



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of April 15, 2025
Second Reading for the City Council Meeting of April 29, 2025

DATE: March 21, 2025

TO: Peter Zaroni, City Manager

FROM: Michael Dice, Development Services Department
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<p>Rezoning for a property at or near 2816 Ruth, 2828 Ruth, and 2830 Ruth</p>
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CAPTION:

Zoning Case No. ZN8584, Daovone Xayasene (District 1). Ordinance rezoning properties at or near 2816 Ruth, 2828 Ruth, and 2830 Ruth Street from the "RS-6" Single-Family 6 District and the "CG-2" General Commercial District to the "RM-3" Multifamily District; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

SUMMARY:

This request is to rezone the property to allow multifamily development.

BACKGROUND AND FINDINGS:

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 plat, appear 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 and are zoned "RS-6" District. Those to the east are vacant with portion having commercial activities and are zoned "CG-2" District. South of the subject property and Ruth Street are parcel zoned "IL," that are vacant or have a commercial use. An "RM-3" District exists along Ruth Street as well.

The applicant is requesting a change of zoning to accommodate a multifamily development. The development proposes 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 density units per acre.

The proposed rezoning is consistent with the City of Corpus Christi's Comprehensive Plan (Plan CC); however, it is not consistent with the Future Land Use Map (FLUM) designation of medium-density residential.

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).

Public Input Process:

Number of Notices Mailed: 41 notices were mailed within the 200-foot notification area, and 7 outside the notification area.

As of March 14, 2025

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

A total of 0.00% of the 200-foot notification area is in opposition.

ALTERNATIVES:

None.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION (March 5, 2025):

Planning Commission and Staff recommend 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.

Vote Results

For: 7

Against: 0

Absent: 2

Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report