

32ZONING REPORT

Case ZN8910

APPLICANT & SUBJECT PROPERTY

District: 1

Owner: Paul and Melba Savoy

Applicant: Paul and Melba Savoy

Address: 3202 E. Causeway Boulevard, located along the east side of Causeway Boulevard, north of Bridgeport Avenue and Breakwater Avenue, south of Plum Street, and west of State Highway 181 (SH-181)

Legal Description: Lots 6, 8, and 10, less portion of ROW, Brooklyn Addition.

Plat Status: The subject property is not platted.

Acreage of Subject Property: 0.20 acre

Pre-Submission Meeting: August 15, 2015

Code Violations: None

ZONING REQUEST

From: "CR-1" Resort Commercial District

To: "RM-AT" Multi-Family Apartment Tourist District

Purpose of Request: To allow for a single-family use.

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 Downtown Area Development Plan (Adopted on March 27, 2018).

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
Site	"CR-1" Resort Commercial	Vacant	Transportation
North		Transportation (Plum Street), Medium-Density Residential	
South		Vacant, Medium-Density Residential	
East			

West	“CG-1” General Commercial District		Transportation (E. Causeway), Vacant					
Roadway Master Plan (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
E. Causeway Boulevard	8	“A1” Primary Arterial	3	3	-	-	None Reported	No improvements planned
Bicycle Mobility Plan								
The subject property is immediately adjacent to a multi-use side path along the east side of East Causeway Boulevard, and a one-way cycle track along both sides of Breakwater avenue, a quarter of a mile to the south.								
TRANSIT INTEGRATION								
The Corpus Christi RTA provides service to the subject property.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission			October 29, 2025					
Tentative City Council 1 st Reading			December 16, 2025					
Tentative City Council 2 nd Reading			January 6, 2026					
15	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 0.20-acre parcel of land out of the North Beach Area, located along the east side of East Causeway Boulevard and Plum Street, north of Elm Street, and west of State Highway 181. The parcel is undeveloped and abuts several vacant lots and some residential uses.

The properties to the north of the parcel and plum street are zoned “CR-1” Resort Commercial with medium-density residential use and some vacant lots. The properties immediately to the east, are vacant and zoned “CR-1” Resort Commercial, those to the south are zoned “CR-1” Resort Commercial with Public/Semi-Public uses. To the west of the site, is the E Causeway Boulevard with a “CG-1” General Commercial District along its west side.

The “RM-AT” Multi-Family Tourist Apartment District permits single-family houses, apartments, two-family houses, townhouses, cottage housing developments, group homes, educational facilities, parks and open areas, places of worship, bed and breakfast inns, apartment hotels,

hotels, and motels. This zoning district is used in areas having convenient access to collector and arterial streets, and nearby civic and commercial uses, as well as employment opportunities, and is appropriate adjacent to nonresidential districts.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:

The proposed rezoning is consistent with the following 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 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.

Downtown ADP (Area Development Plan) and FLUM (Future Land Use Map)

Consistency:

The proposed rezoning is consistent with the Downtown ADP; however, it is inconsistent with the future land use designation of Transportation.

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 request is generally consistent with the City of Corpus Christi Comprehensive Plan; however, is inconsistent with the future land use designation of transportation.
- The amendment is compatible with the present zoning and conforming uses of nearby property. There are several single-family homes within the vicinity and some public/semi-public uses nearby.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment, and staff does not foresee any adverse impacts unto neighboring properties or the area.

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 "CR-1" Resort Commercial District to the "RM-AT" Multi-Family Apartment Tourist District.

Attachment(s):

- (A) Metes & Bounds Description and Exhibit.
- (B) Existing Zoning and Notice Area Map.

(A) Metes & Bounds Description and Exhibit

STATE OF TEXAS
COUNTY OF NUECES

EXHIBIT _____

Field notes of a 0.203 acre tract, for zoning purposes only, being the remaining portions of Block 86, Lots 6, 8, and 10, "Brooklyn Addition", as shown on a map recorded in Volume A, Pages 30 - 32, Map Records of Nueces County, Texas and being the same tract described in a deed recorded in Document No. 2023041880, Official Records of Nueces County, Texas. Said 0.203 acre tract also being the proposed Lot 6R, "Brooklyn Addition". Said 0.203 acre tract being more particularly described as follows:

BEGINNING at a 5/8" re-bar found at the intersection of the southeast right of way of Plum Street and the northwest right of way of a 20 foot alley, in the southeast line of said Lot 10, for the southeast corner of a 0.39 acre tract conveyed to the State of Texas and described in a deed recorded in Volume 735, Pages 449 - 451, Deed Records of Nueces County, Texas, and for the northeast corner of this exhibit, from **WHENCE** a disc monument found at the intersection of the southeast right of way of Plum Street and the southeast right of way of said 20 foot alley, bears North 87°57'52" East, a distance of 23.93 feet.

THENCE with the common line of said Lot 10, said 20 foot alley, and this exhibit, South 31°39'34" West, a distance of 136.05 feet to a 5/8" re-bar set for the common east corner of Lots 4 and 6 of said "Brooklyn Addition", and for the south corner of this exhibit.

THENCE with the common line of said Lots 4, 6, and this exhibit, North 58°23'10" West, a distance of 106.81 feet to a disc monument found in the southeast right of way of Plum Street, for an outside corner of said 0.39 acre tract, and for the west corner of this exhibit.

THENCE with the common line of the southeast right of way of Plum Street, said 0.39 acre tract, and this exhibit, North 55°56'39" East, a distance of 54.12 feet to a disc monument found in the common line of said Lots 6 and 8, for an inside corner of said 0.39 acre tract, and for an outside corner of this exhibit.

THENCE with the common line of the southeast right of way of Plum Street, said 0.39 acre tract, and this exhibit, North 68°50'19" East, a distance of 63.60 feet to a 5/8" re-bar found in the common line of said Lots 8 and 10, for an inside corner of said 0.39 acre tract, and for an outside corner of this exhibit.

THENCE with the common line of the southeast right of way of Plum Street, said 0.39 acre tract, and this exhibit, North 83°35'24" East, a distance of 58.58 feet to the **POINT of BEGINNING** of this exhibit, and containing 0.203 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" re-bar = re-bar set with yellow plastic cap labeled Brister Surveying.
- 4.) This exhibit is intended for rezoning purposes only and does not represent a boundary survey.

I, Ronald E. Brister do hereby certify that this exhibit of the property legally described herein was made on the ground this day September 3, 2025 and is correct to the best of my knowledge and belief.

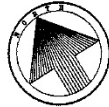

Ronald E. Brister, RPLS No. 5407

Date: September 9, 2025

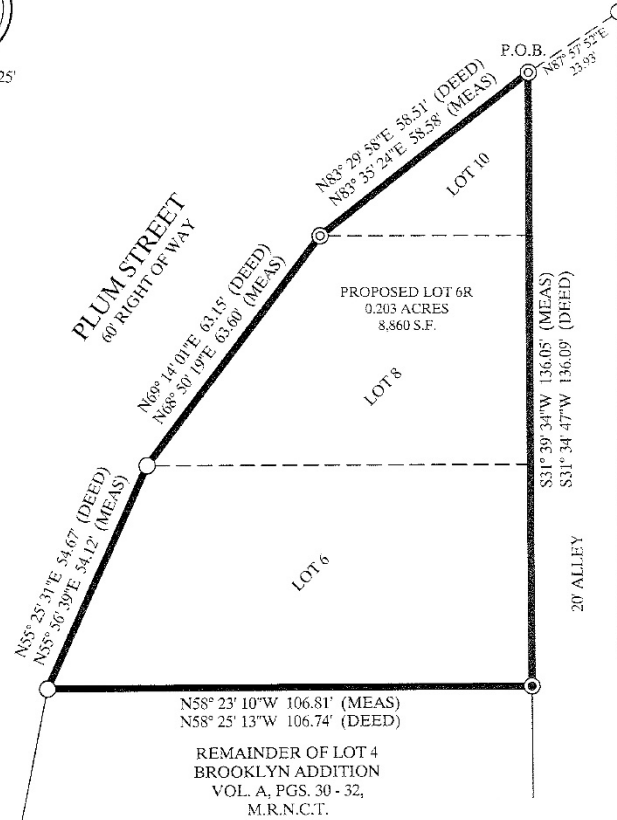


EXHIBIT OF

A 0.203 ACRE TRACT, FOR ZONING PURPOSES ONLY, BEING THE REMAINING PORTIONS OF BLOCK 86, LOTS 6, 8, AND 10, BROOKLYN ADDITION, AS SHOWN ON A MAP RECORDED IN VOLUME A, PAGES 30 - 32, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING THE SAME PROPERTY DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2023041880, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS. SAID 0.203 ACRE TRACT ALSO BEING THE PROPOSED LOT 6R, "BROOKLYN ADDITION".



SCALE 1" = 25'



- = SET 5/8" RE-BAR
- ⊙ = FOUND 5/8" RE-BAR
- = FOUND DISC MONUMENT

PAGE 2 OF 2

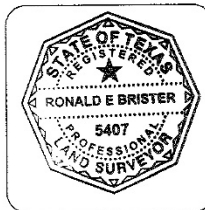
EXHIBIT



Brister Surveying

3509 Cain Drive
Corpus Christi, Texas 78411
Off 361-850-1800
Fax 361-850-1802
BristerSurveying@comcast.net
Firm Registration No. 110172801

- NOTES:
- 1.) TOTAL AREA OF EXHIBIT IS 0.203 ACRES.
 - 2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (G) 4265 DATUM.
 - 3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
 - 4.) A MUTES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS EXHIBIT.
 - 5.) THIS EXHIBIT IS INTENDED FOR REZONING PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.



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

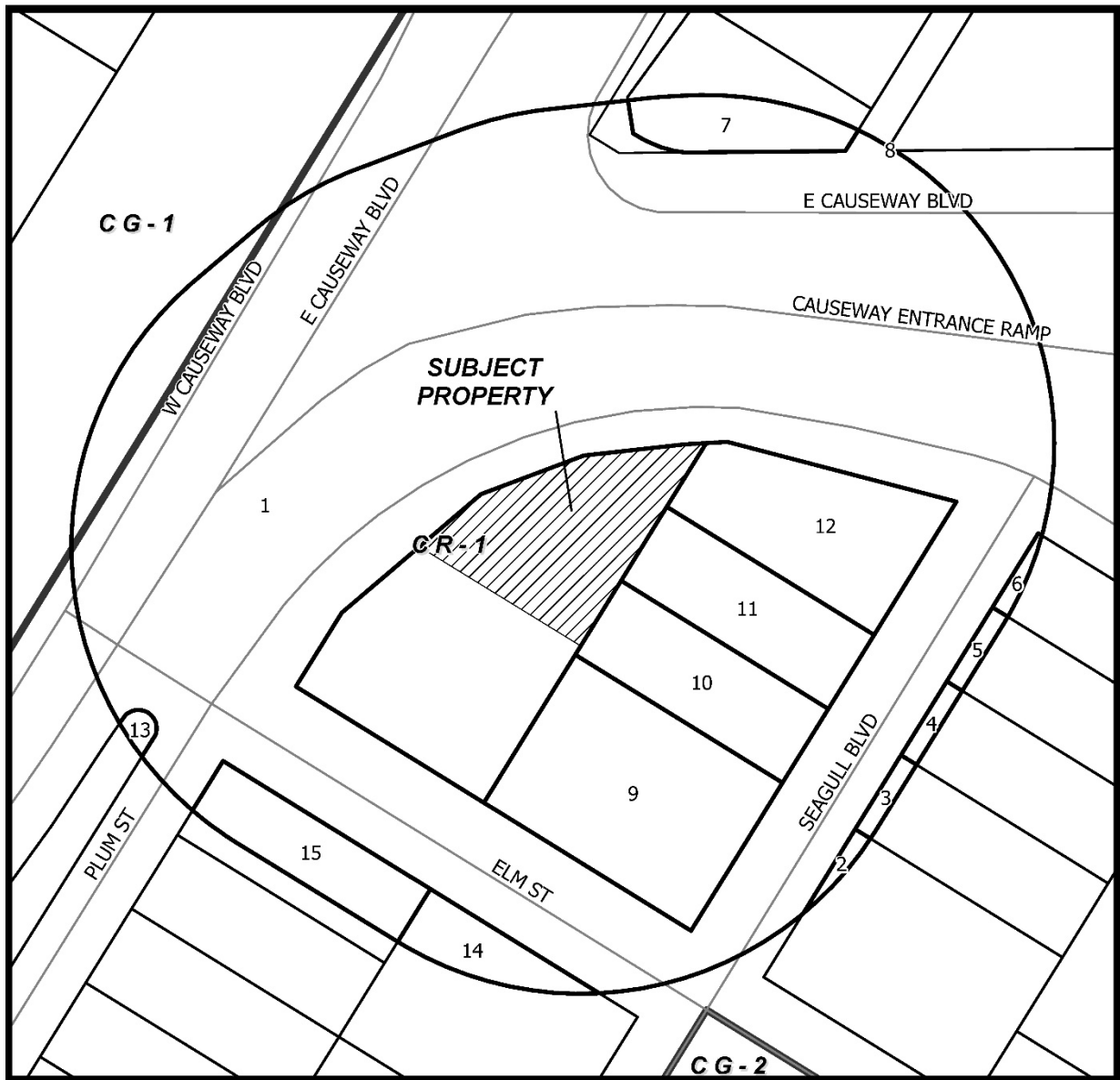
I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS EXHIBIT OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY SEPTEMBER 9, 2025 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

SURVEY DATE SEPTEMBER 9, 2025

JOB NO. 251247-3

(B) Existing Zoning and Notice Area Map



CASE: ZN8910 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

15 Owners within 200' listed in ownership table

Owners in favor

X Owners in opposition

