

# ZONING REPORT

Case # 1223-01

<b>Applicant &amp; Subject Property</b>			
<b>District:</b> 2 <b>Owner:</b> Thanksgiving Homes <b>Applicant:</b> Thanksgiving Homes <b>Address:</b> 3029 Sabinas Street, located along the west side of Sabinas Street, south of Dunbar Street, west of Greenwood Drive, north of Tarlton Street, and east of Carver Drive. <b>Legal Description:</b> Lots 19-23, Block A, Dunbar <b>Acreage of Subject Property:</b> 0.80 Acre <b>Pre-Submission Meeting:</b> October 25, 2023			
<b>Zoning Request</b>			
<b>From:</b> "RS-6/SP" Single-Family 6 District with a Special Permit <b>To:</b> "RS-TH" Townhouse District <b>Purpose of Request:</b> To allow for the construction of a residential infill development (8 dwellings)			
<b>Land Development &amp; Surrounding Land Uses</b>			
	Zoning District	Existing Land Use	Future Land Use
<b>Site</b>	"RS-6/SP" Single-Family with a Special Permit	Commercial	Medium-Density Residential
<b>North</b>	"RS-6" Single-Family	Low-Density Residential	Medium-Density Residential
<b>South</b>	"RS-6" Single-Family, "CN-1" Neighborhood Commercial	Low-Density Residential, Vacant	Medium-Density Residential
<b>East</b>	"RS-6" Single-Family	Low-Density Residential	Medium-Density Residential
<b>West</b>	"RS-6" Single-Family	Low-Density Residential	Medium-Density Residential
<b>Plat Status:</b> The property consists of 5 platted lots. A land subdivision request must precede the building permit if amendment request is approved. <b>Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022):</b> None <b>Code Violations:</b> None			
<b>Transportation and Circulation</b>			
	Designation	Section Proposed	Section Existing
Sabinas Street	"Local " Residential	One-Lane & On-Street Parking, 50 feet	One-Lane & On-Street Parking, 50 feet

**Transit:** The Corpus Christi RTA provides service to the subject property via Routes 21 *Arboleda* and 37 *Crosstown*. Stops for Route 21 *Arboleda* are located along the east side of Carver Drive and South of Dunbar Street heading north. Route 37 *Crosstown* has stops, south- and north-bound, at Dunbar Steet and Greenwood Drive, and Tarlton Street and Greenwood Drive.

**Bicycle Mobility Plan:** The subject property is approximately 50 feet away from a proposed Bike-Boulevard along Sabinas Street and, equally, from a One-Way-Cycle-Track on Tarlton Street.

### Utilities

**Gas:** A 2-inch WS line exists along the rear of the property.  
**Stormwater:** A 48-inch RCP line exists along the west side of Sabinas Street.  
**Wastewater:** An 8-inch VCP line exists along the east side of Sabinas Street.  
**Water:** A 6-inch ACP line along the rear property line.

### 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	54 within a 200-foot notification area 6 outside 200-foot notification area
In Opposition	0 inside the notification area 0 outside the notification area 0% in opposition within the 200-foot notification area (0 individual property owner (s))

### Public Hearing Schedule

**Planning Commission Hearing Date:** January 10, 2024  
**City Council 1<sup>st</sup> Reading/Public Hearing Date:** January 30, 2024  
**City Council 2<sup>nd</sup> Reading Date:** February 13, 2024

**Background:**

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 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 the 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), who 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.

**Plan CC (City of Corpus Christi Comprehensive Plan) and ADP (Area Development Plan) Consistency:**

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

- *Housing and Neighborhoods:*
  - 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.
- *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 older 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.
  - Corpus Christi has well-designed neighborhoods and built environments.
    - Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods.

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

The proposed rezoning is consistent with vision themes and policy initiatives of the Westside ADP and with the FLUM’s designation of Medium-Density Residential.

- Continue to promote infill residential development.
  - Support housing agencies that build new homes in existing neighborhoods.
- Encourage the development of various housing types to meet housing needs at multiple income levels.

**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 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.

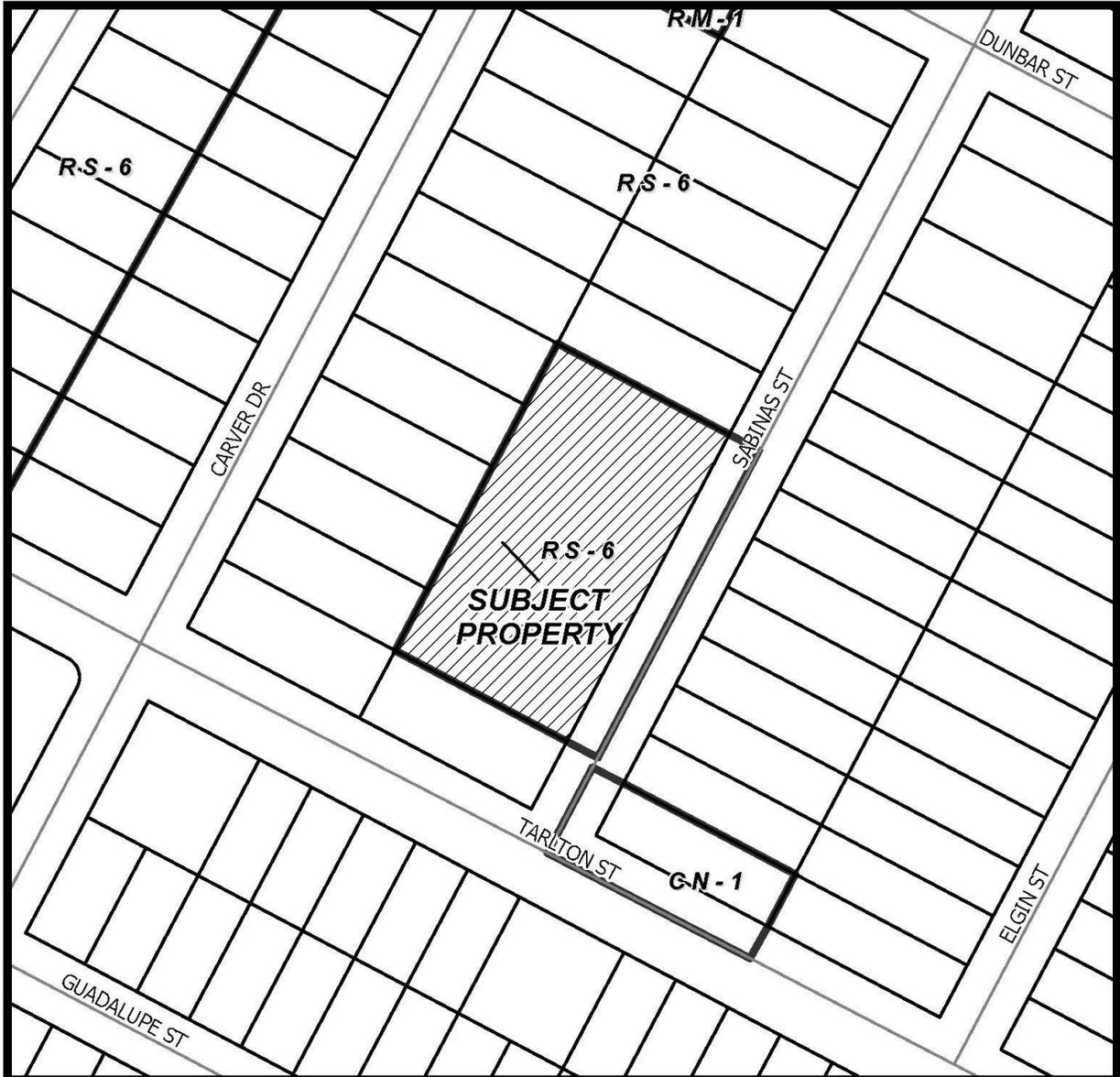
**Planning Commission and Staff Recommendation:**

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, 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.

**Attachment:**

(A) Existing Zoning and Notice Area map.

(A) Existing Zoning Map and Notice Area



**CASE: 1223-01**  
**SUBJECT PROPERTY WITH ZONING**



Subject Property

- |  |   |
|--|---|
| A-1 Apartment House District                 | I-1 Limited Industrial District             |
| A-1A Apartment House District                | I-2 Light Industrial District               |
| A-2 Apartment House District                 | I-3 Heavy Industrial District               |
| AB Professional Office District              | PUD Planned Unit Development                |
| AT Apartment-Tourist District                | R-1A One Family Dwelling District           |
| B-1 Neighborhood Business District           | R-1B One Family Dwelling District           |
| B-1A Neighborhood Business District          | R-1C One Family Dwelling District           |
| B-2 Bayfront Business District               | R-2 Multiple Dwelling District              |
| B-2A Barrier Island Business District        | RA One Family Dwelling District             |
| B-3 Business District                        | RE Residential Estate District              |
| B-4 General Business District                | R-TH Townhouse Dwelling District            |
| B-5 Primary Business District                | SP Special Permit                           |
| B-6 Primary Business Core District           | T-1A Travel Trailer Park District           |
| BD Corpus Christi Beach Design Dist.         | T-1B Manufactured Home Park District        |
| F-R Farm Rural District                      | T-1C Manufactured Home Subdivision District |
| HC Historical-Cultural Landmark Preservation |   |

