

# ZONING REPORT

CASE ZN9181

## APPLICANT & SUBJECT PROPERTY

**District:** 1

**Owner:** America Alfa Group, LLC

**Applicant:** Texas Geo Tech Land Surveying, Inc

**Address:** 12937 Hearn Road is located on the north side of McBurnett Drive, south of Hearn Road, and west of Perry Lane.

**Legal Description:** Lots 18-24, Block 2, Unit 2, Country Estates Subdivision

**Plat Status:** The subject property is platted per MRNCT (Map Records of Nueces County, Texas) Volume 56, Page 77.

**Acreage of Subject Property:** 1.72 acres

**Pre-Submission Meeting:** March 3, 2026

**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 Duplexes.

## 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 Northwest Area Development Plan (Adopted on January 9, 2021).

**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>			
<b>South</b>		Medium-Density Residential	
<b>East</b>			
<b>West</b>			

ROADWAY MASTER PLAN (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Hearn Road	No. 1	"C1" Minor Residential Collector	1	1	-	-	311	No proposed improvements
BICYCLE MOBILITY PLAN								
The subject property is approximately 900 feet west of a proposed one-way cycle lane along both sides of Hearn Road. There is an existing bike lane along Perry Lane and Callicoate Road.								
TRANSIT INTEGRATION								
The Corpus Christi RTA provides service to the subject property via Route (27) Leopard, near Leopard Street and Callicoate Road.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission				April 1, 2026				
City Council 1 <sup>st</sup> Reading				May 12, 2026				
City Council 2 <sup>nd</sup> Reading				May 19, 2026				
15	Notices mailed to property owners within 200 feet of the subject property							
2	In Opposition		0	In Favor				
14.42%	In Opposition		2	Individual Property Owners in Opposition				

**Background:**

The subject property is a 1.76-acre parcel that contains seven platted lot. It is out of the northwest area and located along the south side of a "C1" collector street, Hearn Road. Each lot is approximately 179 feet by 59 feet and exceeds the minimum lot requirement for the "RS-6" Single-Family 6 District and the "RS-TF" Two Family District.

The property is abutting "RS-6" zoned subdivision to the east, west, and south. The current land use to the east, west, and south, are medium-density residential districts. North of the site and Hearn Road, properties are zoned "RS-6" Single-Family 6 District but are vacant.

The applicant is requesting a change of zoning from the "RS-6" Single-Family 6 District to the "RS-TF" Two-Family District to allow the owner the flexibility to develop the property with single-family, two-family, or townhome structures.

The "RS-TF" Two-Family District permits single-family and two-family houses, townhouses, cottage housing developments, group homes, educational facilities, parks and open areas, and places of worship.

**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.
  - Encourage the protection and enhancement of residential neighborhoods.
  - Promote the stabilization, revitalization, and redevelopment of older neighborhoods.
  - Encourage orderly growth of new residential, commercial, and industrial areas.
  - 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.

**Northwest ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:**

The proposed rezoning is consistent with the Area ADP and FLUM 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.

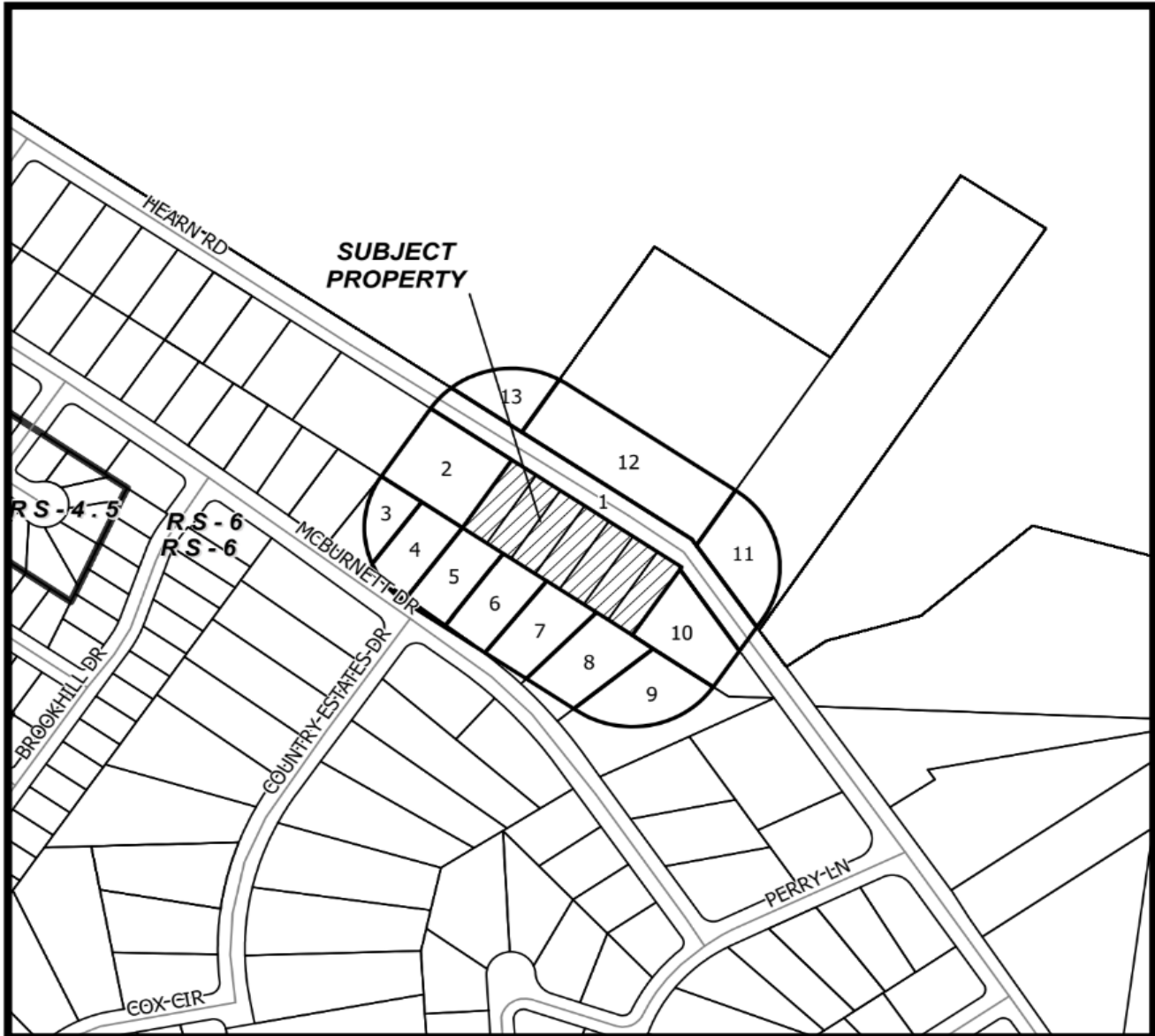
**Planning Commission and Staff Recommendation:**

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, Planning Commission and staff recommend approval of the change of zoning from the "RS-6" Single-Family 6 District to the "RS-TF" Two-Family District.

**Attachment(s):**

(A) Existing Zoning and Notice Area Map.

### (A) Existing Zoning and Notice Area Map



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#### 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
- 13** Owners within 200' listed in ownership table
-  Owners in opposition

