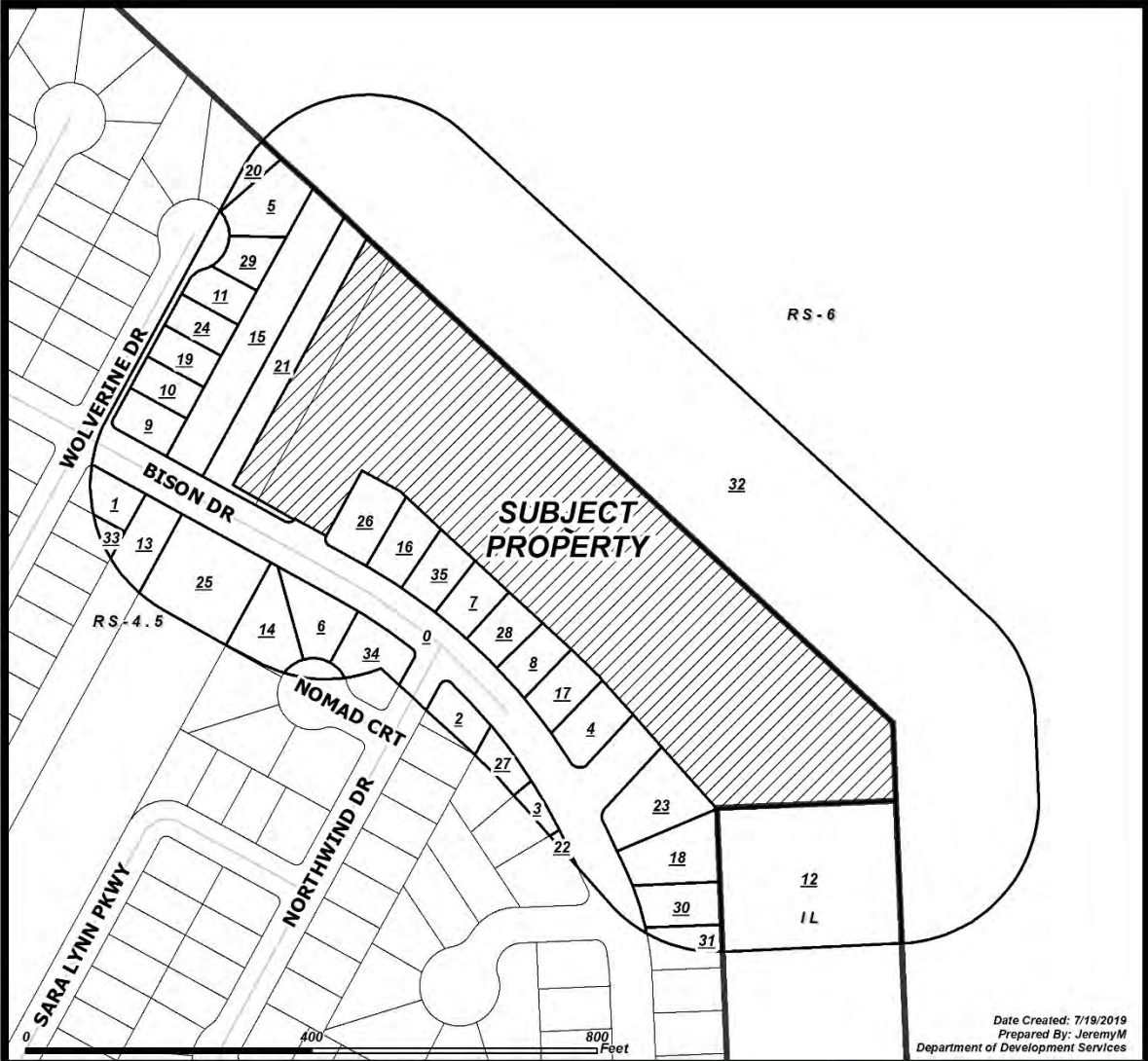
2. **Other Requirements:** The PUD conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
3. **Time Limit:** This Planned Unit Development (PUD) shall be compliant with Section 3.5.9. of the Unified Development Code (UDC).

Public Notification	Number of Notices Mailed – 35 within 200-foot notification area 5 outside notification area
	<b><u>As of September 27, 2019:</u></b>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 15 inside notification area – 0 outside notification area
	Totaling 13.93% of the land within the 200-foot notification area in opposition.

**Attachments:**

1. Location Map (Existing Zoning & Notice Area)
2. Planned Unit Development (PUD) Guidelines and Master Site Plan
3. Public Comments Received (if any)

<https://corpuschristi.sharepoint.com/sites/DevelopmentServices/DevelopmentSvc/SHARED/ZONING CASES/2019/0819-01 MPM Development, LP/Council Documents/Report - MPM Development, LP.docx>



Date Created: 7/19/2019  
Prepared By: JeremyM  
Department of Development Services

**CASE: 0819-01**  
**ZONING & NOTICE AREA**

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

Subject Property with 200' buffer  
 Owners in favor  
 Owners in opposition  
4 Owners within 200' listed on attached ownership table



CROSSWIND ESTATES UNIT 2

PUD

Corpus Christi, Texas

Owner/Developer

MPM DEVELOPMENT, LP  
P.O. BOX 331308 CORPUS CHRISTI, TX 78463  
774-3832

Submitted by:

**BASS & WELSH ENGINEERING**  
**P.O. Box 6397**  
**Corpus Christi, TX 78466-6397**

October 9, 2019

**CROSSWIND ESTATES UNIT 2**  
**PUD**  
**Corpus Christi, Texas**

**DEVELOPMENT DESCRIPTION:**

Crosswind Estates Unit 2, a Planned Unit Development (PUD) is a proposed single family residential development. The developer is proposing 36 single family residential lots and one 0.084 acre linear park that will be completed in a single phase. The developer is requesting a change of zoning from RS-4.5 to RS-4.5/PUD to allow deviations from the Unified Development Code. Deviations will include a sidewalk on one side of the streets only, 40' wide street rights-of-way, variable width street right-of-way of 43.5' to 46', 16.5' front yard setbacks, minimum lot size of 4,267 square feet, minimum lot width of 45'. This development will complement existing developments in the area.

**LOCATION MAP – See Exhibit 1 attached**

**METES AND BOUNDS PROPERTY DESCRIPTION AND SKETCH FOR REZONING – See attached Exhibits “2” and “3”.**

**PROPOSED MASTER SITE PLAN AND PLAT – See Exhibit 4**

**DEED – See Exhibit 5**

**UDC – PUD COMPARISON**

**LOTS**

DESCRIPTION	UDC-ZONING/PLATTING ORDINANCE REQUIREMENTS (RS 4.5)	PUD REQUIREMENTS
MINIMUM LOT AREA	4500 SF	4267 SF
MINIMUM LOT WIDTH	45 FT	45 FT
MINIMUM FRONT YARD	20 FT	16.5 FT
MINIMUM SIDE YARD (CORNER)	10 FT (WHEN BACK-TO-BACK W/ANOTHER CORNER LOT (UDC 4.2.8))  20 FT (ALL OTHER CORNER LOTS)	10 FT
MINIMUM SIDE YARD	5 FT	5 FT
MINIMUM REAR YARD	5 FT	5 FT
MINIMUM OPEN SPACE	30%	30%
MAXIMUM HEIGHT	35 FT	35 FT
REQUIRED PARKING (OFF STREET)	2 PER ACRE	2 PER UNIT

**BILL WITT DRIVE**

CURB TYPE	6" C&G	6" C&G
SIDEWALKS	4 FT ON BOTH SIDES	8 FT ON ONE SIDE
PAVED STREET WIDTH	40 FT BB	40 FT BB
ROW WIDTH	60 FT	VARIES 43.5' TO 46'

**AIRKING DRIVE**

CURB TYPE	6" C&G	6" C&G
SIDEWALKS	4 FT ON BOTH SIDES	5 FT ON ONE SIDE
PAVED STREET WIDTH	28 FT BB	28 FT BB
ROW WIDTH	50 FT	40 FT

**Amenities to include:**

Sidewalk

Neighborhood Entry landscaping

Lower traffic speed (short streets)

Dedication of land for public linear park and drainage



STATE OF TEXAS §  
COUNTY OF NUECES §

WE, MPM DEVELOPMENT, LP, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF \_\_\_\_\_, THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS, PARK LAND AND DRAINAGE AND UTILITY EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MOSSA MOSTAGHASI, GENERAL PARTNER

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MOSSA MOSTAGHASI, GENERAL PARTNER OF MPM DEVELOPMENT, LP.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, IN AND FOR THE  
STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF NUECES §

WE, \_\_\_\_\_ (NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_ (NAME),

\_\_\_\_\_ (TITLE), OF \_\_\_\_\_

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, IN AND FOR  
THE STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION, IS TRUE AND CORRECT AND THAT WE HAVE BEEN ENGAGED TO SET ALL LOT CORNERS UPON COMPLETION OF SUBDIVISION CONSTRUCTION IMPROVEMENTS WITHOUT DELAY.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NIXON M. WELSH, R. P. L. S.

NOTES

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.

2. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.

3. THE SUBJECT SITE IS IN FEMA ZONE X, PANEL 48355C0520G (10/23/15).

4. LEGAL DESCRIPTION: A 5.772 ACRE TRACT OF LAND, MORE OR LESS, DESCRIBED AS 5.7763 ACRE TRACT 2 IN DEED, DOC. NO. 2007016122, OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS AND BEING OUT OF LOTS 28 AND 29, SECTION 21, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP WHICH IS RECORDED IN V. "A", P. 41-43, MAP RECORDS, SAID COUNTY.

5. THE TOTAL PLATTED AREA CONTAINS 5.772 ACRES OF LAND INCLUDING STREET DEDICATIONS.

6. CROSSWINDS UNIT 2 (PLAT HEREOF) IS PART OF A PLANNED UNIT DEVELOPMENT (PUD) AS PER ORDINANCE NO. \_\_\_\_\_.

7. THE PUBLIC ACCESS EASEMENT IN LOT 17, BLOCK 1 SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 17 TO MAINTAIN, AS WELL AS THE 5'X5' PUBLIC ACCESS PATHWAY ENTRANCE.

8. THE FOLLOWING ARE DEVIATIONS FROM THE UDC AS ALLOWED FOR PUD HEREOF:

DESCRIPTION	UDC ZONING/PLATTING REQUIREMENTS (RS-4.5)	PUD REQUIREMENTS
MIN. FRONT YARD	20'	16.5'
MIN SIDE YARD	10' (WHEN BACK TO BACK WITH ANOTHER CORNER LOT (UDC 4.2.8))	10'
	20' ALL OTHER CORNER LOTS	10'
STREET ROW WIDTH	50' (AIRKING DR)	40'
STREET ROW WIDTH	60' (BILL WITT DR)	VARIES 43.5' TO 46'

STATE OF TEXAS §  
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

\_\_\_\_\_  
GABRIEL HINOJOSA, P.E.  
DEVELOPMENT SERVICES ENGINEER

\_\_\_\_\_  
DATE

STATE OF TEXAS §  
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
ERIC VILLARREAL, P.E.  
CHAIRMAN

\_\_\_\_\_  
NINA NIXON-MÉNDEZ, FAICP  
SECRETARY

STATE OF TEXAS §  
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO

HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_ DAY OF

\_\_\_\_\_, 20\_\_\_\_ WITH ITS CERTIFICATE OF AUTHENTICATION,

WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_ DAY OF

\_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., AND

DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_

O'CLOCK \_\_\_\_\_M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME \_\_\_\_

\_\_\_\_, PAGE \_\_\_\_\_, INSTRUMENT NUMBER \_\_\_\_\_, WITNESS MY

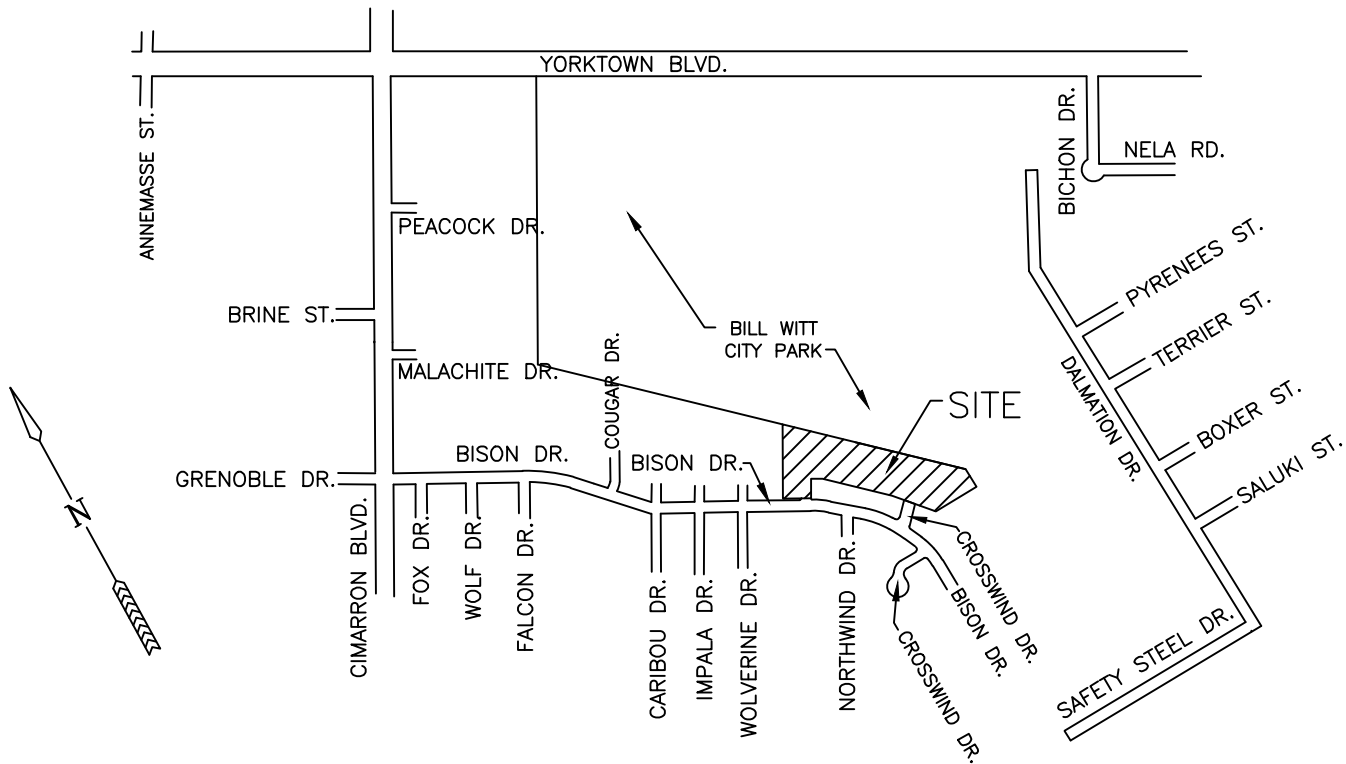
HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: \_\_\_\_\_

\_\_\_\_\_

DEPUTY

KARA SANDS, CLERK  
COUNTY COURT  
NUECES COUNTY, TEXAS



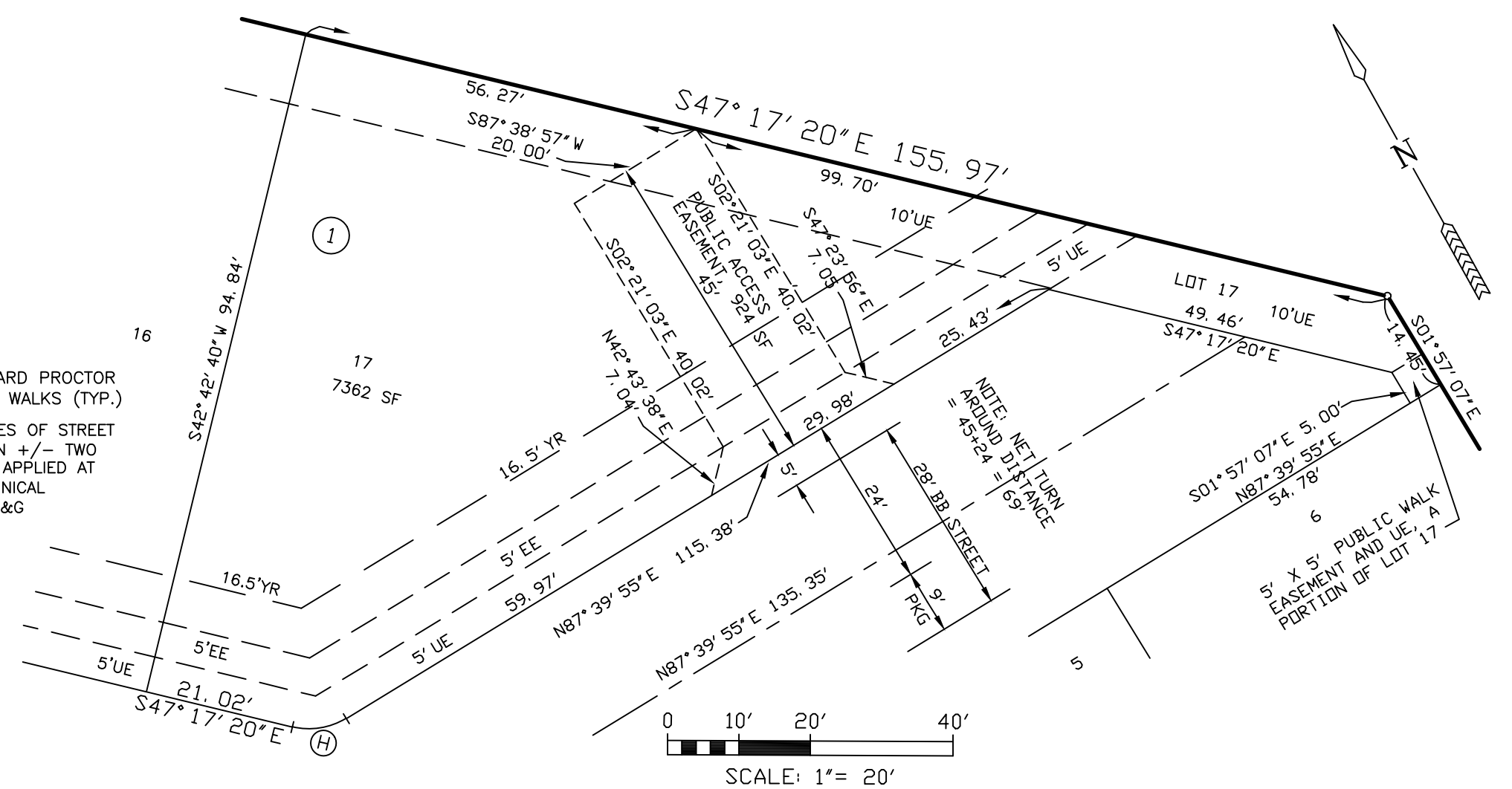
LOCATION MAP  
1" = 1000' APPROX.

## PLAT OF CROSSWIND ESTATES UNIT 2 PUD CORPUS CHRISTI, NUECES COUNTY, TEXAS

A 5.772 ACRE TRACT OF LAND, MORE OR LESS, DESCRIBED AS 5.7763 ACRE TRACT 2 IN DEED, DOC. NO. 2007016122, OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS AND BEING OUT OF LOTS 28 AND 29, SECTION 21, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP WHICH IS RECORDED IN V. "A", P. 41-43, MAP RECORDS, SAID COUNTY.

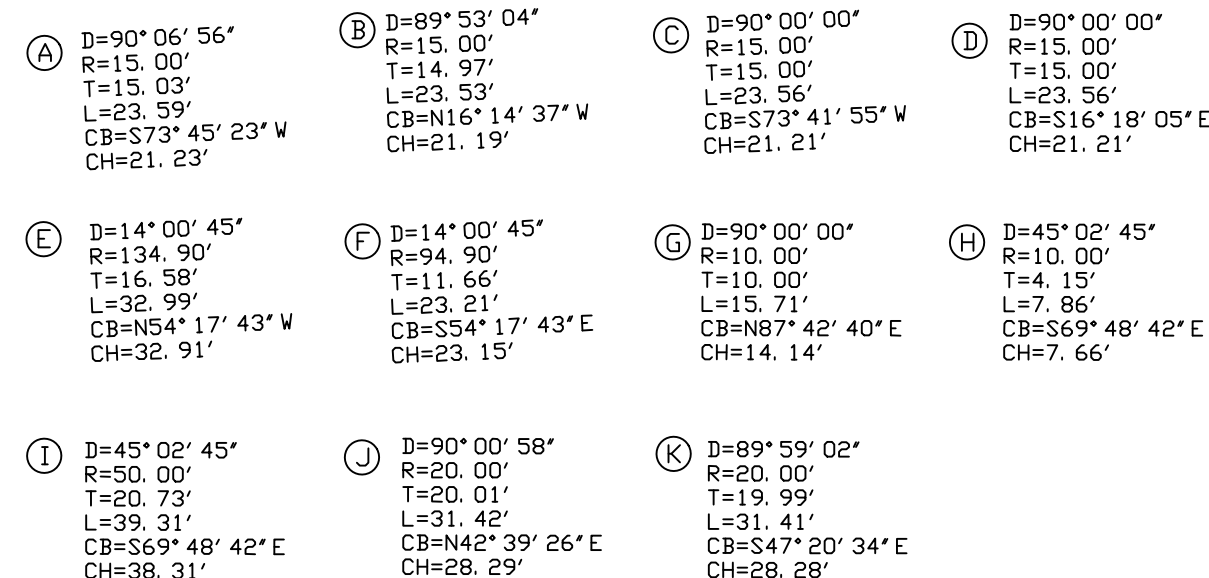
BASS & WELSH ENGINEERING  
SURVEY REG. NO. 100027-00,  
TX ENGINEERING REG. NO. F-52  
3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 9/26/19  
COMP. NO.: PLAT SH-1.DWG  
JOB NO.: 08005  
SCALE: 1" = 50'  
PLAT SCALE: SAME  
SHEET 1 OF 2



DETAIL - LOT 17, BLOCK 1

1"=20'



TYPICAL STREET/LINEAR PARK SECTION  
BILL WITT DR. (LOOKING NORTH)

DATE PLOTTED: 9/26/19  
COMP. NO.: PLAT SH-2 AS PLAT  
JOB NO.: 08005  
SCALE: 1" = 50'  
PLAT SCALE: SAME  
SHEET 2 OF 2



## PROPERTY ZONING AND NOTICE

Rezoning Case No. 0819-01

Corpus Christi, Texas

Date: 8-29-19

### City Planning Commission Public Hearing Notice

CIMARRON CROSSING/ CROSSWIND ESTATES RESIDENTS

Greetings fellow neighbors,

My name is Gabe Garcia, as is stated in the addressee portion of this yellow attachment. Let me start off by stating that I had absolutely no knowledge of what the details of these re-zoning plans were until I reached out to the Corpus Christi Development Services Department. For more information, you can contact **Andrew Dimas** (C.C.D.S.D. Board Member) either by phone **361-826-3584** or through email at [AndrewD2@CCTexas.com](mailto:AndrewD2@CCTexas.com). Then I decided to try and sum up some of what it entails for those whom these changes will be affecting through a little Q&A. Each home with a Lot# bordering the inner part of the marked off circle all have an equal say in this process.

#### **Which contractor/builder purchased the "Subject Property" and has proposed this re-zoning change to the city?**

Moses Mostaghasi, the sole owner and operator of MPM Homes, Inc.

Phone# 361-774-3832

Email: MPMHomes2@gmail.com

6722 Brockhampton St.

CC, TX 78414

#### **What is the difference between a "RS-4.5" Single Family Residential Home and a "RS-4.5/PUD" Single-Family Residential and a Planned Unit Development Overlay?**

Our neighborhood is currently zoned as an **"RS-4.5" Single Family Residential Home**. The 4.5 translates to a home/lot size of at least 4,500sq.ft. This has been, and for now still is, our neighborhoods minimum property size through which a contractor/builder has been allowed to build.

As a result, this zoning change would re-classify our neighborhood as an **"RS-4.5/PUD" Single-Family Residential and a Planned Unit Development Overlay**. This change would permit MPM Homes, Inc. to build homes that will be less than our current minimum property size of 4,500sq.ft.

#### **If passed, how would this re-zoning change affect me?**

Here a few ways this would have a negative impact on not only us, but throughout the entire neighborhood...

- Smaller lots will create ALOT more congestion and increase the amount of vehicles zooming in and out of our small quiet area of land.
- It will allow MPM Homes, Inc. to sell these homes at a decreased amount, extending an open invitation to those who could possibly be less financially stable, and may affect future crime rates in the future. As of today, our neighborhood has had little to no incidents occur within the past 10 yrs. that have negatively impacted our families since we've owned our homes.
- Changes made to the effects above may decrease our future property values and make it harder to either sell and/or rent our homes.
- A few people that I've had the pleasure of reaching out to firsthand have small kids, including myself. Since developing the newest neighborhood at the dead end on Bison Dr., there have been many more careless drivers speeding throughout our area. The increased congestion only adds to the possibility of an incident. God forbid.

As you've probably already noticed, my family and I, as well as the six (6) undisclosed others directly affected by these changes, have submitted this yellow letter back to the city IN OPPOSITION of the rezoning. The yellow copy attached can be submitted to **Andrew Dimas** by simply taking a photo with your decision filled out at the bottom, and emailing that photo to him directly.

This was not meant to be a letter written to persuade, nor dissuade your personal decisions in any way. I do not work for the city, nor do I know Moses Mostaghasi or anyone affiliated with MPM Homes, Inc. I'm just a proud father and home owner who is attempting to lookout for both my family and yours. Feel free to reach out to me, but more importantly to **Andrew Dimas** in any way concerning this matter and its future impact. This change will most definitely have an effect on all of our fellow neighbors for years to come. Thank you for your time.

Best Regards,  
Gabe A. Garcia  
361-585-9175



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. 0819-01**

**MPM Development, LP** has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-4.5" Single-Family Residential** to the **"RS-4.5/PUD" Single-Family Residential and a Planned Unit Development Overlay, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**6810 Bison Drive, description of a 5.772 acre, tract of land, more or less described as 5.7763 acre Tract 2 in deed recorded at Document No. 2007016122, Official Public Records, Nueces County, Texas, and being out of Lots 28 and 29, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Page 41-43, Map Records of Nueces County, Texas. The property is located Southwest of Bill Witt City Park to the Northeast, and Northeast of Bison 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, September 4th, 2019**, 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: GABRIEL A. GARCIA

Address: 6822 BISON DR

City/State: CORPUS CHRISTI, TX.

( ) IN FAVOR (X) IN OPPOSITION

Phone: (361) 585.9175

Smaller lots will create ALOT more congestion and increase the amount of vehicles zooming in and out of our small quiet area of land.

It will allow MPM Homes, Inc. to sell these homes at a decreased amount, extending an open invitation to those who could possibly be less financially stable, and may affect future crime rates in the future. As of today, our neighborhood has had little to no incidents occur within the past 10 yrs. that have negatively impacted families since owning our homes.

Changes made to the effects above may decrease our future property values and make it harder to either sell and/or rent our homes.

A few people that I've had the pleasure of reaching out to firsthand have small kids, including myself. Since developing the newest neighborhood at the dead end on Bison Dr., there have been many more careless drivers speeding throughout our area. The increased congestion only adds to the possibility of an incident. God forbid.

Signature

SEE MAP ON REVERSE SIDE

Case No. 0819-01

INFOR Case No.: 19ZN1020

Project Manager: Osei Amo-Mensah



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. 0819-01**

**MPM Development, LP** has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-4.5" Single-Family Residential** to the **"RS-4.5/PUD" Single-Family Residential and a Planned Unit Development Overlay, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

6810 Bison Drive, description of a 5.772 acre, tract of land, more or less described as 5.7763 acre Tract 2 in deed recorded at Document No. 2007016122, Official Public Records, Nueces County, Texas, and being out of Lots 28 and 29, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Page 41-43, Map Records of Nueces County, Texas. The property is located Southwest of Bill Witt City Park to the Northeast, and Northeast of Bison 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, September 4th, 2019**, 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: Mary Mora  
Address: 6802 Nomad Ct City/State: CC TX  
( ) IN FAVOR ☒ IN OPPOSITION Phone: 361 7283186

REASON:

  
Signature

SEE MAP ON REVERSE SIDE

INFOR Case No. 192N1020

Case No. 0819-01

Project Manager: Osei Amo-Mensah



## Andrew Dimas [DevSvcs]

---

**From:** corina0718 <corina0718@yahoo.com>  
**Sent:** Friday, August 30, 2019 10:32 AM  
**To:** Andrew Dimas [DevSvcs]  
**Subject:** Rezoning on Bison

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[ [ WARNING: E-mail from outside e-mail system, avoid clicking on links or attachments. When in doubt, call the Help Desk at 826-3766 ] ]

---

Hello Mr Dimas my name is Corina Moore and I live at 6818 Bison Dr here in Corpus Christi. I am writing to you today in reference to the notice I recieved in the mail regarding the purchase of 6810 Bison and the possible rezoning. Mr. Dimas I am pleading with you and the rest of the board to deny this. I am born and raised here in Corpus Christi, I am a hard working, tax paying, law abiding citizen, Registered Nurse, wife and mother to two young children. I have lived here in this home for almost 15 years. Everyone directly affected by this possible change has been a long standing resident. Throughout the last two years our neighborhood has changed dramatically due to construction and building. I understand this will happen as our city grows. However, I am concerned regarding the value of our neighborhood decreasing. We have all worked so hard to maintain and pay for our homes. We dont deserve this diservice. As a nurse i am all for serving the community and lifting us up and improving our city. This change will not be doing this. Mireles Elementary is already crowded as our are neighborhood streets. Bill Witt park and the new walking trail are just completed. Cant we enjoy these things without homes being built on top of them? The safety of our kids is the upmost importance and more traffic, construction, possible crime will affect them. We are already at the point where my children can not play in the front yard due to heavy traffic. Please allow us to maintain our neighborhood status and deny this change. If our neighborhood will be subjected to change please let it be POSITIVE for the neighborhood. This isnt all about money this is about the well being of the community. Its unfortunate that it seems that lifting this neighborhood isnt the intent of this new owner. Please be our sounding board in this. Please for a moment put yourselves in our shoes. I am hopeful that you will deny this rezoning. Please contact me for any questions. I am a concerned citizen and mother, please take this all into consideration.

Regards,

Corina Moore  
361 510 1353  
Sent from my T-Mobile 4G LTE Device



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. 0819-01**

MPM Development, LP has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-4.5" Single-Family Residential to the "RS-4.5/PUD" Single-Family Residential and a Planned Unit Development Overlay, resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

6810 Bison Drive, description of a 5.772 acre, tract of land, more or less described as 5.7763 acre Tract 2 in deed recorded at Document No. 2007016122, Official Public Records, Nueces County, Texas, and being out of Lots 28 and 29, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Page 41-43, Map Records of Nueces County, Texas. The property is located Southwest of Bill Witt City Park to the Northeast, and Northeast of Bison 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, September 4th, 2019**, 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: Corina Moore

Address: 6818 Bison Dr

City/State: CC Tx 78414

( ) IN FAVOR

(☒) IN OPPOSITION

Phone: 361 510 1358

REASON:

email sent to Andrew Dimas

Corina Moore

Signature

SEE MAP ON REVERSE SIDE

INFOR Case No.: 19ZN1020

William Moore

Case No. 0819-01  
Project Manager: Osei Amo-Mensah



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. 0819-01**

**MPM Development, LP** has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-4.5" Single-Family Residential** to the **"RS-4.5/PUD" Single-Family Residential and a Planned Unit Development Overlay, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

6810 Bison Drive, description of a 5.772 acre, tract of land, more or less described as 5.7763 acre Tract 2 in deed recorded at Document No. 2007016122, Official Public Records, Nueces County, Texas, and being out of Lots 28 and 29, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Page 41-43, Map Records of Nueces County, Texas. The property is located Southwest of Bill Witt City Park to the Northeast, and Northeast of Bison 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, September 4th, 2019**, 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: John Cuevas

Address: 7606 Wolverine City/State: C.C., TX

( ) IN FAVOR ☒ IN OPPOSITION Phone: 361-737-1058

REASON: I have two children that go to the nearby schools here. It's a quiet neighborhood and I ~~see~~ safe w/ them growing up around here. I'd prefer to keep it that way.

Signature [Signature]

SEE MAP ON REVERSE SIDE

INFOR Case No. 19ZN1020

Case No. 0819-01

Project Manager: Orelia Arico-Miensan



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. 0819-01**

**MPM Development, LP** has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-4.5" Single-Family Residential** to the **"RS-4.5/PUD" Single-Family Residential and a Planned Unit Development Overlay, resulting in a change to the Future Land Use Map.** *The property to be rezoned is described as:*

6810 Bison Drive, description of a 5.772 acre, tract of land, more or less described as 5.7763 acre Tract 2 in deed recorded at Document No. 2007016122, Official Public Records, Nueces County, Texas, and being out of Lots 28 and 29, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Page 41-43, Map Records of Nueces County, Texas. The property is located Southwest of Bill Witt City Park to the Northeast, and Northeast of Bison 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, September 4th, 2019**, 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:

Andrea a Craig Chisolm

Address:

6814 Bison Drive

City/State:

Corpus Christi TX

( ) IN FAVOR



IN OPPOSITION

Phone:

361-443-0604

REASON:

Andrea Chisolm

Signature

SEE MAP ON REVERSE SIDE

Case No. 0819-01

INFOR Case No.: 19ZN1020

Project Manager: Osei Amo-Mensah



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. 0819-01**

**MPM Development, LP** has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-4.5" Single-Family Residential** to the **"RS-4.5/PUD" Single-Family Residential and a Planned Unit Development Overlay, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**6810 Bison Drive, description of a 5.772 acre, tract of land, more or less described as 5.7763 acre Tract 2 in deed recorded at Document No. 2007016122, Official Public Records, Nueces County, Texas, and being out of Lots 28 and 29, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Page 41-43, Map Records of Nueces County, Texas. The property is located Southwest of Bill Witt City Park to the Northeast, and Northeast of Bison 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, August 21, 2019**, 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: JOE OMMANI

Address: 6466 ST. TROPEZ City/State: CORPUS CHRISTI, TX 78414

( ) IN FAVOR ☒ IN OPPOSITION

Phone: (361) 343-1593

REASON:

Joe Omani  
Signature

SEE MAP ON REVERSE SIDE

Case No. 0819-01

INFOR Case No.: 19ZN1020

Project Manager: Osei Amo-Mensah



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. 0819-01**

**MPM Development, LP** has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-4.5" Single-Family Residential** to the **"RS-4.5/PUD" Single-Family Residential and a Planned Unit Development Overlay, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**6810 Bison Drive, description of a 5.772 acre, tract of land, more or less described as 5.7763 acre Tract 2 in deed recorded at Document No. 2007016122, Official Public Records, Nueces County, Texas, and being out of Lots 28 and 29, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Page 41-43, Map Records of Nueces County, Texas. The property is located Southwest of Bill Witt City Park to the Northeast, and Northeast of Bison 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, August 21, 2019**, 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: JOE OMMANI

Address: 6406 ST. TROPEZ CORPUS CHRISTI City/State: TX. 78414

( ) IN FAVOR (X) IN OPPOSITION

Phone: 361-343-1593

REASON: Will DISCUSS REASON AT THE HEARING.

PROPOSED LOTS WILL BE ABOUT 4500 ST. OURS IS 60X100 MIN  
PROPOSED LOTS WILL DEVALUE OUR LOTS WHICH ARE DESIGNED

Joe Ommani ALREADY.  
Signature

SEE MAP ON REVERSE SIDE

Case No. 0819-01

INFOR Case No.: 19ZN1020

Project Manager: Osei Amo-Mensah



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. 0819-01**

**MPM Development, LP** has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-4.5" Single-Family Residential** to the **"RS-4.5/PUD" Single-Family Residential and a Planned Unit Development Overlay, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**6810 Bison Drive, description of a 5.772 acre, tract of land, more or less described as 5.7763 acre Tract 2 in deed recorded at Document No. 2007016122, Official Public Records, Nueces County, Texas, and being out of Lots 28 and 29, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Page 41-43, Map Records of Nueces County, Texas. The property is located Southwest of Bill Witt City Park to the Northeast, and Northeast of Bison 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, August 21, 2019**, 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: JOE OMMANI

Address: 6406 ST. TROPEZ CORPUS CHRISTI, City/State: TX. 78414

( ) IN FAVOR      ☒ IN OPPOSITION

Phone: 361 343-1593

REASON:

  
Signature

SEE MAP ON REVERSE SIDE

Case No. 0819-01

INFOR Case No.: 19ZN1020

Project Manager: Osei Amo-Mensah



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. 0819-01**

**MPM Development, LP** has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-4.5" Single-Family Residential** to the **"RS-4.5/PUD" Single-Family Residential and a Planned Unit Development Overlay, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**6810 Bison Drive, description of a 5.772 acre, tract of land, more or less described as 5.7763 acre Tract 2 in deed recorded at Document No. 2007016122, Official Public Records, Nueces County, Texas, and being out of Lots 28 and 29, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Page 41-43, Map Records of Nueces County, Texas. The property is located Southwest of Bill Witt City Park to the Northeast, and Northeast of Bison 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, August 21, 2019**, 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: JOE OMMANI

Address: 6406 ST. TROPEZ CORPUS CHRISTI City/State: TX. 78414

( ) IN FAVOR ☒ IN OPPOSITION

Phone: (361) 343-1593

REASON:

Joe Ommani  
Signature



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. 0819-01

**MPM Development, LP** has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-4.5" Single-Family Residential** to the **"RS-4.5/PUD" Single-Family Residential and a Planned Unit Development Overlay, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

6810 Bison Drive, description of a 5.772 acre, tract of land, more or less described as 5.7763 acre Tract 2 in deed recorded at Document No. 2007016122, Official Public Records, Nueces County, Texas, and being out of Lots 28 and 29, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Page 41-43, Map Records of Nueces County, Texas. The property is located Southwest of Bill Witt City Park to the Northeast, and Northeast of Bison 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, August 21, 2019**, 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: JOE OMMANI

Address: 6406 ST. TROPEZ CORPUS CHRISTI City/State: TX. 78414

( ) IN FAVOR ☒ IN OPPOSITION

Phone: (361) 343-1593

REASON:

Signature Joe Ommani



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. 0819-01**

**MPM Development, LP** has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-4.5" Single-Family Residential** to the **"RS-4.5/PUD" Single-Family Residential and a Planned Unit Development Overlay, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**6810 Bison Drive, description of a 5.772 acre, tract of land, more or less described as 5.7763 acre Tract 2 in deed recorded at Document No. 2007016122, Official Public Records, Nueces County, Texas, and being out of Lots 28 and 29, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Page 41-43, Map Records of Nueces County, Texas. The property is located Southwest of Bill Witt City Park to the Northeast, and Northeast of Bison 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, August 21, 2019**, 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: JOE OMMANI

Address: 6406 ST. TROPEZ CORPUS, CHRISTI City/State: TX. 78414

( ) IN FAVOR ☒ IN OPPOSITION

Phone: (361) 343-1593

REASON:

Joe Omani  
Signature

SEMAP ON REVERSE SIDE

INER Case No.: 19ZN1020

Case No. 0819-01

Project Manager: Osei Amo-Mensah



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. 0819-01

**MPM Development, LP** has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-4.5" Single-Family Residential** to the **"RS-4.5/PUD" Single-Family Residential and a Planned Unit Development Overlay, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

6810 Bison Drive, description of a 5.772 acre, tract of land, more or less described as 5.7763 acre Tract 2 in deed recorded at Document No. 2007016122, Official Public Records, Nueces County, Texas, and being out of Lots 28 and 29, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Page 41-43, Map Records of Nueces County, Texas. The property is located Southwest of Bill Witt City Park to the Northeast, and Northeast of Bison 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, August 21, 2019**, 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: JOE OMMANI

Address: 6406 ST. TROPEZ, CORPUS CHRISTI, TX. 78414

( ) IN FAVOR ☒ IN OPPOSITION

Phone: (361) 343-1593

Signature



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. 0819-01**

**MPM Development, LP** has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-4.5" Single-Family Residential** to the **"RS-4.5/PUD" Single-Family Residential and a Planned Unit Development Overlay, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**6810 Bison Drive, description of a 5.772 acre, tract of land, more or less described as 5.7763 acre Tract 2 in deed recorded at Document No. 2007016122, Official Public Records, Nueces County, Texas, and being out of Lots 28 and 29, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Page 41-43, Map Records of Nueces County, Texas. The property is located Southwest of Bill Witt City Park to the Northeast, and Northeast of Bison 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, August 21, 2019**, 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: JOE OMMANI

Address: 1406 ST. TROPEZ, CORPUS CHRISTI City/State: TX, 78414

( ) IN FAVOR ☒ IN OPPOSITION

Phone: (361) 393-1593

REASON:

  
Signature



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. 0819-01**

**MPM Development, LP** has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-4.5" Single-Family Residential** to the **"RS-4.5/PUD" Single-Family Residential and a Planned Unit Development Overlay, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**6810 Bison Drive, description of a 5.772 acre, tract of land, more or less described as 5.7763 acre Tract 2 in deed recorded at Document No. 2007016122, Official Public Records, Nueces County, Texas, and being out of Lots 28 and 29, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Page 41-43, Map Records of Nueces County, Texas. The property is located Southwest of Bill Witt City Park to the Northeast, and Northeast of Bison 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, August 21, 2019**, 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: Joe Ommen

Address: 6406 ST. TROPEZ

City/State: CORPUS CHRISTI, TX. 78914

( ) IN FAVOR      ☒ IN OPPOSITION

Phone: (361) 343-1593

REASON:

Joe Ommen  
Signature



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. 0819-01**

**MPM Development, LP** has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-4.5" Single-Family Residential** to the **"RS-4.5/PUD" Single-Family Residential and a Planned Unit Development Overlay, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**6810 Bison Drive, description of a 5.772 acre, tract of land, more or less described as 5.7763 acre Tract 2 in deed recorded at Document No. 2007016122, Official Public Records, Nueces County, Texas, and being out of Lots 28 and 29, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Page 41-43, Map Records of Nueces County, Texas. The property is located Southwest of Bill Witt City Park to the Northeast, and Northeast of Bison 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, September 4th, 2019**, 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: RONALD R. CERVANA

Address: 7614 WOLVERINE DR

City/State: CORPUS CHRISTI, TX

( ) IN FAVOR (✓) IN OPPOSITION

Phone: \_\_\_\_\_

REASON: NOT ENOUGH INFORMATION.

Ronald R. Cervana  
Signature

SEE MAP ON REVERSE SIDE

Case No. 0819-01

INFOR Case No.: 19ZN1020

Project Manager: Osei Amo-Mensah