

PLANNING COMMISSION FINAL REPORT

Case No. 1220-03

INFOR No. 20ZN1029

Planning Commission Hearing Date: December 9, 2020

Applicant & Legal Description	Owner: The Episcopal Church Corporation in West Texas Applicant: Urban Engineering Location Address: 4518 Saratoga Boulevard Legal Description: Being 1.50 Acre Zoning Tract, being a portion of Lot 10, Block 49, Country Club Estates Unit 11, as recorded in Volume 34, Page 2, of the Map Records of Nueces County, Texas, located along the north side of Saratoga Blvd (State Highway 357), the west side of Brisbane Drive, east of Swansea Drive, and south of Clearwater Drive.			
	Zoning Request From: "RS-6" Single Family 6 District To: "ON" Office Neighborhood District Area: 1.50 Acres Purpose of Request: To allow for the development of a two to three-story professional office building to be constructed.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	"RS-6" Single Family Residential District	Public Semi-Public	Medium Density Single Family Residential
	North	"RS-6" Single Family Residential District	Low Density Residential	Medium Density Single Family Residential
	South	"RS-6" Single Family Residential District	Low Density Residential	Medium Density Single Family Residential
	East	"RM-1" Multifamily District	Medium Density Residential	High Density Single Family Residential
	West	"RS-6" Single Family Residential District	Low Density Residential	Medium Density Single Family Residential
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for Medium Density Single Family Residential. The proposed rezoning to the "ON" Office Neighborhood District is partially consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. Map No.: 045034 Zoning Violations: None			

Transportation	Transportation and Circulation: The subject property has approximately 275 feet of street frontage along Saratoga Boulevard (State Highway 357) which is designated as a “A3” Primary Arterial Street. According to the Urban Transportation Plan, “A3” Primary Arterial Streets can convey a capacity between 30,000 to 48,000 Average Daily Trips (ADT). The property also has approximately 435 feet of street frontage along Brisbane Drive, which is designated as a Local Street. According to the Urban Transportation Plan, Local Streets can convey up to 500 Average Daily Trips (ADT).				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Saratoga Boulevard (SH 357)	“A3” Primary Arterial	130’ ROW 79’ paved	120’ ROW 72’ paved	34,786 ADT (2018)
	Brisbane Drive	Local Street	50’ ROW 28’ paved	60’ ROW 36’ paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RS-6” Single Family Residential District to the “ON” Office Neighborhood District to allow for the construction of a professional office building.

Development Plan: The subject property is 1.50 acres in size and is a portion of a larger 2.50 acre property. The remaining portion of the property will remain zoned “RS-6” Single-Family 6 District. The applicant has not submitted any specific plans concerning professional office development.

Existing Land Uses & Zoning: The subject property is currently zoned “RS-6” Single Family 6 District and consists of a Church built approximately in the early 1980’s. To the north is a single family subdivision established in the late 1960’s and zoned “RS-6” Single-Family 6 District. To the south is Saratoga Boulevard constructed in 1967. To the east is Brisbane Drive and the County Club Townhomes which are zoned “RM-1” and “RM-3” Multifamily Residential.

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

Plat Status: The property is platted.

Utilities:

Water: 12-inch ACP line located along Saratoga Blvd, and a 6-inch ACP line along Brisbane Drive

Wastewater: 8-inch VCP line located along the north and western property line

Gas: 6-inch Gas Main runs along Saratoga Blvd, and a 2-inch Gas main runs along the northern and western property line.

Storm Water: Storm Basin is Osos Creek, with conveyance to Saratoga and Brisbane. 30-inch public storm pipe runs from a Brisbane storm inlet location.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for a Medium-Density Residential use. The proposed rezoning to the “ON” Office Neighborhood District is partially consistent with the adopted Comprehensive Plan (Plan CC). The following policies should be considered:

- 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).
- Support having a stakeholder committee to develop design standards and policies for areas of the city where deemed appropriate. (Future Land Use, Zoning, and Urban Design Policy Statement 3).

Department Comments:

- The proposed rezoning is partially consistent with the adopted Comprehensive Plan (Plan CC), is compatible with the adjoining residential properties, and does not have a negative impact upon the adjacent residential or multifamily properties.
- The property is currently occupied by a vacant church with associated parking.
- Surrounding properties have been established single-family residential neighborhoods and multifamily residential for the last 40 to 50 years.
- “The Neighborhood Office zoning district provides a location for office development. The uses allowed have relatively low traffic generation. Areas of the Neighborhood Office zoning district may be appropriate adjacent to most residential uses, and as a transition between residential and nonresidential areas.” (UDC Section 4.5.1)
- If the “ON” Office Neighborhood District is approved, the professional office development will need to abide all requirements of the Unified Development Code (UDC).
- Specifically, Section 7.9.6 Zoning District Buffer Yards, which would impose a Type B buffer yard between the development and adjacent properties.

Staff Recommendation:

Approval of the change of zoning from the “RS-6” Single Family Residential District to the “ON” Office Neighborhood District.

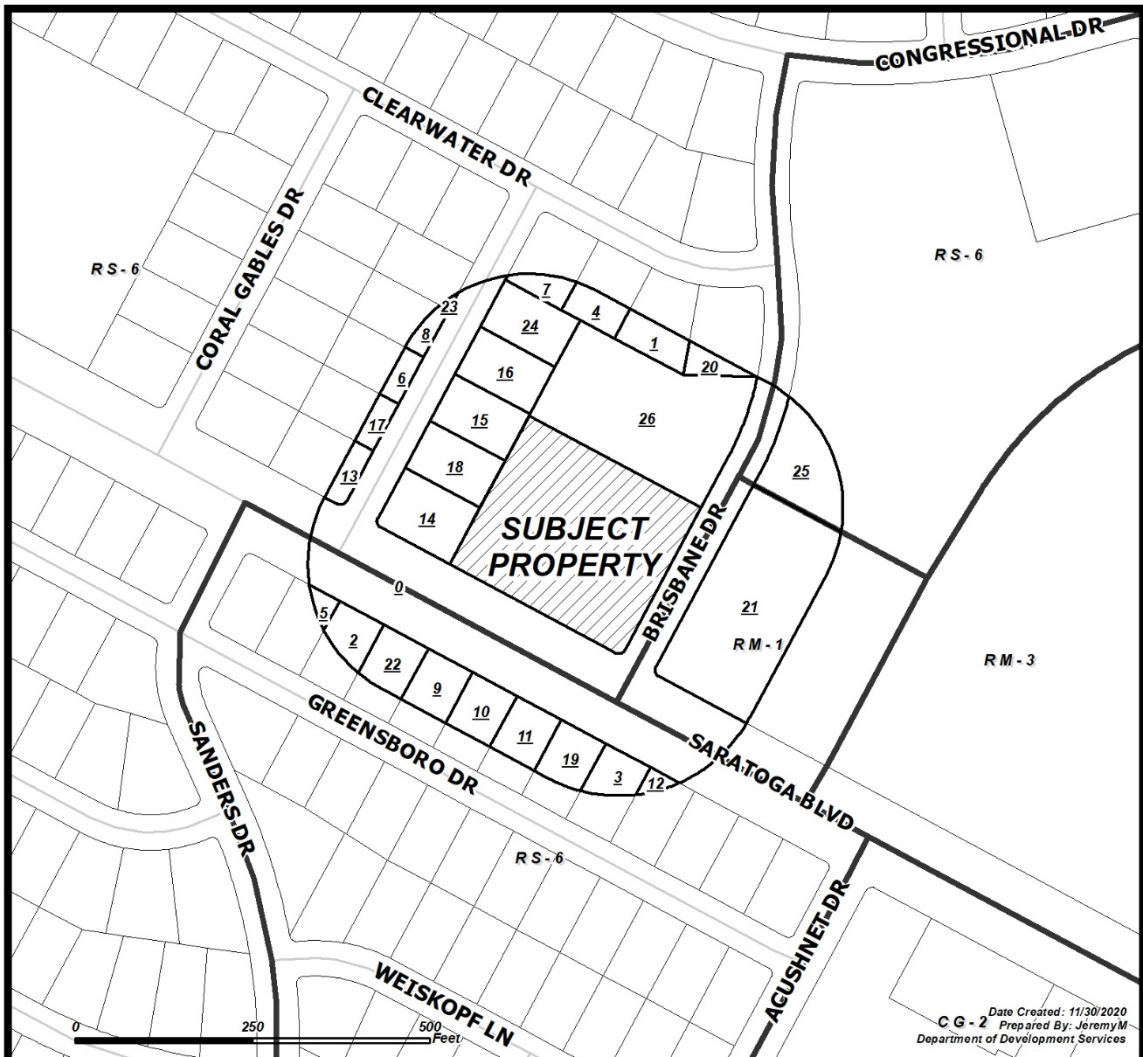
Planning Commission Recommendation (December 9, 2020):

Denial of the change of zoning from the “RS-6” Single Family Residential District to the “ON” Office Neighborhood District.

Public Notification	<p>Number of Notices Mailed – 26 within 200-foot notification area 8 outside notification area</p>
	<p><u>As of March 12, 2021:</u></p>
	<p>In Favor – 9 inside notification area – 0 outside notification area</p>
	<p>In Opposition – 20 inside notification area – 5 outside notification area</p>
	<p>Totaling 8.69% of the land within the 200-foot notification area in opposition.</p> <p>*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</p>

Attachments:

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



CASE: 1220-03 ZONING & NOTICE AREA

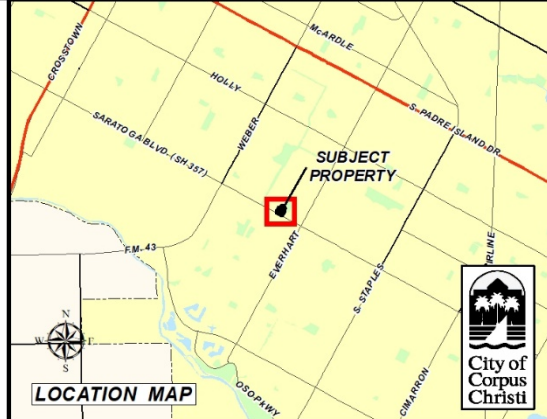
RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF 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 within 200' listed on attached ownership table

Owners in favor

Owners in opposition



SI USTED DESEA ATENDER ESTA JUNTA Y DIRIGIRSE A LA COMISION Y SU INGLÉS ES LIMITADO, ALGUIEN ESTARÁ PRESENTE PARA AYUDARLE A INTERPRETAR. PARA MÁS INFORMACIÓN, FAVOR DE LLAMAR A LA OFICINA DEL SECRETARIO DE LA CIUDAD AL NÚMERO (361) 826-3105.

PERSONS WITH DISABILITIES PLANNING TO ATTEND THIS MEETING, WHO MAY REQUIRE SPECIAL SERVICES, ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT LEAST 48 HOURS IN ADVANCE AT (361) 826-3105. PERSONAS CON INCAPACIDADES, QUE INTENTAN ATENDER ESTA JUNTA Y QUE REQUIEREN SERVICIOS ESPECIALES, SE LES SUPLICA QUE DEN AVISO 48 HORAS ANTES DE LA JUNTA LLAMANDO A LA OFICINA DEL SECRETARIO DE LA CIUDAD AL NÚMERO (361) 826-3105.

CITY COUNCIL
PUBLIC HEARING NOTICE
Rezoning Case No. 1220-03

RECEIVED

MAR 08 2021

CITY SECRETARY'S OFFICE

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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 Boards and/ or Commission. Public comment shall be provided, in writing, in the form of an e- mail limited to one page or by using the PUBLIC COMMENT 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 CURRENT PROPERTY OWNER(S), AND MAILED IN ITS ENTIRETY TO THE CITY SECRETARY'S OFFICE, P.O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NAME: GARNETT T. BROOKS

Please Print

ADDRESS: 118 LAKESHORE DR. 78413 OR PHONE NO. 765-2643

() IN FAVOR (X) IN OPPOSITION PO Box 151 78403

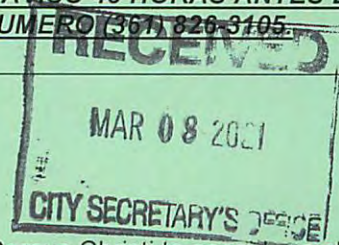
REASONS: Not Compatible with Single Family Housing on 3 Sides

Maud T. Brooks - Patsy Barker
Signature

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NAME: Patsy A. Brooks, Trustee, Lamar Brooks Trust 2003
Please Print PO Box 151 78403

ADDRESS: 40 LAKESHORE DRIVE, CC, TEX 78413 PHONE NO. 361 765-8715

() IN FAVOR (X) IN OPPOSITION

REASONS: BUSINESS USE NOT COMPATIBLE WITH SINGLE FAMILY DWELLINGS
Patsy A Brooks TRUSTEE Adjoining
Signature

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NAME: Royce and Heather Hallock

Please Print

ADDRESS: 4417 Swansea Dr. PHONE NO. 361-947-3932

() IN FAVOR (X) IN OPPOSITION

CC, TX 78413

REASONS:

- Violation of Neighborhood's wishes
- Increased traffic next to a public park
- Privacy issues, etc

Royce Hallock
Signature

Heather Hallock

SEE MAP ON REVERSE SIDE
INFORM No. 20ZN1029
Property Owner ID: 17

Case No. 1220-03
Project Manager: Andrew Dimas

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NAME: Eugene J Seaman

Please Print

ADDRESS: 55 Lakeshore

PHONE NO. 361 537 5040

() IN FAVOR (X) IN OPPOSITION

REASONS:

Noise in our back yard / Bars, stores, traffic,
no control over area

Signature

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NAME: Sylvia Whitworth James Carlton Whitworth
Please Print

ADDRESS: 36 Lakeshore Drive PHONE NO. 215-3820

☒ IN FAVOR () IN OPPOSITION

REASONS:

Sylvia Whitworth James Whitworth
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.

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 1220-03**

The Episcopal Church Corporation in West Texas has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-6" Single Family Residential District** to the **"ON" Office Neighborhood, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

4518 Saratoga Blvd and described as being a 2.5174 Acre tract out of Lot 10, Block 49, Country Club Estates, as shown on the map thereof recorded in Volume 34, Page 2 of the Map Records of Nueces County, Texas, located along the north side of Saratoga Blvd (State Highway 357), the west side of Brisbane Drive, east of Swansea drive, and south of Clearwater drive.

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Printed Name: Thomas R. Bihner Sheri Bihner
Address: 4529 Clearwater Dr. Corpus Christi Texas 78413 City/State:

() IN FAVOR ☒ IN OPPOSITION
REASON:

Phone: 361 728 3235

Increased Traffic

T. Bihner Sheri Bihner
Signature

From: [Sheri Bihner](#)
To: [Craig Garrison](#)
Subject: Rezoning Case # 1220-03
Date: Sunday, December 6, 2020 4:08:52 PM

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Dear Mr. Garison:

We are writing you to express our concerns about the proposed rezoning of the Episcopal Church property at 4518 Saratoga Blvd. We hope that the City Planning Commission will recommend that the City Council deny the proposed rezoning of the property.

Our property is on the corner of Clearwater Dr. and Brisbane. Our backyard is adjacent to the church parking lot. We are concerned about the following issues:

1. If the property's only entrances are on Brisbane, a business there would greatly increase traffic which would pose greater risk for children playing in the park on Brisbane and Congressional.
2. We have lived here since 1996 and since then the church was our neighbor. We only had to contend with extra traffic a few times a week and only for short periods. Our driveway is accessed using Brisbane and the extra traffic from businesses on the former church property could be a nightmare each time we try to leave the house.
3. Several-story office buildings would not only increase traffic but would create privacy issues since people could look directly into our backyard.
4. If multi-family buildings were constructed on the property, they would create a major increase in traffic and noise for our property. Having that kind of commercial property right behind our house could potentially negatively affect our future property values.

Thank you for consideration of our concerns over the proposed rezoning. If the proposed changes are allowed, it would have a serious negative affect on our daily lives at all times of each day.

Sincerely,
Thomas R. Bihner and Sheri Bihner
4529 Clearwater Dr.
Property Owner ID 22

From: [Deanna Stevens](#)
To: [Catherine Garza](#); [Craig Garrison](#)
Subject: Rezoning Case No. 1220-03
Date: Saturday, December 5, 2020 8:16:11 PM

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I received the attached Public Hearing Notice (Case No. 1220-03) regarding the petition by the Episcopal Church for the City of Corpus Christi to consider a zoning change from Single Family Residential (RS-6) to Office Neighborhood (ON) for the property at 4518 Saratoga Blvd.

I live behind the property at 4517 Clearwater Dr., and I oppose the zoning change.

Please recommend that City Council deny the petition and please do not recommend an intermediate zoning classification and/or special permit.

Please keep the zoning Single Family Residential in accordance with the Goals and Strategies in Plan CC's Vision for Housing & Neighborhoods, adopted by City Council, that states that Corpus Christi "sustains and maintains established neighborhoods" to keep them safe and free from crime.

The Planning Commission can also recommend that the petitioner seek a buyer interested in building single-family residences such as townhouses to "encourage residential infill development on vacant lots within or adjacent to existing neighborhoods" as stated in Plan CC's Goals and Strategies for Land Use, Zoning, and Urban Design.

Quality of life and safe, quiet, residential neighborhoods are a cornerstone to successful communities. There are numerous commercial/retail/office properties currently located across the street along the southwest and southeast corners of Saratoga and Everhart to support business growth. Please consider this matter as if you lived behind the property in question, and again, please recommend to deny the zoning change request.

Thank you,
Deanna Stevens
4517 Clearwater Dr., Corpus Christi, TX
(361) 728-9709

From: Gene Di Russo
To: Craig Garrison
Subject: Rezoning case 1220-03
Date: Monday, December 7, 2020 12:52:05 PM

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Achille Di Russo
4525 Clearwater 78413

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PUBLIC HEARING NOTICE
Rezoning Case No. 1220-03**

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Printed Name: Achille Di Russo
Address: 4525 Clearwater Dr. City/State: CB TX
Phone: 552 4952
☐ IN FAVOR ☒ IN OPPOSITION
Increased traffic on Brisbane is a safety issue for children in the park on Brisbane. Safety office buildings with smoke people to see in backyards.
Signature: Achille Di Russo
SEE MAP ON REVERSE SIDE
FOR Case No. 1220-03
Property Owner ID: 8
Limiting air privacy
Case No. 1220-03
Project Manager: Craig Garrison
Email: CraigG@cctexas.com

From: [Lanette Joubert](#)
To: [Craig Garrison](#); [Catherine Garza](#)
Subject: Re: Rezoning Case No. 1220-03 - The Episcopal Church Corp. of West Texas
Date: Sunday, December 6, 2020 8:37:47 PM

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TO WHOM IT MAY CONCERN: Please ignore the email accidentally sent at 8:12 p.,m. 12/6/2020. My name is Lanette Smith Joubert and I have lived at 4502 Greensboro Dr., Corpus Christi, Texas since 1983. I received a copy of the City Planning Commission Public Hearing Notice on the Episcopal Church Corporation in West Texas petition for the rezoning of the property described in the notice and commonly known as 4518 Saratoga Blvd., Corpus Christi, Nueces County, Texas. I strongly oppose the rezoning of the property from single family to office neighborhood. This neighborhood is quiet with well-kept homes generally occupied by the owners. The broad categories of possible structures that could be built on the rezoned property mean that we could have a restaurant/bar in that location or a three story office building with retail space. Such a structure would destroy the neighborhood and lower property values in the area. I can't imagine a single structure in that range of possible businesses that would enhance or benefit the neighborhood or area. While my property is not abutting the subject property, lower property values in the area would adversely affect my property value.

I strongly urge the City Planning Commission to deny the petition for rezoning as proposed. Thank you. Lanette Smith Joubert
361-855-3617

On Sun, Dec 6, 2020 at 8:12 PM Lanette Joubert <lsjfamilylaw@gmail.com> wrote:

TO WHOM IT MAY CONCERN:

--

Lanette Smith Joubert
ATTORNEY AT LAW
405 N. Tancagua (78401)
P.O. Box 23 (78403)
Corpus Christi, Texas
Office: 361-887-6661
Fax: 361-887-9377
email: lsjfamilylaw@gmail.com

--

Lanette Smith Joubert

ATTORNEY AT LAW

405 N. Tancagua (78401)

P.O. Box 23 (78403)

Corpus Christi, Texas

Office: 361-887-6661

Fax: 361-887-9377

email: lsjfamilylaw@gmail.com

From: [Michael W. Gordon](#)
To: [Craig Garrison](#); [Catherine Garza](#)
Cc: [Beth Padgett](#)
Subject: Rezoning case # 1220-03 (4518 Saratoga Blvd.)
Date: Monday, December 7, 2020 3:29:51 PM
Attachments: [image002.png](#)

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To whom it my concern –

As one of the nearby (6413 Swansea) homeowners to the subject property I am greatly concerned about the proposed rezoning. First and foremost this is a residential area/neighborhood and as a matter of property values, public safety and aesthetics, putting an office building in the middle of it runs counter to the fundamental purpose of having residential zones, and indeed to the purpose of having zoning restrictions at all. If we are going to allow exceptions that completely defeat the purpose of zoning laws any time someone wants to build something that will change the nature of a neighborhood, then why bother with having zoning laws at all? There is plenty of available space in CC in areas that are already zoned for the type of construction being proposed at 4518 Saratoga. The developers should look there to locate their project.

Additionally, although the current proposal is for a “2 or 3 story office building”, I see nothing in the rezoning proposal that limits development of a different kind should the zoning change occur. At one time there was an effort to put a funeral home on that lot – who’s to say that if the current zoning restrictions are changed the development plan wouldn’t be changed to a funeral home, or an 8 story office building, or anything else? Even in the event that zoning is changed and indeed this results in a 2-3 story office building for “professional offices” located on that site – what sort of professionals will lease those offices? We could have counselors who treat sex offenders with offices across the street from a park full of kids. Does that seem like a good idea?

Finally there is the matter of the purpose behind zoning restrictions. I touched on this earlier but to be more specific, when a potential home buyer looks for the right home – location is one of the primary considerations. People who choose to invest in home ownership have the right to expect that when they buy a home in a single family residential area, that area will remain as such, with all that implies as far as property values, traffic, safety and quality of living. If one doesn’t mind living in a mixed residential/commercial area then there are similar houses there than can be purchased for a lower price – precisely because they are in a less desirable area. Stability is one of the most important factors in choosing a neighborhood, and that is one of the main reasons we have zoning laws in the first place. Even

within single family residential areas, the homes near the border to a commercial area will be valued at less than similar homes farther into the same residential area. Why? Because the homes near the commercial areas are less desirable than the homes deeper into the residential zone. And why is that the case? Because of more traffic, more noise, more privacy concerns and more worries about safety.

My wife and I bought our home in November of 2003, deliberately choosing a single family residential area so that we could raise our children in safety, without having to worry about them going to play at the nearby park (County Club Park – right across the street from the subject property), and so that we could generally enjoy the benefits of living in this type of neighborhood. We could have bought in a mixed-use area and probably could have gotten more house per dollar there – but we didn't do that. We invested in a home in a single family and residential only neighborhood because that's where we wanted to live. We were willing to (and did) pay more for our house because of that. We believed that our home would better hold its value because of that. It is not fair to us – or the other homeowners in the area – to change the rules in the middle of the game because someone wants to build an office building.

Please register our strong opposition to the rezoning of the property at 4518 Saratoga Blvd.

Michael W. Gordon

Assistant District Attorney
Chief Felony & Misdemeanor Prosecutor
Nueces County District Attorney's Office
901 Leopard, Room 206
Corpus Christi, TX 78401
(361) 888-0410 (phone)
(361) 888-0474 (fax)
Michael.gordon@nuecesco.com
DA.efile@nuecesco.com



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Catherine Garza

From: Heather Hallock <hrhallock@gmail.com>
Sent: Monday, December 07, 2020 10:02 AM
To: Craig Garrison
Cc: Catherine Garza
Subject: Rezoning Case No 1220-03
Attachments: Country Club Estates Unit 11 Deed.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Planning Commission,

My husband Royce and I have lived in Country Club Estates for 29 out of our 37 years as Corpus Christi residents and we wanted to write and express our strong to the proposed rezoning case 1220-03 before you on Wednesday, Dec 9, 2020.

At the time of its formation on Sep 7th, 1967 the deed for Country Club Estates required all lots to be used only for single family residential purposes with the exception of Lot 12 of Block 27 and Lot 10 of Block 49 which were specifically exempted as allowing church and related ecclesiastical purposes. After 30 years this deed and its restrictions renew every 10 years unless a majority of the owners change the restrictive covenants and file an amendment with the CountyClerk. To our knowledge (and that of City Staff) these restrictions have not been changed and the neighborhood deed is still in effect. We are concerned that the current city process is not respecting the deed or informing all 108 homes to which it applies as the character of a neighborhood such as ours is not measured by a simple 200 foot radius around the subject property. This deed is attached for your reference.

The city's approved Comprehensive Plan in section 3 states that one of its' primary goals is that "Corpus Christi sustains and maintains established neighborhoods". Our neighborhood has been established for 53 years and no agreement has ever been reached with a majority its 108 owners to change the intended use for this lot. The proposed rezoning is also not in alignment with the Southside Area Development plan land use map that was approved by our City Council as recently as March 17, 2020. Both of these misalignments are noted by staff on Page 1 and Page 3 of their report but a simple amendment is not appropriate as these documents were approved with intent to provide a consistent roadmap for decision making and planning in our city.

Per Staff's presentation, "ON" zoning would allow townhouse, apartments, offices, overnight accommodation, and accessory uses such as restaurants and retail sales. The rezoning being submitted is not dependent on an approved development plan and so your consideration for any rezoning needs to include all possible uses, not just the stated intended use of the owner/developer at this time. We recognize that their application references a 2-3 story office building but we find any use outside of Single Family residential out of keeping with the character (and legal deed) of the existing neighborhood. This poses real issues concerning privacy and an increase in noise and traffic for the surrounding homes and the adjacent city park.

In summary and as you make your deliberations we would ask that you please consider carefully that this rezoning application it not in alignment with our City Comprehensive Plan, not in alignment with the Southside Area Development Plan, not in alignment with the deed and is definitely not in the best wishes of either us personally or our established neighborhood.

Thank you for your time considering our opposition and your ongoing service to our community.

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Printed Name: Royce L. Hallock and Heather H. Hallock
Address: 16417 Swansea City/State: Corpus Christi, Texas
() IN FAVOR ☒ IN OPPOSITION Phone: 361-947-3932
REASON:

Heather Hallock
Signature
Royce Hallock

From: [Bert Richmer](#)
To: [Craig Garrison](#); [Catherine Garza](#)
Subject: Case 1220-03 - Rezoning of Property at Brisbane and Saratoga
Date: Monday, December 7, 2020 10:54:02 AM

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HI -

My name is Gary Richmer. I live at 4406 Clearwater Drive, the street right behind the property owned by the Episcopal Church Corporation - the property in question of being rezoned. The reason I'm sending you this e-mail is because I am in strong opposition to having that property rezoned from "RS-6" (Single Family Residential) to "ON" (Office Neighborhood). I have lived in this Country Club Estates neighborhood since 1980 (for the past 40 years), and I strongly object to seeing the dynamics of this neighborhood change by allowing office buildings to be built. My reasons for objecting to this rezoning request includes the following:

- **TRAFFIC:** Office buildings bring people, and people bring traffic. There is a quiet little park where children run with their dogs, fly their kites and practice and play school sports (baseball, softball, soccer, football, etc) on Brisbane (the same street where the rezoning is being requested; in fact, this park is within the 200 ft radius, the same radius as the 28 houses that received the city's Public Hearing Notices).

- **PRIVACY:** This office building, possibly multi-story, with houses bordering the perimeter of the property in question, would totally encroach on the privacy of the homes bordering this property. No amount of "buffer" property, along the fence-line of these homes, would be enough to assure the privacy that these homes presently have and, of course, had when the homeowners bought their houses.

- **LONG-TERM USE OF THE PROPERTY IN QUESTION:** If rezoning of this property is successful, and the lawyers decide, at any time, that the demographics of this location is not good for law offices, nothing would prevent the owners from "renting" their facility to other establishments such as places that do "body art" (tatoos), chiropractors (places that do massages), or for that matter any other "business" that would not be conducive to the present "quietness" of this neighborhood.

- **PROPERTY VALUES OF THE 108 HOUSES IN THIS COUNTRY CLUB ESTATES NEIGHBORHOOD** - I've spoken with several realtor friends about this situation and they all said mostly the same thing - that having a "business" in a neighborhood makes the houses within that neighborhood harder to sell, and because of that, the expected selling price of these houses will usually have to be reduced (sometimes several times) in order to be sold.

Also, for your information, I would like for you to know that there WAS a prospective buyer for that property who is a minister and who wanted to keep the existing building there and use it for his church. He contacted Ms Caroline Mowen (Cantor/Assistant Treasurer of the Episcopal Diocese of West Texas) to make an offer to buy the church property; I also told Mr Lundquist about this individual, but he didn't seem interested. After several attempts to make

something happen there for his church, Pastor Terry eventually gave up.

I thank you for your time and for your interest in helping us with this extremely sensitive situation. As a very concerned neighbor in this Country Club Estates neighborhood (one of the nicest older neighborhoods in this city) I ask that you DISAPPROVE rezoning of this property.

Sincerely,

GARY L RICHMER

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 1220-03**

The Episcopal Church Corporation in West Texas has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-6" Single Family Residential District** to the **"ON" Office Neighborhood, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

4518 Saratoga Blvd and described as being a 2.5174 Acre tract out of Lot 10, Block 49, Country Club Estates, as shown on the map thereof recorded in Volume 34, Page 2 of the Map Records of Nueces County, Texas, located along the north side of Saratoga Blvd (State Highway 357), the west side of Brisbane Drive, east of Swansea drive, and south of Clearwater 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 **Wednesday, December 9, 2020**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.** **This public hearing will be held via WebEx video conference. The live stream of the meeting can be viewed online at the following address: www.cctexas.com/cctv.**

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 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.cctexas.com/departments/city-secretary>, and shall be e-mailed to the following e- mail address: CatherineG@cctexas.com and/or CraigG@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: Vicente Saenz Jr + Sonia Saenz

Address: 4521 Clearwater dr. City/State: Corpus Christi, TX

() IN FAVOR (☒) IN OPPOSITION
REASON: Phone: 361-813-4198

Vicente Saenz Jr.
Signature

From: [Reynaldo Narvaez](#)
To: [Craig Garrison](#)
Subject: [EXTERNAL]Zoning Change Case 1220-03
Date: Monday, December 07, 2020 4:49:16 PM

[[**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.]]

My name is Reynaldo Narvaez and my wife is Josefa Narvaez. We reside at 4401 Congressional Dr and have lived at this same address since I retired from the Navy in May of 1993. We chose this neighborhood because it was and still is a nice, friendly, clean and quiet neighborhood to raise our family.

My wife and I want to voice our objection to the proposed zoning change to the property at 4518 Saratoga case 1220-03. We are very concerned of any type of business even if they are just for offices being erected on this property. There are no business establishments

Anywhere near our neighborhood and we prefer to keep it that way. We do not object to a church or single family residential homes. If we allow the zoning change what could come next, a zoning change at the Country Club Park just down the street from 4518 Saratoga on Brisbane Dr? We cannot allow this to happen.

Thank you for this opportunity to voice our concerns and opinion. Please let our voices be heard.

From: [Heather Hallock](#)
To: [Craig Garrison](#)
Cc: [Catherine Garza](#)
Subject: Rezoning Case No 1220-03
Date: Monday, December 07, 2020 10:03:25 AM
Attachments: [Country Club Estates Unit 11 Deed.pdf](#)

[[**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.]]

Dear Planning Commission,

My husband Royce and I have lived in Country Club Estates for 29 out of our 37 years as Corpus Christi residents and we wanted to write and express our strong to the proposed rezoning case 1220-03 before you on Wednesday, Dec 9, 2020.

At the time of its formation on Sep 7th, 1967 the deed for Country Club Estates required all lots to be used only for single family residential purposes with the exception of Lot 12 of Block 27 and Lot 10 of Block 49 which were specifically exempted as allowing church and related ecclesiastical purposes. After 30 years this deed and its restrictions renew every 10 years unless a majority of the owners change the restrictive covenants and file an amendment with the CountyClerk. To our knowledge (and that of City Staff) these restrictions have not been changed and the neighborhood deed is still in effect. We are concerned that the current city process is not respecting the deed or informing all 108 homes to which it applies as the character of a neighborhood such as ours is not measured by a simple 200 foot radius around the subject property. This deed is attached for your reference.

The city's approved Comprehensive Plan in section 3 states that one of its' primary goals is that "Corpus Christi sustains and maintains established neighborhoods". Our neighborhood has been established for 53 years and no agreement has ever been reached with a majority its 108 owners to change the intended use for this lot. The proposed rezoning is also not in alignment with the Southside Area Development plan land use map that was approved by our City Council as recently as March 17, 2020. Both of these misalignments are noted by staff on Page 1 and Page 3 of their report but a simple amendment is not appropriate as these documents were approved with intent to provide a consistent roadmap for decision making and planning in our city.

Per Staff's presentation, "ON" zoning would allow townhouse, apartments, offices, overnight accommodation, and accessory uses such as restaurants and retail sales. The rezoning being submitted is not dependent on an approved development plan and so your consideration for any rezoning needs to include all possible uses, not just the stated intended use of the owner/developer at this time. We recognize that their application references a 2-3 story office building but we find any use outside of Single Family residential out of keeping with the character (and legal deed) of the existing neighborhood. This poses real issues concerning privacy and an increase in noise and traffic for the surrounding homes and the adjacent city park.

In summary and as you make your deliberations we would ask that you please consider carefully that this rezoning application it not in alignment with our City Comprehensive Plan, not in alignment with the Southside Area Development Plan, not in alignment with the deed and is definitely not in the best wishes of either us personally or our established neighborhood.

Thank you for your time considering our opposition and your ongoing service to our community.

Sincerely,

Heather and Royce Hallock
6417 Swansea Dr.

SI USTED DESEA ATENDER ESTA JUNTA Y DIRIGIRSE A LA COMISION Y SU INGLES ES LIMITADO, ALGUIEN ESTARA PRESENTE PARA AYUDARLE A INTERPRETAR. PARA MAS INFORMACION, FAVOR DE LLAMAR A LA OFICINA DEL SECRETARIO DE LA CIUDAD AL NUMERO (361) 826-3105.

PERSONS WITH DISABILITIES PLANNING TO ATTEND THIS MEETING, WHO MAY REQUIRE SPECIAL SERVICES, ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT LEAST 48 HOURS IN ADVANCE AT (361) 826-3105. PERSONAS CON INCAPACIDADES, QUE INTENTAN ATENDER ESTA JUNTA Y QUE REQUIEREN SERVICIOS ESPECIALES, SE LES SUPLICA QUE DEN AVISO 48 HORAS ANTES DE LA JUNTA LLAMANDO A LA OFICINA DEL SECRETARIO DE LA CIUDAD AL NUMERO (361) 826-3105.

RECEIVED

MAR 11 2021

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The City of Corpus Christi Planning Commission has recommended denial of the change of zoning from the RS-6" Single Family Residential District to the "ON" Office Neighborhood District. The City Council may recommend other intermediate zoning classifications and/or Special Permits. Approval of a change of zoning, if inconsistent with the Plan CC, will also have the effect of amending Plan CC to reflect the approved zoning. The City Council will conduct a public hearing to discuss and act on this rezoning request on Tuesday, March 16, 2021, during one of its regular meetings, which begins at 11:30 a.m. The hearing will be held in the City Council Chambers, 1201 Leopard Street. For more information, please call (361) 826-3105.

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NAME: Achille Di Russo

Please Print

ADDRESS: 4525 Clearwater Dr Corpus Christi, TX PHONE NO. 361-852-4951

() IN FAVOR ☒ IN OPPOSITION 78413

REASONS:

- Hazard to children in park from extra traffic.
- People could look into backyard creating lack of security & privacy
- Negative effect on property value

SEE MAP ON REVERSE SIDE
INFOR No. 20ZN1029
Property Owner ID: 1

Achille Di Russo
Signature

- Extra noise
- Increased traffic

Case No. 1220-03
Project Manager: Andrew Dimas

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NAME: Thomas Bihner, Sheri Bihner

Please Print

41301-853-3484

ADDRESS: 4529 Clearwater Dr Corpus Christi PHONE NO. 361-728-3231 Sheri

() IN FAVOR

(X) IN OPPOSITION

Tx 78413

361-728-3235 Tom

REASONS:

- 1) Reduction of Property Values
- 2) Increased Traffic + Noise
- 3) Loss of Privacy + Security
- 4) Traffic is hazard to people in the park
- 5) Traffic would block access to our driveway difficult to back out into street

Thomas R. Bihner
Signature

Sheri Bihner

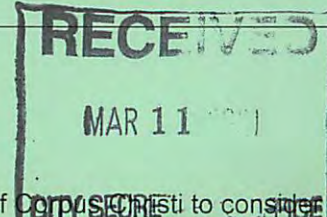
SEE MAP ON REVERSE SIDE
INFOR No. 20ZN1029
Property Owner ID: 20

Case No. 1220-03
Project Manager: Andrew Dimas

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MARSHA A. BROWNING Independent Executor of Estate of
NAME: HARRELL Z. Browning, Deceased
Please Print

ADDRESS: 39 LAKE Shore DR. PHONE NO. (361) 855-1940

☒ IN FAVOR () IN OPPOSITION

REASONS:

Marsha Browning
Signature

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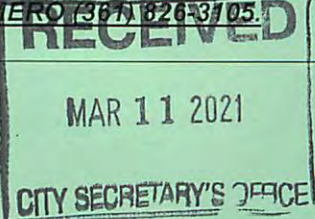
NAME: MARSHA A. BROWNING
Please Print
ADDRESS: 39 LAKE Shore Drive PHONE NO (361) 855-1940
(☒) IN FAVOR () IN OPPOSITION
REASONS:

Marshe Browning
Signature

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NAME: FRANCES Z FULTON FOR SOUTHEASTERN ASIAN TRUST
Please Print

ADDRESS: 48 LAKESHORE DRIVE PHONE NO. 854-3830

() IN FAVOR (X) IN OPPOSITION

REASONS:

Frances Fulton
Signature

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MAR 11 2021

CITY SECRETARY'S OFFICE

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NAME: JEANENE LOVE HUMMELL

Please Print

ADDRESS: 44 LAKE SHORE DR. PHONE NO. 361-813-3838

() IN FAVOR (X) IN OPPOSITION

REASONS:

Jeanene Love Hummell
Signature

SI USTED DESEA ATENDER ESTA JUNTA Y DIRIGIRSE A LA COMISION Y SU INGLÉS ES LIMITADO, ALGUIEN ESTARÁ PRESENTE PARA AYUDARLE A INTERPRETAR. PARA MAS INFORMACION, FAVOR DE LLAMAR A LA OFICINA DEL SECRETARIO DE LA CIUDAD AL NUMERO (361) 826-3105.

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CITY COUNCIL
PUBLIC HEARING NOTICE
Rezoning Case No. 1220-03

RECEIVED
MAR 10 2021
MAR 10
CITY SECRETARY'S OFFICE
CITY SECRETARY'S

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NAME: MARILOU L. CASTROLL (Castroll Jack H. Trust)
Please Print

ADDRESS: 11 Lakeshore Drive, C.C. TX 78413 PHONE NO. 361.215.7804

(☒) IN FAVOR () IN OPPOSITION

REASONS:

This would be better than seeing the empty church for years.

Marilou L. Castroll
Signature

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NAME: KAREN GREGORY
Please Print

ADDRESS: 113 LAKE SHORE PHONE NO. 361-813-0498

☒ IN FAVOR () IN OPPOSITION

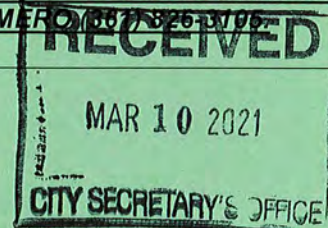
REASONS:

Karen Gregory
Signature

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NAME: MARION E. HELDENFELS

Please Print

ADDRESS: 104 Lake Shore Dr. PHONE NO. 361-8526471

() IN FAVOR (☒) IN OPPOSITION

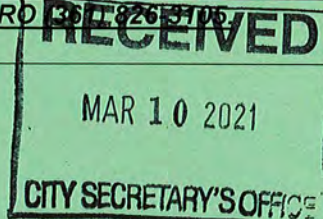
REASONS:

Marion E. Heldenfels
Signature

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NAME: MARION CONN HELDENFELS

Please Print

ADDRESS: 108 Lakeshore Dr. PHONE NO. 361 852 6411

() IN FAVOR (X) IN OPPOSITION

REASONS:

Marion Conn Heldenfels
Signature

NAME: Maydelle LAIRD

Please Print

ADDRESS: 142 Lakeshore, C.C., TX 78413 PHONE NO. 361-452-2499

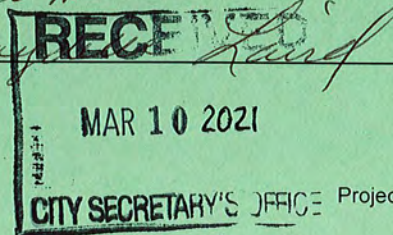
() IN FAVOR ☒ IN OPPOSITION

REASONS:

Needs to be single family residential district

Signature Maydelle Laird

SEE MAP ON REVERSE SIDE
INFOR No. 20ZN1029
Property Owner ID:

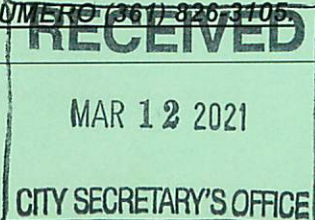


Case No. 1220-03
Project Manager: Andrew Dimas

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NAME: Robert C. Baldwin

Please Print

ADDRESS: 145 Lake Shore Dr

PHONE NO. 361 814 9342

(X) IN FAVOR () IN OPPOSITION

REASONS:

appeared to Commission on
office Bldg. Keep as Single
Family

Robert C. Baldwin
Signature

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NAME: James H + June K Leibfarth
Please Print

ADDRESS: 107 Lake Shore Drive 78413 PHONE NO. 991-8918

() IN FAVOR (X) IN OPPOSITION

REASONS:

prefer not to have
commercial activity
so close to our home

June Leibfarth
Signature
Jim H Leib

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MAR 12 2021

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The Episcopal Church Corporation in West Texas has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-6" Single Family Residential District to the "ON" Office Neighborhood District, resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

4518 Saratoga Blvd and described as being 1.500 Acre Zoning Tract, being a portion of Lot 10, Block 49, Country Club Estates Unit 11, as recorded in Volume 34, Page 2, of the Map Records of Nueces County, Texas, located along the north side of Saratoga Blvd (State Highway 357), the west side of Brisbane Drive, east of Swansea Drive, and south of Clearwater Drive.

The City of Corpus Christi Planning Commission has recommended denial of the change of zoning from the RS-6" Single Family Residential District to the "ON" Office Neighborhood District. The City Council may recommend other intermediate zoning classifications and/or Special Permits. Approval of a change of zoning, if inconsistent with the Plan CC, will also have the effect of amending Plan CC to reflect the approved zoning. The City Council will conduct a public hearing to discuss and act on this rezoning request on **Tuesday, March 16, 2021**, during one of its regular meetings, which begins at **11:30 a.m.** The hearing will be held in the City Council Chambers, **1201 Leopard Street**. For more information, please call (361) 826-3105.

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 Boards and/ or Commission. Public comment shall be provided, in writing, in the form of an e- mail limited to one page or by using the PUBLIC COMMENT 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 CURRENT PROPERTY OWNER(S), AND MAILED IN ITS ENTIRETY TO THE CITY SECRETARY'S OFFICE, P.O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NAME: Ivan Merritt Sarah Merritt
Please Print

ADDRESS: 7 Lakeshore Dr. CC 78413 PHONE NO. (361) 853-5483

() IN FAVOR (✓) IN OPPOSITION

REASONS:

Traffic snarl, When the youth have their sports events/practice it is difficult to drive Brisbane and Congressions as parents park on both streets -
We want the parents of the youth to be there and that is no better. Any more traffic could cause snarl!!

Signature

SEE MAP ON REVERSE SIDE
INFOR No. 20ZN1029
Property Owner ID:

Case No. 1220-03
Project Manager: Andrew Dimas

SI USTED DESEA ATENDER ESTA JUNTA Y DIRIGIRSE A LA COMISION Y SU INGLES ES LIMITADO, ALGUIEN ESTARA PRESENTE PARA AYUDARLE A INTERPRETAR. PARA MAS INFORMACION, FAVOR DE LLAMAR A LA OFICINA DEL SECRETARIO DE LA CIUDAD AL NUMERO (361) 826-3105.

PERSONS WITH DISABILITIES PLANNING TO ATTEND THIS MEETING, WHO MAY REQUIRE SPECIAL SERVICES, ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT LEAST 48 HOURS IN ADVANCE AT (361) 826-3105. PERSONAS CON INCAPACIDADES, QUE INTENTAN ATENDER ESTA JUNTA Y QUE REQUIEREN SERVICIOS ESPECIALES, SE LES SUPLICA QUE DEN AVISO 48 HORAS ANTES DE LA JUNTA LLAMANDO A LA OFICINA DEL SECRETARIO DE LA CIUDAD AL NUMERO (361) 826-3105.

CITY COUNCIL
PUBLIC HEARING NOTICE
Rezoning Case No. 1220-03

RECEIVED

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NAME: Wanda Sorrell

Please Print

ADDRESS: 13 Lake Shore Dr.

PHONE NO. 361-549-7066

() IN FAVOR () IN OPPOSITION

REASONS:

I do not want a change in zoning.
This is a family neighborhood.

Wanda Sorrell
Signature

SI USTED DESEA ATENDER ESTA JUNTA Y DIRIGIRSE A LA COMISION Y SU INGLÉS ES LIMITADO, ALGUIEN ESTARÁ PRESENTE PARA AYUDARLE A INTERPRETAR. PARA MAS INFORMACION, FAVOR DE LLAMAR A LA OFICINA DEL SECRETARIO DE LA CIUDAD AL NUMERO (361) 826-3105.

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PUBLIC HEARING NOTICE
Rezoning Case No. 1220-03

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NAME: Traute Susan Thiem-Tiffany
Please Print

ADDRESS: 96 Lakeshore PHONE NO. 361-443-9600

() IN FAVOR (X) IN OPPOSITION

REASONS: I strongly oppose the planned rezoning. As a homeowner of 36 years in CCTH I urge the council to follow the Planning Committee's recommendation to deny the rezoning request. Signature Traute S. Thiem 3-9-21

SEE MAP ON REVERSE SIDE
INFOR No. 20ZN1029
Property Owner ID:

Saratoga Ave has much space to expand commercial development, it is in the best interest of the community at large to retain comfortable residential neighborhoods.

Case No. 1220-031
Project Manager: Andrew Dimas