

Zoning Case ZN8584



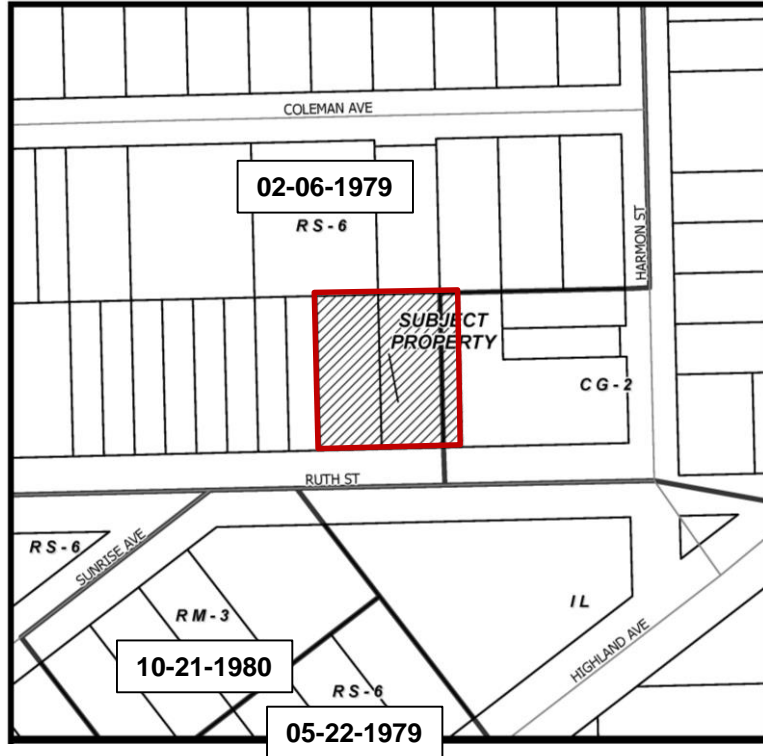
Daovone Xayasene
District 1

Rezoning for a property at or near
1826, 1828, & 2830 Ruth
From the "RS-6" Single-Family 6 & "CG-2" General
Commercial
To the "RM-3" Multi-Family



Planning Commission
March 05, 2025

Zoning and Land Use



Proposed Use:

To allow a multi-family development.

ADP (Area Development Plan):

Westside, Adopted on January 10, 2023

FLUM (Future Land Use Map):

Medium-Density Residential

Existing Zoning District:

“RS-6” Single-Family 6, “CG-2” General Commercial

Adjacent Land Uses:

- North: Low-Density Residential; Zoned: “RS-6”
- South: Transportation, Commercial, and Vacant; Zoned: “RM-3,” “CG-2”
- East: Vacant, Commercial; Zoned: “CG-2”
- West: Low-Density Residential; Zoned: “RS-6”

Public Notification

41 Notices mailed inside the 200' buffer
7 Notices mailed outside the 200' buffer

Notification Area

Opposed: 0 (0.00%)
Separate Opposed Owners: (0)

X

In Favor: 0 (0.00%)

O

**Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.*



Staff Analysis and Recommendation

- 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 subject property is suitable for the use to be permitted by the zoning district that would be applied by the proposed amendment.

**STAFF RECOMMENDS APPROVAL
TO THE "RM-3" MULTIFAMILY DISTRICT**