

Zoning Case 1223-01



Thanksgiving Homes District 2

Rezoning for a property at or near
3029 Sabinas Street
From the “RS-6/SP” Single-Family 6 with a Special Permit
To the “RS-TH” Townhouse District



Zoning and Land Use



Proposed Use:

To allow for a residential infill development (8 dwellings).

Area Development Plan (ADP):

Westside (January 10, 2023)

Future Land Use Map:

Medium-Density Residential

Existing Zoning:

“RS-6/SP” Single-Family 6 District with a Special Permit

Adjacent Land Uses:

- North: Low-Density Residential (Zoned “RS-6”)
- South: Low-Density Residential, Vacant (Zoned “RS-6” & “CN-1”)
- East: Low-Density Residential (Zoned “RS-6”)
- West: Low-Density Residential (Zoned RS-6)

Public Notification

- 54 Notices mailed inside the 200-foot buffer
- 6 Notices mailed outside the 200-foot buffer

Notification Area

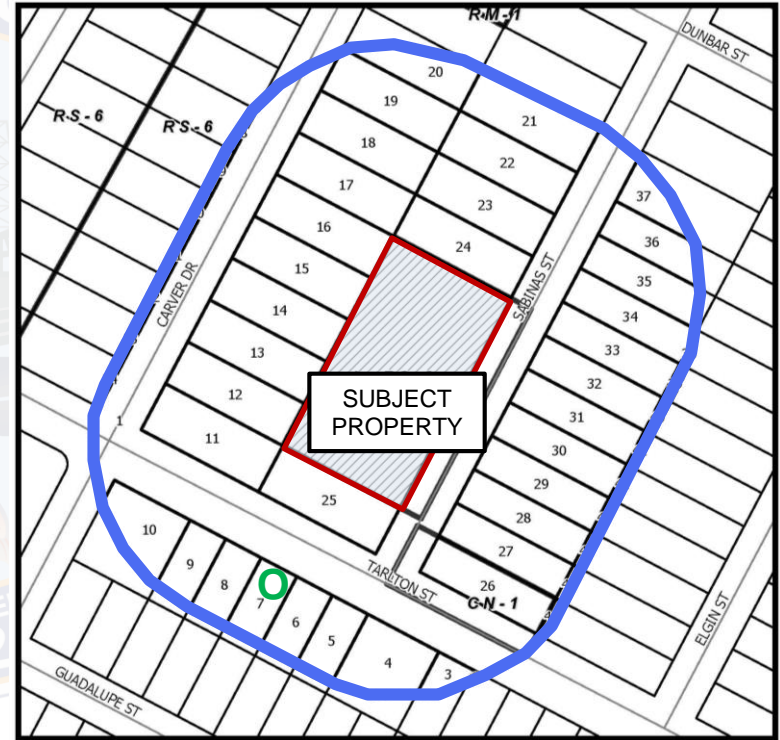


Opposed: 0 (0%)

Separate Opposed Owner(s) (0)



In Favor: 1 (1.28%)



*Notified property owner's land in SQF/ Total square footage of all property in the notification area = Percentage of public opposition.

Staff Analysis and Recommendation

- The proposed rezoning is consistent with many goals of Plan CC (City of Corpus Christi Comprehensive Plan) and the FLUM's (Future Land Use Map) designation of Medium-Density Residential.
- The westside area lacks diversity in its housing options. Its constituents expressed a need for affordable housing; primarily single-family. Thanksgiving Homes has identified the subject parcel as an ideal infill development opportunity that could expand such options.
 - The subject property, within an established neighborhood, has been vacant for many years. The infrastructure to support the development already exists.
- The Pineda Park residential development, the precedent to the subject case, has been deemed to be Thanksgiving Homes' most successful affordable housing development.
 - In determining whether to approve the subject case, staff has considered potential UDC amendments to help promote a development similar to Pineda Park, which will increase affordable housing availability.
- The proposed development is keeping in character with adjacent and neighboring properties and density, and will not have a negative impact on the surrounding uses and neighborhood.
- The Townhouse District is determined to be ideal for infill developments.

PLANNING COMMISSION AND STAFF RECOMMEND APPROVAL