

ZONING REPORT

Case # 0823-02

Applicant & Subject Property			
<p>City Council District: 1 Owner: Thanksgiving Homes. Applicant: Thanksgiving Homes. Address: 650 Osage Street, located along the east side of Osage Street, south of Baldwin Boulevard, and north of Aztec Street. Legal Description: Lot 1, Block 1, Lozano Elementary School Acreage of Subject Property: 4.04 acres Pre-Submission Meeting: July 5, 2023</p>			
Zoning Request			
<p>From: "RS-6" Single-Family 6 District To: "RS-6/PUD" Single-Family 6 District with a Planned Unit Development Overlay Purpose of Request: To allow for a single-family subdivision.</p>			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6" Single-Family 6	Public/Semi-Public	Medium-Density Residential
North	"CG-2" General Commercial	Commercial, Vacant	Mixed Use
South	"RS-6" Single-Family 6	Low-Density Residential, Vacant	Medium-Density Residential
East			
West			
<p>Plat Status: The property is currently platted as one lot. Replatting for a residential subdivision will be required. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): None. Code Violations: None.</p>			
Transportation and Circulation			
Osage Street	Designation-Urban Street	Section Proposed	Section Existing
	Local Residential	2 Lanes, 50'	2 Lanes, 60'
Aztec Street	Designation-Urban Street	Section Proposed	Section Existing
	Local Residential	2 Lanes, 50'	2 Lanes, 60'

Transit: The Corpus Christi RTA provides service to the subject property via bus routes *12 Hillcrest/Baldwin* along Baldwin Boulevard less than half a mile away, *16 Morgan/Port* along Morgan Avenue less than half a mile away, and *37 Crosstown* less than a mile away at Baldwin Boulevard and Blake and Morgan Avenue and Rosewood Street.

Bicycle Mobility Plan: The subject property is approximately 900 feet away from a proposed bike boulevard along Cheyenne Street and Sabinas Street and approximately 2,200 feet from a proposed one-way cycle track (required on both sides of the road) along Tarlton Street that connects Cheyenne Street and Sabinas Street.

Utilities

Gas: A 2-inch active WS and PE line exists along the west side of Osage Street. An 8-inch active WS line also runs along the south side of Aztec Street.

Stormwater: A 21-inch active RCP line exists along the north side of Aztec Street.

Wastewater: An 8-inch active VCP line exists along the north side of Aztec Street and 18-in active RCP line exists along the west side of Osage Street.

Water: A 6-inch active ACP line exists along the west side of Osage Street and along the souths side of Aztec Street.

Corpus Christi Comprehensive Plan (Plan CC)

Plan CC: Provides a vision, goals, and strategies, to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ) was adopted in 2016.

Area Development Plan (ADP): According to Plan CC the subject property is located within the Westside Area Development Plan (Adopted on January 10, 2023).

Water Master Plan: No improvements have been proposed.

Wastewater Master Plan: No improvements have been proposed.

Stormwater Master Plan: No improvements have been proposed.

Public Notification

Number of Notices Mailed	57 within a 200-foot notification area 6 outside 200-foot notification area
In Favor	1 inside the notification area 0 outside the notification area 1.10% in favor within the 200-foot notification area.
In Opposition	7 inside the notification area 0 outside the notification area 11.42 % in opposition within the 200-foot notification area (6 individual property owner)

Public Hearing Schedule

Planning Commission Hearing Date: August 9, 2023

City Council 1st Reading/Public Hearing Date: November 14, 2023

City Council 2nd Reading Date: November 28, 2023

Background:

The subject property is a platted 4.04-acre site being proposed for an infill PUD (Planned Unit Development) within the westside area that will accommodate a medium-density residential

development with 35 lots. It is the former site of the Lozano Elementary School. To the north, the property is bounded by a general commercial district with commercial uses. To the east, west, and south, the property is bounded by residential subdivisions zoned “RS-6” Single-Family 6 District.

The request for a PUD (Planned Unit Development) overlay is to allow for the construction of a single-family subdivision with reduced UDC (Unified Development Code) development (bulk, driveway, and parking) and subdivision standards. The deviations to the underlying zoning district are as follow:

		UDC Standard RS-6 Zoning District	PUD Deviation
Development Standards	Min. Lot Area	6,000 SF	3,000 SF
	Min. Lot Width	50'	30'
	Min. Yard; Street	25'	35' (Blocks 1-2) 20' (Blocks 3-4)
	Min. Yard; Street Corner	10'	10'
	Min. Yard; Side	5'	5'
	Min. Yard; Side (Total)	10'	10'
	Min. Yard; Rear	5'	10'
	Min. Open Space	30%	20%
	Max. Height	35'	35'
Driveway and Parking Design Standards	UDC 4.2.5.E. Single and Two-Family Residential Parking	The cumulative area of any impermeable surface area located in the required street yard shall not exceed 50% of the area of the required street yard.	The cumulative area of any impermeable surface area located in the required street yard shall not exceed 70% of the area of the required street yard.
	Driveway approach minimum property line clearance.	The minimum property line clearance for all residential driveways on residentially zoned lots on local streets shall be the curb radius or flare distance with the exception of driveways serving zero lot line single family residences where the flare return or flare shall be allowed to encroach over the property line extended by 3 feet provided that appropriate notice is included on the subdivision plat.	Driveways serving all lots may be abutted against the lot line and the flare return or flare shall be allowed to encroach over the property line extended by 5 feet.

		UDC Standard RS-6 Zoning District	PUD Deviation
Subdivision Design Standards	STREETS		
	Local Street Type	L1-A	
	Right-of-Way Width	50'	50'
	BC (Back-of-Curb) to BC	28'	32'
	Planting/Utility Area	6' (Both Sides)	5' & 13'
	Sidewalk Width	4' Min.	6'
	Tied Sidewalk	Not Allowed	Allowed
	Sidewalk	Required (Both Sides)	Required (1 Side)
	Parking	2	2
	Sidewalks		
Sidewalk	Required (Both Sides)	1 Side. Must provide connection to Lot 1, Block 3 (Park).	

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:

The proposed rezoning is consistent with the following Goals and Strategies for Decision Makers:

- *Housings & Neighborhoods:*
 - Corpus Christi has a comprehensive housing policy to advise the City on the development of quality housing for residents of all income levels in all parts of the city.
 - Support non-profit organizations in housing production and explore the creation of community development corporations that assist with neighborhood revitalization projects.
 - Quality housing meets the diverse needs of households at all income levels and all states of the life cycle.
 - Support the planning, regulatory, and funding initiatives needed to provide a diversity of housing types- rental and ownership, market rate, and assistance- to meet community needs.
 - New and redeveloped housing is resource efficient.
 - Promote resource efficiency in all new housing through financial or non-financial incentives, such as permit streamlining.
 - Corpus Christi sustains and maintains established neighborhoods.
 - Support programs to encourage infill development and rehabilitate housing stock in established neighborhoods.
 - Support exploration of local nonprofit community development corporations which can assist in revitalizing neighborhoods through affordable housing and commercial development, job creation initiatives, neighborhood planning, and advocacy.
 - The design of new developments promotes a broader sense of neighborhood and community rather than creating isolated subdivisions or apartment complex developments with a lack of connection.
 - Consider regulations, projects, incentives, and guidelines that promote interconnected development, such as development with a well-connected street network or appropriate connections to neighboring subdivisions, designations, or bicycle/pedestrian facilities.
- *Future Land Use, Zoning, and Urban Design:*
 - Corpus Christi development patterns support efficient and cost-effective use of resources and high quality of life.

- Encourage the protection and enhancement of residential neighborhoods.
- Promote the stabilization, revitalization, and redevelopment of neighborhoods.
- Encourage orderly growth of new residential, commercial, and industrial areas.
- 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.
- Promote and incentivize with both financial and non-financial incentives the location of new residential developments adjacent to and connected to existing developments.
- Corpus Christi has well-designed neighborhoods and built environments.
 - Encourage and incentivize with both financial and non-financial incentives, design standards that result in high-quality built environments.
 - Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods.
 - Encourage convenient access from medium-density residential development to arterial roads.

Westside ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:

- The proposed rezoning is consistent with the future land use designation of Medium-Density Residential.
- The proposed rezoning is consistent with the following policy initiatives and implementation of the Westside ADP:
 - Support a variety of housing options and affordability levels to encourage home ownership and sustain the existing housing stock.
 - Continue to promote infill residential development.
 - Support housing agencies that build new homes in existing neighborhoods.

Staff Analysis:

Staff reviewed the subject property's background information and the applicant's purpose for the rezoning request and conducted research into the property's land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning's consistency with the applicable elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

- The proposed rezoning is consistent with the Future Land Use Map and many broader elements of the City of Corpus Christi Comprehensive Plan.
- A PUD (Planned Unit Development) may be used, per the UDC (Unified Development Code) to permit master planned communities. The proposed development meets the following criteria for a PUD (Planned Unit Development):
 - The development is in harmony with the character of the surrounding area.
 - The Development is in conformity with the Comprehensive Plan and is consistent with the intent of the UDC Planned Unit Development prescription.
- Thanksgiving Homes LLC, an affiliate of the Corpus Christi Housing Authority (CCHA), selects infill lots, particularly those that may have been problematic over time, for residential development to increase home ownership across a selected group of the population to help with the housing needs of the community.
- The subject property is the former site of the Lozano Elementary School which was closed for some time and has been cleared for development. It is situated within a large

"RS-6" Single-Family 6 District south of Baldwin Boulevard and east of Osage Street and is part of an old subdivision and neighborhood with medium-density residential uses.

- The applicant is requesting a Planned Unit Development Overlay over the current base zoning district to allow some flexibility in the subdivision and development standards prescribed by the UDC (Unified Development Code). The flexed standards, while they will allow the block to contain more lots, will still produce a medium-density development.
- The previously drafted Westside Area Development Plan, adopted in 1995, designated the neighborhood of the development as a target area that should facilitate single-family developments through the non-financial incentive of reduced subdivision and development standards. The purpose of target areas is for rehabilitation and redevelopment.
- The westside area is mostly built out and the applicant's proposal is a great opportunity to renew interest in an area in need of restoration. The proposed Planned Unit Development mirrors the goals of Plan CC's (City of Corpus Christi Comprehensive Plan) orderly development by siting land uses based on characteristics, compatibility, and locational needs to accommodate growth and the need and challenges for housing.
- The PUD (Planned Unit Development) is appropriate where sited and compatible with the surrounding uses and districts. Plan CC (The City of Corpus Christi Comprehensive Plan) encourages interconnected developments. The infrastructures to support the development are already in place, and where lacking, is provided within the development. The nearest park that does not require the crossing of major roadways is within a one-mile radius southeast of the subject property. The development includes a private park. The site is serviced by the Corpus Christi Regional Transportation Authority (CCRTA) and is near planned mobility infrastructure two blocks to the east and west (along Cheyenne Street to the west, Sabinas Street to the west, and Tarlton Street to the south). The development plans indicate a sidewalk that will connect to the existing networks along Aztec Street and Osage Street.

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends approval of the change of zoning.

Planning Commission and Staff Recommendation (August 9, 2023):

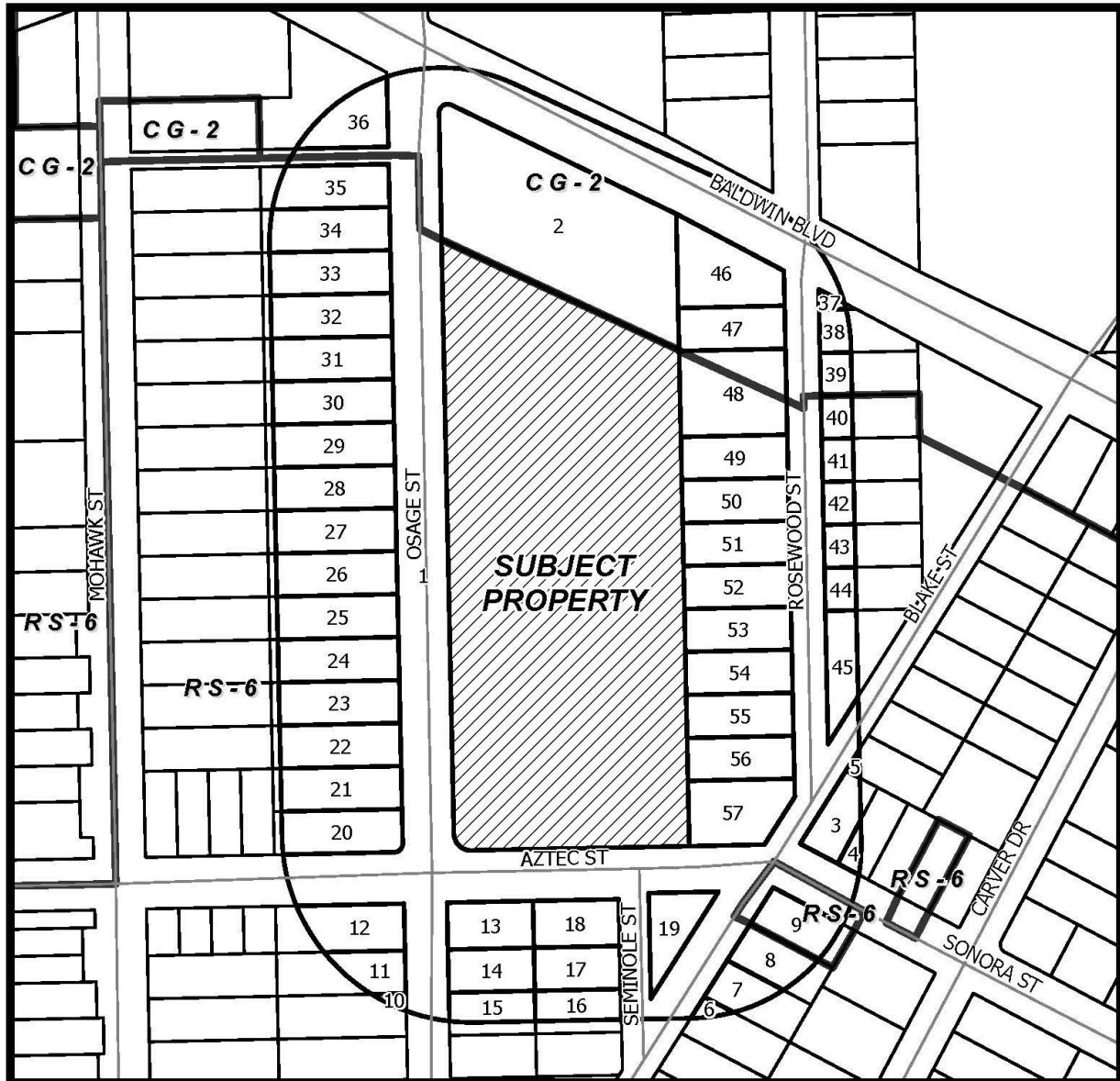
Approval of the change of zoning from the "RS-6" Single-Family 6 District to the "RS-6/PUD" Single-Family 6 District with a PUD (Planned Unit Development) Overlay. Refer to attached Planned Unit Development Guideline document.

Attachment:

(A) Existing Zoning and Notice Area Map, (B) PUD (Planned Unit Development) Guideline Document, (C) Returned Notices

Attachment:

(A) Existing Zoning and Notice Area



CASE: 0823-02
Zoning and notice Area

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

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



Attachment:

(B) PUD (Planned Unit Development) Guideline Document

TGH TWO

A Master Planned Community

PLANNED UNIT DEVELOPMENT (PUD)
CORPUS CHRISTI, TEXAS

AUGUST 2023

OWNER AND DEVELOPER



SUBMITTED BY



MUNOZ ENGINEERING, LLC

ENGINEER

THOMAS B. TIFFIN, PE

MUNOZ ENGINEERING, LLC

1608 S. BROWNLEE BLVD | CORPUS CHRISTI, TX 78404 | (O) 361.946.4848 | TBPELS FIRM F-12240
munozengr.com

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GENERAL DEVELOPMENT INFORMATION

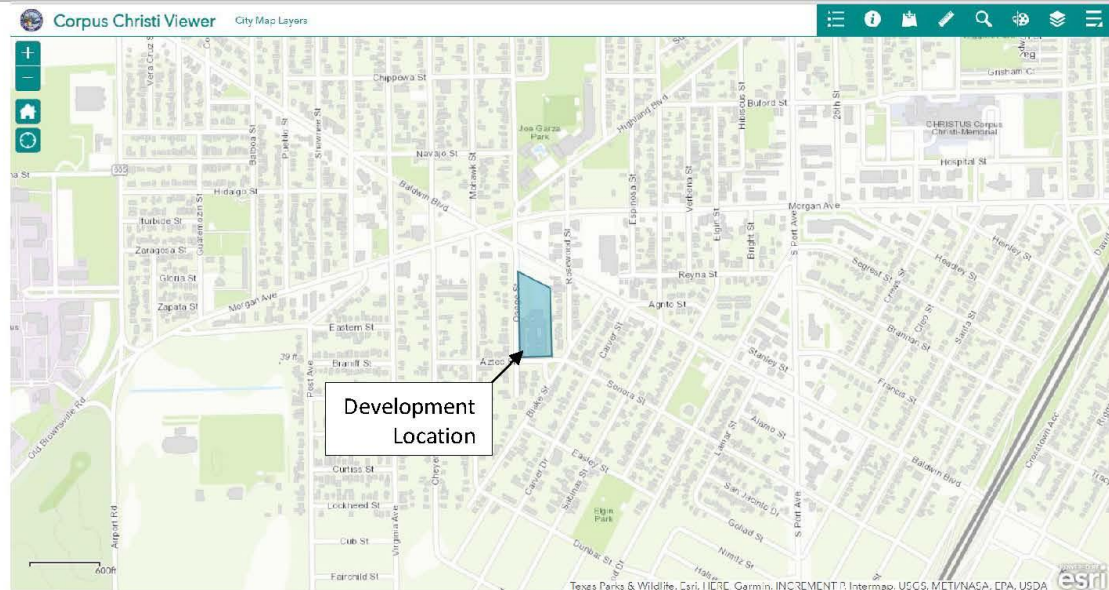
TGH TWO is a Master Planned Community that is located in the City of Corpus Christi, Nueces County, Texas in the area known as the Westside. The development is a redevelopment project that is being completed by the non-profit organization known as Thanksgiving Homes which is an affiliate of the Corpus Christi Housing Authority (CCHA).

Thanksgiving Homes is the first Corpus Christi Housing Authority (CCHA) initiative to focus on single-family housing rentals and sales. This innovative concept identifies moderately priced, typically infill lots, many that have become problematic over time. Thanksgiving Homes has developed a proven model to turn these challenging infill lots into opportunities for many who thought home ownership was not an option. Thanksgiving Homes continues to evolve with the needs of our city and continues to look at the needs of our region and address them with this development by the placement of these new homes which will help revitalize the neighborhood and in turn minimize the housing shortage of the area.

The location of the development is on the property that once was the Lozano Elementary School which has since been closed and the property cleared of the former improvements. The proposed community will consist of 35 single-family residential lots and 1 community lot that will be a park area. The intent of the project is to be able to provide

The current legal description of the property is Lozano Elementary School Tract, Block 1, Lot 1 and will be replated to become known as TGH TWO.

DEVELOPMENT LOCATION MAP

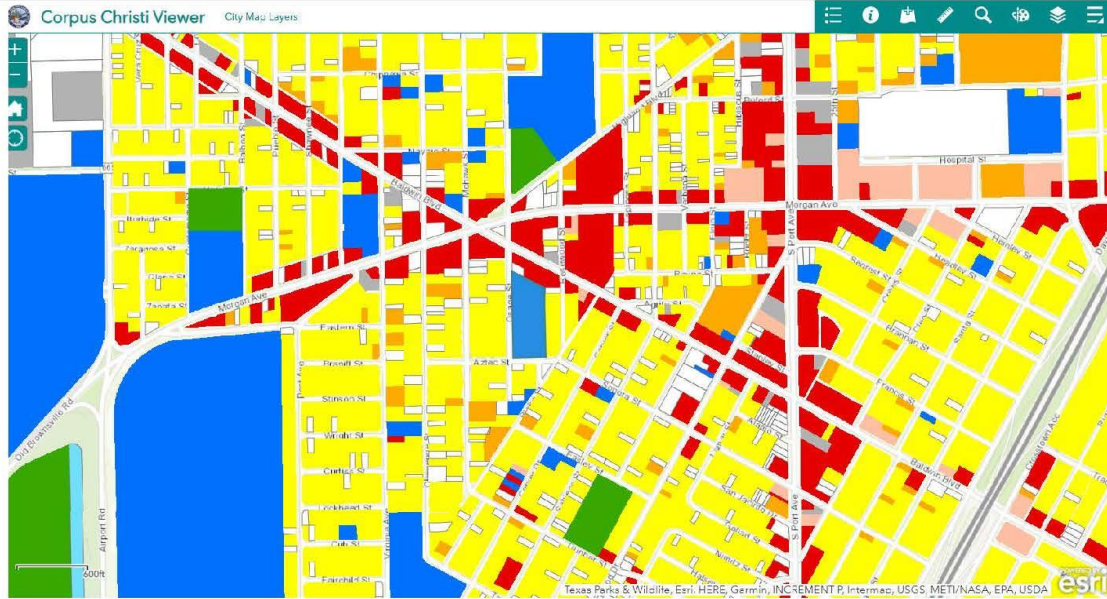


Note: This map is a selected portion from the City of Corpus Christi GIS map and obtained on 06/02/2023.

TGH TWO

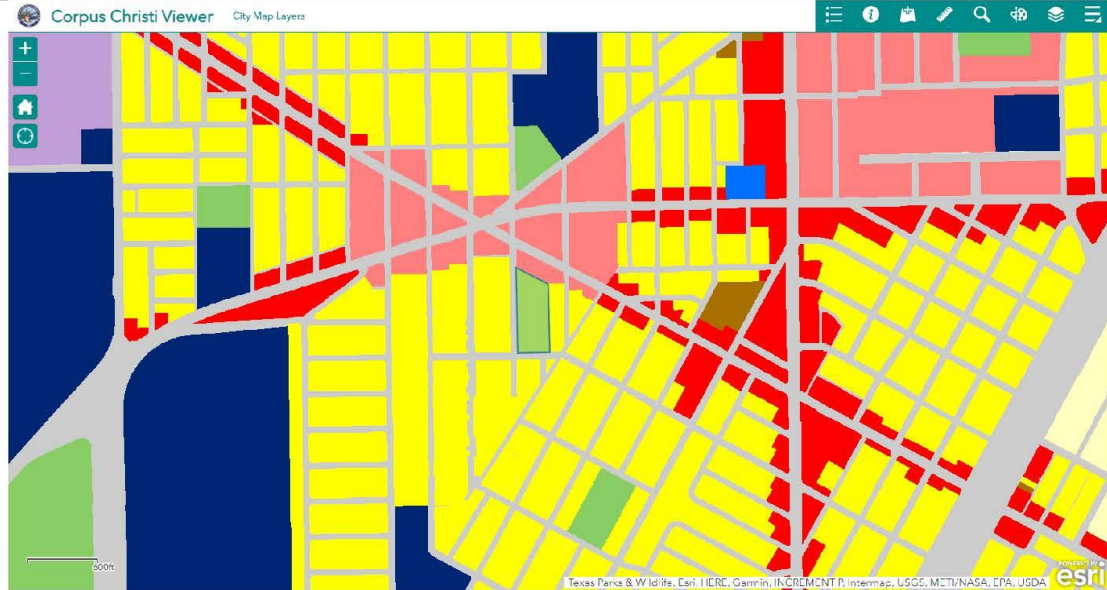
A Master Planned Community

ADJACENT LAND USE INFORMATION



Note: This map is a selected portion from the City of Corpus Christi GIS map and obtained on 06/02/2023.

ADJACENT FUTURE LAND USE INFORMATION

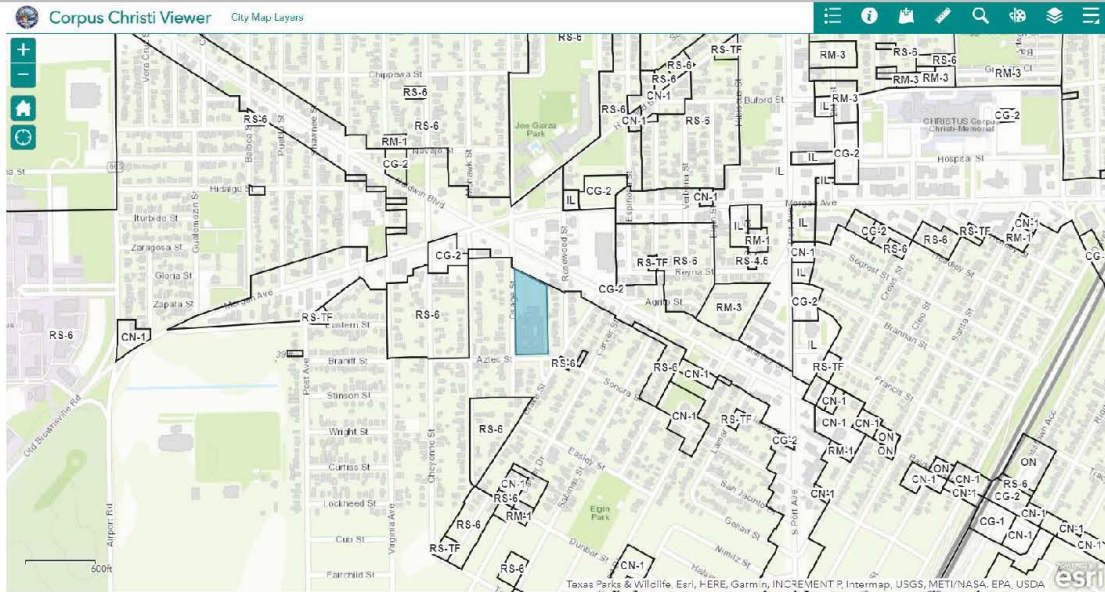


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A Master Planned Community

ADJACENT ZONING INFORMATION



Note: This map is a selected portion from the City of Corpus Christi GIS map and obtained on 06/02/2023.

AREA DEVELOPMENT PLAN INFORMATION

The development is located within the Westside Area Development Plan (ADP). This PUD addresses the **Westside ADP Plan Recommendations Section B – Community Development, B.1 – Policy Statement**; which desires for Community Clean-up / Redevelopment. Furthermore, this PUD addresses the **Westside ADP Plan Recommendations Section B – Community Development, B.3 – Policy Statement**; which desires for encouraging new owner-occupied housing by the following:

1. Reducing local street widths
2. Reduce required lot sizes,
3. Reduce sidewalk requirements
4. Encouraging innovative designs and technologies in new developments

ADJACENT TRANSPORTATION AND CIRCULATION

The development is located on Osage Street with 710-feet of street frontage and is located on Aztec Street with 273-feet of street frontage. Osage Street is classified as a Local Street with an existing street section consisting of 60-foot Right-of-Way, 36-feet paved, and is capable of handling 1,600 Average Daily Trips (ADT). Aztec Street is classified as a Local Street with an existing street section consisting of 60-foot Right-of-Way, 36-feet paved, and is capable of handling 1,600 Average Daily Trips (ADT).

UNIFIED DEVELOPMENT CODE AND MODIFICATIONS

This development shall be governed by the City of Corpus Christi Unified Development Code (UDC) with adoption date of December 2022 (hereinafter referred to as UDC) with the Base Zoning being RS-4.5 with the following modifications:

The UDC Article 4: Base Zoning Districts shall be modified as per the following:

REQUIREMENT	UDC REQUIREMENTS	PUD DEVIATIONS
4.2.5.E Single and Two-Family Residential Parking	The cumulative area of any impermeable surface area located in the required street yard, shall not exceed 50% of the area of the required street yard.	The cumulative area of any impermeable surface area located in the required street yard, shall not exceed 70% of the area of the required street yard.

REQUIREMENT	UDC BASE ZONING REQUIREMENTS (RS-6)	PUD DEVIATIONS
Minimum Lot Area (Square Feet)	6,000	3,000
Minimum Lot Width (Feet)	50	30
Minimum Yard (Feet) – Street	20	Block 1 – 35 Block 2 – 35 Block 3 – 20 Block 4 – 20
Minimum Yard (Feet) – Street Corner	10	10
Minimum Yard (Feet) – Side Single	5	5
Minimum Yard (Feet) – Side Total	10	10
Minimum Yard (Feet) – Rear	5	10
Minimum Open Space (Percent of Total Area)	30	20
Maximum Height (Feet)	35	35

The UDC Article 7: General Development Standards shall be modified as per the following:

REQUIREMENT	UDC REQUIREMENT	PUD DEVIATIONS
<i>Section 7.1.7.C Minimum Property Line Clearance</i>		
	<i>The minimum property line clearance for all residential driveways on residentially zoned lots on local streets shall be the curb radius or flare distance, with the exception of driveways serving zero lot line single family residences where the flare return or flare shall be allowed to encroach over the property line extended by 3-feet, provided</i>	<i>Driveways serving all lots may be abutted against the lot line and the flare return or flare shall be allowed to encroach over the property line extended by 5-feet.</i>

The UDC Article 8: Subdivision Design and Improvements shall be modified as per the following:

REQUIREMENT	UDC REQUIREMENT	PUD DEVIATIONS
<i>Section 8.2.1.B Street Right-of-Way Dimensional Standards</i>		
Local Street Section Type	L-1A	TGH-1
Right-of-Way	50-feet	50-feet
Back-of-Curb to Back-of-Curb	28-feet	32-feet
Planting / Utility Area	6-feet (Both Sides)	5-feet and 13-feet
Sidewalk Width	4-feet	6-feet
Tied Sidewalk	Not Allowed	Allowed
Sidewalk Both Sides	Required	Required 1-side
Parking Lanes	Two	Two
<i>Refer to Site Section Views for additional information</i>		
<i>Section 8.2.2 Sidewalks</i>		
A. Required Improvements	In accordance with Section 8.2.1.B	Modified as per PUD Requirements Sidewalk must provide connection to Block 3, Lot 1 (Park)

TGH TWO
A Master Planned Community

DEVELOPMENT STANDARD

The Development shall follow the guidelines below:

DESCRIPTION	BLOCK NUMBER	LOT NUMBERS
Residential Lots	1	1 – 15
	2	1 – 17
	4	1 – 3
Common Area Lots	3	1

The Residential Lots within the development shall follow the guidelines below:

DESCRIPTION	REQUIREMENT
Usage	Residential
Minimum Open Space (Percent)	20
Building Height – Maximum (Feet)	35
Building Spacing – Minimum (Feet)	10
Parking Requirement Per Unit (within lot)	2 – Paved 9-foot wide by 18-foot deep parking spaces min.
Maintenance	Lot Owner and/or Home Owners Association (HOA) and/or Property Management Group
Improvements Allowed	Residential structure(s) and support structure(s) including decks, porches, pavement(s), fencing, landscaping, utilities, etc.
Improvement Placement	Residential structure(s) and support structure(s) including decks, porches, etc. shall be located within the indicated buildable area. Pavement(s), fencing, and landscaping can be located anywhere on the lot.
Special Requirement	All lots are to front the new public street and no lot shall have driveway access to Osage Street or to Aztec Street

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TGH TWO
A Master Planned Community

The Common Area Lots within the development shall follow the guidelines below:

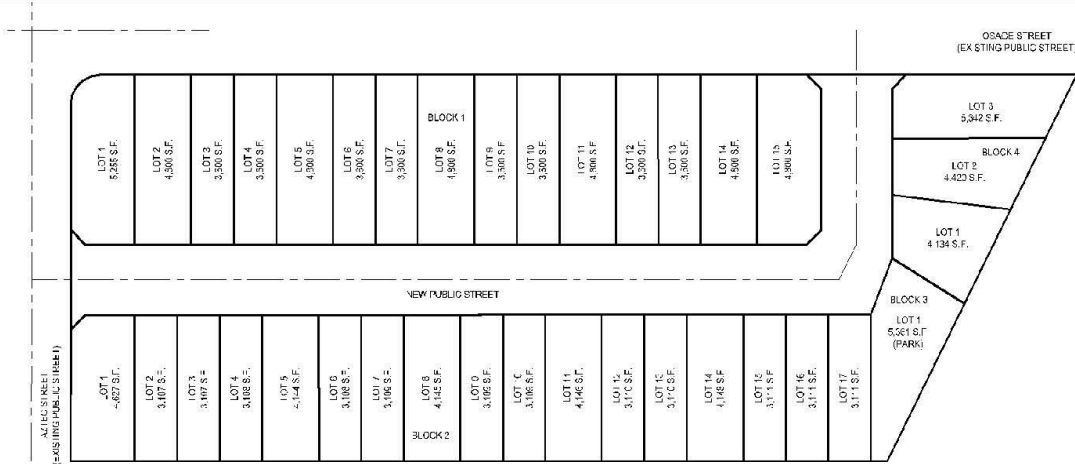
DESCRIPTION	REQUIREMENT
Usage	Non-Residential Structures supporting the Community
Minimum Open Space (Percent)	50
Building Height – Maximum (Feet)	20
Building Spacing – Minimum (Feet)	10
Maintenance	Home Owners Association (HOA) and/or Property Management Group
Improvements Allowed	Non-Residential structure(s) and support structure(s) including decks, pools, porches, pavement(s), fencing, landscaping, utilities, etc.
Improvement Placement	Non-Residential structure(s) and support structure(s) including decks, porches, pools, etc. shall be located within the indicated buildable area. Pavement(s), fencing, and landscaping can be located anywhere on the lot.

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A Master Planned Community

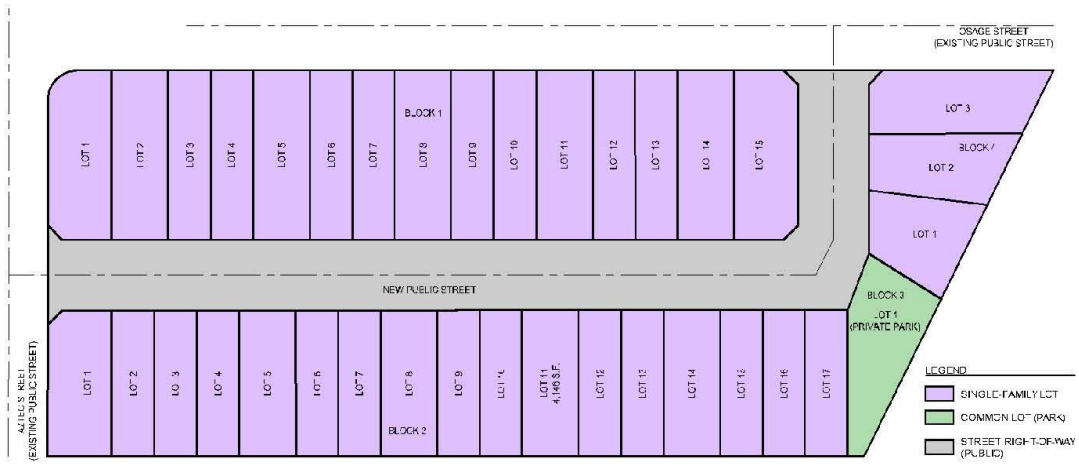
MASTER SITE PLAN



Note: Refer to the Final Plat for additional information regarding the lot dimensions.

SITE DEVELOPMENT PLAN

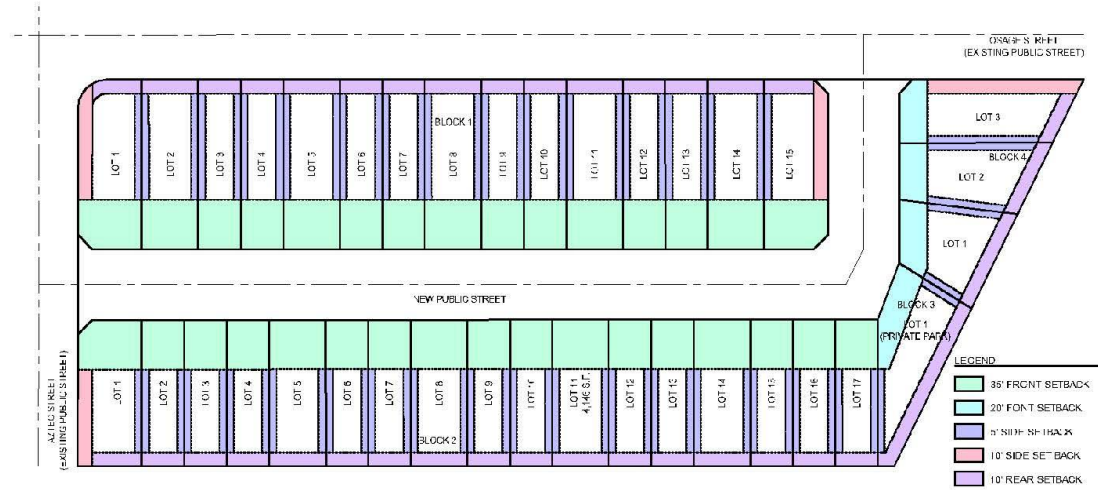
The Lot Layout:



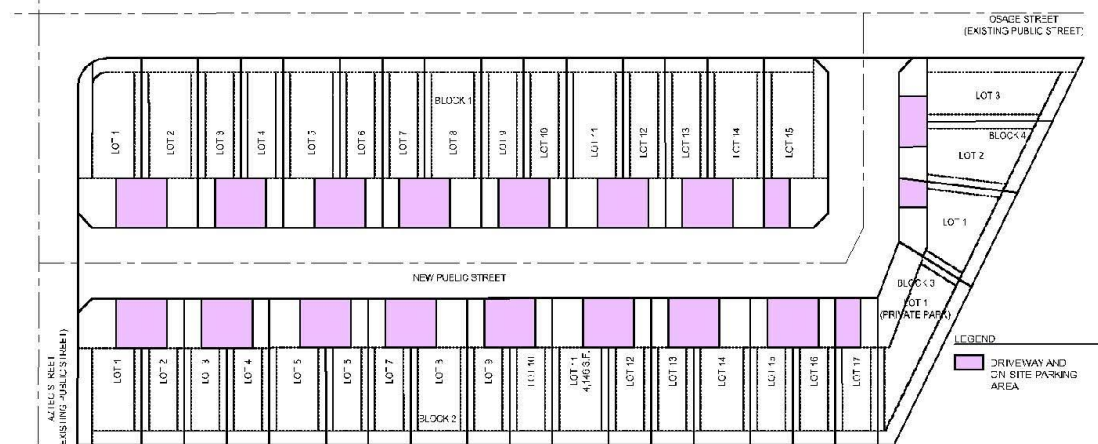
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The Setbacks

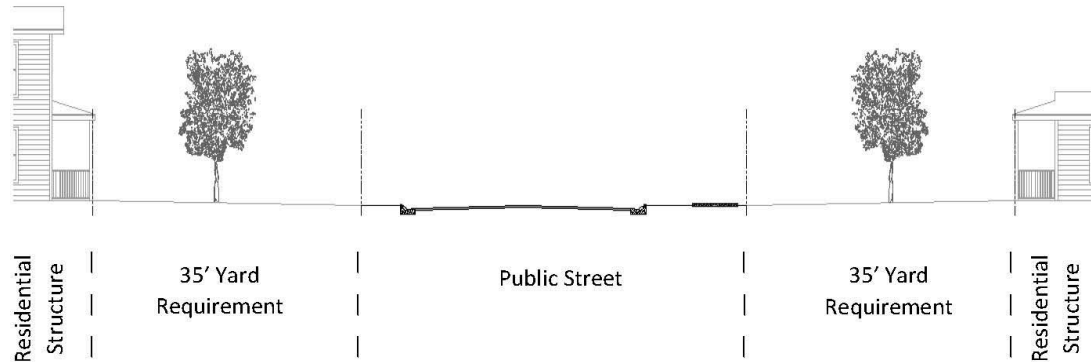


The Driveways and Lot Parking

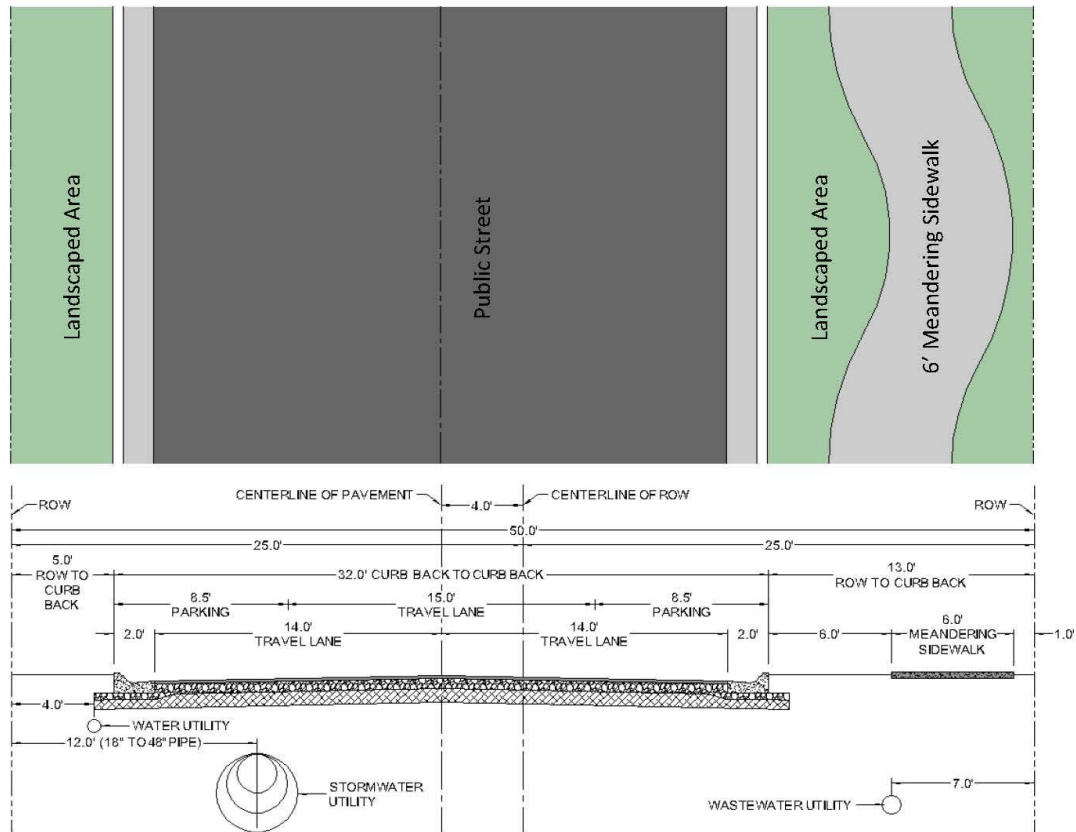


SITE SECTION VIEWS

The Typical Development Cross Section along the main drive is as below:



The Typical Development Street Cross Section along the main drive is as below:



(C) Returned Notices

(s)

**CITY PLANNING COMMISSION
Rezoning Case No. 0823-02**

Thanksgiving Homes has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-6" Single-Family 6 District** to the **"RS-6/PUD" Single-Family 6 District and a Planned Unit Development, not resulting** in a change to the Future Land Use Map. The property to be rezoned is described as:

A property located at or near 650 Osage Street, and described as Lot 1, Block 1, Lozano Elementary School Tract, located north of Aztec Street, south of Baldwin Boulevard, and west of Rosewood Street. Please see the map on the reverse side.



The Planning Commission will conduct a public hearing to discuss and formulate a recommendation to the City Council. The public hearing will be held on **Wednesday, August 09, 2023**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.**, in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request.

The Planning Commission may recommend to the 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. For more information, please call (361) 826-3240.

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 361-826-3240.

Si usted desea dirigirse al Consejo de Ajuste y su inglés es limitado, habrá un interprete en la junta para ayudarle. Para más información, favor de llamar al Departamento de Servicios de Desarrollo (361) 826-3240.

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.

7 Tex. Admin. Code §211.006(d), Corpus Christi Unified Dev. Code §3.3.4

To be on the record, this form must be filled out, signed by the current property owner(s), and returned in its entirety via mail to the return address on this notice or via email to zoning@cctexas.com.

Property Owner Name:

Josephine Garcia

Address:

661 Osage St., Corpus Christi, TX

Phone No:

361-452-0869 / 361-548-4603

() IN FAVOR

(X) IN OPPOSITION

REASON:

How rezoning may affect traffic and accessibility to our premises

Signature

Josephine Garcia

Planner Assigned: Saradja Registre
Email: SaradjaR@cctexas.com
Phone: 361-826-3574
INFOR Case No: ZN7940

Street width will

In person - PL
Lot size street side

PUBLIC HEARING NOTICE

CITY PLANNING COMMISSION
Rezoning Case No. 0823-02

Thanksgiving Homes has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-6" Single-Family 6 District to the "RS-6/PUD" Single-Family 6 District and a Planned Unit Development, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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The Planning Commission will conduct a public hearing to discuss and formulate a recommendation to the City Council. The public hearing will be held on **Wednesday, August 09, 2023**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.**, in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request.

The Planning Commission may recommend to the 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. For more information, please call (361) 826-3240.

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 361-826-3240.

Si usted desea dirigirse al Consejo de Ajuste y su inglés es limitado, habrá un interprete en la junta para ayudarle. Para más información, favor de llamar al Departamento de Servicios de Desarrollo (361) 826-3240.

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7 Tex. Admin. Code §211.006(d), Corpus Christi Unified Dev. Code §3.3.4

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Property Owner(s) Name: Israel Suárez

Address: 633 Osage / 8018 Osprey Phone No: 361-774-0999

() IN FAVOR (X) IN OPPOSITION

REASON: To many houses for the amount of land. • To many people introduced into the neighborhood. • Houses to close to each other. Street with questionable crime can only go up.

Signature Israel Suárez

Handwritten initials and signature in red ink.

Planner Assigned: Saradja Registre
Email: SaradjaR@cctexas.com
Phone: 361-826-3574
INFOR Case No: ZN7940

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Property Owner(s) Name: Petra Gonzalez

Address: 623 Osage Phone No: 361-425-6127

() IN FAVOR IN OPPOSITION

REASON:
Maria P. Smyke
Signature

33

Planner Assigned: Saradja Registre
Email: SaradjaR@ccctexas.com
Phone: 361-826-3574
INFOR Case No: ZN7940

CITY PLANNING COMMISSION
Rezoning Case No. 0823-02

Thanksgiving Homes has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-6" Single-Family 6 District to the "RS-6/PUD" Single-Family 6 District and a Planned Unit Development, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: FRANCISCA V. SANCHEZ

Address: 617 OSAGE ST. City 78405 Phone No: 361-816-2874

() IN FAVOR (X) IN OPPOSITION

REASON: To much Traffic + street Congestion

Signature: Francisca V. Sanchez

Insur limited access to 34 and driveway to

Planner Assigned: Saradja Registre
 Email: SaradjaR@cctexas.com
 Phone: 361-826-3574
 INFOR Case No: ZN7940

PUBLIC HEARING NOTICE

City Council

Rezoning Case No. 0823-02

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The City Council will conduct a public hearing and first reading to discuss and act on this rezoning request on **Tuesday, October 10, 2023**, during one of its regular meetings, which begins at **11:30 a.m.** The hearing will be held in the **Corpus Christi Transportation Authority (CCRTA) Staples Street Center Board Room 2nd Floor, 602 N. Staples Street**. You are invited to attend this public hearing to express your views on this rezoning. For more information, call (361) 826-3105.

The City Council may recommend other intermediate zoning classifications and/or Special Permits. 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.

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Property Owner(s) Name: Daniel Yanez III (New owner as of 9-28-23)

Address: 617 Osage, CC, TX 78405 Phone No.: 361-851-5001

() In Favor In Opposition

REASONS: A PUD zoning allows the developer to deviate from the standard requirements of the Unified Development Code (UDC). Please do not grant the PUD zoning. The turning lane on Baldwin is dangerously narrow because it is not a full turning lane. The PUD will cut lots to build more than 30 home with 1-2 vehicles per home. This will overcrowd the neighborhood and cause difficulty for City emergency vehicles. Please keep Thanksgiving home to the current RS-6 zoning requirement. Unfortunately, this development will cause the loss of our only public green space.

Daniel Yanez III
Signature

Planner Assigned: Saradja Registre
Email: SaradjaR@cctexas.com
Phone: 361-526-3574
INFOR Case No. ZM7340
Property Owner ID: 04

Daniel Yanez III

Call or by letter.

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Property Owner(s) Name: Gloria Suarez

Address: 613 Orage St Phone No: 361-688-6979

() IN FAVOR (X) IN OPPOSITION

Our street will be too congested with parked cars.

REASON:

Gloria Suarez

35-3

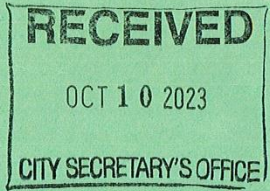
Signature

Paulina

Planner Assigned: Saradja Registre
Email: [SaradjaR@cc texas.com](mailto: SaradjaR@cc texas.com)
Phone: 361-826-3574
INFOR Case No: ZN7940

in person

PUBLIC HEARING NOTICE
City Council
Rezoning Case No. 0823-02



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Property Owner(s) Name: Francisco Maya

Address: 662 Rosewood Phone No.: 361.232.80387

() In Favor In Opposition

REASONS:

F Maya
Signature

Planner Assigned: Saradja Registre
Email: SaradjaR@cctexas.com
Phone: 361-826-3574
INFOR Case No. ZN7940
Property Owner ID: 42

CITY PLANNING COMMISSION
Rezoning Case No. 0823-02

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Property Owner(s) Name: Asencion Garcia / Ernestina Garcia Segura

Address: 671 Rosewood St Phone No: 361-815-86 05

() IN FAVOR (X) IN OPPOSITION

REASON: Concern of loitering in my Back yard or

Signature: Ernestina G. Segura Transpassing

Planner Assigned: Saradja Registre
Email: SaradjaR@cctexas.com
Phone: 361-826-3574
INFOR Case No: ZN7940

