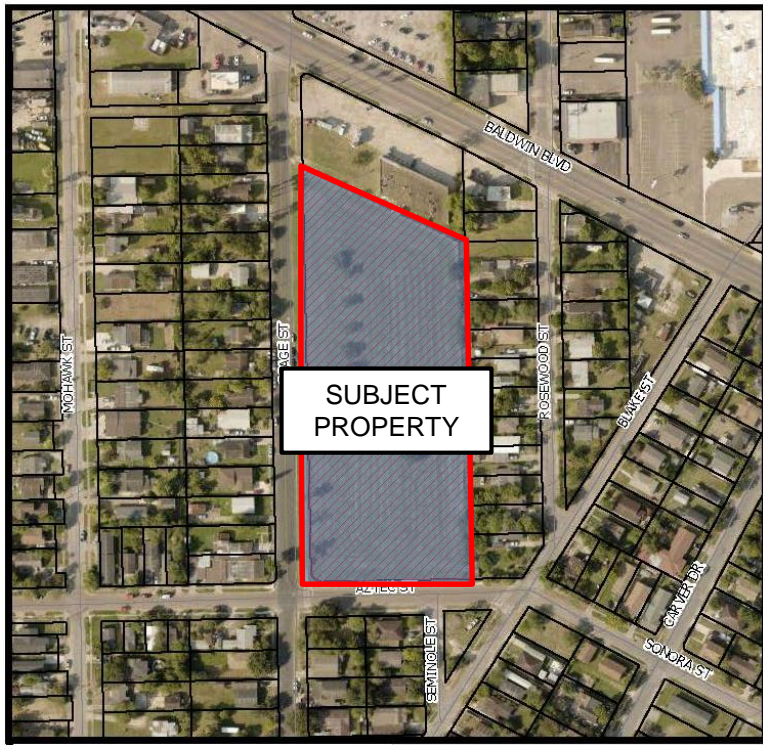


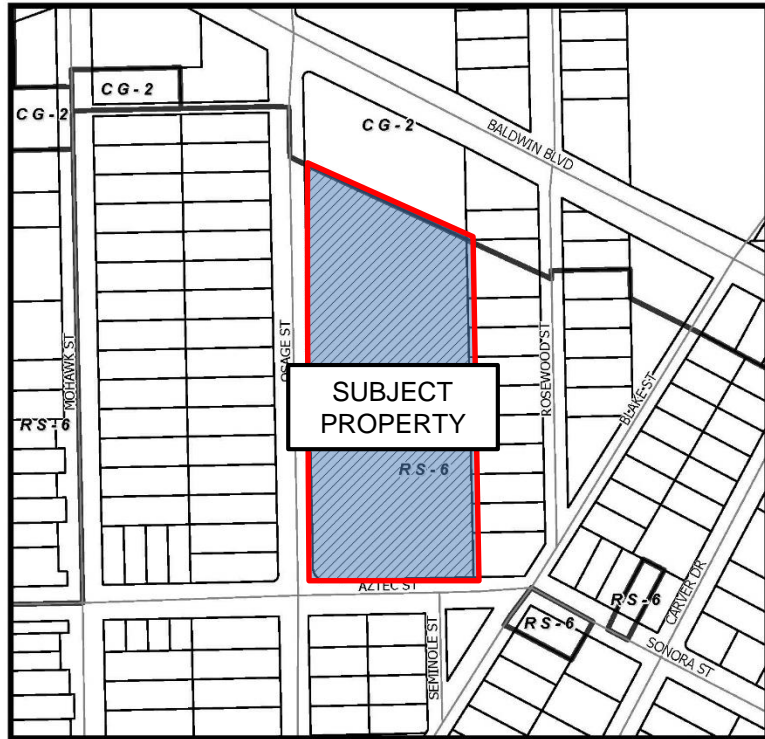
Zoning Case 0823-02

Thanksgiving Homes District 1

Rezoning for a property at or near
650 Osage Street
From the “RS-6” Single-Family 6 District
to “RS-6/PUD” Single-Family 6 District
with a PUD Overlay



Zoning and Land Use



Proposed Use:

To allow for a single-family residential subdivision that deviates from the UDC's development and subdivision standards..

Area Development Plan:

Westside ADP (January 10, 2023)

Future Land Use Map:

Medium-Density Residential

Existing Zoning:

"RS-6" Single-Family 6 District

Adjacent Land Uses:

- North: Commercial, Vacant (Zoned: CG-2)
- South: Low-Density Residential (Zoned: RS-6)
- East: Low-Density Residential, Vacant (Zoned: RS-6)
- West: Low-Density Residential (Zoned: RS-6)

Public Notification

- 57 Notices mailed inside the 200' buffer
- 6 Notices mailed outside the 200' buffer

Notification Area

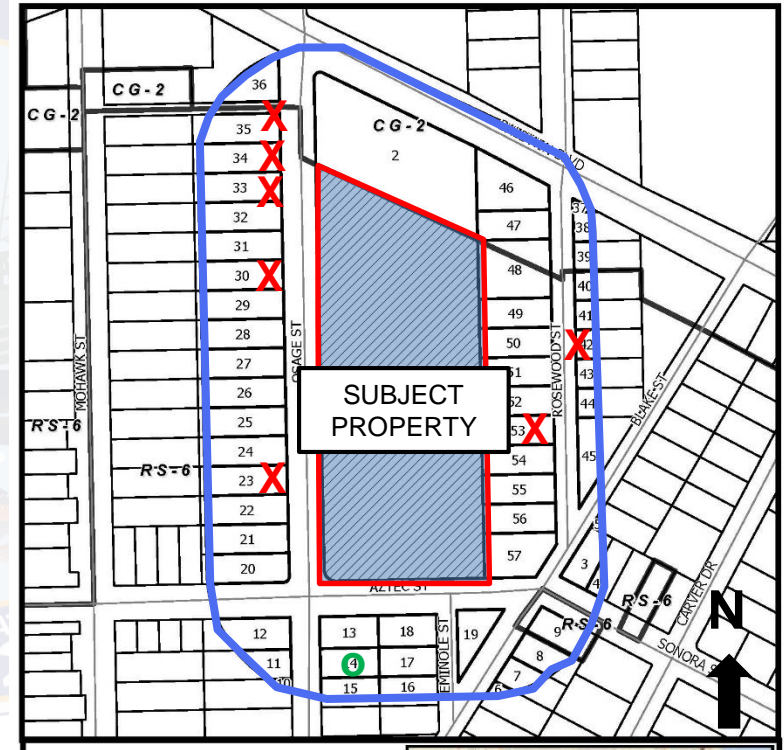


Opposed: 7 (11.42%)

Separate Opposed Owners: 7



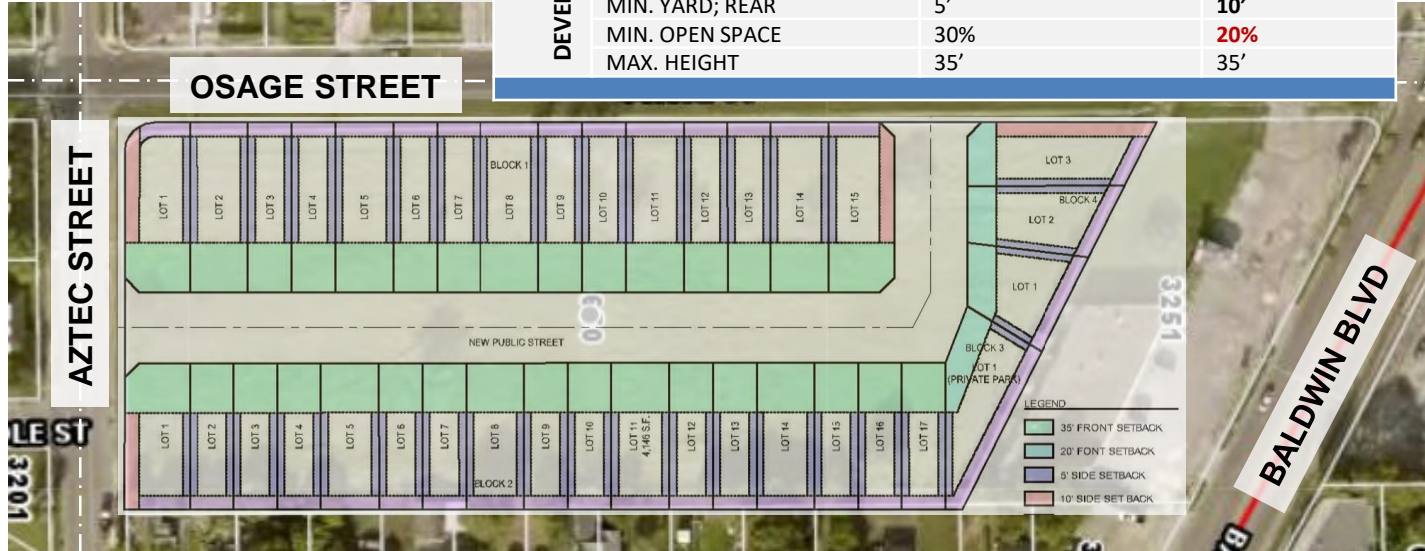
In Favor: 1 (1.10%)



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

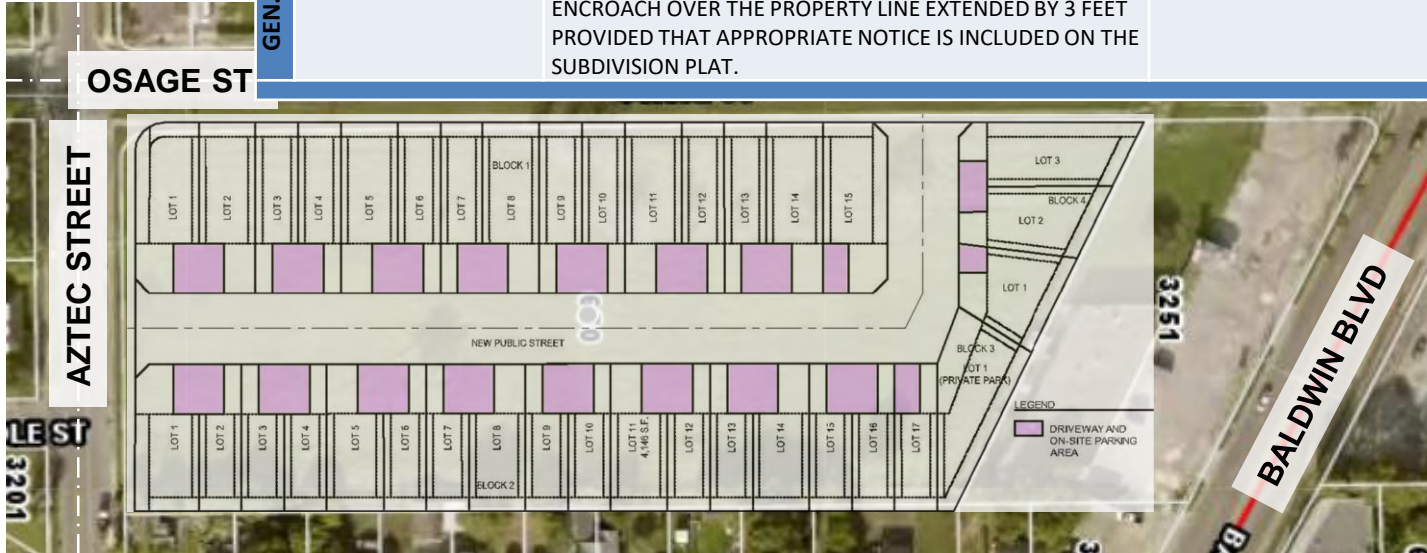
Deviations: Development Standards

	UDC STANDARD ZONING: RS-6	PUD DEVIATION
DEVELOPMENT STAND.	MIN. LOT AREA	6,000 SF
	MIN. LOT WIDTH	50'
	MIN. YARD; STREET	25'
	MIN. YARD; STREET CORNER	10' BACK-TO-BACK
	MIN. YARD; SIDE	5'
	MIN. YARD; SIDE TOTAL	10'
	MIN. YARD; REAR	5'
	MIN. OPEN SPACE	30%
	MAX. HEIGHT	35'

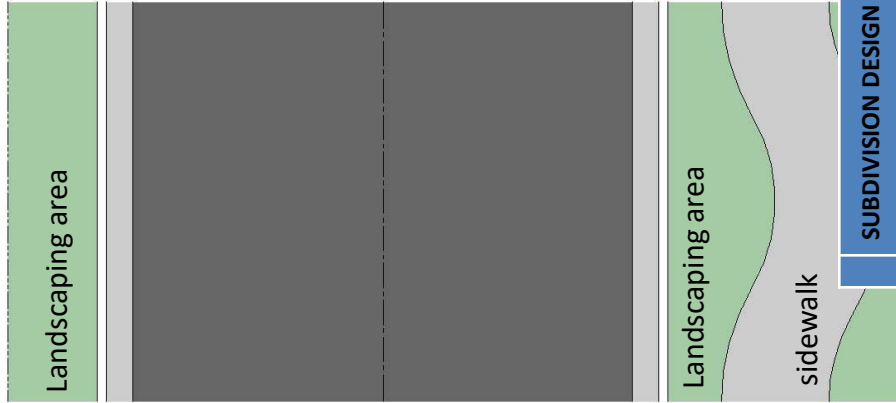


Deviations: Driveway and Parking Standards

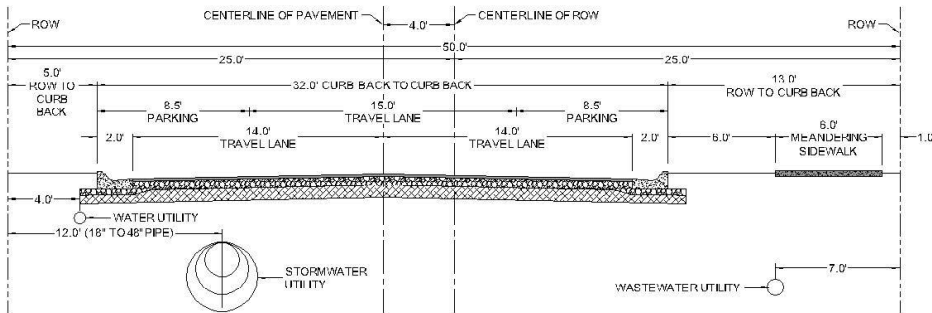
		UDC STANDARD	PUD DEVIATION
GEN. DEVELOPMENT STAND.	FRONT/STREET YARD IMPERVIOUS COVERAGE.	CUMULATIVE AREA OF ANY IMPERMEABLE SURFACE AREA WITHIN THE REQUIRED STREET YARD SHALL NOT EXCEED 50% OF THE REQUIRED STREET YARD.	THE CUMULATIVE AREA OF ANY IMPERMEABLE SURFACE AREA LOCATED IN THE REQUIRED STREET YARD SHALL NOT EXCEED 70% OF THE REQUIRED STREET YARD.
	DRIVEWAY APPROACH MIN. PROPERTY LINE CLEARANCE.	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 THAT APPROPRIATE NOTICE IS INCLUDED ON THE SUBDIVISION PLAT.	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 .



Deviations: Subdivision Design Standards

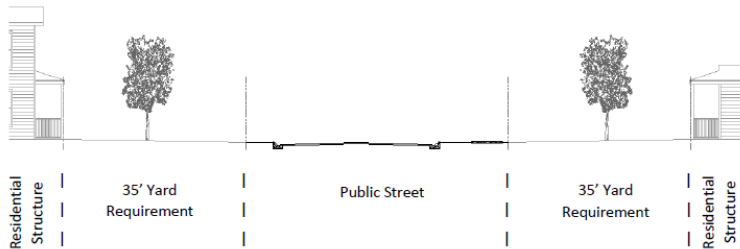


	UDC STANDARD	PUD STANDARD	
SUBDIVISION DESIGN STAND.	STREETS		
	LOCAL STREET TYPE	L1-A	TGH-1
	RIGHT-OF-WAY WIDTH	50'	50'
	TO BACK OF CURB	28'	32'
	PLANTING/UTILITY AREA	6' (BOTH SIDES)	5' & 13'
	SIDEWALK WIDTH	4' MIN.	6'
	TIED SIDEWALK	NOT ALLOWED	-
	SIDEWALK	REQUIRED (BOTH SIDES)	REQUIRED (1 SIDE)
	PARKING	2	2
	SIDEWALKS		
	SIDEWALK	REQUIRED (BOTH SIDES)	1 SIDE. MUST CONNECT TO LOT 1, BLOCK 3 (PARK)

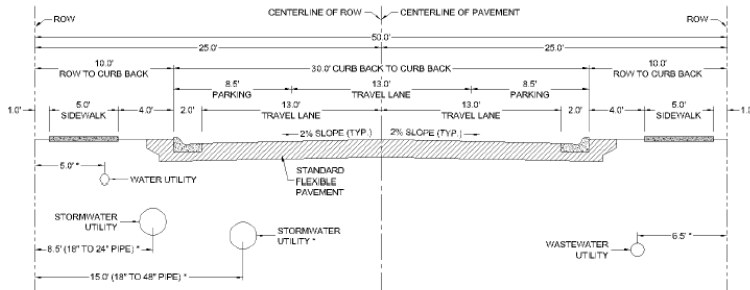


Deviations: Amended Subdivision Design Standards

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:



	UDC STANDARD	PUD STANDARD	AMENDMENT	
SUBDIVISION DESIGN STAND.	STREETS			
	LOCAL STREET TYPE	L1-A	TGH-1	
	RIGHT-OF-WAY WIDTH	50'	50'	
	TO BACK OF CURB	28'	32'	30'
	PLANTING/UTILITY AREA	6' (BOTH SIDES)	5' & 13'	4'
	SIDEWALK WIDTH	4' MIN.	6'	5' MIN.
	TIED SIDEWALK	NOT ALLOWED	-	ALLOWED
	SIDEWALK	REQUIRED (BOTH SIDES)	REQUIRED (1 SIDE)	REQUIRED (BOTH SIDES)
	PARKING	2	2	
	SIDEWALKS			
SIDEWALK	REQUIRED (BOTH SIDES)	1 SIDE. MUST CONNECT TO (PARK)	REQUIRED (BOTH SIDES)	

Staff Analysis and Recommendation

- The proposed rezoning is consistent with the FLUM (Future Land Use Map) element and others of the City of Corpus Christi Comprehensive Plan and meets several criteria for a PUD (Planned Unit Development).
- Thanksgiving Homes, an affiliate of the Corpus Christi Housing Authority (CCHA), 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.
- The subject property is the former site of the Lozano Elementary School which has been cleared for development. It is situated within a large "RS-6" Single-Family 6 District south of Baldwin Boulevard and east of Osage Street; part of an old subdivision and neighborhood with medium-density residential uses.
- The applicant is requesting a Planned Unit Development Overlay over the current base zoning district to allow some flexibility in the subdivision and development standards prescribed by the UDC (Unified Development Code). The flexed standards, while they will allow the block to contain more lots, will still produce a medium-density development.

Staff Analysis and Recommendation

- The westside area is mostly built out and the applicant's proposal is a great opportunity to renew interest in an area in need of restoration. The proposed Planned Unit Development mirrors the goals of Plan CC's (City of Corpus Christi Comprehensive Plan) orderly development by siting land uses based on characteristics, compatibility, and locational needs to accommodate growth and the need and challenges for housing.
- The PUD (Planned Unit Development) is appropriate where sited and compatible with the surrounding uses and districts. Plan CC (The City of Corpus Christi Comprehensive Plan) encourages interconnected developments. The infrastructure to support the development are already in place, and where lacking, is provided within the development.

Planning Commission and Staff Recommendation (August 9, 2023):

Approval of the change of zoning request from the "RS-6" to "RS-6/PUD"

- **STAFF RECOMMENDS APPROVAL OF THE AMENDED PLAN AS PRESENTED BY THE APPLICANT** on October 3, 2023. Due to sidewalk concerns, the PUD (Planned Unit Development) guideline document has been amended to two sidewalks instead of one.