



## AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of August 8, 2023  
Second Reading for the City Council Meeting of August 15, 2023

**DATE:** August 8, 2023

**TO:** Peter Zaroni, City Manager

**FROM:** Al Raymond, Development Services Department  
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**Rezoning for a property at or near  
639 Del Mar Boulevard**

**CAPTION:**

Zoning Case No. 0623-04, Southern Builders Co LLC (District 2). Ordinance rezoning a property at or near 639 Del Mar Boulevard from the "RS-6" Single-Family 6 District to the "RS-TH" Townhouse District; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommended approval of the change of zoning from the "RS-6" Single-Family 6 District to the "RS-TH" Townhouse District.)

**SUMMARY:**

The purpose of this item is to rezone the property to allow for an infill townhouse development.

**BACKGROUND AND FINDINGS:**

The subject property is 0.23 acres in size. To the north, properties are zoned "RS-6" Single-Family 6 District and "RS-TF" Two-Family District with government, Medium- and High-Density residential uses. To the south, are properties zoned "RS-6" Single-Family 6 District and "CN-1" Neighborhood Commercial District with vacant properties, Low- and Medium-Density, and commercial uses. To the east, are properties with "RS-6" Single-Family 6 District with Low- and Medium-Density residential uses. Properties to the west are zoned "RS-TF" Two-Family District and "CN-1" Neighborhood Commercial Districts with Public/Semi-Public, Low- and Medium-Density, and commercial uses.

The "RS-TH" Townhouse District also permits office uses, cottage housing developments, group living, day care centers and homes, overnight accommodation such as bed and breakfast homes, educational facilities, places of worship, and community services uses.

The proposed rezoning is consistent with the Future Land Use Map and is consistent with many broader elements of the City of Corpus Christi Comprehensive Plan. It will provide much-needed diversity in housing types and increases density in a desirable

location with proximity to multiple mode choices.

*Public Input Process*

Number of Notices Mailed: 28 within 200-foot notification area, 6 outside notification area.

*As of August 4, 2023:*

In Favor	In Opposition
0 inside notification area	1 inside notification area
0 outside notification area	0 outside notification area

A total of 0.37% of the 200-foot notification area is in opposition.

**RECOMMENDATION:**

Planning Commission and Staff recommended approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RS-TH” Townhouse District on June 28, 2023.

*Vote Results*

For: 8  
Against: 0  
Absent: 1

**ALTERNATIVES:**

Denial of the change of zoning from the “RS-6” Single-Family 6 District to the “RS-TH” Townhouse District.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
Presentation - Aerial Map  
Planning Commission Final Report