

# Zoning Case 0124-01



**Jonathan Verduzco**  
District 2

Rezoning for a property at or near  
1563 South Nineteenth Street  
From the “RS-6” Single-Family District  
To the “RS-TF” Two-Family District



# Zoning and Land Use



## Proposed Use:

To allow for a two-family residential subdivision.

## Area Development Plan (ADP):

Southeast ADP (Adopted on July 11, 1995)

## Future Land Use Map:

Medium-Density Residential and Transportation

## Existing Zoning:

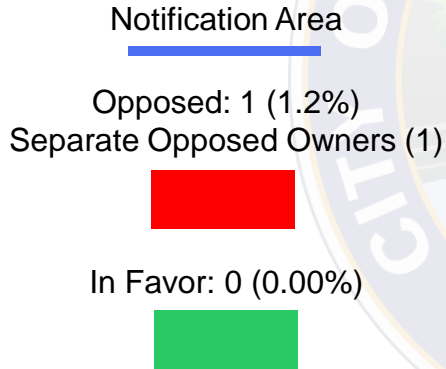
“RS-6” Single-Family 6 District

## Adjacent Land Uses:

- North: ROW (South Nineteenth Street), Low-Density Residential (Zoned “RS-6”)
- South: Low-Density Residential, Vacant (Zoned “RS-6”), ROW (Lynch Street)
- East: ROW (South Nineteenth Street), Low-Density Residential (Zoned “RS-6”)
- West: Low-Density Residential, Vacant (Zoned “RS-6”)

# Public Notification

- 49 Notices mailed inside the 200-foot buffer
- 7 Notices mailed outside the 200-foot buffer



\*Notified property owner's land in SQF/ Total square footage of all property in the notification area = Percentage of public opposition.

# Staff Analysis and Recommendation

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- The proposed rezoning is consistent with many elements and goals of *Plan CC (City of Corpus Christi Comprehensive Plan)* and the *FLUM's (Future Land Use Map)* designation of Medium-Density Residential use.
- Staff finds the subject request for an infill development to be fitting to address housing related items such as affordable housing, housing options, and new housing.
  - The subject parcel is within a neighborhood of the Southeast area that is characterized by one of the lowest brackets of median household income (2019), a moderate concentration of renters, older homes, and homes with the lowest value; an opportunity to address affordable housing.
  - Constituents of the area expressed a need for housing options that house single-family use, and buyers interested in living in the area sought new construction developments.
- The amendment is compatible with the present zoning and conforming uses of nearby properties and to the character of the surrounding area; and will not have a negative impact upon the surrounding neighborhood. Staff finds that the proposed development may benefit the community.
  - The Two-Family District and the Single-Family District are compatible, per the UDC (Unified Development Code) on the basis of building height and population density.
  - The proposed development will help catalyze re-investment in the area and induce revitalization. Duplex developments and districts are mostly found the subject parcel's neighborhood amongst single-family districts.

**PLANNING COMMISSION AND STAFF RECOMMEND APPROVAL  
TO THE “RS-TF” TWO-FAMILY DISTRICT**