

# PLANNING COMMISSION FINAL REPORT

Case No. 1020-01

INFOR No. 20ZN1024

**Planning Commission Hearing Date:** October 14, 2020

Applicant & Legal Description	<b>Owner:</b> Tex-Isle, Inc. <b>Applicant:</b> The Clower Company <b>Location Address:</b> 1401 North Alameda Street <b>Legal Description:</b> 4.1573 acres, more or less, being out of Block C, Colonia Mexicana and Lots 5 and 6, Block Southwest 1/4 C, Colonia Mexicana, located on the east side of Sam Rankin Street, west of South Alameda Street, and north of Interstate 37.			
Zoning Request	<b>From:</b> "RM-1" Multifamily 1 District <b>To:</b> "IL" Light Industrial District <b>Area:</b> 4.23 acres <b>Purpose of Request:</b> To allow for the construction of a laydown yard on the full property.			
Existing Zoning and Land Uses		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"RM-1" Multifamily 1	Vacant	High Density Residential
	<i>North</i>	"IH" Heavy Industrial	Heavy Industrial and Public/Semi-Public	Commercial and Light Industrial
	<i>South</i>	"RM-1" Multifamily 1 and "CI" Intensive Commercial	Commercial and Vacant	High Density Residential
	<i>East</i>	"RM-1" Multifamily 1, "RM-2" Multifamily 2 and "CI" Intensive Commercial	Vacant and Low Density Residential	High Density Residential
	<i>West</i>	"RM-1" Multifamily 1, "RM-AT" Multifamily AT and "CN-1" Neighborhood Commercial	Vacant	High Density Residential and Permanent Open Space
ADP, Map & Violations	<b>Area Development Plan:</b> The subject property is located within the boundaries of the Downtown Area Development Plan and is planned for high density residential uses. The proposed rezoning to the "IL" Light Industrial District is inconsistent with the adopted Comprehensive Plan (Plan CC). <b>Map No.:</b> 046045 <b>City Council District:</b> 1 <b>Zoning Violations:</b> None			



<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property has approximately 280 feet of frontage along W Broadway Street, which is designated as a “C1” Minor Collector Street, approximately 583 feet of frontage along Sam Rankin Street, which is designated as a Local / Residential Street, approximately 583 feet of frontage along North Alameda Street, which is designated as a Local / Residential Street, and approximately 280 feet of frontage along Chipito Street, which is designated as a Local / Residential Street. According to the Urban Transportation Plan, “C1” Minor Collector Streets can convey a capacity between 1,000 to 3,000 Average Daily Trips (ADT).				
	<b>Street</b>	<b>Urban Transportation Plan Type</b>	<b>Proposed Section</b>	<b>Existing Section</b>	<b>Traffic Volume</b>
<b>Street R.O.W.</b>	<b>North Alameda Street</b>	Local/Residential	50' ROW 28' Paved	60' ROW 40' Paved	N/A
	<b>West Broadway Street</b>	“C1” Minor Collector	60' ROW 40' Paved	60' ROW 40' Paved	N/A
	<b>Sam Rankin Street</b>	Local/Residential	50' ROW 28' Paved	60' ROW 40' Paved	N/A
	<b>Chipito Street</b>	Local/Residential	50' ROW 28' Paved	40' ROW 30' Paved	N/A

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the “RM-1” Multifamily 1 District to the “IL” Light Industrial District to allow for the construction of a laydown yard.

**Development Plan:** The subject property is 4.23 acres in size. The owner is proposing the construction of a laydown yard on the full property.

**Existing Land Uses & Zoning:** The subject property is currently zoned “RM-1” Multifamily 1 District and consists of vacant land which was formerly a multifamily apartment complex. The subject property was zoned “RM-1” Multifamily 1 District in the early 1970s. The former apartment complex (Northside Manor) was demolished in 2016. The subject property was part of the original founding of the City in 1852. On the same block as the subject property is an existing single-family residence that is currently occupied. To the north across West Broadway Street is the Union Pacific Rail line and a City Wastewater Treatment Plant (Broadway). To the south are single-family homes zoned “RM-1” Multifamily 1 District and “CI” Intensive Commercial District. To the east is a single-family residence zoned “RM-1” Multifamily 1 District. Across North Alameda Street are vacant properties and an abandoned single-family home and commercial building zoned “RM-1” Multifamily 1 District, “RM-2” Multifamily 2 District, and “CI” Intensive Commercial District. To the west are vacant tracts zoned “RM-1” Multifamily 1, “RM-AT” Multifamily AT, and “CN-1” Neighborhood Commercial.



**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.

**Utilities:**

**Water:** 12-inch ACP line located along Sam Rankin Street, a 6-inch ACP line along Chipito Street, a 6-inch ACP line along North Alameda Street, and an 8-inch CIP line along West Broadway Street.

**Wastewater:** 6-inch VCP line located along Sam Rankin Street, a 6-inch VCP line along Chipito Street, a 6-inch VCP line along North Alameda Street, and an 21-inch VCP line along West Broadway Street.

**Gas:** 2-inch line located along Sam Rankin Street, a 2-inch line along Chipito Street, a 1-inch line along North Alameda Street, and a 2-inch line along West Broadway Street.

**Storm Water:** 24-inch line located along Sam Rankin Street.

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Downtown Area Development Plan (ADP). The proposed rezoning to the "IL" Light Industrial District is inconsistent with the adopted Comprehensive Plan (Plan CC). Specifically, the rezoning is inconsistent with the following policies:

- Support programs to encourage infill development and rehabilitate housing stock in established neighborhoods. (Housing and Neighborhoods Policy Statement 7)
- Support preservation and reuse of historically significant buildings, areas, and sites. (Housing and Neighborhoods Policy Statement 7)
- Encourage the protection and enhancement of residential neighborhoods. (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)
- 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)
- Promote residential and mixed-use development downtown. (Future Land Use, Zoning, and Urban Design Policy Statement 2)
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 3)
- Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 3)
- Support the separation of high-volume traffic from residential areas or other noise-sensitive land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 3)
- The former Northside Manor property has been closed following relocation of its affordable housing units to the Palms at Leopard, and the property is up for sale. Depending on the purchaser, this too might provide possibilities for new workforce



housing in a band of development near Staples Street. (Downtown Area Development Plan: Washington-Coles)

**Department Comments:**

- The proposed rezoning is inconsistent with the adopted Comprehensive Plan (Plan CC).
- The proposed rezoning is incompatible with neighboring properties and with the general character of the surrounding area. The proposed “IL” Light Industrial District constitutes a dramatic increase in the intensity of land uses that is surrounded multifamily zoning districts. The only industrially zoned properties in the Washington-Coles neighborhood are located north of the subject property and across West Broadway Street. The uses are comprised of the Broadway Wastewater Treatment Plant, Union Pacific Railroad, and Concrete Street Amphitheater.
- This proposed rezoning does have a negative impact upon the surrounding neighborhood. An increase in density next to multifamily zoned properties and existing single-family homes to the east and south will potentially subject additional residential homes to hazards such as: noise, smoke, vibration, dust, and odors. At the time of application no additional information has been provided concerning the types of materials to be stored, hours of operation, or levels of potential noise.
- Granting this rezoning to the “IL” Light Industrial District encourages future rezoning cases. The Downtown Area Development Plan (ADP) and Future Land Use Map clearly identify the Washington-Coles neighborhood for residential and small commercial redevelopment. Additionally, the subject property is located to the east and outside of the buyout area affiliated with the new Harbor Bridge project.
- The subject property is isolated with no possible connectivity for heavier truck traffic. West Broadway Street as a “C1” Minor Collector Street is the only street connecting North Port Avenue and State Highway 181 to the subject property. The proposed change of zoning would encourage cut-through heavy truck traffic down Sam Rankin Street or North Alameda Street. Both of these streets are designated as local / residential streets and were not designed to handle the heavy weight of semi-trucks plus the additional weight of the cargo being transported to and from the subject property. Further taking into account the new Harbor Bridge project that will only further encourage truck traffic to route south through either Sam Rankin Street or North Alameda Street to reach the Interstate 37 frontage road.
- Lastly, as mentioned earlier in this report, there are two properties within the block of the subject property that are not part of this proposed rezoning. These properties would remain zoned “RM-1” Multifamily 1 District. One of these remaining properties is an occupied single-family home. Meaning, if the change of zoning were to occur, these properties would be surrounded by the industrial use and exposed to all of the aforementioned hazards of lights, dust, smoke, vibrations, odors, and noise. However, the industrial use would be required to install the zoning district buffer yard of 20-feet and 20 points, as well as a 40-foot setback if a building was to be constructed on-site.

**Planning Commission and Staff Recommendation (October 14, 2020):**

Denial of the change of zoning from the “RM-1” Multifamily 1 District to the “IL” Light Industrial District.

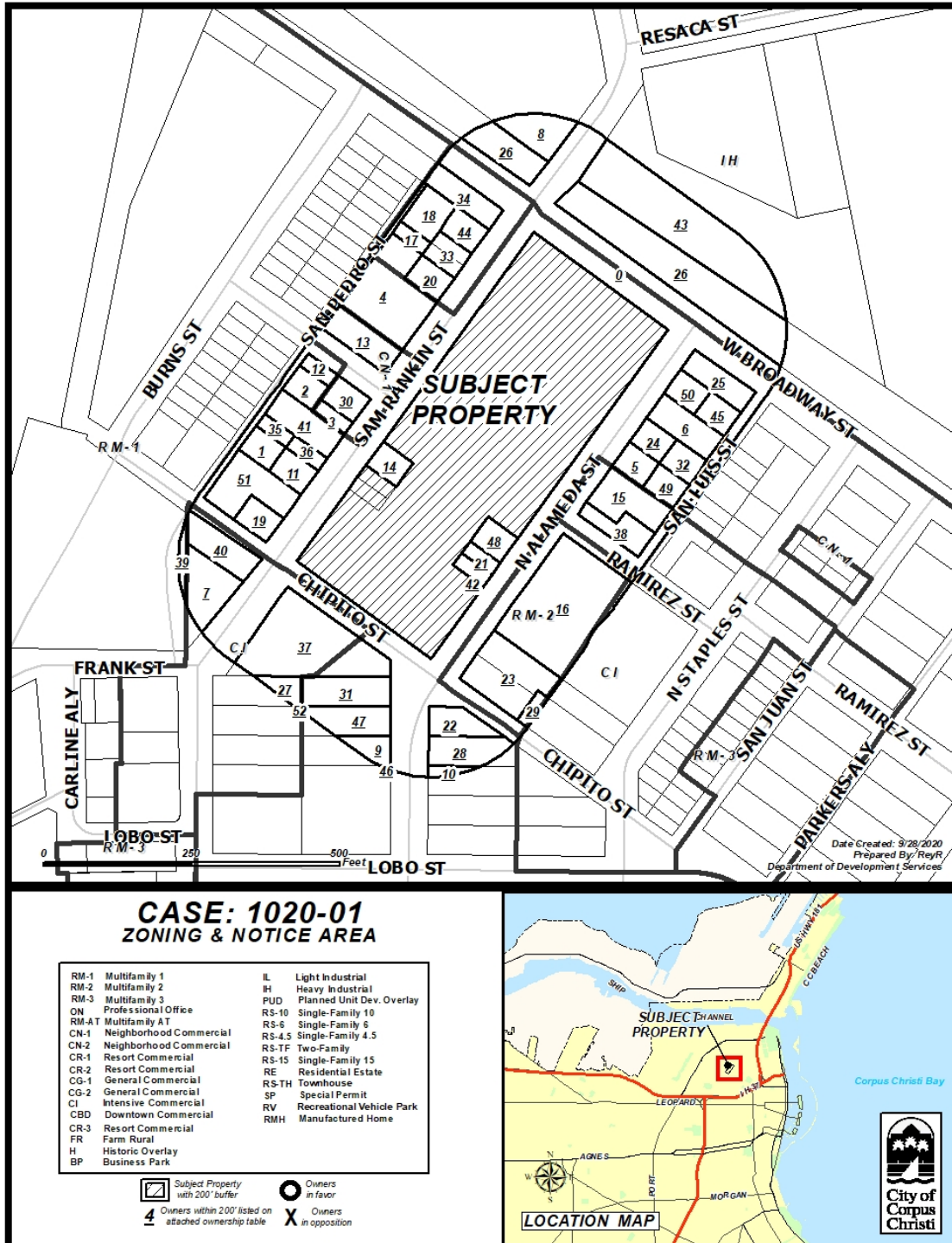


Public Notification	Number of Notices Mailed – 52 within 200-foot notification area 6 outside notification area
	<b><u>As of December 30, 2020:</u></b>
	In Favor – 6 inside notification area – 0 outside notification area
	In Opposition – 13 inside notification area – 0 outside notification area
	Totaling 13.52% of the 200-foot notification area* in opposition.  <i>*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area. Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition</i>

**Attachments:**

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







## Andrew Dimas [DevSvcs]

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**From:** Craig Garrison  
**Sent:** Wednesday, October 14, 2020 3:56 PM  
**To:** Andrew Dimas [DevSvcs]  
**Subject:** Fwd: Rezoning case #1020-01

FYI

Sent from my T-Mobile 4G LTE Device  
Get [Outlook for Android](#)

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**From:** Tony Sheldon <tony123shel@yahoo.com>  
**Sent:** Wednesday, October 14, 2020 3:24:55 PM  
**To:** Craig Garrison <CraigG@cctexas.com>  
**Subject:** Rezoning case #1020-01

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Hello,

I, Anthony Sheldon, vote in favor of the zone change in case number 1020-01.

Thanks,

Anthony Sheldon



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 solicita 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. 1020-01**

Texale, Inc., has petitioned the City of Corpus Christi to consider a change of zoning from the "RM-1" Multifamily 1 District to the "IL" Light Industrial District, resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

**1401 North Alameda Street and being 4.1573 acres, more or less, being out of Block C, Colonia Mexicana and Lots 5 and 6, Block Southwest 1/4 C, Colonia Mexicana, located on the east side of Sam Rankin Street, west of South Alameda Street, and north of Interstate 37.**

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 **Wednesday, October 14, 2020**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.**, in the City Council Chambers, 1201 Leopard Street. **PUBLIC COMMENT:** To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of the community, City staff, and City Boards and Commissions. Public testimony and public hearing input for public comment and on all items on the agenda at public meetings of City Boards and Commissions shall be provided in written format and presented to the designated staff member prior to the start of each meeting: (a) of the City Boards and/or Commission. Public comment/ input shall be provided, in writing, in the form of an e-mail limited to one page or by using the PUBLIC COMMENT/INPUT FORM found here: <http://www.cotexas.com/departments/city-secretary>, and shall be e-mailed to the following e-mail address: [CatherineQ@cotexas.com](mailto:CatherineQ@cotexas.com) and/or [AndrewQ2@cotexas.com](mailto:AndrewQ2@cotexas.com). The written public testimony shall be provided to members of the applicable City board or commission prior to voting on measures for that meeting. That written testimony shall be limited in accordance with the City Secretary requirements and shall be placed into the record of each meeting. This written testimony shall serve as the required public testimony pursuant to Texas Gov't Code 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law.

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: Markmin Brainers Investments Corpus Christi, LLC  
Address: 1317 N ALAMEDA ST. City/State: CORPUS CHRISTI, TX  
( ) IN FAVOR ( ☒ ) IN OPPOSITION  
REASON: Phone: 361-452-0376

  
Signature: Eric Hobbs, Managing Member

SEE MAP ON REVERSE SIDE  
INFO# Case No.: 20201024  
Property Owner ID: 21

Case No. 1020-01  
Project Manager: Craig Garrison  
Email: [craig@cotexas.com](mailto:craig@cotexas.com)



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Printed Name: Markman Brothers Investments Corpus Christi LLC  
Fred Hobbs, managing member  
Address: 1925 S.W. Freeway City/State: Houston, Tx 77098  
( ) IN FAVOR (✓) IN OPPOSITION  
REASON: Phone: 210-241-5452

Signature Fred Hobbs

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 20ZN1024  
Property Owner ID: 37

Case No. 1020-01  
Project Manager: Craig Garrison  
Email: [craig@cctexas.com](mailto:craig@cctexas.com)



**From:** [Eddie Jackson Mathis](#)  
**To:** [Andrew Dimas \[DevSvcs\]](#)  
**Subject:** Zoning Change Request Washington/Coles Area  
**Date:** Thursday, October 8, 2020 4:03:14 PM

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To the Zoning Commission:

My name is Eddie Jackson Mathis. I am a member of St. Paul United Methodist Church. The Church is located at 1202 Sam Rankin.

St. Paul owns the property across the street from the North Side Manor.

One year ago this company made this same request. The community stood together in working to stop the zoning change at that time. Now with all the chaos of 2020, they are back with the same plan. We made an investment in the area when we placed a children's playground on our property.

The playground is on the piece of property near the old Northside Manor location. We invested in the property for the enjoyment of the children of the community and the children of the Church. The property is connected to our Church grounds. We know that the Washington/ Coles area will be a great family place once the bridge is complete. A few families that currently live in the area, use the playground on a regular basis.

As a Church member, Corpus Christi voting citizen and concerned person, I feel that this area is NOT the place for any light industrial businesses. Our Northside community should remain zoned for apartment and residential dwellings. As the bridge is completed the property where old Washington school is will become a park. The building is just days from being demolished.

This is a historic area of Corpus Christi and our Church family decided years ago to remain in this area. We have many families that grew up in this area and some of the families still own property in the area. We are struggling with all the construction of the bridge and all of the travel limitations going on at present. However, this will all change when the new bridge is complete.

This area is near downtown Corpus Christi, near the "SEA" District, prime property for downtown living. To change the zoning and allow a light industrial business would spoil our community.

We stand firm on our belief in this community, looking forward to the growth of the area with new families and great possibilities.

PLEASE, deny this request for a zoning change. Thank you for your time and it is my prayer that you seriously consider denial.

Eddie Jackson Mathis



St. Paul United Methodist Church  
1202 Sam Rankin  
Corpus Christi Texas



**From:** [Eddie Jackson Mathis](#)  
**To:** [Andrew Dimas \[DevSvcs\]](#)  
**Subject:** Zoning Change Request Washington/Coles Area  
**Date:** Thursday, October 8, 2020 4:03:14 PM

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St. Paul owns the property across the street from the North Side Manor.

One year ago this company made this same request. The community stood together in working to stop the zoning change at that time. Now with all the chaos of 2020, they are back with the same plan. We made an investment in the area when we placed a children's playground on our property.

The playground is on the piece of property near the old Northside Manor location. We invested in the property for the enjoyment of the children of the community and the children of the Church. The property is connected to our Church grounds. We know that the Washington/ Coles area will be a great family place once the bridge is complete. A few families that currently live in the area, use the playground on a regular basis.

As a Church member, Corpus Christi voting citizen and concerned person, I feel that this area is NOT the place for any light industrial businesses. Our Northside community should remain zoned for apartment and residential dwellings. As the bridge is completed the property where old Washington school is will become a park. The building is just days from being demolished.

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PLEASE, deny this request for a zoning change. Thank you for your time and it is my prayer that you seriously consider denial.

Eddie Jackson Mathis



St. Paul United Methodist Church  
1202 Sam Rankin  
Corpus Christi Texas



## Craig Garrison

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**From:** JO BELL <nnjobell@sbcglobal.net>  
**Sent:** Saturday, October 10, 2020 2:03 AM  
**To:** Andrew Dimas [DevSvcs]  
**Subject:** Rezoning Request Washington-Coles Area

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

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Warning: Replies to this message will go to nnjobell@sbcglobal.net. If you are unsure this is correct please contact the Helpdesk at 826-3766.

Corpus Christi, Texas Zoning Committee:

My name is Lula Jo Bell, a member of the 136th. year old St. Paul United Methodist Church. I am a home owner, tax payer and voter. I am writing in to state as a church member, I am against rezoning of the former North Side Manor Apartments Property to light industry in order to put a pipe yard at this location. It will deface the community and hurt the look of our church property that has an adjacent children's playground. I am totally oppose the rezoning and pray request is denied.

Thank You for your consideration.  
Lula Jo Bell  
St. Paul United Methodist Church  
1202 Sam Rankin Street



**From:** [Lavernon Edwards](#)  
**To:** [Andrew Dimas \[DevSvcs\]](#)  
**Subject:** [EXTERNAL]Zoning change  
**Date:** Tuesday, October 13, 2020 6:06:48 PM

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My name is Lavernon Edwards I am writing about the zone change for Northside Manor property  
I think it should stay as is  
Lavernon Edwards  
ST Paul United Methodist Church  
1202 Sam Rankin  
Corpus Christi  
Sent from my iPhone



**From:** [Monna Lytle](#)  
**To:** [Andrew Dimas \[DevSvcs\]](#)  
**Subject:** Laydown Yard on San Rankin  
**Date:** Monday, October 12, 2020 1:01:30 PM

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I'm a Citizen of United States and Corpus Christi, Tx...  
Do not want a Pipe Lay Down Yard in Our Church Neighbor.  
(St Paul Methodist Church)....

Thank you!  
Monna Lytle



Date: Mon, Oct 12, 2020 at 5:49 PM

Subject: REQUEST FOR DENIAL TO RE-ZONING

To: <[ANDREWD2@cctexas.com](mailto:ANDREWD2@cctexas.com)>

CC: St. Paul United Methodist Church <[stpaulumc1202@att.net](mailto:stpaulumc1202@att.net)>

## ZONING COMMISSION

My name is Sylvia Tryon Oliver. I am a member of St. Paul United Methodist Church. The Church is located at 1202 Sam Rankin.

This letter is regarding the property located across the street from the former North Side Manor Apartments. The property in question is next to the children's playground owned by St Paul UMC.. We purchased the property as an investment in the community. A few families that currently live in the area, use the playground on a regular basis.

One year ago a company made the request to change the zoning so that they can use it as a pipeline yard. It was voted down at that time when many concerned citizens expressed our dismay and disdain about such a request. We were grateful that the City Council voted with us. The community stood together in working to stop the zoning change at that time. Now, they are back again with the same plan.

As a member of St Paul UMChurch, a Corpus Christi voting citizen, organization leader, and concerned person, I feel that this area is **NOT the place for any light industrial businesses**. Our Northside community should remain zoned for apartment and residential dwellings. As the bridge is completed the property where old Washington school will become a park. The building is just days from being demolished.

This is a historic area of Corpus Christi and our Church family decided years ago to remain in this area. We have many families that grew up in this area and some of the families still own property in the area. We are struggling with all the construction of the bridge and all of the travel limitations going on at present. However. this will all change when the new bridge is complete.

This area is near downtown Corpus Christi, near the "SEA" District, prime property for downtown living. To change the zoning and allow a light industrial business would spoil our community.

We STILL stand firm on our belief in this community, looking forward to the growth of the area with new families and great possibilities.

Your deepest consideration is greatly appreciated. PLEASE, deny this request for a zoning change--AGAIN!

Thank you!  
Sylvia Tryon Oliver



**From:** [Catherine Garza](#)  
**To:** [SYLVIA OLIVER](#)  
**Cc:** [Andrew Dimas \[DevSvcs\]](#); [Craig Garrison](#)  
**Subject:** RE: REQUEST FOR DENIAL TO RE-ZOINING  
**Date:** Wednesday, October 14, 2020 1:53:38 PM  
**Attachments:** [MeetingAgenda14-Oct-2020.pdf](#)

---

Good Afternoon Ms. Oliver,

Thank you for your inquiry. I will make sure that we add your opposition for this case so that it gets read into the record during this afternoon's meeting.

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I have attached the agenda for more info on the official procedures for public comment (item II) and viewing (located at the bottom of the last page)

I have also included some other helpful links:

Public comment: <https://www.cctexas.com/detail/covid-19-public-comment-input-procedures>

Regards,  
Catherine Garza  
Management Asst.  
Development Services Dept.  
City of Corpus Christi

---

**From:** SYLVIA OLIVER <[tryonoliv@gmail.com](mailto:tryonoliv@gmail.com)>  
**Sent:** Wednesday, October 14, 2020 1:40 PM  
**To:** Catherine Garza <[catherineg@cctexas.com](mailto:catherineg@cctexas.com)>  
**Subject:** Fwd: REQUEST FOR DENIAL TO RE-ZOINING

**[ [ WARNING: External e-mail. Avoid clicking on links or attachments. We will NEVER ask for a password, username, payment or to take action from an email. When in doubt, please forward to [SecurityAlert@cctexas.com](mailto:SecurityAlert@cctexas.com). ] ]**

This is being forwarded to you since your name is on the agenda to contact. We were given andrewd2 to send email. So hopefully you have access to those he received as well fir today's meeting.

----- Forwarded message -----

From: **SYLVIA OLIVER** <[tryonoliv@gmail.com](mailto:tryonoliv@gmail.com)>



## Craig Garrison

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**From:** JO BELL <nnjobell@sbcglobal.net>  
**Sent:** Saturday, October 10, 2020 2:03 AM  
**To:** Andrew Dimas [DevSvcs]  
**Subject:** Rezoning Request Washington-Coles Area

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

[ [ WARNING: External e-mail. Avoid clicking on links or attachments. We will NEVER ask for a password, username, payment or to take action from an email. When in doubt, please forward to SecurityAlert@cctexas.com. ] ]

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Warning: Replies to this message will go to nnjobell@sbcglobal.net. If you are unsure this is correct please contact the Helpdesk at 826-3766.

Corpus Christi, Texas Zoning Committee:

My name is Lula Jo Bell, a member of the 136th. year old St. Paul United Methodist Church. I am a home owner, tax payer and voter. I am writing in to state as a church member, I am against rezoning of the former North Side Manor Apartments Property to light industry in order to put a pipe yard at this location. It will deface the community and hurt the look of our church property that has an adjacent children's playground. I am totally oppose the rezoning and pray request is denied.

Thank You for your consideration.  
Lula Jo Bell  
St. Paul United Methodist Church  
1202 Sam Rankin Street



**From:** [Lavernon Edwards](#)  
**To:** [Andrew Dimas \[DevSvcs\]](#)  
**Subject:** [EXTERNAL]Zoning change  
**Date:** Tuesday, October 13, 2020 6:06:48 PM

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My name is Lavernon Edwards I am writing about the zone change for Northside Manor property  
I think it should stay as is  
Lavernon Edwards  
ST Paul United Methodist Church  
1202 Sam Rankin  
Corpus Christi  
Sent from my iPhone



**From:** [Monna Lytle](#)  
**To:** [Andrew Dimas \[DevSvcs\]](#)  
**Subject:** Laydown Yard on San Rankin  
**Date:** Monday, October 12, 2020 1:01:30 PM

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[ [ **WARNING:** External e-mail. Avoid clicking on links or attachments. We will **NEVER** ask for a password, username, payment or to take action from an email. When in doubt, please forward to SecurityAlert@cctexas.com. ] ]

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I'm a Citizen of United States and Corpus Christi, Tx...  
Do not want a Pipe Lay Down Yard in Our Church Neighbor.  
(St Paul Methodist Church)....

Thank you!  
Monna Lytle



**From:** [Catherine Garza](#)  
**To:** [SYLVIA OLIVER](#)  
**Cc:** [Andrew Dimas \[DevSvcs\]](#); [Craig Garrison](#)  
**Subject:** RE: REQUEST FOR DENIAL TO RE-ZOINING  
**Date:** Wednesday, October 14, 2020 1:53:38 PM  
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Regards,  
Catherine Garza  
Management Asst.  
Development Services Dept.  
City of Corpus Christi

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**Sent:** Wednesday, October 14, 2020 1:40 PM  
**To:** Catherine Garza <[catherineg@cctexas.com](mailto:catherineg@cctexas.com)>  
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----- Forwarded message -----

From: **SYLVIA OLIVER** <[tryonoliv@gmail.com](mailto:tryonoliv@gmail.com)>



Date: Mon, Oct 12, 2020 at 5:49 PM

Subject: REQUEST FOR DENIAL TO RE-ZONING

To: <[ANDREWD2@cctexas.com](mailto:ANDREWD2@cctexas.com)>

CC: St. Paul United Methodist Church <[stpaulumc1202@att.net](mailto:stpaulumc1202@att.net)>

## ZONING COMMISSION

My name is Sylvia Tryon Oliver. I am a member of St. Paul United Methodist Church. The Church is located at 1202 Sam Rankin.

This letter is regarding the property located across the street from the former North Side Manor Apartments. The property in question is next to the children's playground owned by St Paul UMC.. We purchased the property as an investment in the community. A few families that currently live in the area, use the playground on a regular basis.

One year ago a company made the request to change the zoning so that they can use it as a pipeline yard. It was voted down at that time when many concerned citizens expressed our dismay and disdain about such a request. We were grateful that the City Council voted with us. The community stood together in working to stop the zoning change at that time. Now, they are back again with the same plan.

As a member of St Paul UMChurch, a Corpus Christi voting citizen, organization leader, and concerned person, I feel that this area is **NOT the place for any light industrial businesses**. Our Northside community should remain zoned for apartment and residential dwellings. As the bridge is completed the property where old Washington school will become a park. The building is just days from being demolished.

This is a historic area of Corpus Christi and our Church family decided years ago to remain in this area. We have many families that grew up in this area and some of the families still own property in the area. We are struggling with all the construction of the bridge and all of the travel limitations going on at present. However. this will all change when the new bridge is complete.

This area is near downtown Corpus Christi, near the "SEA" District, prime property for downtown living. To change the zoning and allow a light industrial business would spoil our community.

We STILL stand firm on our belief in this community, looking forward to the growth of the area with new families and great possibilities.

Your deepest consideration is greatly appreciated. PLEASE, deny this request for a zoning change--AGAIN!

Thank you!  
Sylvia Tryon Oliver



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**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 1020-01**

Tex-Isle, Inc. has petitioned the City of Corpus Christi to consider a change of zoning from the **"RM-1" Multifamily 1 District** to the **"IL" Light Industrial District, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**1401 North Alameda Street and being 4.1573 acres, more or less, being out of Block C, Colonia Mexicana and Lots 5 and 6, Block Southwest 1/4 C, Colonia Mexicana, located on the east side of Sam Rankin Street, west of South Alameda Street, and north of Interstate 37.**

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 **Wednesday, October 14, 2020**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.**, in the City Council Chambers, 1201 Leopard Street. PUBLIC COMMENT: To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of the community, City staff, and City Boards and Commissions. Public testimony and public hearing input for public comment and on all items on the agenda at public meetings of City Boards and Commissions shall be provided in written format and presented to the designated staff member prior to the start of each meeting(s) of the City Board and/ or Commission. Public comment/ input shall be provided, in writing, in the form of an e-mail limited to one page or by using the PUBLIC COMMENT/INPUT FORM found here: <http://www.cctexas.com/departments/city-secretary>, and shall be e-mailed to the following e-mail address: CatherineG@cctexas.com and/or AndrewD2@cctexas.com. The written public testimony shall be provided to members of the applicable City board or commission prior to voting on measures for that meeting. That written testimony shall be limited in accordance with the City Secretary requirements and shall be placed into the record of each meeting. This written testimony shall serve as the required public testimony pursuant to Texas Gov't Code 551. 007 and shall constitute a public hearing for purposes of any public hearing requirement under law.

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: Block Realty Co. LLP

Address: PO Box 822, Corpus Christi, City/State: Tex 78403

( ) IN FAVOR ( ☒ ) IN OPPOSITION yes

Phone: 361 9916187

REASON: Changing to LID would

prevent development from  
building condos, residential  
and retail.

Rosalyn Black Wolfson Brazos Wolfson  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 20ZN1024  
Property Owner ID: 2

Case No. 1020-01  
Project Manager: Craig Garrison  
Email: [craig@ccctexas.com](mailto:craig@ccctexas.com)



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Printed Name: Block Realty Co. LLP

Address: PO Box 832 Corpus Christi City/State: Texas 78403

( ) IN FAVOR (X) IN OPPOSITION

REASON: Changing to LID would prevent major developer from building condos, residential, and retail

Phone: 361 99 16187

Rosulyn Block Velford Bracy Wynn  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 20ZN1024  
Property Owner ID: 25

Case No. 1020-01  
Project Manager: Craig Garrison  
Email: [craig@cctexas.com](mailto:craig@cctexas.com)



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Printed Name: Block Realty Co. LLP

Address: PO Box 832, Corpus Christi City/State: TX 78403

( ) IN FAVOR (X) IN OPPOSITION

Phone: 361 9916181

REASON: Changing to L10 would prevent major developer from building condos, residential, and retail.

Rosalyn Black Holston Brannigan  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 20ZN1024  
Property Owner ID: 51

Case No. 1020-01  
Project Manager: Craig Garrison  
Email: [craig@cctexas.com](mailto:craig@cctexas.com)



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Printed Name: Block Realty Co LLP

Address: PO Box 833 Corpus Christ.

City/State: Texas 78403

( ) IN FAVOR (X) IN OPPOSITION

REASON: Changing to LID would prevent major developer from building condos, residential and retail

Rosalyn Black Holton Brian W. Wagon  
Signature



## Craig Garrison

---

**From:** Andrew Dimas [DevSvcs]  
**Sent:** Monday, October 12, 2020 1:17 PM  
**To:** Craig Garrison  
**Subject:** FW: [EXTERNAL]Zoning Hearing + Meeting on 10.11.2020

Regards,

Andrew K. Dimas, Senior City Planner  
Zoning | Land Development | Development Services Department (DSD)  
2406 Leopard Street, Corpus Christi, TX 78408  
Main Line: (361) 826-3240  
Direct: (361) 826-3584  
Email: [AndrewD2@cctexas.com](mailto:AndrewD2@cctexas.com)  
Website: <https://www.cctexas.com/departments/development-services>



### Development Services Mission Statement

*"To administer the building and development codes and facilitate development of the City."*

Please take a moment to tell us how we are doing by taking our survey: <https://www.cctexas.com/DSFeedback>

---

**From:** Catherine Garza <catherineg@cctexas.com>  
**Sent:** Monday, October 12, 2020 1:03 PM  
**To:** Andrew Dimas [DevSvcs] <AndrewD2@cctexas.com>  
**Cc:** Bobbie-Rae Maldonado <BobbieRaeM@cctexas.com>  
**Subject:** FW: [EXTERNAL]Zoning Hearing + Meeting on 10.11.2020

Hi Andrew,

I am forwarding to you because it looks like he got your email address wrong. An opposition for the Tex-lse 1020-01 zoning case. I am assuming it is intended for public comment.

---

**From:** Barry Wolfson <[barrywolfson2003@yahoo.com](mailto:barrywolfson2003@yahoo.com)>  
**Sent:** Monday, October 12, 2020 12:20 PM  
**To:** [AndrewT2@cctexas.com](mailto:AndrewT2@cctexas.com); Catherine Garza <[catherineg@cctexas.com](mailto:catherineg@cctexas.com)>  
**Subject:** [EXTERNAL]Zoning Hearing + Meeting on 10.11.2020

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Dear Ladies and Gentlemen,



My name is Barry Wolfson. I spend several days a month in Corpus Christi managing our companies' assets in Corpus Christi, my hometown. I spoke to the City Council at a zoning change request last year. Seven ( 7 ) of the eight ( 8 ) planning and zoning commissioners had already recommended against the zoning change. I didn't want to risk any temporary or want to risk any permanent zoning change, until the master plan and, or the land acquisition begins in the immediate future. The facts are enclosed herein. I've worked on a master plan for Washington Coles' for over a decade. I've been the real estate representative on the original new Harbor Bridge task force

I prefer to under-promise and over-deliver on special projects. I believe that I can deliver the equity and the debt to finance the resurrection of the Washington Coles' community beginning with a multi-family project at Lake Street and Sam Rankin Street, ASAP as part of a master planned community encompassed in the Washington - Coles' area.

I've taken an different tactic herein due to the potential disastrous consequences of allowing any type of zoning change, especially for a land grant or a land lease of regarding Commercial Rezoning Case 1120-01. The second and third largest private stakeholders consider approval of the zoning request is the the death-knell, which is ruinous to the second and third largest private investors and stakeholders of the controlling interest of five hundred ( 500 ) stakeholders.

I've been a commercial real estate broker, a regional asset manager for the F.D.I.C. in Dallas -Fort Worth Metroplex. I advanced to become the the Vice-President of Commercial Acquisitions for an A.I.G.Global Finance Joint Venture that purchased eight ( 8 ) large portfolios of hundreds of commercial mortgage-backed securities. I manage the thirty-one investments for our companies in Corpus Christi.

It took the City of Corpus Christi, H.U.D., etc. to dismantle Northside Manor for ten plus ( 10 + ) plus years which had kept developers from any type of risky land acquisition.

I became the the Vice-President of Commercial Acquisitions for an A.I.G.Global Finance Joint Venture that purchased eight ( 8 ) large portfolios of hundreds of commercial mortgage-backed securities. I teamed with several large investment banks located in the New York City and in the Charlotte C.B.D. to secure financing for several large prototypical projects listed below.

I've become involved to self-promote my ability to raise capital in order to defeat the proposed zoning change until the new Harbor Bridge opens in late 2021 Or 2022. The importance of Washington Cole's' zoning request issues which profoundly effect our companies vision which includes the reconstruction of retail, multi-family and single family residential structures, which replicate the former district's vitality. The suspension bridge will instantly become a great U.S.A. Landmark.

Our company plans to replicate the former thriving commercial district and expand the Bayview Cemetery and the Buffalo Soldiers that rest in peace in the park.



An administrative assistant said that that you might be be able to work me in to present our plans to Mayor McCombs, Coucilman Roy and specifically the members of the planning and zoning commission.

I have raised the capital ( the debt and the equity, ) to redevelop projects such as the Brandywine Town Center, a super-regional retail center in suburban Philadelphia. I contributed to raise the debt and and equity as a co-developer for projects such as Brandywine Town Center, a super regional mall in suburban Philadelphia. My team sold one hundred and thirty five ( 135 ) acres to the Toll Brothers which built and sold out the affluent, adjacent sub-division.

I also acquired the debt and the equity for the Austin Central Business District Hilton Convention Center Hotel. The City of Austin provided twenty-five million dollars( 25 ) secured the partial funds for the hotel. I acquired the capital for what is the ninety-seven ( 97 ) luxury condominiums, which was the prototype for the scores of thirty ( 30 ) to sixty ( 60 ) story projects which earned their financing due to the successful marketing efforts of its convention center condominiums within the hotel to University of Texas Alums and Cosmopolitan Austinites. The project spawned scores of the forty ( 40 ) to sixty ( 60 ) story condominium projects. The last sixty ( 60 ) story project sold out before construction began.

I will share my dream with you. The street grids, the demographics and the future traffic counts are paramount indicators of how and why my company selected to sale its housing units and kept tracts of the land for future development.

The Washington Coles' District, will become a key part of the Sea District, after the opening of the 208 foot decked, colorfully lit suspension bridge. The prototype for the bridge is the newer Atlantic Bridge that spans the Panama Canal. The bridge and the rapidly expanding which will become a hub for super-tankers and cruise ships. .

My companies original principals immigrated to Texas from Kiev and became proud Corpus Christians with extremely limited funds. My Great-Grandparents worked seven days a week, collecting rental units in Hillcrest, in Washington Coles' and in Saxet Heights by collecting rents by horse and buggy. The Grossman House in Heritage Park is an example of the families' home in the 1920's, etc.

I've been the real estate representative of the original task force which includes TxDOT, the Port of Corpus Christi, the F.T.C. and the City of Corpus Christi's elected officials, since its inception almost a decade ago.

Sincerely,

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