

ZONING REPORT

CASE ZN9318

APPLICANT & SUBJECT PROPERTY

District: 2

Owner: K & CB Investments, LLC

Applicant: K & CB Investments, LLC

Address: 1720 2nd Street, located along the east side of 2nd Street, north of Cole Street, south of Ayers Street, and west of Ocean Drive.

Legal Description: Lot 6, Block 5, Del Mar Subdivision

Plat Status: The subject property is platted per MRNCT (Map Records of Nueces County, Texas) Volume 3, Page 32.

Acreage of Subject Property: 0.2 acre

Pre-Submission Meeting: March 10, 2026

Code Violations: None.

ZONING REQUEST

From: "RM-1" Multifamily District

To: "RM-1/SP" Multifamily District with a Special Permit

Purpose of Request: To allow adaptive reuse of an existing single-family structure for office.

CORPUS CHRISTI COMPREHENSIVE PLAN

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

LAND USE

ADP (Area Development Plan): According to Plan CC, the subject property is located within the Bayside Area Development Plan (Adopted on December 10, 2024).

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District.

	Zoning District	Existing Land Use	Future Land Use
Site	"RM-1" Multifamily	Medium-Density Residential	Medium-Density Residential
North	"RM-1" Multifamily, "RM-1/SP" Multifamily with a Special Permit (Spohn Hospital Parking)	Public/Semi-Public, Medium-Density Residential	Institutional, High-density Residential
South	"RM-1" Multifamily	Medium-Density Residential	Medium-Density Residential
East		High-Density Residential	High-Density Residential

West	“RM-1” Multifamily	Public/Semi-Public					Institutional	
ROADWAY MASTER PLAN (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
2 nd Street	9	“Local”	1	1	-	-	Not Applicable	No Planned Improvements
2 nd Street Ocean Alley	9	Alley	1	1	-	-	Not Applicable	No Planned Improvements
TRANSIT INTEGRATION								
The Corpus Christi RTA provides service nearly 0.2 miles from the subject property via Routes 15 Ayers/Molina, 6 Santa Fe/Malls, 19 Ayers A, and 19 Ayers B with stops along Santa Fe Street.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission			July 22, 2026					
City Council 1 st Reading			September 01, 2026					
City Council 2 nd Reading			September 08, 2026					
21	Notices mailed to property owners within 200 feet of the subject property							
0	In Opposition		0		In Favor			
0%	In Opposition		0		Individual Property Owners in Opposition			

Background:

The subject property is a 0.2-acre (8,870 Square Feet) developed parcel within the Bayside Area Development Plan Boundaries, south-adjacent to the Christus Spohn Hospital – Shoreline campus (Ayers Street and Ocean Drive), along the east side of 2nd Street, a local residential road, west of Ocean Drive, and north of Cole Street. The property is also served by a 20-foot alley at the rear.

The area is characterized primarily by medium-density residential subdivisions from the early 1890s to the early 1920s. This subject parcel, out of an established 1925 residential subdivision, was developed with a single-family structure and a detached garage with dwelling space above in 1932.

The long-standing presence of the Christus Spohn Hospital – Shoreline campus, established in the early 1920s, has influenced land use patterns in the vicinity. Over the years, the hospital has expanded into former residential parcels and has contributed to the introduction of office

uses in the area, primarily the conversion of residential structures for office use, aside from the multi-family land uses to support medical professionals.

To the north, properties are zoned “RM-1/SP” Multifamily district with a Special Permit and “RM-1” Multifamily District, with Public/Semi-Public and Medium-Density Residential land uses. The abutting properties to the south, east, and west, are zoned “RM-1” Multifamily District with Medium- and High-Density Residential, and Public/Semi-Public land uses respectively.

The applicant is requesting a special permit to allow the adaptive reuse of the existing single-family development for a law office. According to the applicant, the proposed office would accommodate approximately two to eight attorneys and support staff. All existing structures are proposed to remain, with no demolition. Minor building code–related improvements are planned, including the addition of a handicap-accessible bathroom and a wheelchair ramp, while maintaining the overall residential form and character of the property.

The “RM-1” Multifamily District permits apartments, single-family and two-family houses, townhomes, cottage housing developments, group homes, educational facilities, parks and open areas, and places of worship. A Special Permit offers a means to consider additional uses, including the proposed office use, in a manner that maintains compatibility with adjoining properties and preserves the character of the neighborhood.

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

The proposed rezoning is consistent with the following Elements, Goals and Strategies for Decision Makers:

- 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.
 - Promote the stabilization, revitalization, and redevelopment of older neighborhoods.
 - Encourage orderly growth of new residential, commercial, and industrial areas.
 - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.

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

The proposed rezoning is consistent with the Bayside ADP; however, is inconsistent with the future land use designation of Medium-Density Residential use.

- The request aligns with the plan’s overarching principles of adaptive reuse.

Staff Analysis:

Staff reviewed the subject property’s background information and the applicant’s purpose for the rezoning request and conducted research into the property’s land development history to include 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 rezoning is consistent with the City of Corpus Christi Comprehensive Plan; however, it is inconsistent with the future land use designation of medium-density residential.

- Inconsistency with the future land use does not preclude approval of the applicant's request as the framework that guides development. The request aligns with the overarching principles of adaptive reuse in the area development plan.
- The request is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area; therefore, will not have any adverse impacts on the surrounding neighborhood.
 - Although the applicant's request does not align with the Medium-Density Residential designation, the applicant's proposal to adaptively reuse an existing residential structure for a low-intensity office use, conforms with the land use patterns, and the character of the immediate area, which includes residential structure that have been adapted into office uses.
 - The modest increase in trip generation associated with the office use is negligible; therefore, the request is not anticipated to create adverse impacts on the surrounding neighborhood.
 - The conditions of the special permit help preserve the residential character of the site and can act as a buffer to the south-adjacent residential property. The approval of the special permit will not alter the uses permitted by right nor waive the regulations of the underlying zoning district.
- The property to be rezoned is suitable for the use to be permitted by the special permit that would be applied by the proposed amendment.
 - The applicant's proposal was reviewed and deemed acceptable by the Technical Review Committee. The existing structure can accommodate the proposed office use with minor modifications, and the site's access, scale, and configuration are appropriate for a small, low-intensity professional office setting.

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, staff recommends approval of the change of zoning from the "RM-1" Multifamily District to the "RM-1/SP" Multifamily District with a Special Permit, subject to the following conditions.

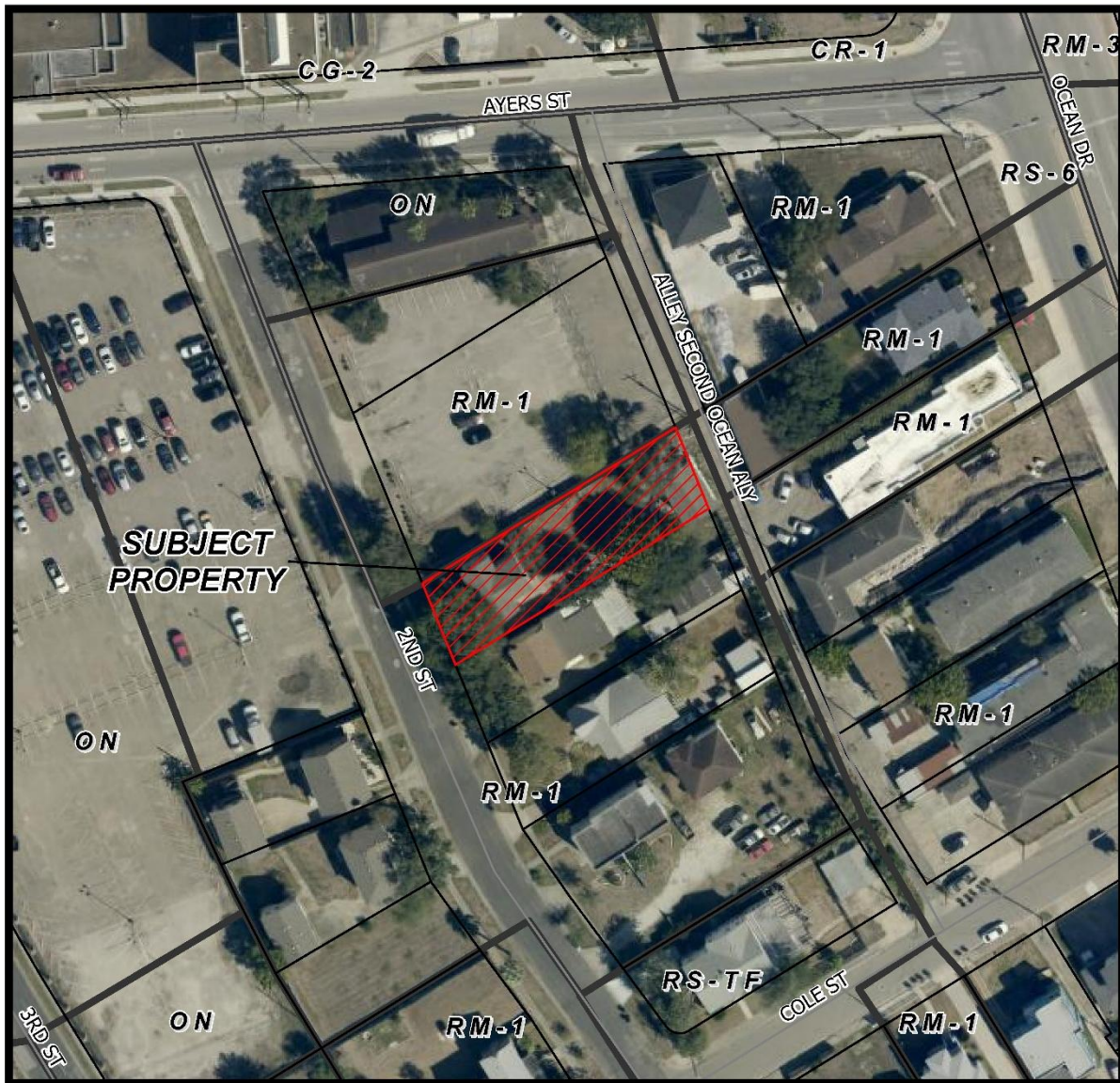
1. **Uses:** The only use authorized by this Special Permit, in addition to those permitted by right in the base zoning district, is an office use as defined by the Unified Development Code (UDC).
2. **Development Standards:** Expansion of the office use or any associated building area is prohibited beyond what is approved through issuance of this Special Permit, not to exceed the approximately 100-square-foot bathroom addition extending into the backyard.
3. **Buffer Yard:** A Type A Buffer Yard, as defined by Section 7.9.6 Zoning District Buffer Yard – Redevelopment of the Unified Development Code (UDC), shall be maintained where the subject property shares a property line with a residential zoning district and/or residential use.

4. **Landscaping:** Landscaping requirements shall be in compliance with Section 7.3 Landscaping of the Unified Development Code.
5. **Parking:** Parking requirements shall be in compliance with Section § 7.2 Off-Street Parking, Loading and Stacking of the Unified Development Code.
6. **Dumpster:** All solid waste shall be confined in a dumpster or compactor, or otherwise screened from street, public, and neighboring views, as provisioned under United Development Code Section 7.10 Screening.
7. **Signage:** One wall sign is permitted, not to exceed 6 square feet in sign area.
8. **Lighting:** Lighting requirements shall be in accordance with Section 7.6 Outdoor Lighting of the Unified Development Code. All security lighting must be shielded and directed away from adjacent residences and nearby streets. Cut-off shields are required for all lighting. No light projection is permitted beyond the property line near all public roadways and residential development.
9. **Hours of Operation:** The hours of operation shall be the same as the business hours of operation from 7:00 AM to 7:00 PM Monday through Friday.
10. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
11. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (12) months of this ordinance, unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

Attachments:

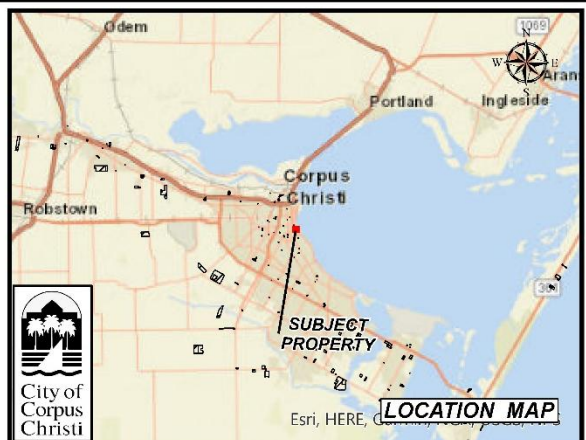
- (A) Aerial Map
- (B) Existing Zoning and Notice Area Map
- (C) Surrounding Property Notification Roster

(A) Aerial Map

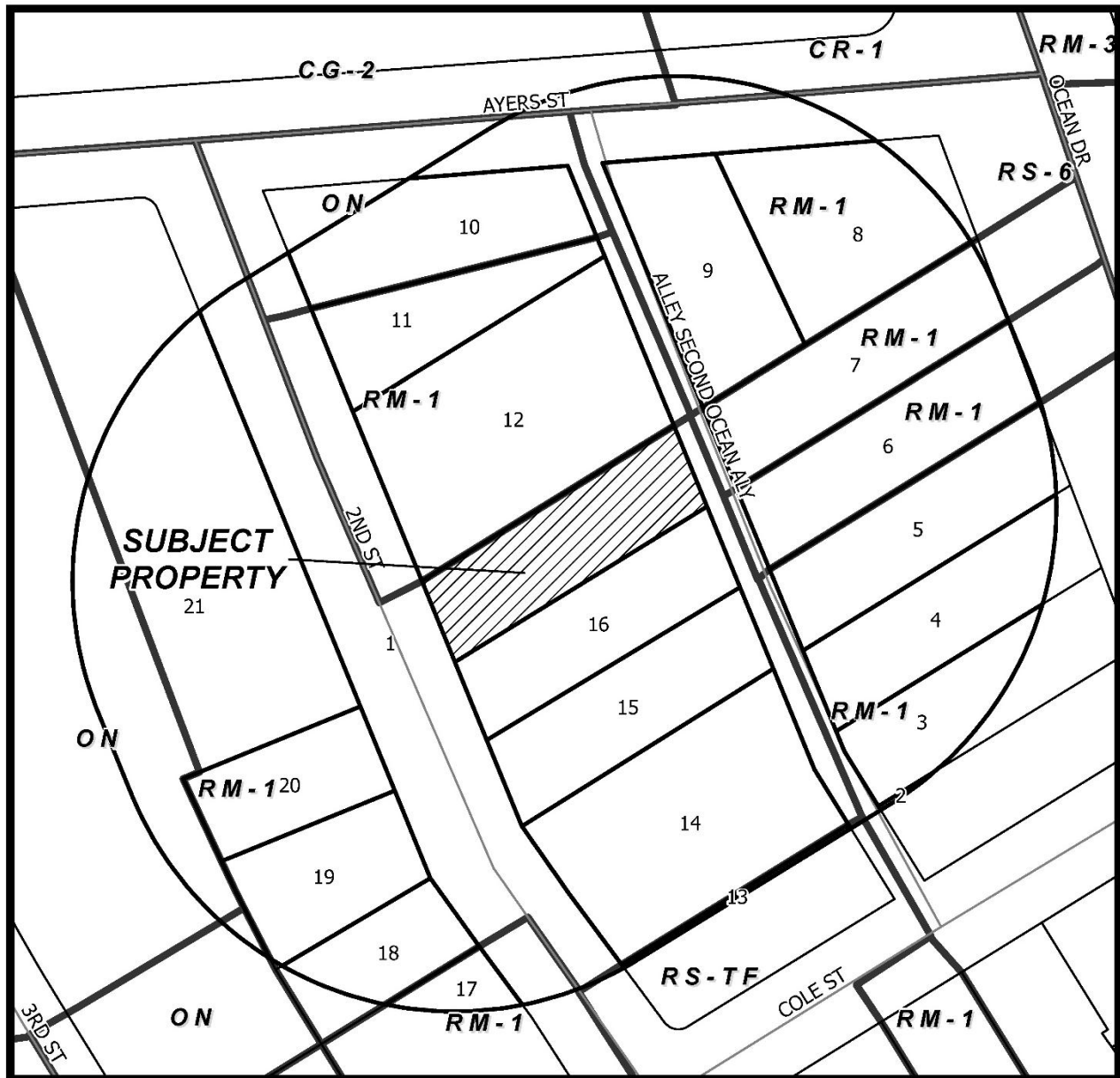


CASE: ZN9318

Aerial View



(B) Existing Zoning and Notice Area Map



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Zoning and notice Area

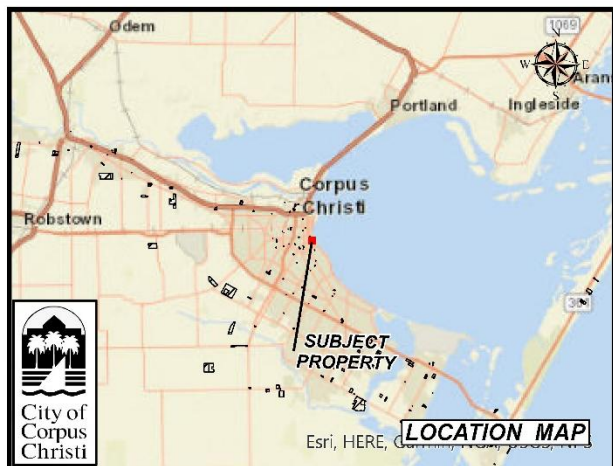
RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	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

21 Owners within 200' listed in ownership table

Owners in opposition



LOCATION MAP

(C) Surrounding Property Notification Roster

FID	TAXID	NAME	ADDRESS	CITY	STAT	ZIP	AREA	PERCENT AREA
1	Renee Couture	ROW	2525 Hygeia Street	CORPUS CH	TX	78415	43128.11	20.21
2	047500040010	ROSSI INVESTMENTS LLC	219 PARSONS POINT LN	EDINBURG	VA	22824-3636	67.86	0.03
3	047500040020	YAMAMOTO SATOSHI	3535 COTTONWOOD ST	CORPUS CH	TX	78411-3201	5014.25	2.35
4	047500040030	YAMAMOTO SATOSHI	3535 COTTONWOOD ST	CORPUS CH	TX	78411-3201	7735.77	3.63
5	047500040040	C&M REAL ESTATE HOLDING L	601 EVERHART RD	CORPUS CH	TX	78411-1903	8795.54	4.12
6	047500040050	RCRD LLC	379 BRIGHTWATERS DR	COCOA BE	FL	32931-3817	8979.04	4.21
7	047500040060	BRADY AMANDA K	1829 Bering Dr Apt 8	Houston	TX	77057-3177	8990.78	4.21
8	047500040070	OLIVAREZ JUAN & SUSAN	1501 OCEAN DR	CORPUS CH	TX	78404-1801	9798.99	4.59
9	047500040080	OLIVAREZ JUAN & SUSAN	1501 OCEAN DR	CORPUS CH	TX	78404-1801	8787.11	4.12
10	047500040100	CHRISTUS SPOHN HEALTH	PO Box 3666	Corpus Chr	TX	78463-3666	8248.63	3.87
11	047500040110	CHRISTUS SPOHN HEALTH	PO Box 3666	Corpus Chr	TX	78463-3666	6276.10	2.94
12	047500040120	CHRISTUS SPOHN HEALTH	PO Box 3666	Corpus Chr	TX	78463-3666	17496.91	8.20
13	205000050010	VALHALLA'S DOMAIN LLC	100 Lone Oak St	Portland	TX	78374-3310	384.08	0.18
14	205000050020	ESCOBEDO RICARDO & LOLITA	501 Louisiana Ave	Corpus Chr	TX	78404-2801	15639.27	7.33
15	205000050040	MAXEY KEELY SEICHE	1730 2nd St	Corpus Chr	TX	78404-1805	8656.31	4.06
16	205000050050	CARTE ELEANOR H	PO Box 331276	Corpus Chr	TX	78463	8210.05	3.85
17	205000060010	FLORES PROPERTY HOLDINGS	611 Commerce St	Alice	TX	78332-2961	1509.54	0.71
18	205000060030	CHRISTUS SPOHN HEALTH	PO Box 3666	Corpus Chr	TX	78463-3666	4039.32	1.89
19	205000060040	CHRISTUS SPOHN HEALTH	PO Box 3666	Corpus Chr	TX	78463-3666	6456.12	3.03
20	205000060050	CHRISTUS SPOHN HEALTH	PO Box 3666	Corpus Chr	TX	78463-3666	5629.06	2.64
21	205000060250	SPOHN HOSPITAL	P O BOX 3666	CORPUS CH	TX	78463-3666	29511.27	13.83
							213354.10	100.00
	T. G. ALLEN E.S.		1414 18th Street	Corpus Chr	TX	78404-3466		
	METROPOLITAN DESIGN E.S.		1707 Ayers Street	Corpus Chr	TX	78404		
	MOSES MENDER E.S.		2401 S Alameda Street	Corpus Chr	TX	78404		
	MONTESSORI SCHOOL		822 Ayers Street	Corpus Chr	TX	78404		
	INCARNATE WORD ACADEMY		2920 S Alameda Street	Corpus Chr	TX	78707		