

# Zoning Case 0623-04



**SOUTHERN BUILDERS CO, LLC**

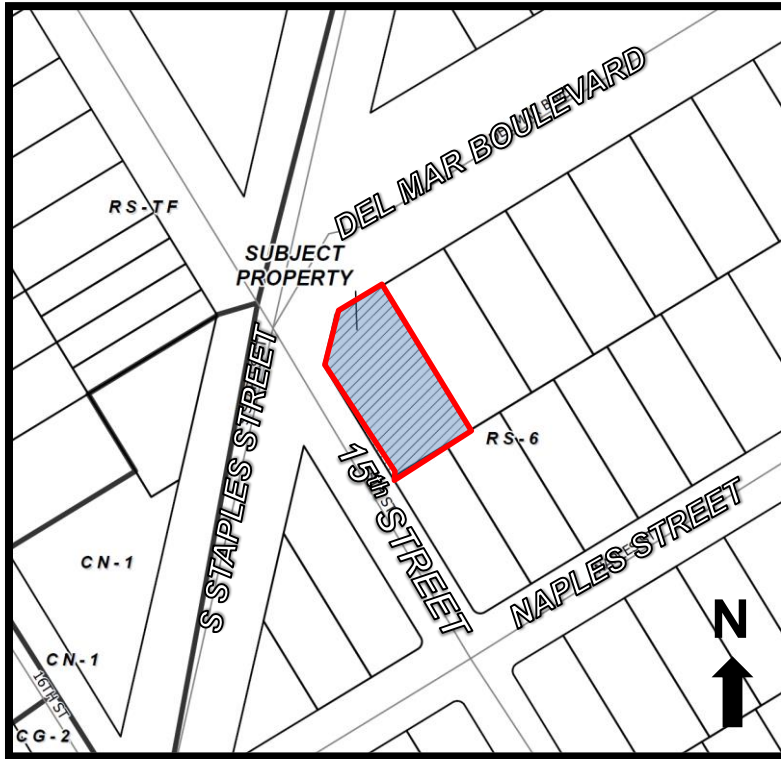
**DISTRICT 2**

**Rezoning for a property at  
639 Del Mar Boulevard  
From "RS-6" to "RS-TH"**



City Council  
August 8, 2023

# Zoning and Land Use



## Proposed Use:

To allow for a townhome (infill) development

## Area Development Plan:

Southeast

## Future Land Use Map:

Medium-Density Residential

## Existing Zoning:

"RS-6" Single-Family 6 District

## Adjacent Land Uses:

- North: Public Semi/Public, Low-Density Residential, Medium Density Residential, Zoned "RS-6", "RS-TF"
- South: Vacant, Low-Density Residential, Medium-Density Residential, Commercial, Zoned "RS-6", "CN-1"
- East: Low-Density Residential, Medium-Density Residential, Zoned "RS-6"
- West: Public Semi-Public, Low-Density Residential, Medium-Density Residential, Commercial, Zoned "RS-TF", "CN-1"

# Public Notification

28 Notices mailed inside 200' buffer  
5 Notice(s) mailed outside 200' buffer

### Notification Area

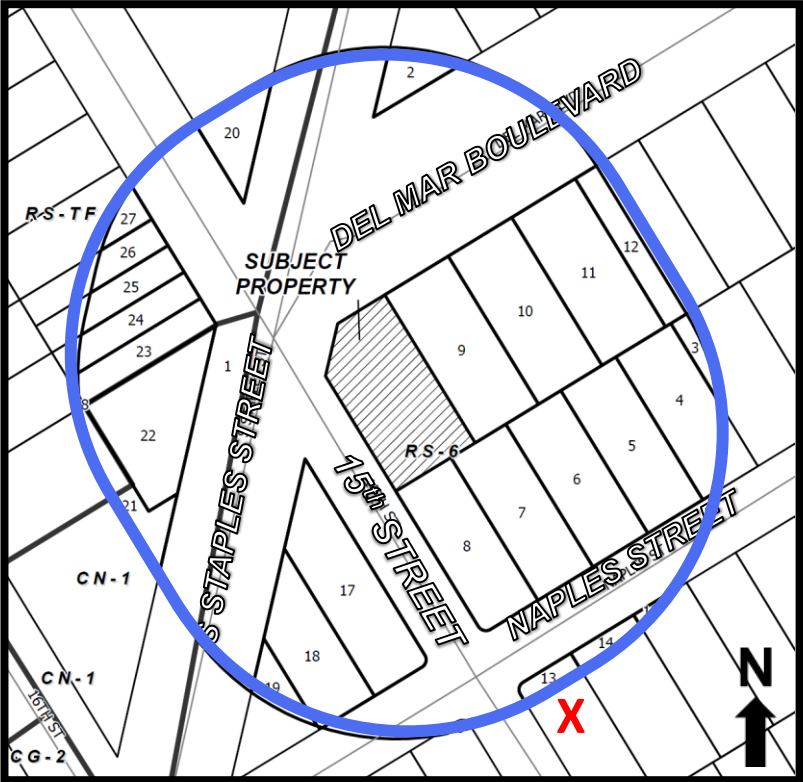
Opposed: 1 (0.37%)  
*Separate Opposed Owners: 1*



In Favor: 0 (0.00%)



\*Notified property owner's land in SQF/ Total square footage of all property in the notification area = Percentage of public opposition.



# Staff Analysis And Recommendation

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- 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.
- The proposed rezoning will provide much-needed diversity in housing types.
- The proposed rezoning increases density in a desirable location with proximity to multiple mode choices – existing and proposed.
- The proposed rezoning promotes residential infill development adjacent to existing neighborhoods and is in keeping with the character of the established neighborhood.

**PLANNING COMMISSION AND STAFF RECOMMENDATION:** Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RS-TH” Townhouse District.