

**Zoning Case No. 0823-02, Thanksgiving Homes (District 1).
Ordinance rezoning a property at or near 650 Osage Street from the “RS-6”
Single-Family 6 District to the “RS-6/PUD” Single-Family 6 District with a Planned
Unit Development Overlay; Providing for a penalty not to exceed \$2,000 and
publication. (Planning Commission and Staff recommend approval.)**

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission during which all interested persons were allowed to appear and be heard;

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application for an amendment to the City of Corpus Christi’s Unified Development Code (“UDC”) and corresponding UDC Zoning Map;

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the City Council, during which all interested persons were allowed to appear and be heard;

WHEREAS, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

WHEREAS, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1. The Unified Development Code (“UDC”) and corresponding UDC Zoning Map of the City of Corpus Christi, Texas is amended by changing the zoning on the subject property being Lot 1, Block 1, Lozano Elementary School as shown in Exhibit “A”:

From the “RS-6” Single-Family 6 District to the “RS-6/PUD” Single-Family 6 District with a Planned Unit Development Overlay.

The subject property is located at or near 650 Osage Street. Exhibit A, a map, is attached to and incorporated in this ordinance. Exhibit B, the PUD (Planned Unit Development) guideline document, is also attached to and incorporated in this ordinance.

SECTION 2. The Planned Unit Development Overlay granted in Section 1 of this ordinance is subject to the Owner following the conditions listed below:

1. Planned Unit Development Guidelines and Master Site Plan: The Owners shall develop the properties in accordance with the TGH TWO Planned Unit Development

(PUD) Guidelines and Master Site Plan, attached as Exhibit B, and to the satisfaction of the Technical Review Committee (TRC).

2. Other Requirements: The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.

3. Time Limit: An approved development plan shall expire 24 months after the date that the development plan was approved, unless a complete building permit application has been submitted, or if no building permit is required, a certificate of occupancy has been issued

SECTION 3. The UDC and corresponding UDC Zoning Map of the City, made effective July 1, 2011 and as amended from time to time, except as changed by this ordinance, both remain in full force and effect including the penalties for violations as made and provided for in Article 10 of the UDC.

SECTION 4. To the extent this amendment to the UDC represents a deviation from the City's Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as it is amended by this ordinance.

SECTION 5. All ordinances or parts of ordinances specifically pertaining to the zoning of the subject property that are in conflict with this ordinance are hereby expressly repealed.

SECTION 6. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable by a fine not to exceed \$2,000.00 for each offense; as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

SECTION 7. Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter of the City of Corpus Christi.

SECTION 8. This ordinance shall become effective upon publication.

Introduced and voted on the _____ day of _____, 2023.

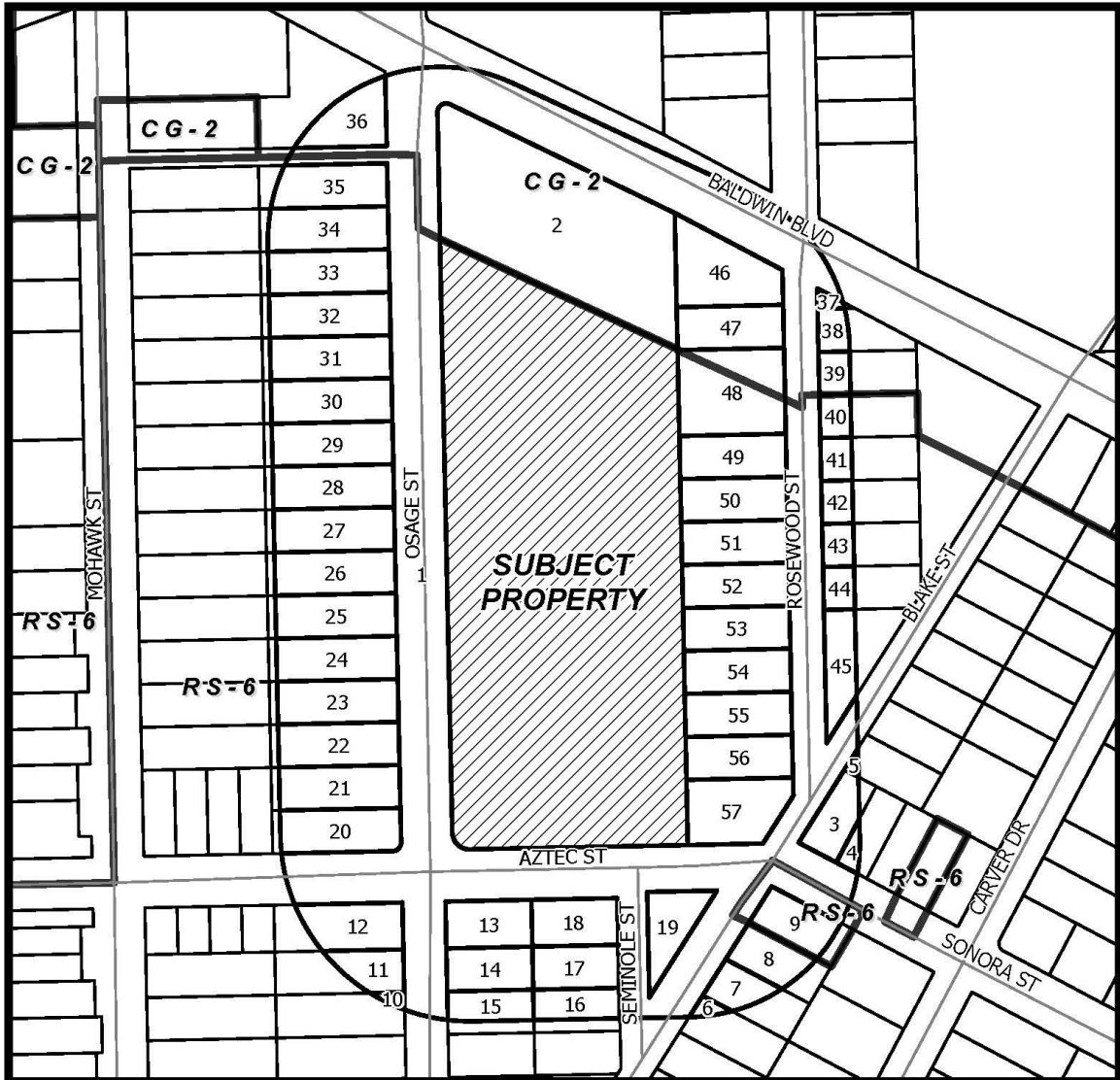
PASSED and APPROVED on the _____ day of _____, 2023.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary

EXHIBIT (A) EXISTING ZONING AND NOTICE AREA



CASE: 0823-02 Zoning and notice Area

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

Subject Property with 200' buffer
 Owners in favor
 Owners in opposition

4 Owners within 200' listed on attached ownership table



TGH TWO

A Master Planned Community

PLANNED UNIT DEVELOPMENT (PUD)

CORPUS CHRISTI, TEXAS

AUGUST 2023

OWNER AND DEVELOPER



Thanksgiving Homes

A CCHA Affiliate

SUBMITTED BY



MUNOZ ENGINEERING, LLC

ENGINEER

THOMAS B. TIFFIN, PE

MUNOZ ENGINEERING, LLC

1608 S. BROWNLEE BLVD | CORPUS CHRISTI, TX 78404 | (O) 361.946.4848 | TBPELS FIRM F-12240
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TGH TWO

A Master Planned Community

GENERAL DEVELOPMENT INFORMATION

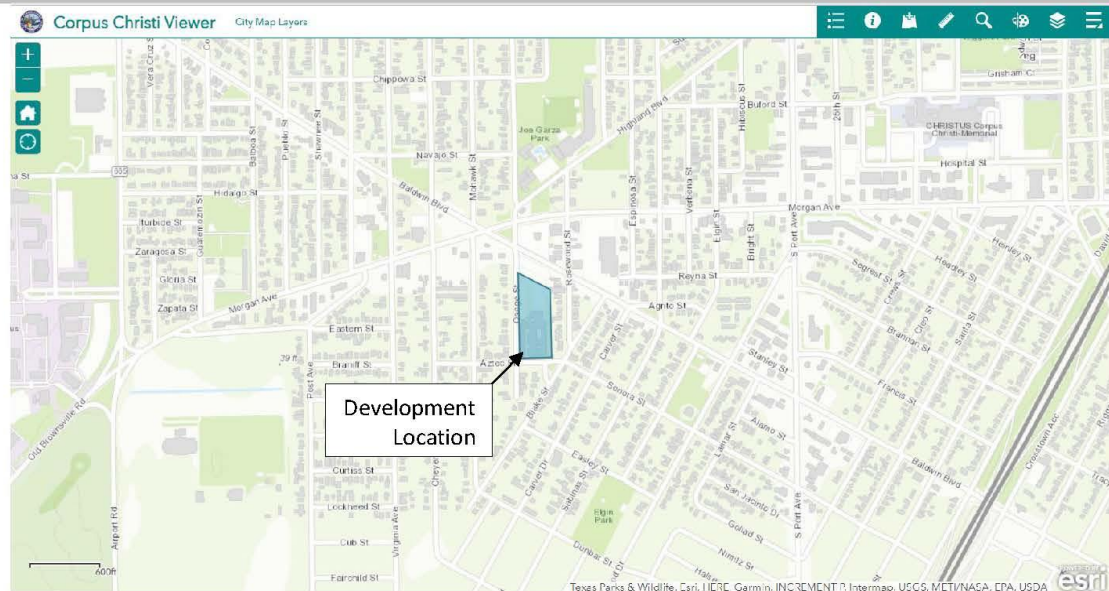
TGH TWO is a Master Planned Community that is located in the City of Corpus Christi, Nueces County, Texas in the area known as the Westside. The development is a redevelopment project that is being completed by the non-profit organization known as Thanksgiving Homes which is an affiliate of the Corpus Christi Housing Authority (CCHA).

Thanksgiving Homes is the first Corpus Christi Housing Authority (CCHA) initiative to focus on single-family housing rentals and sales. This innovative concept identifies moderately priced, typically infill lots, many that have become problematic over time. Thanksgiving Homes has developed a proven model to turn these challenging infill lots into opportunities for many who thought home ownership was not an option. Thanksgiving Homes continues to evolve with the needs of our city and continues to look at the needs of our region and address them with this development by the placement of these new homes which will help revitalize the neighborhood and in turn minimize the housing shortage of the area.

The location of the development is on the property that once was the Lozano Elementary School which has since been closed and the property cleared of the former improvements. The proposed community will consist of 35 single-family residential lots and 1 community lot that will be a park area. The intent of the project is to be able to provide

The current legal description of the property is Lozano Elementary School Tract, Block 1, Lot 1 and will be replated to become known as TGH TWO.

DEVELOPMENT LOCATION MAP



Note: This map is a selected portion from the City of Corpus Christi GIS map and obtained on 06/02/2023.

TGH TWO

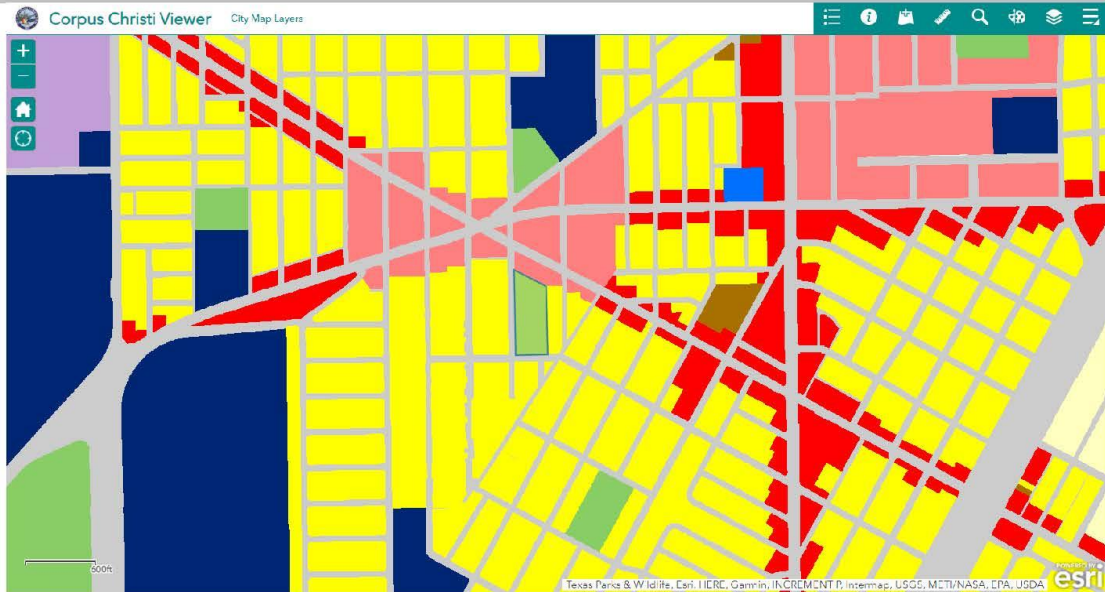
A Master Planned Community

ADJACENT LAND USE INFORMATION



Note: This map is a selected portion from the City of Corpus Christi GIS map and obtained on 06/02/2023.

ADJACENT FUTURE LAND USE INFORMATION

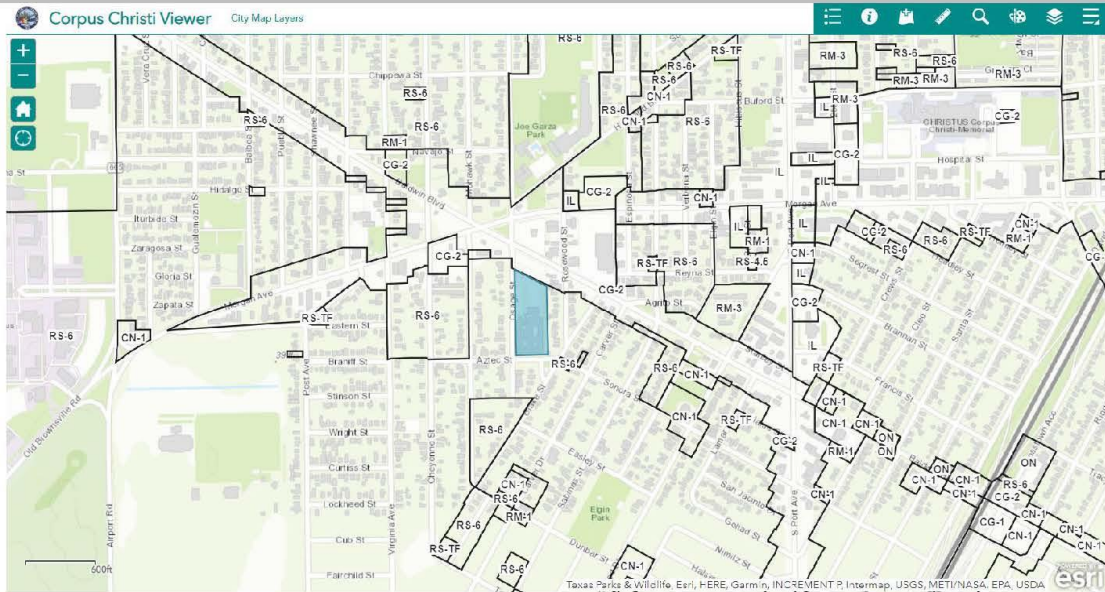


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ADJACENT ZONING INFORMATION



Note: This map is a selected portion from the City of Corpus Christi GIS map and obtained on 06/02/2023.

AREA DEVELOPMENT PLAN INFORMATION

The development is located within the Westside Area Development Plan (ADP). This PUD addresses the **Westside ADP Plan Recommendations Section B – Community Development, B.1 – Policy Statement**; which desires for Community Clean-up / Redevelopment. Furthermore, this PUD addresses the **Westside ADP Plan Recommendations Section B – Community Development, B.3 – Policy Statement**; which desires for encouraging new owner-occupied housing by the following:

1. Reducing local street widths
2. Reduce required lot sizes,
3. Reduce sidewalk requirements
4. Encouraging innovative designs and technologies in new developments

ADJACENT TRANSPORTATION AND CIRCULATION

The development is located on Osage Street with 710-feet of street frontage and is located on Aztec Street with 273-feet of street frontage. Osage Street is classified as a Local Street with an existing street section consisting of 60-foot Right-of-Way, 36-feet paved, and is capable of handling 1,600 Average Daily Trips (ADT). Aztec Street is classified as a Local Street with an existing street section consisting of 60-foot Right-of-Way, 36-feet paved, and is capable of handling 1,600 Average Daily Trips (ADT).

UNIFIED DEVELOPMENT CODE AND MODIFICATIONS

This development shall be governed by the City of Corpus Christi Unified Development Code (UDC) with adoption date of December 2022 (hereinafter referred to as UDC) with the Base Zoning being RS-4.5 with the following modifications:

The UDC Article 4: Base Zoning Districts shall be modified as per the following:

REQUIREMENT	UDC REQUIREMENTS	PUD DEVIATIONS
4.2.5.E Single and Two-Family Residential Parking	The cumulative area of any impermeable surface area located in the required street yard, shall not exceed 50% of the area of the required street yard.	The cumulative area of any impermeable surface area located in the required street yard, shall not exceed 70% of the area of the required street yard.

REQUIREMENT	UDC BASE ZONING REQUIREMENTS (RS-6)	PUD DEVIATIONS
Minimum Lot Area (Square Feet)	6,000	3,000
Minimum Lot Width (Feet)	50	30
Minimum Yard (Feet) – Street	20	Block 1 – 35 Block 2 – 35 Block 3 – 20 Block 4 – 20
Minimum Yard (Feet) – Street Corner	10	10
Minimum Yard (Feet) – Side Single	5	5
Minimum Yard (Feet) – Side Total	10	10
Minimum Yard (Feet) – Rear	5	10
Minimum Open Space (Percent of Total Area)	30	20
Maximum Height (Feet)	35	35

The UDC Article 7: General Development Standards shall be modified as per the following:

REQUIREMENT	UDC REQUIREMENT	PUD DEVIATIONS
<i>Section 7.1.7.C Minimum Property Line Clearance</i>		
	<i>The minimum property line clearance for all residential driveways on residentially zoned lots on local streets shall be the curb radius or flare distance, with the exception of driveways serving zero lot line single family residences where the flare return or flare shall be allowed to encroach over the property line extended by 3-feet, provided</i>	<i>Driveways serving all lots may be abutted against the lot line and the flare return or flare shall be allowed to encroach over the property line extended by 5-feet.</i>

The UDC Article 8: Subdivision Design and Improvements shall be modified as per the following:

REQUIREMENT	UDC REQUIREMENT	PUD DEVIATIONS
<i>Section 8.2.1.B Street Right-of-Way Dimensional Standards</i>		
Local Street Section Type	L-1A	TGH-1
Right-of-Way	50-feet	50-feet
Back-of-Curb to Back-of-Curb	28-feet	32-feet
Planting / Utility Area	6-feet (Both Sides)	5-feet and 13-feet
Sidewalk Width	4-feet	6-feet
Tied Sidewalk	Not Allowed	Allowed
Sidewalk Both Sides	Required	Required 1-side
Parking Lanes	Two	Two
<i>Refer to Site Section Views for additional information</i>		
<i>Section 8.2.2 Sidewalks</i>		
A. Required Improvements	In accordance with Section 8.2.1.B	Modified as per PUD Requirements Sidewalk must provide connection to Block 3, Lot 1 (Park)

DEVELOPMENT STANDARD

The Development shall follow the guidelines below:

DESCRIPTION	BLOCK NUMBER	LOT NUMBERS
Residential Lots	1	1 – 15
	2	1 – 17
	4	1 – 3
Common Area Lots	3	1

The Residential Lots within the development shall follow the guidelines below:

DESCRIPTION	REQUIREMENT
Usage	Residential
Minimum Open Space (Percent)	20
Building Height – Maximum (Feet)	35
Building Spacing – Minimum (Feet)	10
Parking Requirement Per Unit (within lot)	2 – Paved 9-foot wide by 18-foot deep parking spaces min.
Maintenance	Lot Owner and/or Home Owners Association (HOA) and/or Property Management Group
Improvements Allowed	Residential structure(s) and support structure(s) including decks, porches, pavement(s), fencing, landscaping, utilities, etc.
Improvement Placement	Residential structure(s) and support structure(s) including decks, porches, etc. shall be located within the indicated buildable area. Pavement(s), fencing, and landscaping can be located anywhere on the lot.
Special Requirement	All lots are to front the new public street and no lot shall have driveway access to Osage Street or to Aztec Street

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The Common Area Lots within the development shall follow the guidelines below:

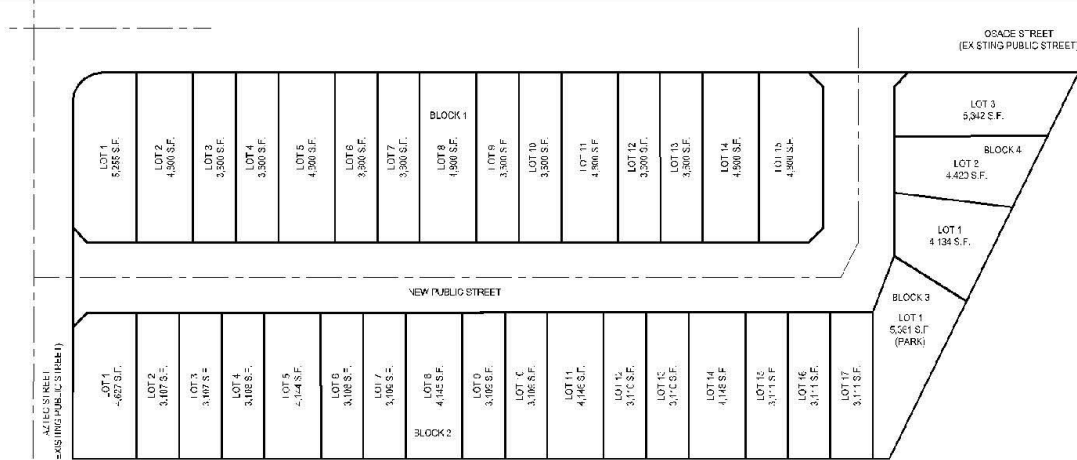
DESCRIPTION	REQUIREMENT
Usage	Non-Residential Structures supporting the Community
Minimum Open Space (Percent)	50
Building Height – Maximum (Feet)	20
Building Spacing – Minimum (Feet)	10
Maintenance	Home Owners Association (HOA) and/or Property Management Group
Improvements Allowed	Non-Residential structure(s) and support structure(s) including decks, pools, porches, pavement(s), fencing, landscaping, utilities, etc.
Improvement Placement	Non-Residential structure(s) and support structure(s) including decks, porches, pools, etc. shall be located within the indicated buildable area. Pavement(s), fencing, and landscaping can be located anywhere on the lot.

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A Master Planned Community

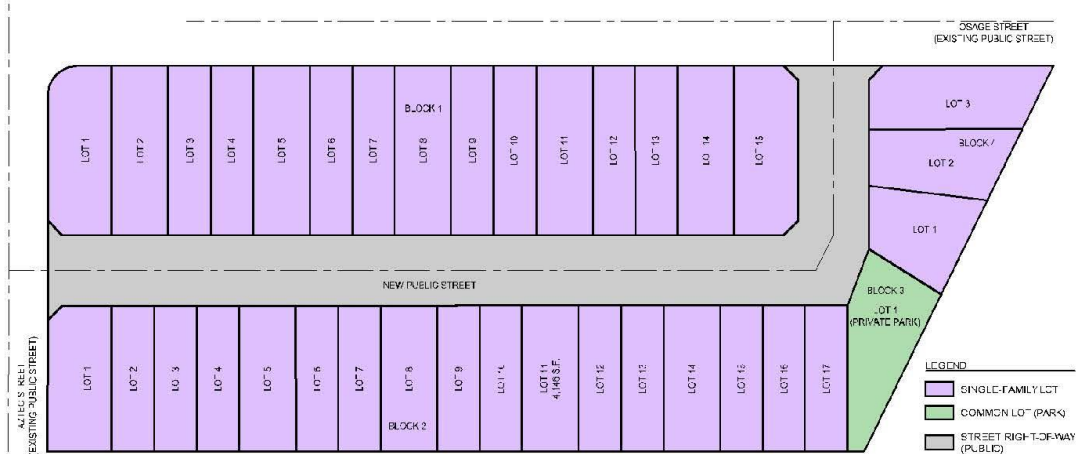
MASTER SITE PLAN



Note: Refer to the Final Plat for additional information regarding the lot dimensions.

SITE DEVELOPMENT PLAN

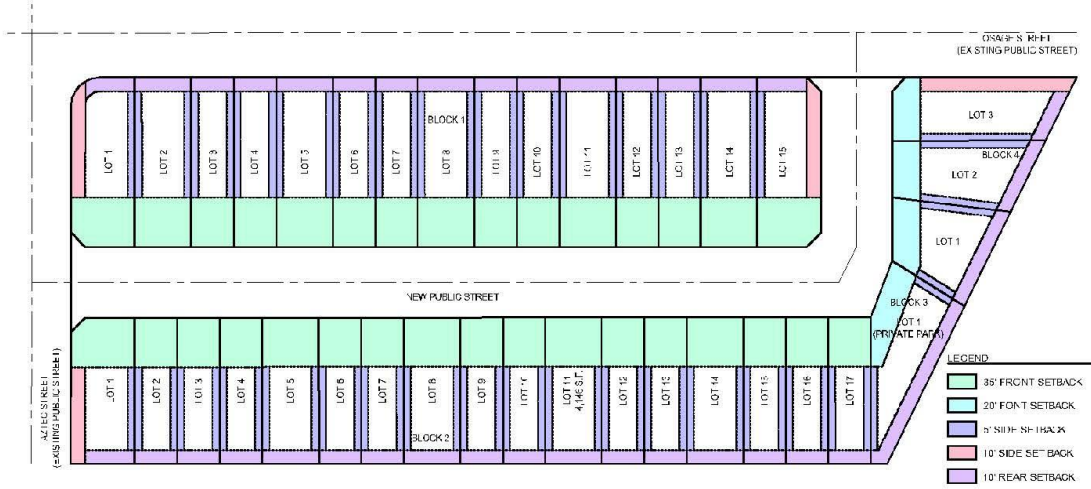
The Lot Layout:



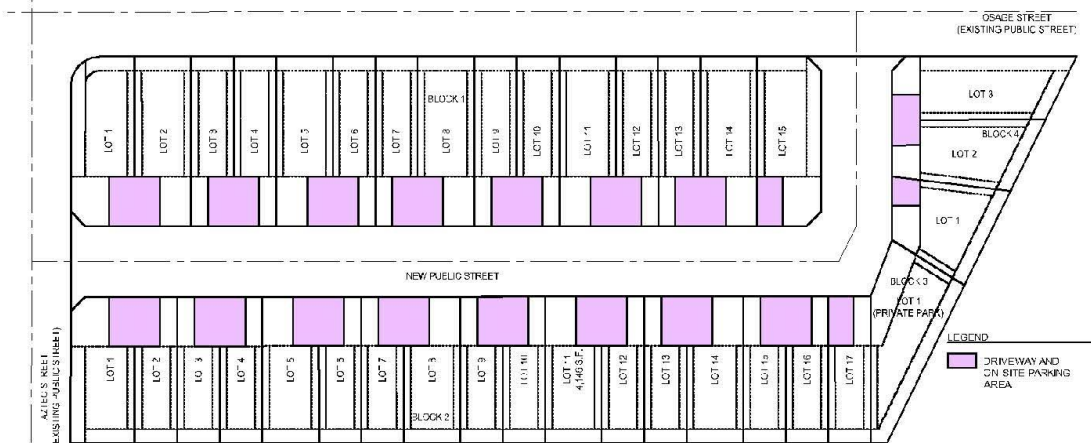
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The Setbacks

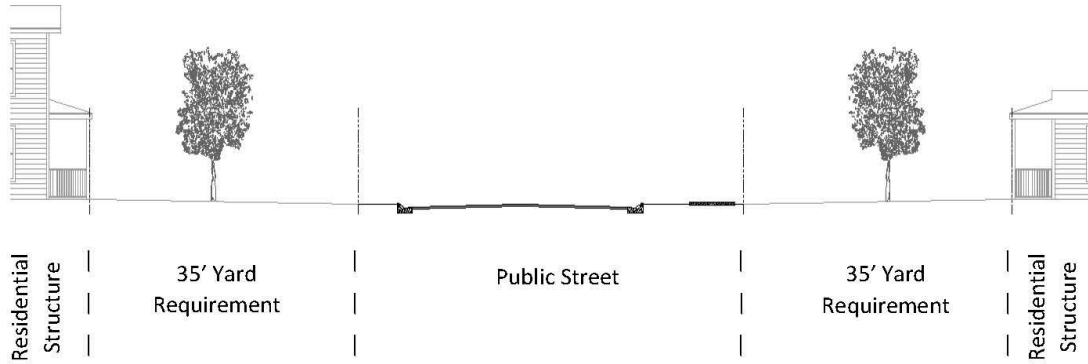


The Driveways and Lot Parking



SITE SECTION VIEWS

The Typical Development Cross Section along the main drive is as below:



The Typical Development Street Cross Section along the main drive is as below:

