



## AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of Nov. 14, 2023  
Second Reading for the City Council Meeting of Nov. 28, 2023

**DATE:** November 14, 2023

**TO:** Peter Zaroni, City Manager

**FROM:** Al Raymond, Development Services Department  
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**Rezoning for a property at or near  
650 Osage Street**

**CAPTION:**

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.)

**SUMMARY:**

This item is to rezone the property to allow for a single-family subdivision. On October 3, 2023, the applicant submitted an amended PUD (Planned Unit Development) Guideline document to address sidewalk safety concerns. See recommendation.

**BACKGROUND AND FINDINGS:**

The subject property is a 4.04-acre site being proposed for an infill PUD (Planned Unit Development) within the westside area that will accommodate a medium-density residential development with 35 lots. It is the former site of the Lozano Elementary School. To the north, the property is bounded by a general commercial district with commercial uses. To the east, west, and south, are residential subdivisions zoned “RS-6” Single-Family 6 District.

The “RS-6” Single-Family 6 District allows for single-family detached houses, group homes, and a limited number of public and civic uses. A PUD (Planned Unit Development) Overlay permits master-planned communities, mixed-use developments, and other new or innovative concepts in land utilization with flexibility that allows special conditions or restrictions that would not otherwise allow the development to occur.

The applicant's request for a PUD (Planned Unit Development) overlay is to allow for the construction of a single-family subdivision with reduced UDC (Unified Development Code) development (bulk, driveway, and parking) and subdivision standards.

The proposed rezoning is consistent with the Future Land Use Map element and other broader elements of the City of Corpus Christi Comprehensive Plan.

Public Input Process

Number of Notices Mailed:

57 notices were mailed to property owners within the 200-foot notification area and 6 were mailed outside of the notification area.

As of November 10, 2023:

In Favor 1 inside notification area 0 outside notification area	In Opposition 7 inside notification area 0 outside notification area
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A total of 11.42% of the 200-foot notification area is in opposition.

**ALTERNATIVES:**

Denial of the request for PUD (Planned Unit Development) overlay.

**FINANCIAL IMPACT:**

There is no fiscal impact associated with this item.

**RECOMMENDATION:**

Planning Commission and Staff recommended approval of the change of zoning from the "RS-6" Single-Family 6 District to the "RS-6/PUD" Single-Family 6 District with a PUD (Planned Unit Development) Overlay on August 9, 2023.

Staff is recommending approval of the amended plan as presented by the applicant on October 3, 2023.

Vote Results

For: 7

Against: 0

Absent: 1

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance

Presentation - Aerial Map

Planning Commission Final Report