



## AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of February 11, 2025  
Second Reading for the City Council Meeting of February 18, 2025

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**Date:** January 17, 2025

**To:** Peter Zaroni, City Manager

**From:** Michael Dice, Development Services Department  
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(361) 826-3596

<p style="text-align: center;"><b>Rezoning for a property at or near 3501 De Zavala Street</b></p>
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**CAPTION:**

Zoning Case No. ZN8398, Mandel Family Homes, LLC (District 5). Ordinance rezoning a property at or near 3501 De Zavala Street from the “RS-6” Single-Family 6 District to the “RS-4.5/PUD” Single-Family 4.5 District with a Planned Unit Development Overlay, 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 a single-family subdivision, proposing 45 dwelling units.

**BACKGROUND AND FINDINGS:**

The subject property is a 6.6-acre tract out of the Heritage Crossing Estates Unit 1, an “RS-6” zoned residential subdivision, platted in October 2017. It is located along the east side of Cimarron Boulevard, an “A1” Class Minor Arterial, along the west side of Kleberg Boulevard, and the south side of De Zavala Street, both classified as “Local” residential roads.

The surrounding properties to the north are zoned “RS-6” Single-Family 6 District with Low-Density Residential and Public/Semi-Public uses, with some vacant. Those to the south are zoned “FR” Farm Rural District and “RS-6” Single-Family 6 District, with some vacant parcels, and others with public/semi-public uses; and those to the east are zoned “RS-6” Single-Family 6 District, with low-density residential uses, and some vacant. The properties to the west of the subject property and Cimarron Boulevard are zoned “FR” Farm Rural District, “RS-6” Single-Family 6 District, and “RM-1” Multi-Family District, with Public/Semi-Public, and Low-Density Residential uses.

The applicant is requesting a change of zoning to accommodate a residential

subdivision with the following deviations to diversify the single-family housing price range in the city's subject area: The development is situated in a family-oriented area with nearby schools and an average home price of 300,000 dollars.

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

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

The “RS-4.5” Single-Family 4.5 District permits single-family detached houses and group homes. A limited number of public and civic uses are allowed, subject to the restrictions necessary to preserve and protect the single-family character of the neighborhood.

The planned unit development overlay may permit new or innovative concepts in land utilization, master-planned communities, or mixed-use developments that other zoning districts do not easily accommodate; it may also provide site-specific compatibility standards. While greater flexibility is given to allow special conditions or restrictions that would not otherwise enable development to occur, procedures are established to ensure against misuse of increased flexibility.

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 for the subject property, compatible with the present zoning and conforming uses of nearby property, and in keeping with the character of the surrounding area. It will not negatively impact the surrounding neighborhood.

During the permitting process, zoning reviews are conducted to ensure that development compatibility is achieved through the prescription of Unified Development Code required buffer yard width and points (UDC §7.9.5, 7.9.6), increased setbacks due to height (UDC §4.2.8.D.), limitations on hours of operations with certain site features (UDC §7.2.7.B.1.a), and visual barriers such as landscaping (UDC §7.3.10) and walls to buffer noise generators (UDC §7.9.8.B).

Public Input Process:

Number of Notices Mailed: 35 Notices were mailed within the 200-foot notification area, and 5 Outside the notification area.

As of January 17, 2025

In Favor 1 inside notification area 0 outside notification area	In Opposition 2 inside notification area 0 outside notification area
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A total of 2.91% of the 200-foot notification area is in opposition.

**ALTERNATIVES:**

Denial of the zoning change from “RS-6” Single-Family 6 District to the “RS-4.5/PUD” Single-Family 4.5 District with a Planned Unit Development Overlay.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**RECOMMENDATION (December 11, 2024):**

Planning Commission and Staff recommend approval of the change of zoning from the. “RS-6” Single-Family 6 District to the “RS-4.5/PUD” Single-Family 4.5 District with a Planned Unit Development Overlay.

Vote Results

For: 9

Against: 0

Absent: 0

Abstained: 0

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance

Presentation - Aerial Map

Planning Commission Final Report