

# Zoning Case ZN8398

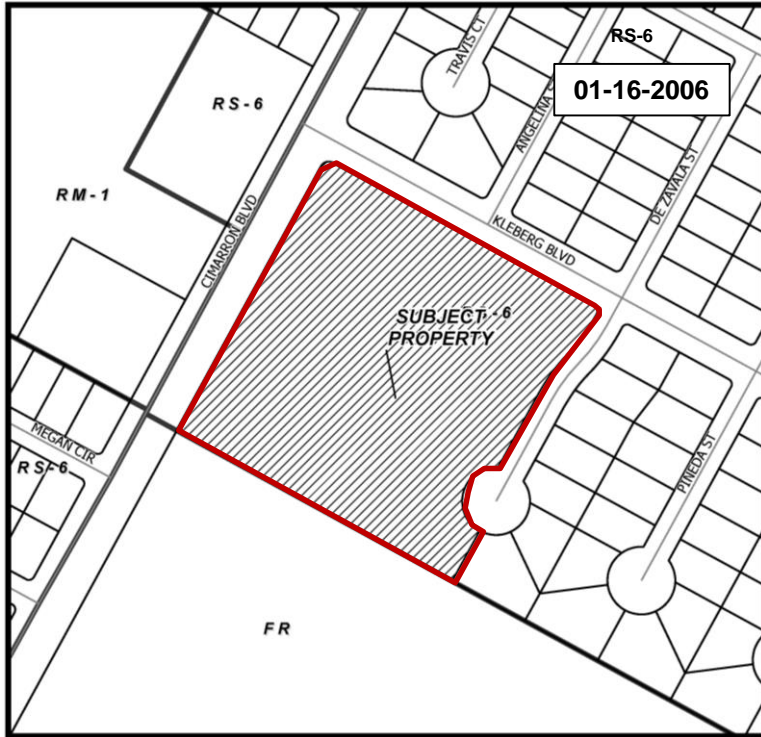


**Mandel Family Homes LLC**  
District 5

Rezoning for a property at or near  
3501 De Zevala Street  
From the "RS-6"  
to the "RS-4.5/PUD"



# Zoning and Land Use



## Proposed Use:

To allow a single-family residential subdivision.

## ADP (Area Development Plan):

Southside, Adopted on March 17, 2020

## FLUM (Future Land Use Map):

Medium-Density Residential

## Existing Zoning District:

“RS-6” Single-Family 6 District

## Adjacent Land Uses:

North: Low-Density Residential, Public/Semi-Public;  
Zoned: RS-6

South: Vacant, Public/Semi-Public; Zoned: RS-6, FR

East: Low-Density Residential, Vacant; Zoned: RS-6

West: Public/Semi-Public, Low-Density Residential;  
Zoned: FR, RS-6, RM-1



# Public Notification

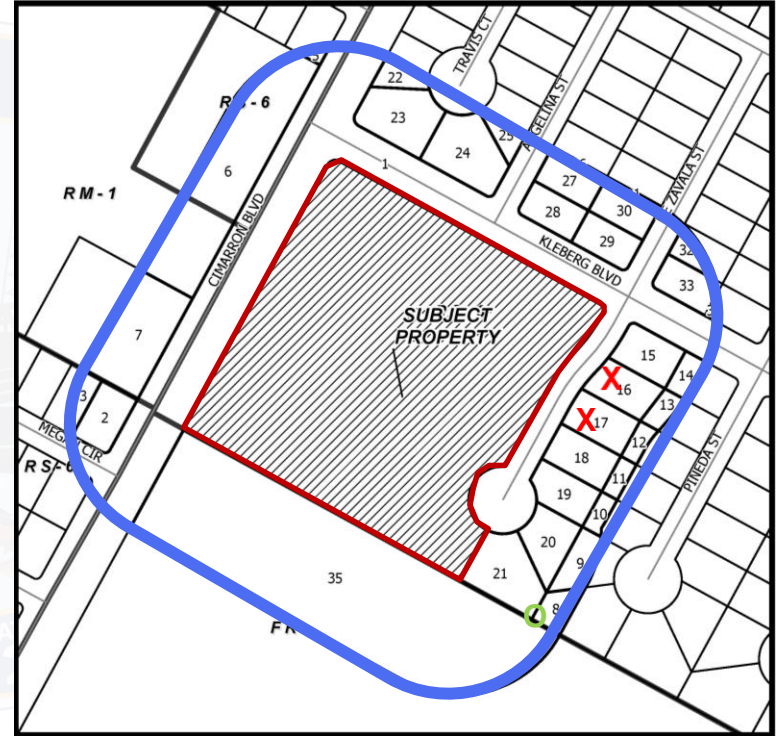
35 Notices mailed inside the 200' buffer  
5 Notices mailed outside the 200' buffer

## Notification Area

**Opposed: 2 (2.91%)**  
*Separate Opposed Owners: (2)*



**In Favor: 1 (0.74%)**



*\*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.*

# PUD (Planned Unit Development) Overlay

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Development Standards Deviations (UDC 4.3.3)		
	"RS-4.5" Unified Development Code Standard	"RS-4.5/PUD" Deviations
Minimum Lot Area (Square Feet)	4,500	<b>4,200</b>
Minimum Lot Width (Feet)	45	<b>40</b>
Notes: Items in bold, deviate from the Unified Development Code established under UDC Section 4.3.3. Residential Development Standards.		

# PUD (Planned Unit Development) Overlay Cont.

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Subdivision Design Standards Deviations (UDC Section 8.2.1.B)		
Local Street Section Type L1F:		
	Unified Development Code Standard	PUD Deviations
Planting/Utility Area	7	0
Street Section Width (BC)	22	28*
Bump Out	6	0
Required Sidewalk Width	4	5
Required Sidewalk	No	Yes
Notes: *Street width to remain 28 Feet back-of-curb to back-of-curb.		

# Staff Analysis and Recommendation

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- The proposed amendment is consistent with the City of Corpus Christi Comprehensive Plan and the Future Land Use designation of medium-density residential.
- The uses to be permitted by the planned unit development plan are suitable at the subject property; and are compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area and will not have a negative impact on the surrounding neighborhood.
- In addition to the zoning map amendment criteria in Subsection 3.3.5, in determining whether to approve, approve with conditions or deny the amendment proposed by the applicant, the Technical Review Committee weighted the capacity of the surrounding infrastructure for the proposed development, as well as the following:
  1. Harmony with the character of the surrounding area.
  2. Conformity with the Comprehensive Plan.
  3. A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as roadways, bicycle ways and pedestrian walkways.

**PLANNING COMMISSION AND STAFF RECOMMEND  
APPROVAL TO “RS-4.5/PUD”**