



CITY OF
CORPUS CHRISTI

AGENDA MEMORANDUM

Action Item for the City Council Meeting June 23, 2026

DATE: June 23, 2026

TO: Peter Zaroni, City Manager

FROM: Yvette Wallace
Interim Director of Development Services
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**Rezoning for a property at or near
2601 David Street**

CAPTION:

Zoning Case No. ZN9048, Ruvanna Investments, LLC (District 1). Ordinance rezoning a property at or near 2601 David Street from the "RS-6" Single Family 6 District to the "RS-TF" Two Family District; 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 the construction of a one-story duplex with an additional accessory dwelling unit (ADU).

BACKGROUND AND FINDINGS:

The subject property is a .16-acre lot located along State Highway 286 (David Street frontage access) and Francis Street, a local residential roadway. It is within the Westside Area Development plan and a large single-family residential district that predates the annexation of the neighborhood but abuts the original city boundaries.

The properties abutting the site to the south, west, and north, are zoned "RS-6" Single-Family 6 District and have a current land use of medium-density residential. The property to the north of the site and of State Highway 286 (Crosstown Expressway) is zoned "ON" Neighborhood Office and is with a commercial use.

The current "RS-6" Single-Family 6 zoning district allows for 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 subject property is within a 1938 residential subdivision. The properties nearby appear to have been built between the years of 1938 and 1955 and appear. History

indicates that the property operated as a multi-family for at least three decades; a duplex with and accessory dwelling unit, with separate driveways leading to the separate structures.

The proposed rezoning is consistent with the City's Comprehensive Plan (Plan CC) and future land use designation of medium-density residential.

During the permitting process, zoning reviews are conducted to ensure that development compatibility is achieved; through the prescription of Unified Development Code required buffer yard width and points (UDC §7.9.5, 7.9.6), increased setbacks due to height (UDC §4.2.8.D), limitations on hours of operations with certain site features (UDC §7.2.7.B.1.a), and visual barriers such as landscaping (UDC §7.3.10) and walls to buffer noise generators (UDC §7.9.8.B).

Public Input Process:

Number of Notices Mailed: 18 notices were mailed within the 200-foot notification area, and 9 outside the notification area.

As of June 19, 2026

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

ALTERNATIVES:

None.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

Funding Detail:

Fund:4670 Development Services
Department:56
Organization:11200 Land Development
Project: N/A
Account:308300 Zoning Fees

RECOMMENDATION (APRIL 29, 2026):

Planning Commission and Staff recommend approval of the change of zoning from the "RS-6" Single Family 6 District to the "RS-TF" Two- Family District.

Vote Results

For: 8
Against: 0
Absent: 1
Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report