

# Zoning Case ZN8584



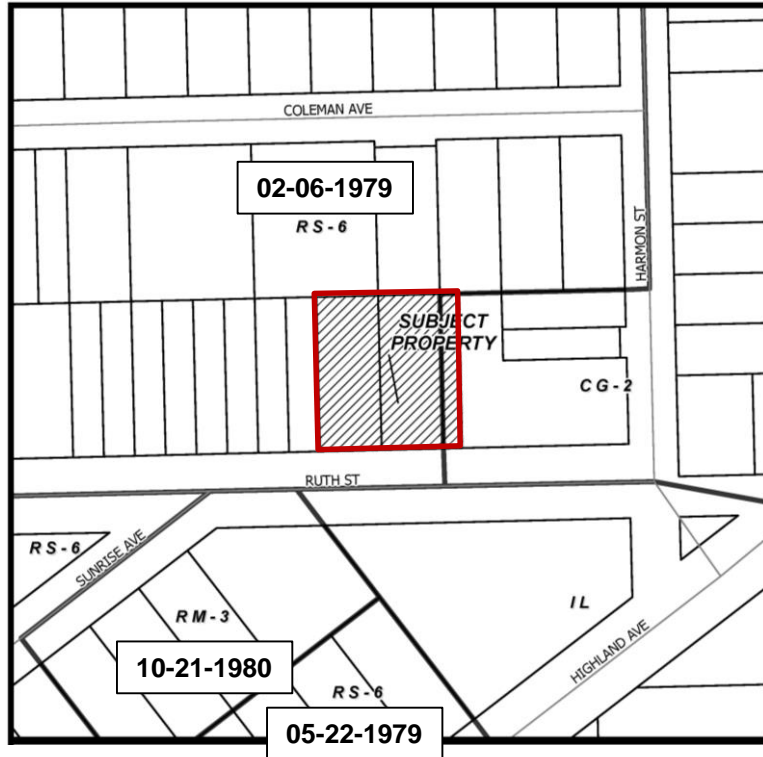
**Daovone Xayasene**  
District 1

Rezoning for a property at or near  
2816, 2828, & 2830 Ruth  
From the "RS-6" Single-Family 6 & "CG-2" General  
Commercial  
To the "RM-3" Multi-Family



City Council  
April 15, 2025

# Zoning and Land Use



## Proposed Use:

To allow a multifamily development.

## ADP (Area Development Plan):

Westside, Adopted on January 10, 2023

## FLUM (Future Land Use Map):

Medium-Density Residential

## Existing Zoning District:

“RS-6” Single-Family 6, “CG-2” General Commercial

## Adjacent Land Uses:

North: Low-Density Residential; Zoned: “RS-6”

South: Transportation, Commercial, and Vacant;  
Zoned: “RM-3,” “CG-2”

East: Vacant, Commercial; Zoned: “CG-2”

West: Low-Density Residential; Zoned: “RS-6”



# Public Notification

41 Notices mailed inside the 200' buffer  
7 Notices mailed outside the 200' buffer

## Notification Area

**Opposed: 0 (0.00%)**  
*Separate Opposed Owners: (0)*

**X**

**In Favor: 3 (8.20%)**

**O**

*\*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.*



# Staff Analysis and Recommendation

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- The proposed amendment is consistent with the City of Corpus Christi Comprehensive Plan; however, it is not consistent with the FLUM designation of medium-density residential.
- In reviewing the applicant's request to amend the current district, staff considered compatibility with the single-family residential district to the north and west, and the commercial district to the east, and found the proposed amendment acceptable.
- The subject property is suitable for the use to be permitted by the zoning district that would be applied by the proposed amendment.

**PLANNING COMMISSION AND STAFF RECOMMEND APPROVAL  
TO THE "RM-3" MULTIFAMILY DISTRICT**