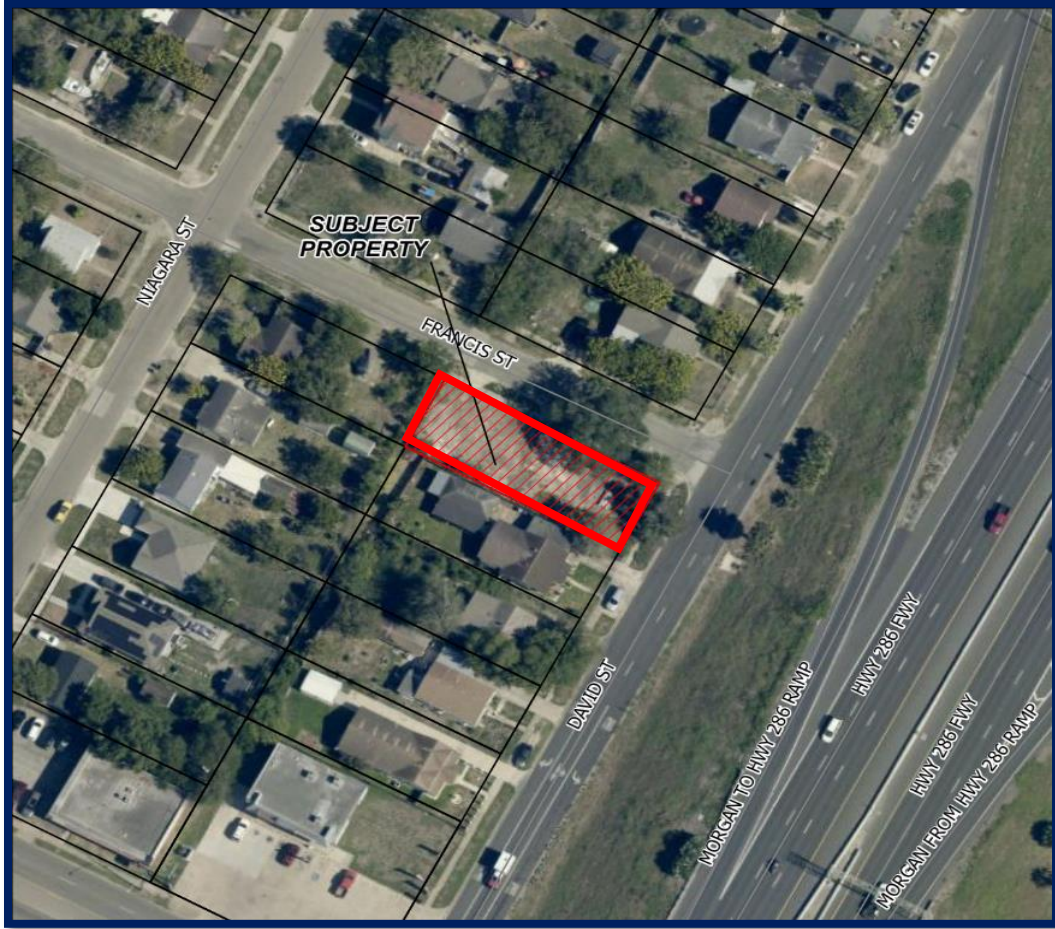




CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

ZN9048
Ruvanna Investments, LLC

PLANNING COMMISSION, April 29, 2026



Ruvanna Investments, LLC DISTRICT 1

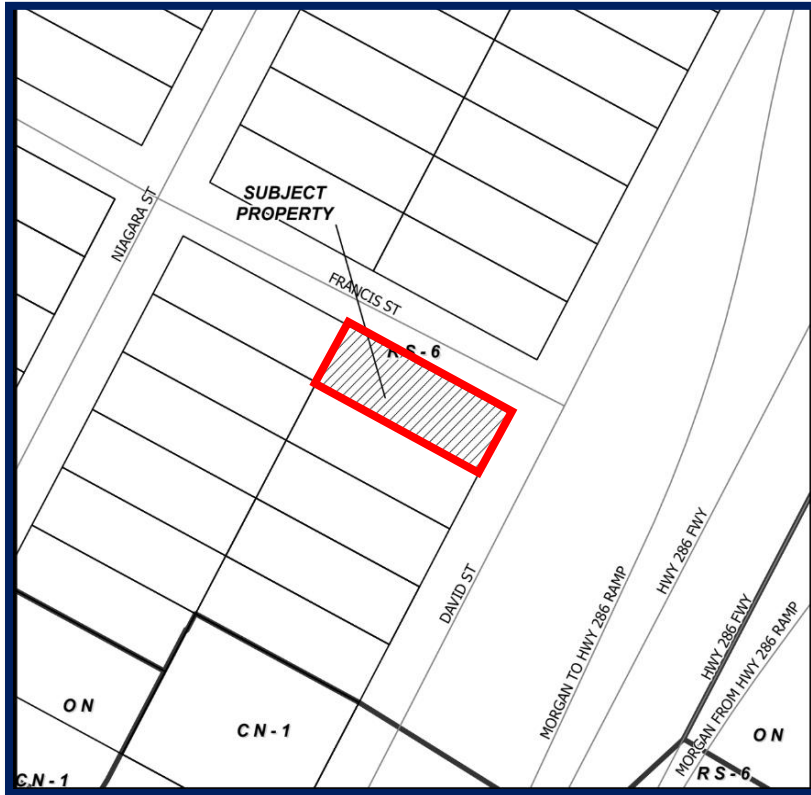


Rezoning a property at or near
2601 David Street

From the “RS-6” Single Family 6 District
To the “RS-TF” Two Family District



Zoning and Land Use



Proposed Use:

To allow for the construction of a duplex.

Area Development Plan:

Westside Area, Adopted on (January 10, 2023)

Designated Future Land Use:

Medium – Density Residential

Existing Zoning District:

”RS-6” Single Family 6 District

	Existing Land Use	Zoning District
Site	Vacant	”RS-6”
North	Medium-Density Residential	
South		
East	Commercial	”ON”
West	Medium-Density Residential	”RS-6”



Public Notification

18 Notices mailed inside the 200' buffer
 9 Notices mailed outside the 200' buffer

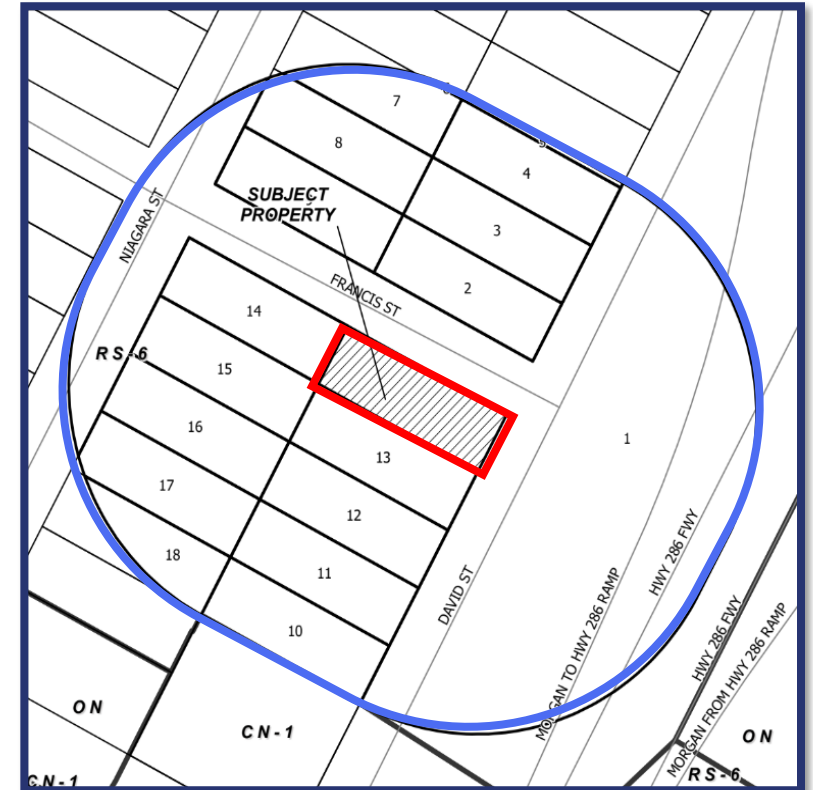
- Notification Area
- X Opposed: 0 (0.00%)
 Separate Opposed Owners: (0)
- O In Favor: 0 (0.00%)

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

Francis St.



David St.



Analysis & Recommendation

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive plan and the future land use designation of medium-density residential.
- The proposed rezoning is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
- The use to be permitted by the zoning district that would be applied by the proposed amendment are suitable with the surrounding properties; and will not have a negative impact upon the area.

STAFF RECOMMENDS APPROVAL FROM THE
“RS-6” SINGLE-FAMILY 6 DISTRICT TO THE
“RS-TF” TWO-FAMILY DISTRICT



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Thank you!