

# ZONING REPORT

CASE ZN9048

## APPLICANT & SUBJECT PROPERTY

**District:** 1

**Owner:** Ruvanna Investments, LLC

**Applicant:** Nazaret Khobiarian

**Address:** 2601 David Street, located along the west side of David Street and State Highway 286 (Crosstown Expressway), and on the south side of Francis Street, north of Baldwin Boulevard, and east of Niagara Street.

**Legal Description:** Lot 8, Block 4, and Portion of Alleyway, Southwest Heights

**Plat Status:** The subject property is platted per MRNCT (Map Records of Nueces County, Texas) Volume 4, Page 35.

**Acreage of Subject Property:** 0.165 acres

**Pre-Submission Meeting:** November 19, 2025

**Code Violations:** None

## ZONING REQUEST

**From:** "RS-6" Single-Family 6 District

**To:** "RS-TF" Two-Family District

**Purpose of Request:** To allow for the construction of a one-story duplex with an additional accessory dwelling unit (ADU).

## CORPUS CHRISTI COMPREHENSIVE PLAN

**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), which was adopted in 2016.

## Land Use

**ADP (Area Development Plan):** According to Plan CC, the subject property is located within the Westside Area Development Plan (Adopted on January 10, 2023).

**Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022):** The subject property is not within a MCAOD District.

	Zoning District	Existing Land Use	Future Land Use
<b>Site</b>	"RS-6" Single-Family 6	Vacant	Medium-Density Residential
<b>North</b>		Medium-Density Residential	
<b>South</b>			
<b>East</b>	"ON" Neighborhood Office	Commercial	Commercial
<b>West</b>	"RS-6" Single-Family 6	Medium-Density Residential	Medium-Density Residential

Roadway Master Plan (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
David Street	6	Frontage Road	-	1	-	-	No Data Available	None Planned
Francis Street	6	"Local" Residential	2	2	0	0	No Data Available	None Planned
TRANSIT INTEGRATION								
The Corpus Christi RTA provides service to the subject property via Routes 23, Molina, and 30, Westside, with stops located along the north side of David Street and the east side along Morgan Avenue and South Port Avenue.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission				April 29, 2026				
City Council 1 <sup>st</sup> Reading				June 23, 2026				
City Council 2 <sup>nd</sup> Reading				June 30, 2026				
18	Notices mailed to property owners within 200 feet of the subject property							
0	In Opposition			0	In Favor			
0	In Opposition			0	Individual Property Owners in Opposition			

**Background:**

The subject property is a .16-acre lot located along State Highway 286 (David Street frontage access) and Francis Street, a local residential roadway. It is within the Westside Area Development plan and a large single-family residential district that pre-dates the annexation of the neighborhood but abuts the original city boundaries.

The properties abutting the site to the south, west, and north, are zoned "RS-6" Single-Family 6 District and have a current land use of medium-density residential. The property to the north of the site and of State Highway 286 (Crosstown Expressway) is zoned "ON" Neighborhood Office and is with a commercial use.

The applicant is requesting a change in zoning to allow for the conversion of existing structure into a duplex. The "RS-TF" Two-Family District, if granted, will permit single-family and two-family houses, townhouses, cottage housing developments, group homes, educational facilities, parks and open areas, and places of worship.

The current "RS-6" Single-Family 6 zoning district allows for single-family detached houses and group homes. A limited number of public and civic uses are allowed, subject to the restrictions necessary to preserve and protect the single-family character of the neighborhood.

The subject property is within a 1938 residential subdivision. The properties nearby appear to have been built between the years of 1938 and 1955 and appear. History indicates that the property operated as a multi-family for at least three decades; a duplex with and accessory dwelling unit, with separate driveways leading to the separate structures.

**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.
  - Promote the stabilization, revitalization, and redevelopment of older neighborhoods.
  - 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 and future land use 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 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. Approval of the request to change the zoning will only continue a historical use prior to the demolition of the structures that once existed on the property.

**Permitting Process: (If applicable)**

During the permitting process, zoning reviews are conducted to ensure that development compatibility is achieved; through the prescription of Unified Development Code required buffer yard width and points (UDC §7.9.5, 7.9.6), increased setbacks due to height (UDC §4.2.8.D), limitations on hours of operations with certain site features (UDC §7.2.7.B.1.a), and visual barriers such as landscaping (UDC §7.3.10) and walls to buffer noise generators (UDC §7.9.8.B).

**Staff Recommendation:**

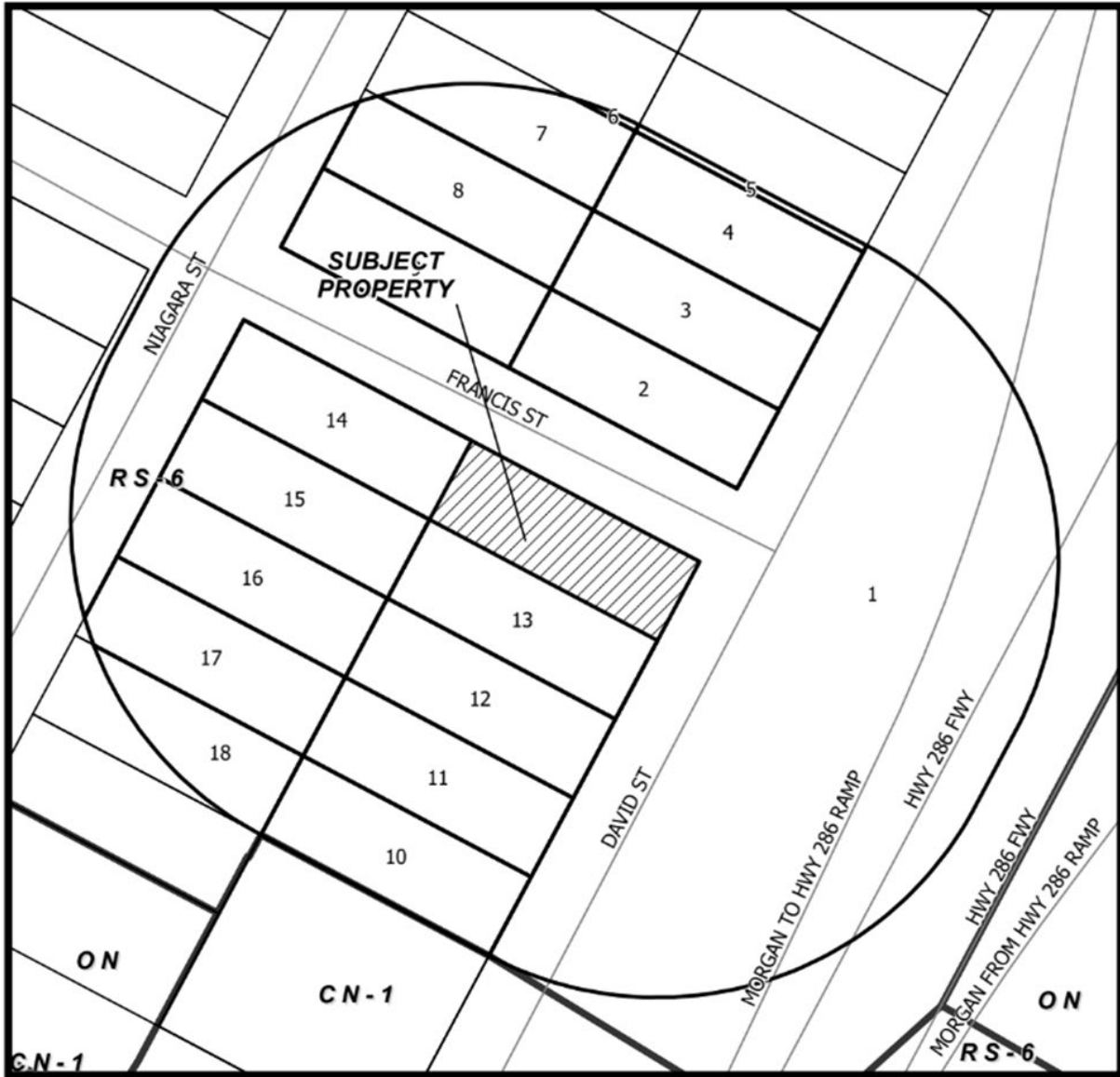
After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, Staff recommends approval of the change of zoning from the "RS-6" Single-Family 6 District to the "RS-TF" Two-Family District.

**Attachments:**

(A) Existing Zoning and Notice Area Map.

(B) Site Survey

(A) Existing Zoning and Notice Area Map



**CASE: ZN9048**

**Zoning and notice Area**

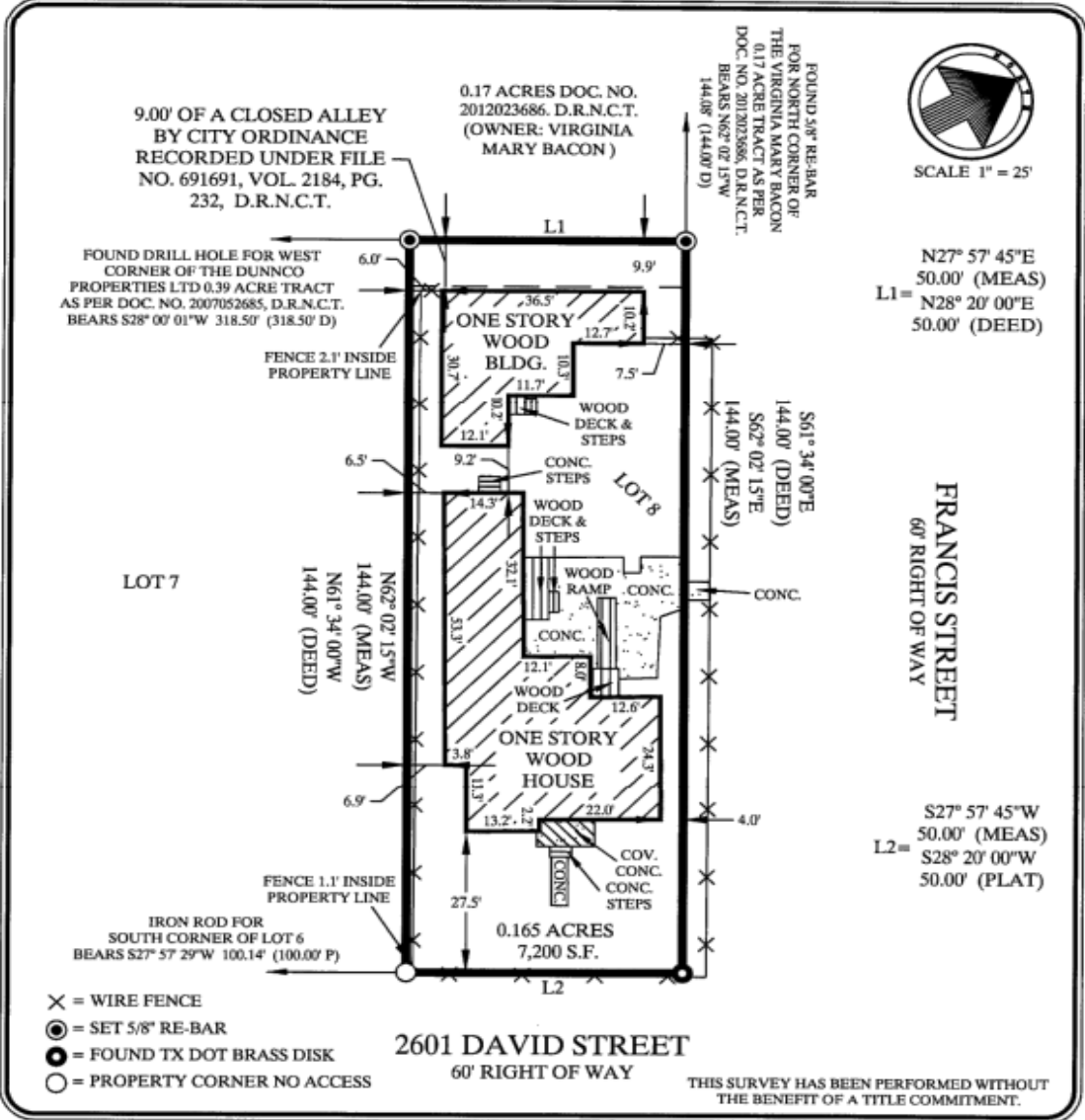
RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	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 in opposition  
**18** Owners within 200' listed in ownership table




## (B) Site Survey

SURVEY OF  
 A 0.165 ACRE TRACT BEING ALL OF LOT 8, BLOCK 4, SOUTHWEST HEIGHTS ADDITION, AS SHOWN ON THE PLAT RECORDED IN VOLUME 4, PAGE 35, MAP RECORDS NUECES COUNTY, TEXAS AND THAT 9.00' OF A CLOSED ALLEY RECORDED UNDER FILE NO. 691691, VOLUME 2184, PAGE 232, DEED RECORDS NUECES COUNTY, TEXAS. SAID 0.165 ACRE TRACT ALSO BEING DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022018490, DEED RECORDS NUECES COUNTY, TEXAS.





**Brister Surveying**  
 4455 South Padre Island Drive Suite 51  
 Corpus Christi, Texas 78411  
 Off 361-850-1800  
 Fax 361-850-1802  
 Bristersurveying@copeco.txsc.com  
 Firm Registration No. 10072800



**NOTES:**  
 1.) TOTAL SURVEYED AREA IS 0.165 ACRES.  
 2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4365 DATUM.  
 3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.

THIS SURVEY DOES NOT INCLUDE THE RESEARCH, INVESTIGATION, OR LOCATIONS OF ALL SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY MARCH 15, 2023 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Ronald E. Brister*  
 RONALD E. BRISTER R.P.L.S. NO. 5407

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE   X  , AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT MAPS. COMMUNITY PANEL   48355C 0320 G   DATED   OCTOBER 13, 2022   AND  IS  IS NOT LOCATED IN A DESIGNATED 100 YEAR FLOOD ZONE.

SURVEY DATE   MARCH 21, 2023   JOB NO. 230612