

ZONING REPORT

CASE ZN8584

Applicant & Subject Property			
District: 1 Owner: Daovone Xayasene Applicant: Daovone Xayasene Address: Portion of 2816 Ruth, 2828, and 2830 Ruth, located along the north side of Ruth Street, south of Coleman Avenue, east of Duncan Street, and west of South Port Avenue. Legal Description: Lots 63 through 66, and a 0.046 acre tract out of Lot 67, Block 12, Steele's Addition. Acreeage of Subject Property: 0.33 acres			
Zoning Request			
From: "RS-6" Single-Family 6 District and "CG-2" General Commercial District To: "RM-3" Multifamily District Purpose of Request: To allow multifamily development.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6" Single-Family 6, "CG-2" General Commercial	Vacant	Medium-Density Residential
North	"RS-6" Single-Family 6	Low-Density Residential	
South	"IL" Light Industrial	Transportation (Ruth St), Commercial, Vacant	Transportation (Ruth St), Medium-Density Residential
East	"CG-2" General Commercial	Vacant, Commercial	Medium-Density Residential
West	"RS-6" Single-Family 6	Low-Density Residential	
Plat Status: The subject property consists of two lots of record and a portion of a lot. Platting will be required to accommodate the proposed development. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District. Code Violations: None.			
	Designation	Section Proposed	Section Existing
Ruth Street	"Local" Residential	40-Foot ROW 1 Thru Lane, 2 Way, On-Street Parking	60-Foot ROW 1 Thru Lane, 2 Way, On-Street Parking

Transit: The Corpus Christi RTA services the subject property via Bus Route 16 Morgan Port along S Port Avenue.	
Bicycle Mobility Plan: The subject property is approximately a block from the nearest planned Bike Boulevard, along Ruth Street, west of Sabinas Street, and along Sabinas Street, south of Ruth Street.	
Utilities	
Gas: A 6-inch coated Steel (active) grid main exists along the south side of Ruth Street. Stormwater: A 30-inch RCP (active and public) line exists along the north side of Ruth Street. Wastewater: An 8-inch VCP (active and public) distribution exists along the north side of Ruth street. Water: A 6-inch ACP (active and public) distribution line exists along the north side of Ruth Street.	
Corpus Christi Comprehensive Plan (Plan CC)	
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) was adopted in 2016. ADP (Area Development Plan): According to Plan CC the subject property is located within the Westside ADP (Adopted on January, 2023). 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	41 within a 200-foot notification area 7 outside 200-foot notification area
In Opposition	0 inside the notification area 0 outside the notification area 0 % in opposition within the 200-foot notification area (0 individual property owner)
Public Hearing Schedule	
Planning Commission Hearing Date: March 5, 2025 City Council 1st Reading/Public Hearing Date: April 15, 2025 City Council 2nd Reading Date: April 29, 2025	

Background:

The subject property is out of the westside area and District 1, is a vacant 0.33 acre tract out of multiple lots and portion of a lot, out of the Steele's subdivision. It is located along a local right-of-way, Ruth Street, near Agnes Street and South Port Avenue, both arterials. Steele's Addition, 62 acres at the time of plat, appear to have originally been subdivided from residential use.

Apart from the abutting right of way along its southern boundary, the properties to the north and west have a current land use designation of low-density residential and are zoned "RS-6" Single-Family 6. Those to the east are vacant with portion having commercial activities and are zoned "CG-2" General Commercial district. South of the subject property and Ruth Street are parcel zoned "IL" Light

Industrial use, that are vacant or have a commercial use. An “RM-3” multifamily district exists along Ruth Street as well.

The applicant is requesting a change of zoning to accommodate a multifamily development. The proposed development proposes two structures containing four units each.

The “RM-3” Multifamily District allows apartments, single-family houses, two-family houses, townhouses, cottage housing developments, group homes, educational facilities, parks and open areas, places of worship, and nursing homes. Density is limited to 36 units per acre; the subject property has a gross allowance of 11 density units per acre.

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

The proposed rezoning is consistent with 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.

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

The proposed rezoning is consistent with the Westside ADP; however is not consistent with the FLUM designation of Medium-Density Residential.

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 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 proposed district will buffer a commercial district regarded to be incompatible to a single-family district.
 - Additionally, the Unified Development Code will further ensure compatibility through height restrictions.
- 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 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 from the “RS-6” Single-Family 6 District and the “CG-2” General Commercial District to the “RM-3” Multifamily District.

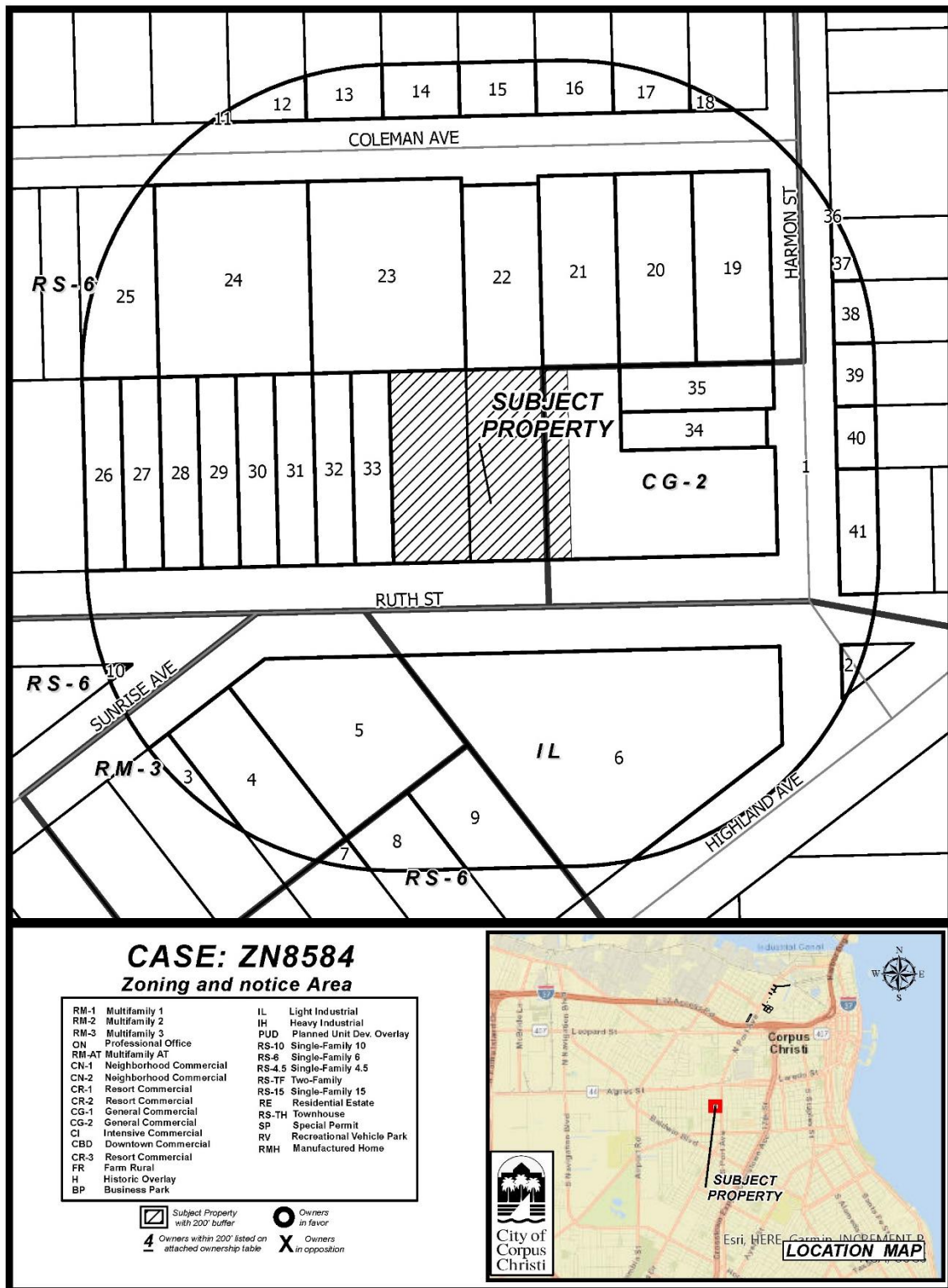
- The proposed rezoning will not have an adverse impact on the surrounding area. It addresses a locational need, adds variety to the housing stock, and enhances an established neighborhood.

Attachments:

(A) Existing Zoning and Notice Area Map

(B) Returned Notices

(A) Existing Zoning and Notice Area Map



(B) Returned Notices

PUBLIC HEARING NOTICE PLANNING COMMISSION REZONING CASE No. ZN8584

Daovone Xayasene has petitioned the City of Corpus Christi to consider a change of zoning from the "**H Single-Family 6 District and the 'CG-2' General Commercial District** to the "**RM-3' Multifamily Dist** 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 2816, 2828, and 2830 Ruth Street, and described as 0.33 acres being Lots 63-66, and a portion of Lot 67, out of Block 12 of Steele's Addition, located along the north side of Ruth Street, south of Coleman Avenue, east of Duncan Street, and west of South Port Avenue. 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, March 5, 2025**, during one of the Planning Commission's regular meetings, which begins at **05:30 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.

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: *San Felix*

Address: *53240060140* Phone No.: *361-765-2784*

(☒) In Favor () In Opposition

Reason:

Signature: *[Signature]*

Planner Assigned: Saradja Registre
Email: SaradjaR@cctexas.com
Phone: 361-826-3574
INFOR Case No. ZN8584
Property Owner ID: 3

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8584

Daovone Xayasene has petitioned the City of Corpus Christi to consider a change of zoning from the "Single-Family 6 District and the 'CG-2' General Commercial District" to the "RM-3' Multifamily District" not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: Joe Falty

Address: 532400060150 Phone No.: 361-765-2796

(☒) In Favor (☐) In Opposition

Reason:

Signature [Signature]

Planner Assigned: Saradja Registre
Email: SaradjaR@cctexas.com
Phone: 361-826-3574
INFOR Case No. ZN8584
Property Owner ID: 4

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8584

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Property Owner(s) Name: Alan Fung
Address: 5824006 E0160 Phone No.: 361-765-2791

(☒) In Favor (☐) In Opposition

Reason:

Signature [Signature]

Planner Assigned: Saradja Registre
Email: SaradjaR@cctexas.com
Phone: 361-826-3574
INFOR Case No. ZN8584
Property Owner ID: 5