



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Planning Commission

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Wednesday, March 17, 2021

5:30 PM

Via WebEx Video Conference

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#### I. Call to Order - Roll Call

Chairman Baugh called the meeting to order and a quorum was established with no absences.

#### II. PUBLIC COMMENT

Andrew Dimas, Development Services, informed the Commission that Staff has received many written public comment forms for numerous items on the agenda. Comments will be read into the record when the public hearing is opened for that specific item.

#### III. Approval of Absences: None.

#### IV. Approval of Minutes

##### 1. [21-0333](#) Regular Meeting Minutes of March 3, 2021

A motion was made by Commissioner Schroeder to approve item "1" and it was seconded by Vice Chairman Dibble. The motion passed.

#### V. Consent Public Hearing (Items A & B): Discussion and Possible Action

Chairman Baugh asked Staff to present the Consent Agenda, items V.A & V.B. Mr. Dimas read the Consent Agenda items into the record. New Plat items "2, 3, 4, 5 & 6" satisfy all requirements of the UDC/State Law and the Technical Review Committee (TRC) recommends approval (items 5 & 6 - conditional approval). Staff recommends approval for Time Extension items "7 & 8". Staff recommends approval for Variance item "10", as stated in Staff's report, along with the accompanying New Plat, item "9", which satisfies all requirements of the UDC; the TRC recommends approval. Staff also recommends approval for New Zoning Items "11, 12 & 13" as stated in Staff's report.

After Staff's presentation, Chairman Baugh opened the public hearing for the consent agenda items. Written public comments were submitted for New Zoning items "11 & 13" (attached). Mr. Dimas read the public comments into the record. Developer/Applicant, Moses Mostaghani, also addressed the Commission in support of New Plat item "6". With no further comments, the public hearing was closed. Chairman Baugh opened the floor for Commissioner questions. Mr. Dimas clarified that the Special Permit extension request for item "13" is only for the Tract 1 portion of the subject property. Discussion also took place regarding New Plat item "6" regarding the

conditional comments, numbers 26 & 28, from Nueces County Public Works. Juan Pimentel with Nueces County Public Works assisted with answering questions for that item.

After discussion concluded, Chairman Baugh called for a motion for items "2, 3, 6, 8, 9, 10, 12 & 13". A motion was made by Commissioner Miller and seconded by Commissioner York to approve items "2, 3, 6, 8, 9, 10, 12 & 13" as presented by Staff. The motion passed. A motion was made by Vice Chairman Dibble and seconded by Commissioner Miller to approve item "5" as presented by Staff. The motion passed. A motion was made by Commissioner York and seconded by Commissioner Miller to approve item "7" as presented by Staff. The motion passed.

A motion was made by Commissioner Schroeder to approve items "4 & 11" as presented by Staff. The motion was seconded by Commissioner Miller. The motion passed with Commissioner York abstaining.

A motion was made by Vice Chairman Dibble to approve item "6" amending the condition (TRC Note No. 28), providing a financial guarantee for the wastewater infrastructure construction or enter a water contract prior to recordation. The motion was seconded by Commissioner York and the motion passed with no abstentions.

**A. Plats**

**NEW PLATS**

2. [21-0312](#) 21PL1007  
MILLER SUBDIVISION, BLOCK 3, LOT 3R (FINAL-0.3078 ACRES)  
Located South Padre Island Drive (SH 358) West of Manor Drive.
3. [21-0315](#) 21PL1003  
RANCHO VISTA UNIT 22(FINAL-10.61 ACRES)  
Located South of Alder Drive between Rancho Vista Boulevard and Cattlemen Drive
4. [21-0339](#) 21PL1001  
PEACEFUL ESTATES (FINAL-ACRES-9.394)  
Located east of Flour Bluff and north of Glenoak Drive.
5. [21-0316](#) **20PL1094 - CONDITIONAL**  
ROYAL OAKS FUTURE UNITS (PRELIMINARY-55.24 ACRES)  
Located South of Leopard Street and East of Rand Morgan Road

6. [21-0331](#)      **21PL1096 - CONDITIONAL**  
GEMINI ACRES UNIT 1 (FINAL - 73.90 ACRES)  
Located north of south of FM 43 and east of CR 51.

**TIME EXTENSIONS**

7. [21-0318](#)      **19PL1133 - 2ND REQUEST**  
RODD PLAZA, BLOCK 1, LOTS 1 AND 2 (FINAL- 7.77 ACRES)  
Located east of Rodd Field Road and north of Yorktown Boulevard.
8. [21-0319](#)      **20PL1067 - 1ST REQUEST**  
LONDON TOWNE SUBDIVISION UNIT 4 (FINAL - 7.363 ACRES)  
Located west of County Road 33 and north of F.M. 43.

**NEW PLAT WITH A VARIANCE (WAIVER)**

9. [21-0313](#)      21PL1000  
GULF BREEZE ANNEX LOTS 5 & 6 (FINAL-8.574 ACRES)  
Located South of Alta Plaza Street and West of Floyd Street.
10. [21-0314](#)      **21PL1000 - SIDEWALK**  
GULF BREEZE ANNEX LOTS 5 & 6 (FINAL-8.574 ACRES)  
Located South of Alta Plaza Street and West of Floyd Street.  
Request for a Plat Waiver of the Sidewalk Construction Requirements in  
Section 8.1.4 and 8.2.2 of the Unified Development Code.

**B. New Zoning**

11. [21-0335](#)      **Public Hearing - Rezoning Property at or near 14493 Running Light Drive**
- Case No. 0321-01 MC J's & Associates, LLC:** Ordinance rezoning property at or near 14493 Running Light Drive (located at the northwest corner of the intersection of Running Light Drive and Leeward Drive ) from the "RS-6/IO" Single-Family 6 District with the Island Overlay to the "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development.

12. [21-0337](#) **Public Hearing - Rezoning Property at or near 16002 Park Road 22 (South Padre Island Drive)**

**Case No. 0321-03 - Walter, Dewane and Torrell PR 22:** Ordinance rezoning property at or near 16002 Park Road 22 (South Padre Island Drive), located on east side of Park Road 22, south of Whitecap Boulevard, and west of the Gulf of Mexico, from the "RM-AT/IO" Multifamily AT District with the Island Overlay to the "RV/IO" RV Resort District with the Island Overlay.

13. [21-0338](#) **Public Hearing - Rezoning Property at or near 4130 South Alameda Street**

**Case No. 0321-04 - Mt. Carmelite Special Permit (SP) Extension:** Ordinance to consider a SP Time Extension Request for an additional 24 months for the property at or near 4130 South Alameda Street, located on the north side of South Alameda Street, east of Carmel Parkway, and west of Everhart Road.

## **VI. Public Hearing (Items C & D): Discussion and Possible Action**

### **C. Plats**

Mr. Dimas read Time Extension items "14, 15 & 16" into the record as shown below. As these plats have either four or more requests, Staff does not recommend any future time extensions. The applicant has the right to apply for an extension but it is at the discretion of the Commission for approval. A motion was made by Commissioner Miller to approve item "14" and it was seconded by Commissioner York. The motion passed with Commissioner Salazar-Garza abstaining.

A motion was made by Commissioner York to approve items "15 & 16" and it was seconded by Commissioner Mandel. The motion passed with no abstentions.

### **TIME EXTENSIONS**

14. [21-0317](#) **18PL1076 - 5TH REQUEST  
PARK SPRINGS IHS, BLOCK 1, LOTS 1 - 3 (FINAL - 3.87 ACRES)  
Located Hazel Bazemore Road (CR 69) and south of Northwest Boulevard (FM 624)**



15. [21-0321](#) **18PL1124 - 4TH REQUEST**  
PADRE HARBOR UNIT 3 (FINAL - 60.9 ACRES)  
Located south of Hwy 361 and east of South Padre Island Drive (Park Road 22).
16. [21-0320](#) **18PL1123 - 4TH REQUEST**  
PADRE HARBOR UNIT 2 (FINAL - 25.24 ACRES)  
Located south of Hwy 361 and east of South Padre Island Drive (Park Road 22).

**NEW PLAT WITH A VARIANCE (WAIVER)**

17. [21-0235](#) 20PL1124  
PADRE ISLAND-CORPUS CHRISTI, SECTION NO. 4, BLOCK 191, LOT 7A, 7B & 7C (REPLAT - 0.2337 ACRES)  
Located north of Whitecap Boulevard and east of Cruiser Street.
18. [21-0236](#) **20PL1124 - SIDEWALK**  
PADRE ISLAND-CORPUS CHRISTI, SECTION NO. 4, BLOCK 191, LOT 7A, 7B & 7C (REPLAT - 0.2337 ACRES)  
Located north of Whitecap Boulevard and east of Cruiser Street.  
Request for a Plat Waiver of the Sidewalk Construction Requirements in Section 8.1.4 and 8.2.2 of the Unified Development Code.

Mr. Dimas presented items "17 & 18" for the record. For location purposes, he presented a vicinity map of the subject property. Mr. Dimas continued briefly with key points weighing against the waiver request. The lot has frontage on Whitecap Boulevard and has an existing sidewalk network along the north side of the right-of-way. The lot is a corner lot from which a network can be continued. With three driveways, 35 linear feet of standard sidewalk and 48 linear feet of sidewalk tied to the driveways can be installed. A shared driveway is also an option.

Section 3.8.3.D of the UDC provides factors to consider plat waivers, and states that the need for the waiver shall be demonstrated to the Planning Commission's satisfaction; the waiver may be approved, approved with conditions, or denied. Weighing the factors, Staff recommends denial of the waiver from the sidewalk construction requirement..

After Staff's presentation, Chairman Baugh opened the floor for Commissioner questions. Commissioner York asked about the development in the area and the chance that sidewalks get constructed in the future. Mr. Dimas stated the property is zoned the "RS-TF" district from which a sidewalk network can be provided meeting current standards for a residential street. Excluding these three lots (7A, 7B & 7C), 33% of the blockface is undeveloped and would require replatting if developing townhomes and could have sidewalks constructed.

After Commissioner questions concluded, Chairman Baugh opened the public hearing. Mr. Dimas read a public notice that was returned from Nadine

Havemen at 15229 Cruiser Street stating opposition (attached). Applicant of the subject property, John Pope, addressed the Commission in support of the waiver. He stated no current sidewalk network exists along Cruiser Street. The adjacent property is already developed with no sidewalk so the proposed sidewalk would eventually "dead end" (a sidewalk that goes nowhere). It is not determined if the adjacent property will eventually construct a sidewalk; there is a vacant lot next to the adjacent property with no sidewalk.

There being no further public comment, Chairman Baugh closed the public hearing. Additional discussion took place and Commissioner York stated that sidewalk construction on Padre Island is an ongoing issue. He felt it is a burden to construct sidewalks before plat recordation. Applicants have the option to do a deferment agreement for public improvements but that costs time and money. He still feels that cash in lieu of construction should be another option available to applicants and asked if sidewalk construction could be tied in with the building permit as alternative. Mr. Dimas stated the "cash in lieu" option may become available soon as part of the next UDC text amendment cycle (Article 8) but he does not have a date confirmed. Commissioner Schroeder added his support for Staff's recommendation as there is value in constructing sidewalk on a corner lot.

Chairman Baugh opened the public hearing once more at Mr. Popes request for further comment. He reiterated the comments made earlier that the proposed sidewalk would "dead end". Chairman Baugh closed the public hearing. A motion was made by Commissioner Schroeder to approve item "17" but deny the waiver request for item "18". The motion was seconded by Commissioner Mandel. The motion passed with no abstentions.

**D. New Zoning**

**19. [21-0055](#)**

**Public Hearing - Rezoning Property at or near 7601 Yorktown Boulevard**

**Case No. 0121-01 Braselton Development Company, Ltd:**

Ordinance rezoning property at or near 7601 Yorktown Boulevard (located off Breese Drive, east of Fred's Folly Drive, south of Yorktown Boulevard, and north of Stampede Drive), from the RS-4.5" Single Family Residential District and the "FR" Farm Rural District to the "RS-4.5 PUD" Single Family Residential District with a Planned Unit Development.

Mr. Dimas read item "19" into the record as shown above. The proposed use is a development consisting of 146 single-family residential units. The development will be constructed in two phases, with 75 lots in the first phase and 71 lots in the second phase. This development will be a part of the existing Rancho Vista Subdivision. For location purposes, he presented several aerial views of the subject property along with the Existing and Future Land Use maps. Mr. Dimas went over the history of zoning patterns. Mr. Dimas also went over the UDC requirements for the rezoning (bufferyard/setbacks) as well as available municipal facilities. He informed the Commission that zero public notices were returned in favor or in opposition.

Mr. Dimas presented a table comparing the proposed PUD development standards with the UDC standards for the "RS-4.5" district, noting all requested deviations from the UDC by the applicant. The deviations include minimum lot area, minimum lot width and right-of-way width. He also displayed to the Commission the PUD concept drawing. Based on Staff's analysis, we are recommending approval of the change of zoning from the "RS-4.5" Single-Family and "FR" Farm Rural Districts to the "RS-4.5/PUD" Single-Family 4.5 District and Planned Unit Development Overlay.

After Staff's presentation, the floor was opened for Commissioner questions. Brief discussion took place regarding navigation, vehicle over-hang and public service vehicle access. Mr. Dimas confirmed that there is no deviation from the paved street width and no reduction in the front, street yard setback.

After Commissioner questions concluded, Chairman Baugh opened the public hearing. Mr. Dimas stated no public comment forms were submitted for this item. Chairman Baugh closed the public hearing. Commissioner York made a motion to approve Staff's recommendation for item "19" and Commissioner Schroeder seconded. The motion passed.

20. [21-0334](#)

**Public Hearing - Rezoning Property at or near 7610 Slough Road**

**Case No. 0221-03 - Cardinal Investments and Holdings, LLC:**

Ordinance rezoning property at or near 7610 Slough Road (located east of Ametrine Drive, south of Aquamarine Drive, and north of Slough Road) from the "FR" Farm Rural District to the "RS-6/PUD" Single-Family 6 District with a Planned Unit Development.

Mr. Dimas informed the Commission the applicant has requested to table this case to the April 14, 2021 Planning Commission meeting. After Staff's comments, Chairman Baugh opened the public hearing. Numerous written public comments were submitted for this item (attached). Mr. Dimas read the public comments into the record. A motion was made by Commissioner Schroeder to table this item to the specified date listed above. The motion was seconded by Commissioner York and the motion passed.

21. [21-0336](#)

**Public Hearing - Rezoning Property at or near 1402 Flour Bluff Drive**

**Case No. 0321-02 - The Estate of Hart F. Smith & Julianna Dunn**

**Smith:** Ordinance rezoning property at or near 1402 Flour Bluff Drive (located along the west side of Flour Bluff Drive, south of South Padre Island Drive (State Highway 358), and west of Compton Road) from the "RE" Residential Estate District with the Island Overlay to the "CG-2 General Commercial District and "RM-2" Multifamily District.

Mr. Dimas informed the Commission the applicant has requested to table this case to the March 31, 2021 Planning Commission meeting. After Staff's comments, Chairman Baugh opened the public hearing. Numerous written public comments were submitted for this item (attached). Mr. Dimas read the public comments into the record. A motion was made by Commissioner York to

table this item to the specified date listed above. The motion was seconded by Commissioner Salazar-Garza and the motion passed.

## **VII. Director's Report**

Al Raymond, Director of Development Services, gave a briefing on the timeline for the 2021 International Code Adoption Cycle. The plan is to establish seven Technical Review Committees (TRC) per discipline, consisting of at least one Development Services staff member and one Construction Trade Advisory Board member per committee. The TRC members will be limited to ten participants maximum. The goal is to minimize and/or reduce the number of local amendments. He gave the following timeline:

- April 1, 2021: 30-day open period. An invitation to the public for Technical Review Committee participants. The invitation closes April 30, 2021.
- May 3, 2021: Initiate once (1) a month TRC meetings from 9am-Noon and ending October 29, 2021.
- November 15 through November 30, 2021: Open public comment period for the 2021 Codes and the proposed local amendments.
- Draft of the 2021 Codes with local amendments due January 1, 2022.
- Draft of the 2021 Codes with local amendments posted for 30-days, ending February 28, 2022.
- March 2022: Present 2021 Codes with local amendments to the Planning Commission.
- May 2022: Present 2021 Codes with local amendments to City Council for adoption.

He asked the Commission to consider becoming a TRC member to participate in this effort or pass on this information to other colleagues that would be interested.

## **VIII. Items to be Scheduled: None.**

## **IX. Adjournment of Planning Commission Meeting**

There being no further business to discuss, Chairman Baugh adjourned the meeting at 6:50 p.m.

**From:** [Catherine Garza](#)  
**To:** [Craig Garrison](#); [Andrew Dimas \[DevSvcs\]](#)  
**Subject:** Fwd: Opposition to Smith Estate rezoning Case No. 0321-02  
**Date:** Tuesday, March 16, 2021 12:05:17 PM

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Sent from my iPhone

Begin forwarded message:

**From:** Frank Hagler <frank.hagler@gmail.com>  
**Date:** March 16, 2021 at 1:36:11 AM CDT  
**To:** Catherine Garza <catherineg@cctexas.com>, Frank Hagler <frank.hagler@gmail.com>  
**Subject:** **Opposition to Smith Estate rezoning Case No. 0321-02**

[ [ 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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The proposed rezoning of the Smith Estate to allow high density housing very near both Graham Road and Wittner Place is inappropriate.

My property was purchased for very specific reasons. It is a semi-rural 1-acre property surrounded by other semi-rural 1-acre plus size properties. We wanted privacy, quiet, a Cul-de-Sac, and safety. Adding high density housing to this area not only significantly devalues existing and longstanding properties but will have non-trivial impacts upon the neighborhood's privacy, level of noise, and very likely its safety. These changes are wholly unacceptable and incongruent with established zoning in this area.

Clearly, there are more suitable locations in Flour Bluff that do not border larger tracts of land that host well established families in valuable homes.

Additionally water access points and privacy along the Oso Bay shoreline are concerns. The Oso Bay is a protected wetland environment. Currently, there is virtually no foot traffic along its naturally reedy and muddy Eastern shoreline. The shoreline of this fragile ecosystem with its reeds and small mangroves traps trash easily. I have seen only two people walking it the last few years. The addition of high density housing in the proposed location may change both the number of people on this shoreline and the amount of trash significantly for the worse. I have seen a wide variety of wildlife utilizing this area including a significant number of Cranes. One bird I saw may have even been a Whooping Crane, but I can't be absolutely

positive of that.

To summarize for my family, we strongly oppose allowing high density housing to negatively impact the well established nature of our community especially without neighborhood approval.

Thank you for your time,

Frank Hagler  
1713 Wittner Place

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Frank Hagler  
frank.hagler@gmail.com



Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les suplica que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.

If you wish to address the Commission during the meeting and your English is limited, please call the Development Services Department at (361) 826-3240 at least 48 hours in advance to request an interpreter be present during the meeting. Si usted desea dirigirse a la commission durante la junta y su inglés es limitado, favor de llamar al departamento de servicios de desarrollo al número (361) 826-3240 al menos 48 horas antes de la junta para solicitar un intérprete ser presente durante la junta.

**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0321-03**

**Robert and Mariam Walter, Thomas Dewane, and Jacqueline Torell** have petitioned the City of Corpus Christi to consider a change of zoning from the **"RM-AT/IO" Multifamily AT District with the Island Overlay** to the **"RV/IO" Recreation Vehicle District with the Island Overlay, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**A property located near 16002 Park Road 22 and described as a 47.679 Acre Tract, being out of a 37.0 acre tract described in a deed recorded in a document no. 871959, official public records of Nueces County, Texas and all of an 18.07 Acre Tract Described in a deed recorded in document no. 840580, official public records of Nueces County, Texas. Said 47.679 Acre Tract also being out of the Jose Balli Abstract, and located on east side of Park Road 22, south of Whitecap Boulevard, and west of the Gulf of Mexico.**

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, March 17, 2021** 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 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: Tonnie Gunning

Address: 16033 S.P.I.D.

City/State: Corpus Christi

Phone: 361 537 1037

☒ IN FAVOR      ( ) IN OPPOSITION  
REASON:

Tonnie Gunning

Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.:  
Property Owner ID: 4

Case No. 0321-03  
Project Manager: Craig Garrison  
Email: CraigG@cctexas.com



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\_\_\_\_\_

**From:** JotForm <[noreply@jotform.com](mailto:noreply@jotform.com)>

**Sent:** Friday, March 12, 2021 11:48 AM

**To:** CitySecretary <[CitySecretary@cctexas.com](mailto:CitySecretary@cctexas.com)>; Norma Duran <[NormaD2@cctexas.com](mailto:NormaD2@cctexas.com)>

**Subject:** Public Input: 03-17-2021 - Russell Douglas

**[ [ 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). ] ]

Warning: Replies to this message will go to [returns@jotform.com](mailto:returns@jotform.com). If you are unsure this is correct please contact the Helpdesk at 826-3766.



### Public Comment & Input Form

Date of Meeting	03-17-2021
Name	Russell Douglas
Address	Street Address: 4225 Estate Dr City: Corpus Christi State / Province: Texas Postal / Zip Code: 78412 Country: United States
Topic	Public comment: Rezoning Case No. 0321-04
Agenda Number	Case # 0321-04



Describe Feedback:

As owner of multiple single family homes within the area of the proposed Rezoning case NO. 0321-04, I am opposed to zoning of the property as Multi-Family (RM-1 Based on the map provided with the notice that I received). The surrounding neighborhoods are all single family dwellings. A multi-level apartment complex, which I assume is the norm for RM-1 zoning, is not conducive to the entire surrounding neighborhood homes and will definitely effect their values. There are currently no apartment complexes within this area-the nearest one being behind the HEB at Robert and Alameda.

I have homes at 4202 Estate Drive, 4205 Estate Drive, 4209 Estate Drive, 4221 Estate Drive, 4225 Estate Drive, 4233 Clinton Drive and 4229 Clinton Drive.

This rezoning request for multi-family housing should be denied.

Sincerely,  
Russell Douglas

Provide an email to receive  
a copy of your submission.

[rustyd@mygrande.net](mailto:rustyd@mygrande.net)



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. 0221-03**

**Cardinal Investments Holdings, LLC** has petitioned the City of Corpus Christi to consider a change of zoning from the **"FR" Farm Rural District** to the **"RS-TH/PUD" Townhouse Dwelling District with a Planned Unit Development, not resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**Described as a 1.83 Acre tract, being out of Lot 27, Section 26 of Flour Bluff Encinal Farm and Garden Tracts as recorded in Volume A, Pages 41 to 43 of Map Records of Nueces County, Texas, and being the same property as described and conveyed in Instrument Number 2019021178 of the Warranty Deed Records of Nueces County, Texas, east of Ametrine Drive, south of Aquamarine Drive, and north of Slough Road.**

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning. The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held **Wednesday, March 3, 2021**, during one of the Planning Commission's City Council 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 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 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: Philip And Jennifer Lalla  
Address: 7611 Aquamarine Drive City/State: Corpus Christi, TX  
Phone: (361) 445-6949 78414

( ) IN FAVOR ☒ IN OPPOSITION

REASON: we do not want 2 or more story dwellings behind our backyard. We bought our home with the privacy of farm land behind us. Thank you.

[Signature]  
Signature

SEE MAP ON REVERSE SIDE

INFOR Case No.:

Property Owner ID: 31

Case No. 0221-03  
Project Manager: Andrew Dimas  
Email: AndrewD2@cctexas.com



Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les suplica que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.

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**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0221-03**

**Cardinal Investments Holdings, LLC** has petitioned the City of Corpus Christi to consider a change of zoning from the **"FR" Farm Rural District** to the **"RS-TH/PUD" Townhouse Dwelling District with a Planned Unit Development, not resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**Described as a 1.83 Acre tract, being out of Lot 27, Section 26 of Flour Bluff Encinal Farm and Garden Tracts as recorde in Volume A, Pages 41 to 43 of Map Records of Nueces County, Texas, and being the same property as described and conveyed in Instrubment Number 2019021178 of the Warranty Ded Records of Nueces County, Texas, east of Ametrine Drive, south of Aquamarine Drive, and north of Slough Road.**

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning. The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held **Wednesday, March 3, 2021**, 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 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 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.

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Printed Name: Aleida Hoff

Address: 7619 Aquamarine Dr. City/State: Corpus Christi, TX

( ) IN FAVOR (✓) IN OPPOSITION Phone: (361) 249-1605 78414

REASON: I would hate to have more traffic in our neighborhood and lose my back yard privacy if they build two story townhomes.

Aleida Hoff Signature



## Andrew Dimas [DevSvcs]

---

**From:** Skyler Barker <sjbarker0311@gmail.com>  
**Sent:** Friday, March 5, 2021 11:34 AM  
**To:** Andrew Dimas [DevSvcs]; Catherine Garza  
**Subject:** Re Zoning Case No: 0221-03

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

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All,  
I oppose the rezoning and creation of townhomes pursuant to case no. 0221-03.

Please accept this email as my vote of no for this re-zoning.

Semper Fidelis,  
Skyler J.E. Barker

--

Semper Fidelis,

Skyler J.E. Barker  
Cell: (949)923-9417

## Andrew Dimas [DevSvcs]

---

**From:** Sarah Brunkenhoefer  
**Sent:** Monday, February 22, 2021 2:42 PM  
**To:** Andrew Dimas [DevSvcs]  
**Subject:** FW: Public Input: 03-03-2021 - Anthony Braxton

Good afternoon Andrew,

We received the attached public comment, but can't figure out what item # or meeting it pertains to. Please advise if you can help.

Thank you!

---

**From:** CitySecretary <CitySecretary@cctexas.com>  
**Sent:** Monday, February 22, 2021 8:05 AM  
**To:** Rebecca Huerta <RebeccaH@cctexas.com>  
**Cc:** Sarah Brunkenhoefer <sarahb@cctexas.com>; Norma Duran <NormaD2@cctexas.com>  
**Subject:** FW: Public Input: 03-03-2021 - Anthony Braxton

FYI.

---

**From:** JotForm <[noreply@jotform.com](mailto:noreply@jotform.com)>  
**Sent:** Sunday, February 21, 2021 9:30 AM  
**To:** CitySecretary <[CitySecretary@cctexas.com](mailto:CitySecretary@cctexas.com)>; Norma Duran <[NormaD2@cctexas.com](mailto:NormaD2@cctexas.com)>  
**Subject:** Public Input: 03-03-2021 - Anthony Braxton

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### Public Comment & Input Form

Date of Meeting	03-03-2021
Name	Anthony Braxton
Address	Street Address: 7603 Aquamarine Drive City: Corpus Christi State / Province: Texas Postal / Zip Code: 78414
Topic	Rezoning of land
Agenda Number	0221-03

Describe Feedback:

From the planning commission papers being circulated, it appears that the vacant lot behind our homes on Aquamarine Drive is being planned to have Townhomes built. This area is congested and to build townhomes there it would seem that they would have to be 2 story. If the project calls for 2 story townhomes then I disapprove of the rezoning of this land. A two story project in this area will infringe on the privacy of our backyard and homes.

Provide an email to receive a copy of your submission.

[tony.braxton@icloud.com](mailto:tony.braxton@icloud.com)

**Andrew Dimas [DevSvcs]**

---

**From:** Melissa Cavazos <mcavazos06@yahoo.com>  
**Sent:** Wednesday, March 3, 2021 9:46 AM  
**To:** Catherine Garza; Andrew Dimas [DevSvcs]  
**Subject:** Oppose Rezoning Case 0221-03

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I am writing to vote NO for rezoning on Case 0221-03. Please keep as single family home. I oppose townhomes.

Thank you,

Melissa Cavazos  
361-438-7251  
South lake Neighborhood

## Andrew Dimas [DevSvcs]

---

**From:** Sarah Brunkenhoefer  
**Sent:** Tuesday, March 2, 2021 6:34 PM  
**To:** Andrew Dimas [DevSvcs]  
**Subject:** FW: [EXTERNAL]Public Input: 03-03-2021 - Philip Garcia

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

For planning commission

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**From:** CitySecretary <CitySecretary@cctexas.com>  
**Sent:** Tuesday, March 2, 2021 12:02 PM  
**To:** Rebecca Huerta <RebeccaH@cctexas.com>  
**Cc:** Sarah Brunkenhoefer <sarahb@cctexas.com>; Norma Duran <NormaD2@cctexas.com>  
**Subject:** FW: [EXTERNAL]Public Input: 03-03-2021 - Philip Garcia

FYI.

Thank you,  
Aly Berlanga

---

**From:** JotForm <[noreply@jotform.com](mailto:noreply@jotform.com)>  
**Sent:** Tuesday, March 2, 2021 11:42 AM  
**To:** CitySecretary <[CitySecretary@cctexas.com](mailto:CitySecretary@cctexas.com)>; Norma Duran <[NormaD2@cctexas.com](mailto:NormaD2@cctexas.com)>  
**Subject:** [EXTERNAL]Public Input: 03-03-2021 - Philip Garcia

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### Public Comment & Input Form

Date of Meeting	03-03-2021
Name	Philip Garcia
Address	Street Address: 3705 S LAKE DR City: CORPUS CHRISTI State / Province: TX Postal / Zip Code: 78414 Country: United States



Topic	Re-Zoning
Agenda Number	Case 0221-03
Describe Feedback:	Strongly against having the property re-zoned for townhomes in this area. These are residential neighborhoods with homes. Townhomes are typically rentals with increased traffic and varying tenants.
Uploads:	<a href="#">ReZone CAsE 0221-03.jpeg</a>
Provide an email to receive a copy of your submission.	<a href="mailto:GARCIAPHIL04@YAHOO.COM">GARCIAPHIL04@YAHOO.COM</a>

## Andrew Dimas [DevSvcs]

---

**From:** Christian H <caheidgerd@gmail.com>  
**Sent:** Friday, March 5, 2021 8:11 AM  
**To:** Catherine Garza; Andrew Dimas [DevSvcs]  
**Subject:** Christian Heidgerd - Opposition to Rezoning Case No. 0221-03

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To Whom It May Concern,

I am opposed in the strongest possible terms to the rezoning in case no. 0221-03. Our community is organizing. We will ensure the city is held responsible for unwise decisions that affect our neighborhood negatively by loosening restrictions on building height, increasing vehicle traffic, and increasing population density.

Sincerely,

Christian Heidgerd

## Andrew Dimas [DevSvcs]

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**From:** Sarah Brunkenhoefer  
**Sent:** Tuesday, March 2, 2021 8:10 AM  
**To:** Andrew Dimas [DevSvcs]  
**Subject:** FW: [EXTERNAL]Public Input: 03-03-2021 - Willie Porche

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

Good morning Andrew,

Here is another one for planning.

Thanks!

---

**From:** CitySecretary <CitySecretary@cctexas.com>  
**Sent:** Tuesday, March 2, 2021 8:04 AM  
**To:** Rebecca Huerta <RebeccaH@cctexas.com>  
**Cc:** Norma Duran <NormaD2@cctexas.com>; Sarah Brunkenhoefer <sarahb@cctexas.com>  
**Subject:** FW: [EXTERNAL]Public Input: 03-03-2021 - Willie Porche

FYI.

Thank you,  
Aly Berlanga

---

**From:** JotForm <[noreply@jotform.com](mailto:noreply@jotform.com)>  
**Sent:** Monday, March 1, 2021 10:46 PM  
**To:** CitySecretary <[CitySecretary@cctexas.com](mailto:CitySecretary@cctexas.com)>; Norma Duran <[NormaD2@cctexas.com](mailto:NormaD2@cctexas.com)>  
**Subject:** [EXTERNAL]Public Input: 03-03-2021 - Willie Porche

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### Public Comment & Input Form

Date of Meeting	03-03-2021
Name	Willie Porche

Address	Street Address: 3910 BOOMERANG DR City: Corpus Christi State / Province: TX Postal / Zip Code: 78414 Country: United States
Topic	Rezone 0221-03
Describe Feedback:	I am writing this to notify you that at am whole heartily against this change in zoning. This area is already zoned.for single family and the far majority of homeowners in the area want it to stay that way.
Provide an email to receive a copy of your submission.	<a href="mailto:Willie.porche@gmail.com">Willie.porche@gmail.com</a>

## Andrew Dimas [DevSvcs]

---

**From:** Catherine Garza  
**Sent:** Friday, February 26, 2021 8:06 AM  
**To:** Craig Garrison; Andrew Dimas [DevSvcs]  
**Subject:** Objection to Cardinal Investments rezoning

**Importance:** High

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

-----Original Message-----

From: Iain Vasey <iainvasey@yahoo.com>  
Sent: Thursday, February 25, 2021 8:36 PM  
To: Catherine Garza <catherineg@cctexas.com>  
Subject: [EXECUTIVE SPOOF]Objection to Cardinal Investments rezoning

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Warning: The email has been flagged as a potential spoof. Do not reply or open links, unless you have confirmed the sender and the legitimacy of the message. If you have any questions or concerns, please contact the Service Desk at 826-3766. Thank you.

Hi Catherine

As a close neighbor to the Cardinal Investments proposed rezoning at Amertrine and Slough Road, please note my objection.

Given the neighborhood surroundings, this should not be a townhome zoning density, but rather single family homes, which would be consistent with the surrounding areas (all single family).

Please note my objection and request for Planning Commission and City Council to deny the request.

Best wishes,  
Iain Vasey  
3713 South Lake Drive  
Corpus Christi TX 78414



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PUBLIC HEARING NOTICE  
Rezoning Case No. 0221-03**

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**Described as a 1.83 Acre tract, being out of Lot 27, Section 26 of Flour Bluff Encinal Farm and Garden Tracts as recorded in Volume A, Pages 41 to 43 of Map Records of Nueces County, Texas, and being the same property as described and conveyed in Instrubment Number 2019021178 of the Warranty Deed Records of Nueces County, Texas, east of Ametrine Drive, south of Aquamarine Drive, and north of Slough Road.**

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Printed Name: Stacie Boardman

Address: 3734 E Lake Dr Corpus Christi City/State: TX 78414

( ) IN FAVOR ☒ IN OPPOSITION  
REASON:

Phone: 361-876-7473

Stacie Boardman  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.:  
Property Owner ID: 28

Case No. 0221-03  
Project Manager: Andrew Dimas  
Email: AndrewD2@cctexas.com



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**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0321-02**

**The Estate of Hart F. Smith and Juliana Dunn Smith** have petitioned the City of Corpus Christi to consider a change of zoning from the **"RE" Residential Estate District** to the **"CG-2" General Commercial District and "RM-2" Multifamily District, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**Located at or near 1402 Flour Bluff Drive and described as 39.92 acres out of Lots 6, 7, 8, 9, and 10, Section 41, Flour Bluff and Encinal Farm and Garden Tracts as recorded in Volume A, Pages 41 to 43 of Map Records of Nueces County, Texas, located along the west side of Flour Bluff Drive, south of South Padre Island Drive (State Highway 358), and west of Compton Road.**

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning. The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held **Wednesday, March 17, 2021,** 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 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 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.

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Printed Name: James E. Cass

Theresa L. Cass

Address: 1636 Graham Road

City/State: Corpus Christi, Texas

( ) IN FAVOR (✓) IN OPPOSITION  
REASON:

Phone: 361.232.0952

SEE ATTACHED,

Reasons for Opposition

Signature

Theresa L. Cass

SEE MAP ON REVERSE SIDE  
INFORM Case No.:  
Property Owner ID: 2

Case No. 0321-02  
Project Manager: Andrew Dimas  
Email: AndrewD2@cctexas.com



Opposition of James and Theresa Cass, 1636 Graham Road to Rezoning Case No. 0321-02.

Rezoning of the Smith Estate property is not appropriate for our neighborhood and community for the following reasons.

All adjacent and proximate residential dwellings, which includes to the east (Compton Drive) and to the south (Graham Road, Wittner Place and Cantera Trail), are single-family houses situated on at least one acre.

Current low-density zoning of Smith Estate property and all other property in the immediate area was established decades ago, and maintained for decades, to prevent encroachment on the safe operations of the US Navy base and to ensure the continued economic benefit of the base to local citizens.

There is an old High-Pressure Gas Pipeline running through the Smith Estate property which would be particularly dangerous for medium or high density apartments and most general commercial enterprises.

The area to the south of H-E-B on Compton near Waldron Road is an example of a more appropriate location for the development envisioned in this proposal.

In conclusion, look at this area! Many of us in this neighborhood have been here for many decades and cannot accept this proposal.

---



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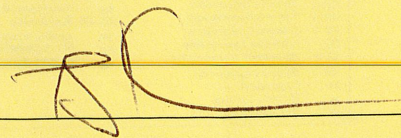
Printed Name: Toon Howard

Address: 9237 SPID City/State: CC TX

Phone: 361-443-0000

☒ IN FAVOR      ( ) IN OPPOSITION  
REASON:

Signature



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

Case No. 0321-02  
Project Manager: Andrew Dimas  
Email: AndrewD2@cctexas.com



Individuals planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les suplica que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.

If you wish to address the Commission during the meeting and your English is limited, please call the Development Services Department at (361) 826-3240 at least 48 hours in advance to request an interpreter be present during the meeting. Si usted desea dirigirse a la comisión durante la junta y su inglés es limitado, favor de llamar al departamento de servicios de desarrollo al número (361) 826-3240 al menos 48 horas antes de la junta para solicitar un intérprete ser presente durante la junta.

**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0321-02**

**The Estate of Hart F. Smith and Juliana Dunn Smith** have petitioned the City of Corpus Christi to consider a change of zoning from the **"RE" Residential Estate District** to the **"CG-2" General Commercial District** and **"RM-2" Multifamily District, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**Located at or near 1402 Flour Bluff Drive and described as 39.92 acres out of Lots 6, 7, 8, 9, and 10, Section 41, Flour Bluff and Encinal Farm and Garden Tracts as recorded in Volume A, Pages 41 to 43 of Map Records of Nueces County, Texas, located along the west side of Flour Bluff Drive, south of South Padre Island Drive (State Highway 358), and west of Compton Road.**

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning. The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held **Wednesday, March 17, 2021**, 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 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 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.

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Printed Name:

EMILIANO ACUNA

Address:

1710 GRATTAN

City/State:

CORPUS CHRISTI, TX

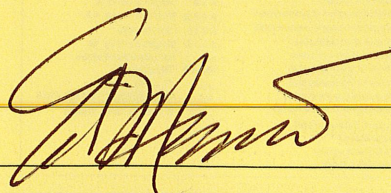
( ) IN FAVOR  
REASON:

☒ IN OPPOSITION

Phone:

361-443-9009

Signature



SEE MAP ON REVERSE SIDE  
INFOR Case No.:  
Property Owner ID: 11

Case No. 0321-02  
Project Manager: Andrew Dimas  
Email: AndrewD2@cctexas.com



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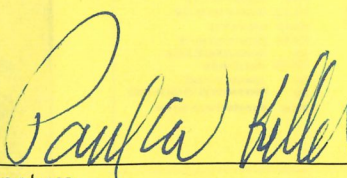
Printed Name: Paul Keller Investments

Address: PO Box 342349

City/State: Austin, Texas 78734

(☒) IN FAVOR ( ) IN OPPOSITION  
REASON:

Phone: 512-422-5804

  
Signature



## Andrew Dimas [DevSvcs]

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**From:** Catherine Garza  
**Sent:** Tuesday, March 16, 2021 12:05 PM  
**To:** Craig Garrison; Andrew Dimas [DevSvcs]  
**Subject:** Fwd: Opposition to Smith Estate rezoning Case No. 0321-02

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

Sent from my iPhone

Begin forwarded message:

**From:** Frank Hagler <frank.hagler@gmail.com>  
**Date:** March 16, 2021 at 1:36:11 AM CDT  
**To:** Catherine Garza <catherineg@cctexas.com>, Frank Hagler <frank.hagler@gmail.com>  
**Subject:** **Opposition to Smith Estate rezoning Case No. 0321-02**

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The proposed rezoning of the Smith Estate to allow high density housing very near both Graham Road and Wittner Place is inappropriate.

My property was purchased for very specific reasons. It is a semi-rural 1-acre property surrounded by other semi-rural 1-acre plus size properties. We wanted privacy, quiet, a Cul-de-Sac, and safety. Adding high density housing to this area not only significantly devalues existing and longstanding properties but will have non-trivial impacts upon the neighborhood's privacy, level of noise, and very likely its safety. These changes are wholly unacceptable and incongruent with established zoning in this area.

Clearly, there are more suitable locations in Flour Bluff that do not border larger tracts of land that host well established families in valuable homes.

Additionally water access points and privacy along the Oso Bay shoreline are concerns. The Oso Bay is a protected wetland environment. Currently, there is virtually no foot traffic along its naturally reedy and muddy Eastern shoreline. The shoreline of this fragile ecosystem with its reeds and small mangroves traps trash easily. I have seen only two people walking it the last few years. The addition of high density housing in the proposed location may change both the number of people on this shoreline and the amount of trash significantly for the worse. I have seen a wide variety of wildlife

utilizing this area including a significant number of Cranes. One bird I saw may have even been a Whooping Crane, but I can't be absolutely positive of that.

To summarize for my family, we strongly oppose allowing high density housing to negatively impact the well established nature of our community especially without neighborhood approval.

Thank you for your time,

Frank Hagler  
1713 Wittner Place

--

Frank Hagler  
frank.hagler@gmail.com

## Andrew Dimas [DevSvcs]

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**From:** Catherine Garza  
**Sent:** Monday, March 15, 2021 8:06 AM  
**To:** Andrew Dimas [DevSvcs]; Craig Garrison  
**Subject:** FW: [EXTERNAL]opposing #0321-02

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

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**From:** Barbara <bkilgore@stx.rr.com>  
**Sent:** Sunday, March 14, 2021 2:06 PM  
**To:** Catherine Garza <catherineg@cctexas.com>  
**Subject:** [EXTERNAL]opposing #0321-02

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I live at 1659 Graham Rd. I am in opposition to the rezoning of the property by the Estate of Hart F. Smith and Juliana Dunn Smith.

The rezoning case is #0321-02,

Ours is a very quiet single family neighborhood which I feel would be compromised by this rezoning.

In addition, I would not like to see the city in conflict with the Navy base and this rezoning would cause problems similar to what the CC school district experienced. I can guarantee that the training planes fly directly over this property. The reason I know this is because they fly directly over my house and turn to cross that property to return to the base. From previous experiences, I am aware that the Navy only wants single family dwellings, no apartments or concentration of people in one area.

I hope that you consider my concerns. This would not be an appropriate rezoning for this property.

Please notify me that you received this email.

Barbara Kilgore  
1659 Graham Rd.  
361-877-0258

## Andrew Dimas [DevSvcs]

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**From:** Catherine Garza  
**Sent:** Wednesday, March 17, 2021 1:22 PM  
**To:** Andrew Dimas [DevSvcs]; Craig Garrison  
**Subject:** FW: Opposition to Rezoning case 0321-02 Estate of Hart Smith

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

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**From:** susan ludka <sludka@sbcglobal.net>  
**Sent:** Wednesday, March 17, 2021 12:56 PM  
**To:** Catherine Garza <catherineg@cctexas.com>  
**Subject:** Opposition to Rezoning case 0321-02 Estate of Hart Smith

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My husband Larry Ludka and I live at 1631 Graham Road which is approximately 730 feet from the Smith property in question. We stand firmly in opposition to this rezoning for apartment use since apartments are contrary to the existing single family use on the south and east side of the Smith property. We bought our property approximately 30 years ago and, of course, things have changed and homes have been built. Houses have been built on Graham Road on both sides of Flour Bluff Drive, on Wittner Drive, on Cantera Trail, and on Compton Street. All of this is expected but has followed the RE designation of this area. To inject apartments into this residential area makes a mockery of any type of zoning consistency. We purchased our homes based on the residential plan outlined for future development. Using the parcel in question for residential estate use as Compton and Cantera have done is consistent with the neighborhood. We firmly oppose this zoning request to develop apartments.

Other potential issues are gas pipelines that purportedly run under and near this property and the traffic congestion that already exists on Flour Bluff Drive near Compton Street and the Murphy's Gas entrance and the Walmart entrance. Traffic is an uncontrolled disaster in this area with multiple accidents and at least one fatality that I know of and additional traffic from 200-300 apartment units will be extremely dangerous,

I'm sure that Greg Smith would not like apartments and commercial development further down Flour Bluff Drive in his neighborhood and I'm also sure that he chose to live where he can enjoy the benefits of his residential estates neighborhood. Our neighborhoods deserve the same consideration, consistency, and respect.

Please present this at the rezoning hearing and please let me know that you have received this letter, Thank you,

Larry and Susan Ludka

**Andrew Dimas [DevSvcs]**

---

**To:** Nina Nixon-Mendez  
**Cc:** Catherine Garza  
**Subject:** RE: Flour Bluff Apartments and Commercial Space

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**From:** Amrita Reitz <[earthymother@gmail.com](mailto:earthymother@gmail.com)>

**Sent:** Wednesday, March 17, 2021 10:22 AM

**To:** Paulette Guajardo <[Paulette.Guajardo@cctexas.com](mailto:Paulette.Guajardo@cctexas.com)>; Arlene Medrano <[arlenem@cctexas.com](mailto:arlenem@cctexas.com)>; Alice Acuna <[AliceA@cctexas.com](mailto:AliceA@cctexas.com)>

**Cc:** Daniel McGinn [ESI] <[DanielMc@cctexas.com](mailto:DanielMc@cctexas.com)>

**Subject:** Flour Bluff Apartments and Commercial Space

[ [ **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). ] ]

Good Morning Mayor Guajardo,

My name is Amrita Reitz and I am sending you this email to introduce myself. I just purchased Joe Adame's home in Flour Bluff on Graham Rd. I heard you know the home and you are a Flour Bluff Hornet as will my 3 children be in the near future.

We are very excited to be here in Corpus Christi and I too would like to offer my help on projects to promote the preservation and quality of life here in Corpus Christi. As a family with a long history of civic and public service we would like to work with you with regards to any program or issues affecting Flour Bluff.

I have just met my neighbors here on Graham Rd and the surrounding streets. As we were unpacking the large truck, new friends and neighbors wandered over to introduce themselves and welcome us to the neighborhood.



I was made aware of a huge apartment complex and commercial space being planned right next to our home. I am writing a long letter this evening (I will include you on this email) regarding the impact on Oso Bay, our beautiful wetlands and Flour Bluff School district.

I have a vision about the land next to us being developed into a potential wildlife and sealife sanctuary, possible rehab center for injured animals, and a place that celebrates our unique biosphere. Serving the local area, Texas Parks and Wildlife as well as other agencies who could bring injured animals to a future facility. Thoughts and dreams start just as that a dream.

I am reaching out to potential partners to make such a facility a reality, and hearing of a high density apartment complex/commercial space would take away a premier wetlands area. Such a use is not in keeping with the neighborhood and its connection to local wildlife.

It would be wonderful to meet you sometime. I know your plate must be full right now with an international port, roads, Texas A&M and so much more going on. But this is important. VERY VERY important to address.

Thank you for all your kind attention.

Sincerely,

Amrita Reitz-Rees

**Amrita Reitz**  
505-660-3611 Cell