

ZONING REPORT CASE ZN8398

Applicant & Subject Property			
District: 5 Owner: Mandel Family Homes LLC Applicant: Mandel Family Homes LLC Address: 3501 De Zavala Street, located along the east side of Cimarron Boulevard; At Kleberg Boulevard and De Zavala Street. Legal Description: Lot 66, Block 1, Heritage Crossing Estates Unit 1, Acreage of Subject Property: 6.6 acres.			
Zoning Request			
From: "RS-6" Single-Family District 6 To: "RS-4.5/PUD" Single-Family District 4.5 with a Planned Unit Development Overlay Purpose of Request: To allow a single-family subdivision.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6" Single-Family 6	Vacant	Medium-Density Residential
North	"RS-6" Single-Family 6	Public/Semi-Public, Transportation (Cimarron & Kleberg), Low-Density Residential, Vacant	Medium-Density Residential, Transportation (Cimarron & Kleberg)
South	"FR" Farm Rural, "RS-6" Single-Family 6	Public/Semi-Public, Vacant	Institutional, Medium-Density Residential
East	"RS-6" Single-Family 6	Transportation (De Zavala), Low-Density Residential, Vacant	Transportation (De Zavala), Medium-Density Residential
West	"FR" Farm Rural, "RS-6" Single-Family 6, "RM-1" Multi-family	Public/Semi-Public, Transportation (Cimarron) Low-Density Residential	Medium-Density Residential, Transportation (Cimarron)
Plat Status: The subject property is platted per MRNCT (Map Records of Nueces County Texas) Volume 68 Page 904-905; however, must be platted to accommodate the Planned Unit Development, as required by the Unified Development Code. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District. Code Violations: None.			

Transportation and Circulation

	Designation	Section Proposed	Section Existing
Kleberg Boulevard	"Local" Residential	50-Foot ROW 1 Lane & on-street Parking (on both sides)	70-Foot ROW 2 Lanes, Median
De Zavala Street	"Local" Residential	50-Foot ROW 1 Lanes & Parking	50-Foot ROW 1 Lanes & Parking
Cimarron Boulevard	"A1" Minor Arterial Undivided	95-Foot ROW, 4 Lanes, Center Turn Lane	95-Foot ROW, 4 Lanes, Center Turn Lane

Transit: The Corpus Christi RTA services the subject property via Route 26 Airlines/Lipes north- and south-bound near Cimarron Boulevard and Kleberg Boulevard.

Bicycle Mobility Plan: The subject property is approximately 1600 feet south of a proposed 1-Way Cycle Track (Both Sides) along Brooke Road and 1900 Street north of a planned Off-Road Multi-Use Trail along Master Channel 31 Ditch, south of Lipes Boulevard.

Utilities

Gas: A 2-inch PE (active and public) main exists along the southern and northern boundaries of the subject property, and an 8-inch WS (active and public) main exists along the western boundary of the subject property.

Stormwater: A 21-inch RCP (active and public) line exists along Kleberg Boulevard; and a 24-inch RCP (active and public) distribution line exists along Cimarron Boulevard.

Wastewater: A 24-inch CIPP (active and public) Gravity mainly exists along Cimarron Boulevard; a 16-inch PVC (active and public) effluent-force main exists along Cimarron Boulevard; an 18-inch PVC (active and public) force main exists along Cimarron Boulevard; and an 8-inch (active & public) main exists along Kleberg Boulevard and De Zavala Street.

Water: A 16-inch PVC (active and public) transmission line and an 8-inch PVC (active and public) distribution line exist along the east side of Cimarron Boulevard; an 8-inch (active and public) distribution line exists along the north side of Kleberg Blvd and De Zavala Street.

Corpus Christi Comprehensive Plan (Plan CC)

Plan CC: This plan provides a vision, goals, and strategies to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ). It was adopted in 2016.

ADP (Area Development Plan): According to Plan CC, the subject property is located within the Southside ADP (Adopted March 17, 2020).

Water Master Plan: No improvements have been proposed.

Wastewater Master Plan: No improvements have been proposed.

Stormwater Master Plan: No improvements have been proposed.

Roadway Master Plan: No improvements have been proposed.

Public Notification	
Number of Notices Mailed	35 within a 200-foot notification area 5 outside 200-foot notification area
In Opposition	1 inside the notification area 0 outside the notification area 2.91% in opposition within the 200-foot notification area (2 individual property owners)
Public Hearing Schedule	
Planning Commission Hearing Date: December 11, 2024	
City Council 1st Reading/Public Hearing Date: February 11, 2025	
City Council 2nd Reading Date: February 18, 2025	

Background:

The subject property is a 6.6-acre tract out of the Heritage Crossing Estates Unit 1, a “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 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 sited in a family-oriented area with nearby schools and an average home price at or near 300,000 dollars.

Development Standards Deviations (UDC 4.3.3)		
	“RS-4.5” Unified Development Code Standard	“RS-4.5/PUD” Deviations
Minimum Lot Area (Square Feet)	4,500	4,200
Minimum Lot Width (Feet)	45	40
Minimum Street Yard-Front* (Feet)	20	20*
Minimum Street Yard- Corner (Feet)	10 (Back-to-Back Lots)	10 (Back-to-Back Lots)
Minimum Side Yard- Single (Feet)	5	5
Minimum Rear Yard (Feet)	5	5
Notes:		
Items in bold deviate from the Unified Development Code established under UDC Section 4.3.3. Residential Development Standards.		

* Per UDC (Unified Development Code) Section 8.2.1.G, item 7, in the case of residential properties involving cul-de-sacs, the front building line around the circular portion of a cul-de-sac or the circular portion of a knuckle where a street makes a turn may be reduced to no less than fifteen (15) feet.

Subdivision Design Standards Deviations (UDC Section 8.2.1.B)

Local Street Section Type L1F:

	Unified Development Code Standard	PUD Deviations
ROW (Right-of-Way) Width	40	40
Planting/Utility Area	7	0
Street Section Width (BC)	22	28*
Bump Out	6	0
Required Sidewalk Width	4	5
Required Sidewalk	No	Yes
Tied Sidewalks	Allowed	Allowed
Thru Lane	One	One
Traffic Lanes	1 Way	1 Way
Parking Sides Allowed	One	One
Design Speed (MPH)	25 MPH	
Max Trips/Day and Max Length	800 trips/day- NTE 1,320 ft	
Cul-de-sac and Max Length	Yes; 800	Yes

Notes:

*Street width to remain 28 Feet back-of-curb to back-of-curb.

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 cannot easily accommodate and 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.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:

The proposed rezoning is Consistent with the following elements, goals, and strategies for decision-makers.

- Quality housing meets the diverse needs of households at all income levels and at all stages of life.
 - Support the planning, regulatory, and funding initiatives needed to provide diverse housing types, rental and ownership, market rates, and assistance to meet community needs.
- Housing is in good condition and code-compliant.
 - Support effective, efficient, sensitive code enforcement that focuses on compliance.
- New and redeveloped housing is resource-efficient.
- Corpus Christi sustains and maintains established neighborhoods.

- Support programs to encourage infill development and rehabilitate housing stock in established neighborhoods.
- The design of new developments promotes a broader sense of neighborhood and community rather than creating isolated subdivisions or apartment complex developments without interconnection.
- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - Encourage the protection and enhancement of residential neighborhoods.
- Corpus Christi has well-designed neighborhoods and built environments.
 - Encourage and incentivize, with both financial and non-financial incentives, design standards that result in high-quality built environments.
 - Encourage convenient access from medium-density residential development to arterial roads.

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

The proposed rezoning is consistent with the Southside ADP and is consistent with the FLUM designation of medium-density residential.

Staff Analysis:

Staff reviewed the subject property’s background information and the applicant’s rezoning request purpose and researched the property’s land development history, including 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 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 is suitable at the subject property; and is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area and will not have a negative impact on the surrounding neighborhood.

In addition to the zoning map amendment criteria in Subsection 3.3.5, in determining whether to approve, approve with conditions, or deny the amendment proposed by the applicant, the Technical Review Committee considered infrastructural capacity, as well as the:

- The development is in harmony with the character of the surrounding area.
- The development conforms with the Comprehensive Plan.
- The development contains various housing types, employment opportunities, or commercial services to achieve a balanced community.
- The development contains a planned and integrated, comprehensive transportation system separating pedestrian and vehicular traffic, including roadways, bicycleways, and pedestrian walkways.

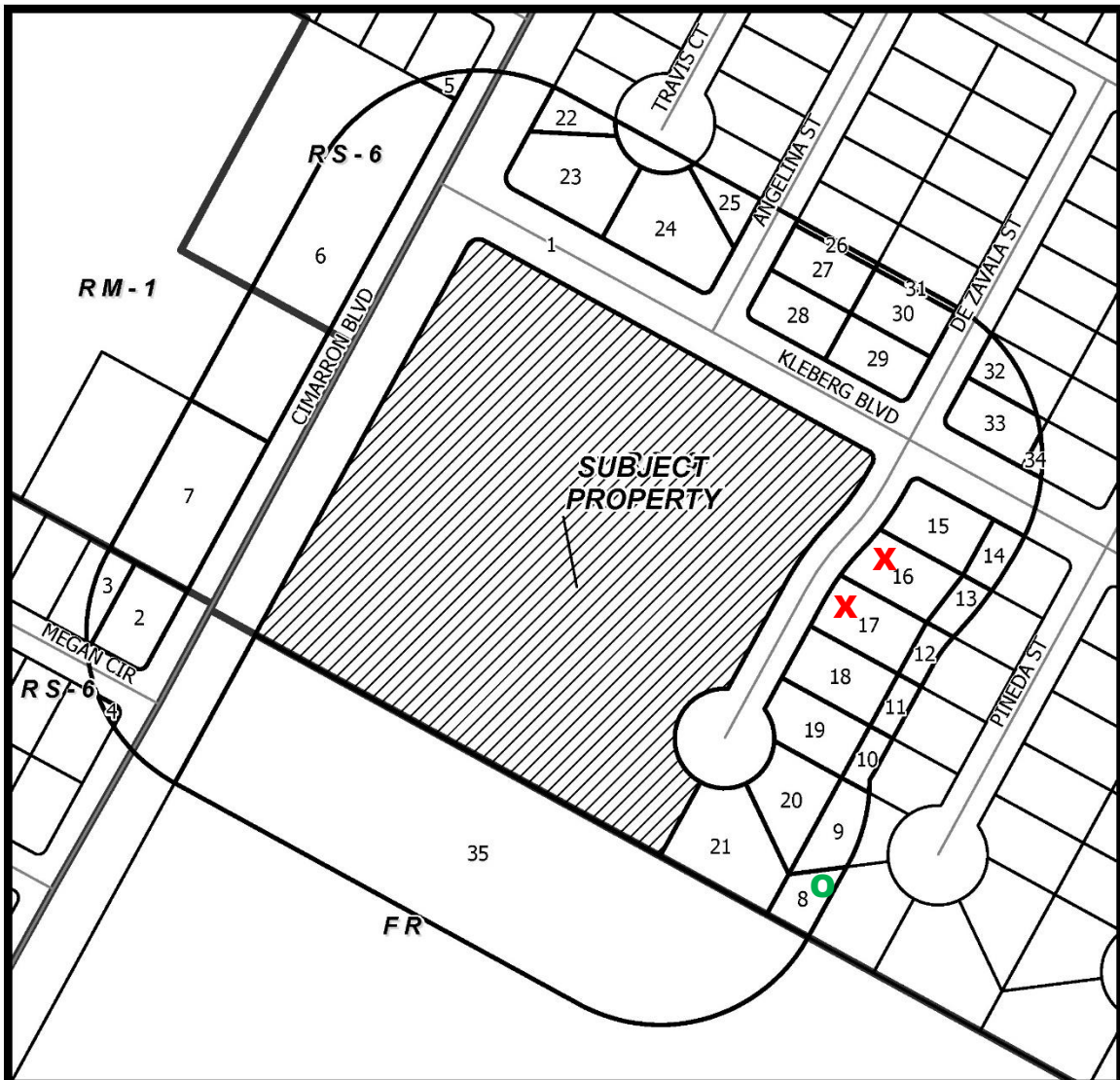
Planning Commission and Staff Recommendation:

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 is needed. “RS-6” Single-Family 6 District to the “RS-4.5/PUD” Single-Family 4.5 District with a Planned Unit Development Overlay.

Attachments:

- (A) Existing Zoning and Notice Area Map.
- (B) PUD (Planned Unit Development) Development Plan
- (C) PUD (Planned Unit Development) Development Master Site Plan
- (D) Returned Notices

(A) Existing Zoning and Notice Area Map



CASE: ZN8398 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 within 200' listed on attached ownership table

Owners in opposition



(B) PUD (Planned Unit Development) Development Plan

Heritage Crossing P.U.D. Summary

DEVELOPMENT DESCRIPTION

Mandel Family Homes, LLC proposes to develop the Heritage Crossing Planned Unit Development (PUD) on a vacant tract of land located north of the intersection of Cimarron Boulevard and Kleberg Boulevard. The proposed development will consist of 44 single-family lots.

PROPERTY AND ADJOINING LAND USE AND ZONING

The property is currently vacant undeveloped property. The current zoning is RS-6. The requested zoning is RS-4.5 PUD.

To the west of the property is the Cimarron Blvd. The property to the north, northeast, and east of the property is fully developed single family residential subdivisions, zoned RS-6. The property to the south is a fully developed CCISD High School Campus (Veterans Memorial High School).

VICINITY AND LOCATION

The subject property is located in Corpus Christi southeast of the intersection of Cimarron Boulevard and Kleberg Boulevard. See "Master Site Plan" Exhibit.

SITE PLAN & LOT LAYOUT

A Master Site Plan Exhibit is provided which illustrates the proposed layout of lots and street improvements. The purpose of the request is to develop the remainder of the Heritage Crossing Estates land. This portion of property was left as a large lot with intentions of future commercial use. This development proposes to create a single-family development with a lower price point to provide diversity in this area in the housing market. Due to this neighborhood's close proximity to Veterans high school, it is ideal to serve families with children who may need a lower home price than what is currently offered in the surrounding area. The project will be constructed in a single phase.

ZONING DEVIATIONS

Deviations from the proposed RS-4.5 zoning requirements are as follows:

1. The minimum lot area for single family lots shall be 4,200 S.F.
2. The minimum lot width for single family lots shall be 40 ft.

DEVELOPMENT DEVIATIONS

Deviations from the subdivision standards are as follows:

1. Some lots do not meet minimum criteria per RS 4.5 zoning requirements.
 - a. See master site plan exhibit.
2. Street right-of-way width shall be 40 feet minimum for residential street.
 - a. Constructed street shall be a typical 28' B-B street with curb & gutter.

Heritage Crossing P.U.D. Summary

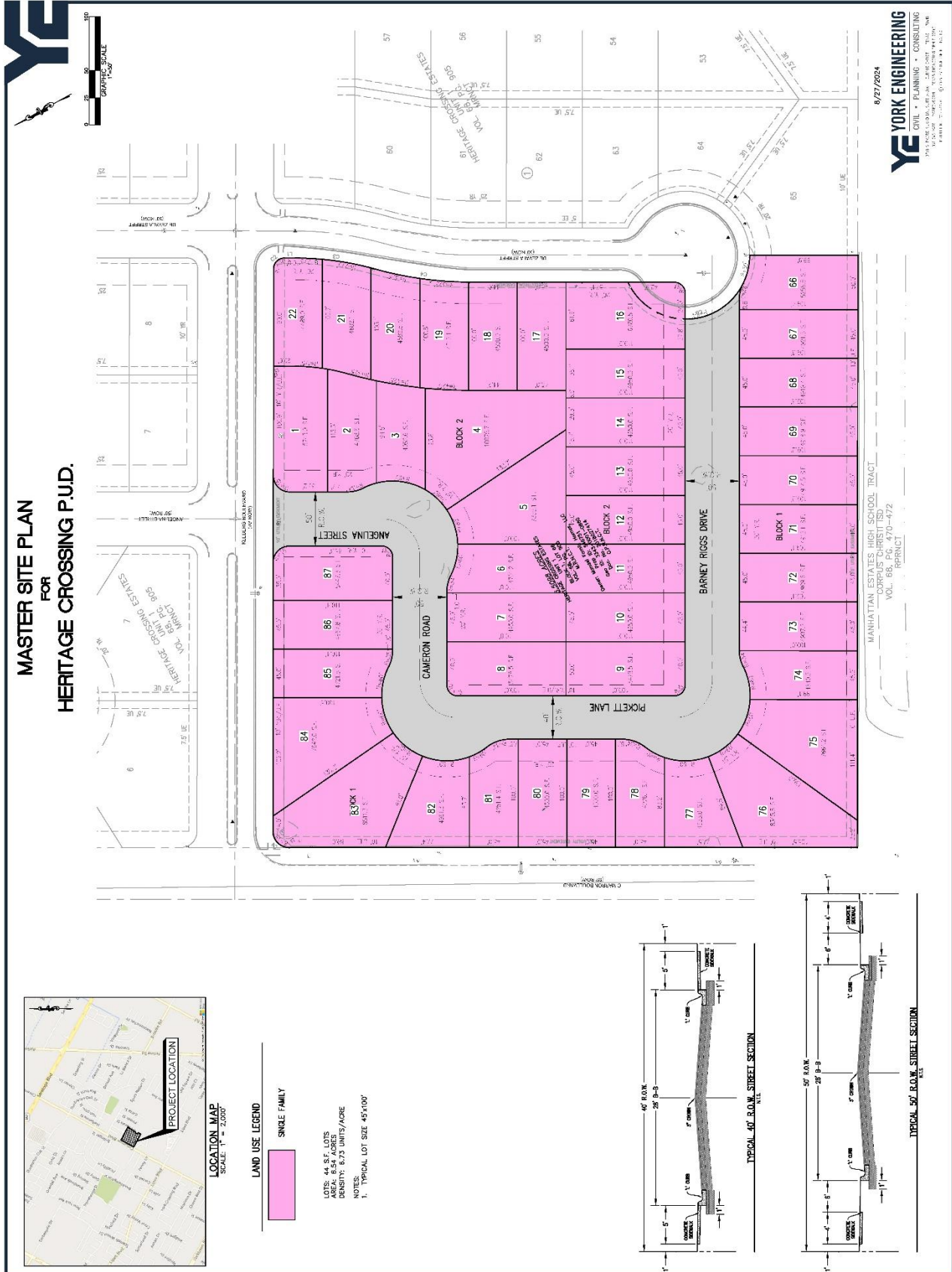
TABLES

PUD Deviations		
Item	RS-4.5	PUD
Minimum Lot Area (single-family)	4,500	4,200
Minimum lot width	45 ft.	40 ft.
Minimum Setback (YR) - Front	20 ft.	20 ft.*
Street right-of-way width for residential street	50 ft.	40 ft.**
Minimum Setback (YR) - Street (corner)	10 ft.	10 ft.
Minimum Setback (YR) - Side (single)	5 ft.	5 ft.
Minimum Setback (YR) - Rear	5 ft.	5 ft.
*Front setback at circular portion of knuckles reduced to 15' in accordance with UDC 8.2.1.G		
**street width will remain standard 28 ft B-B per UTP.		

Proposed Land Use Area Breakdown		
Land use	Area (ac.)	% of PUD area
proposed single-family area	5.4	83%
proposed right-of-way area	1.14	17%
property are in PUD	6.54	100%

Proposed Lot Breakdown	
Lot Type	No. Lots
single-family	44

(C) PUD (Planned Unit Development) Development Master Site Plan



(D) Returned Notices

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8398

Mandel Family Homes, LLC. petitioned the City of Corpus Christi to consider a change of zoning from the "RS-6" Single-Family District to the "RS-4.5/PUD" Single-Family District with a Planned Unit Development Overlay, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

A property located at or near 3501 De Zevala Street, being a 6.6-acre tract, and described as Lot 66, Block 1, Heritage Crossing Unit 1, located along the east side of Cimarron Boulevard, and the south side of Kleberg Boulevard. See map on the reverse side.



The Planning Commission will conduct a public hearing to discuss and formulate a recommendation to the City Council. The public hearing will be held on Wednesday, October 30, 2024, during one of the Planning Commission's regular meetings, which begins at 5:30 p.m. The hearing will be held in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request.

The Planning Commission may recommend to the City Council approval, or denial, or approval of an intermediate zoning classification, and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning. For more information, please call (361) 826-3240.

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the City Secretary's Office at least 48 hours in advance at 361-826-3105.

Si usted desea dirigirse al Consejo de Ajuste y su inglés es limitado, habrá un interprete en la junta para ayudarle. Para más información, favor de llamar al Departamento de Servicios de Desarrollo (361) 826-3240.

NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

7 Tex. Admin. Code §211.006(d), Corpus Christi Unified Dev. Code §3.3.4

To be on the record, this form must be filled out, signed by the current property owner(s), and returned in its entirety via mail to the return address on this notice or to the email address below.

Property Owner(s) Name: Trey Dominic Soza
Address: 3510 De Zevala St. CC, TX 78414 Phone No.: 952-292-8350

() In Favor (✓) In Opposition

Reason: We need to keep the integrity of this neighborhood throughout and maintain consistency of a neighborhood atmosphere.

Not making every sq. inch of property a profitable investment in which will lower the outside values of our street on De Zevala St.
I AM OPPOSED.

Signature

Planner Assigned: Saradja Registre
Email: SaradjaR@cctexas.com
Phone: 361-826-3574
INFOR Case No. ZN8398
Property Owner ID: 17

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8398

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Property Owner(s) Name: Ernesto + Elida Salazar

Address: 3506 De Zevala

Phone No.: 361.548.1204

() In Favor (X) In Opposition

Reason: We do not want smaller lots and more houses.

Elida Salazar
Signature

Planner Assigned: Saradja Registre
Email: SaradjaR@cctexas.com
Phone: 361-826-3574
INFOR Case No. ZN8398
Property Owner ID: 16