

ZONING REPORT CASE ZN8584

Applicant & Subject Property			
<p>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 63-66, and portion of lot 37, Block 12, Steele's Addition. Acreeage of Subject Property: 0.33 acres</p>			
Zoning Request			
<p>From: "RS-6" Single-Family 6 District and "CG-2" General Commercial District To: "RM-3" Multifamily District Purpose of Request: To allow multi-family development.</p>			
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	
<p>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.</p>			
	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 22, 2025

Background:

The subject property, out of the westside area and district 1, is a vacant 0.33-acre tract out of multiple lots and a 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 the plat, appears 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. They are zoned "RS-6" Single-Family 6. Those to the east are vacant, with a portion having commercial activities, and are zoned "CG-2" General Commercial district. South of the subject property and Ruth Street are parcels zoned "IL"

Light Industrial use that are vacant or have a commercial use. An “RM-3” Multifamily district exists across the country as well.

The applicant is requesting a change of zoning to accommodate a multi-family development. The development will consist of 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.

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.
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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.

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

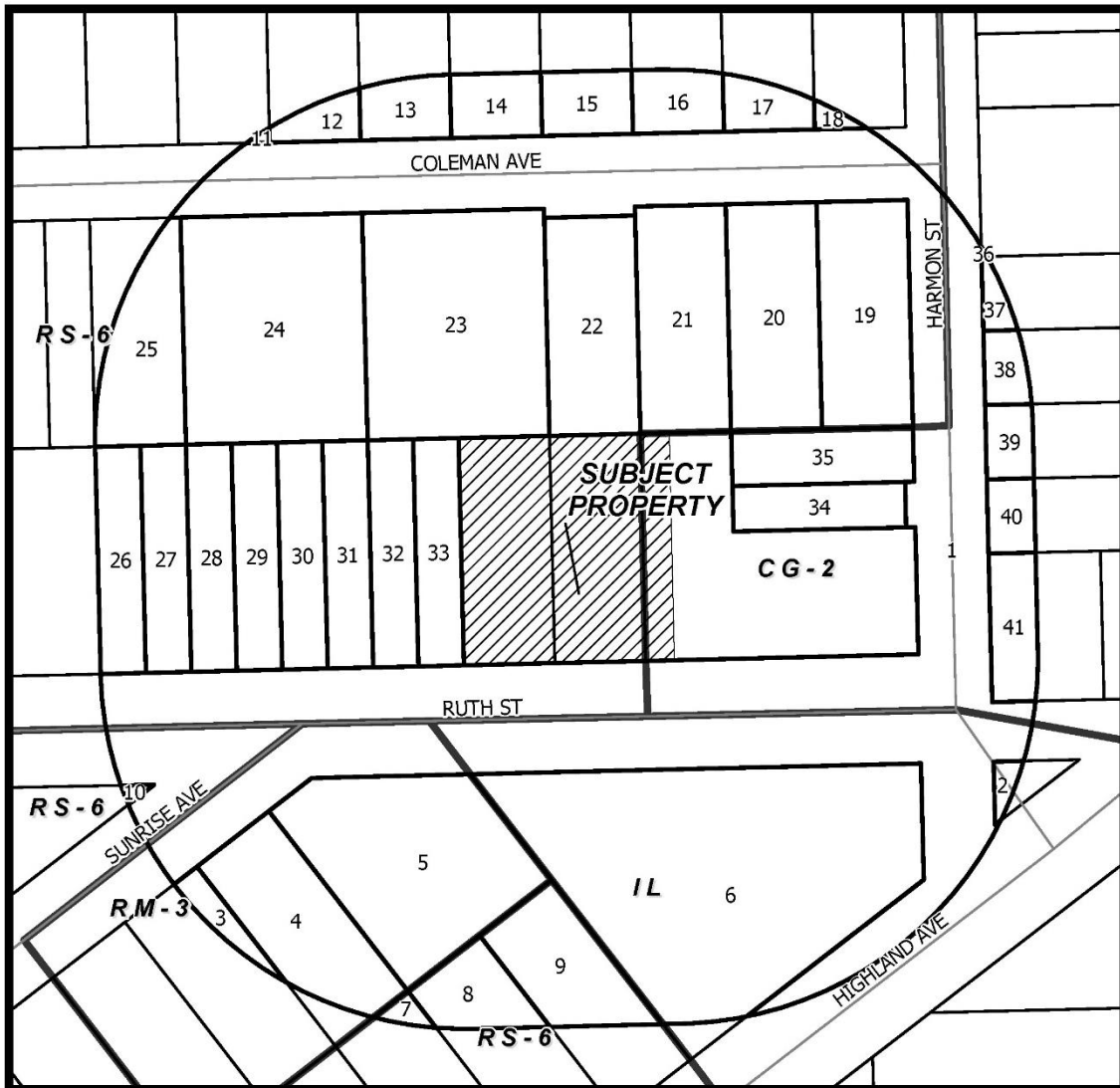
from the “RS-6” Single-Family 6 District and the “CG-2” General Commercial District to the “RM-3” Multifamily District.

- 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 old neighborhood.

Attachment(s):

Existing Zoning and Notice Area Map.

(A) Existing Zoning and Notice Area Map



CASE: ZN8584
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
 Owners within 200' listed on attached ownership table
 Owners in opposition

