



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of January 30, 2024
Second Reading for the City Council Meeting of February 13, 2024

DATE: January 30, 2024

TO: Peter Zaroni, City Manager

FROM: Al Raymond, Development Services Department
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**Rezoning for a property at or near
3029 Sabinas Street**

CAPTION:

Zoning Case No. 1223-01, Thanksgiving Homes (District 2). Ordinance rezoning a property at or near 3029 Sabinas Street from the “RS-6/SP” Single-Family 6 District with a Special Permit to the “RS-TH” Townhouse District; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

SUMMARY:

This item is to rezone the property to allow for the construction of a residential infill development (8 dwellings).

BACKGROUND AND FINDINGS:

The subject property is a 0.80-acre tract of 5 platted lots within the Dunbar Subdivision west of Port Avenue, south of Baldwin Boulevard, and west of Airport Road, zoned “RS-6/SP” Single-Family 6 District with a Special Permit that allowed a, now vacant, daycare center.

The subject parcel is surrounded by an established residential subdivision from the 1940s, zoned “RS-6” Single-Family 6 District. Except for the Dunbar Subdivision, El Rey and Carver are non-conforming subdivisions (in lot width and area) zoned “RS-6” Single-Family 6 District with low-density residential uses.

The “RS-TH” Townhouse District allows smaller dwelling units than typically occurs in single-family zoning districts. This zoning district is appropriate for infill development as well as for a transitional area from residential to nonresidential areas.

The request is to allow for the construction of a residential infill development of eight (8) single-family dwellings similar to the recent Pineda Park residential development by

Thanksgiving Homes, an affiliate of the Corpus Christi Housing Authority (CCHA), which selects infill lots, particularly those that may have been problematic over time, for residential development to increase homeownership across a selected group of the population to help with the housing needs of the community.

The proposed rezoning is consistent with the Future Land Use Map and is consistent with the City of Corpus Christi Comprehensive Plan.

Public Input Process

Number of Notices Mailed: 54 were mailed within 200-foot notification area, and 6 outside notification area.

As of January 26, 2024:

In Favor 1 inside notification area 0 outside notification area	In Opposition 0 inside notification area 0 outside notification area
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A total of 0% of the 200-foot notification area is in opposition.

ALTERNATIVES:

None.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Planning Commission and Staff recommend approval of the change of zoning from the “RS-6/SP” Single-Family 6 District with a Special Permit to the “RS-TH” Townhouse District on January 10, 2024.

Vote Results

For: 6

Against: 0

Absent: 2

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report