



CITY OF
CORPUS CHRISTI

AGENDA MEMORANDUM

Action Item for the City Council Meeting July 21, 2026

DATE: June 19, 2026

TO: Peter Zaroni, City Manager

FROM: Yvette Wallace
Interim Director of Development Services
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**Rezoning for a property at or near
556 Virginia Avenue**

CAPTION:

Zoning Case No. ZN9255, House Finder TX, LLC. (District 1). Ordinance rezoning a property at or near 556 Virginia Avenue from the "CG-2" General Commercial District to the "RS-6" Single-Family 6 District; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

SUMMARY:

This item is to rezone the property to allow the construction of a single-family home.

BACKGROUND AND FINDINGS:

The subject property is a single, 0.17-acre lot located along the east side of Virginia Avenue, north of Morgan Avenue, south of Baldwin Boulevard, and west of Cheyenne Street.

To the north and the west, properties are zoned "RS-6" Single-Family 6. The properties to the south and east are zoned "CG-2" General Commercial. The property to the south is utilized as residential use. The current land use for the properties to the north, south, and west are low- and medium-density residential as well as public/semi-public. The future land use for the surrounding area is mixed use.

The applicant is requesting a change of zoning from the "CG-2" General Commercial District to the "RS-6" Single-Family 6 and plans to construct one single-family home. Additionally, the applicant has submitted a building permit to Development Services for a single-family home.

The “RS-6” Single-Family 6 District allows for single-family detached houses and group homes. A limited number of public and civic uses are allowed, subject to the restrictions necessary to preserve and protect the single-family character of the neighborhood.

The proposed rezoning is generally consistent with elements and goals of the City of Corpus Christi Comprehensive Plan (Plan CC); however, it is inconsistent with future land use designation of Mixed Use.

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: 21 notices were mailed within the 200-foot notification area, and 7 outside the notification area.

As of July 10, 2026

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

A total of 0% of the 200-foot notification area is in opposition.

ALTERNATIVES:

None.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

Funding Detail:

Fund:4670 Development Services
Department:56
Organization:11200 Land Development
Project: N/A
Account:308300 Zoning Fees

RECOMMENDATION (June 10, 2026):

Planning Commission and Staff recommend approval of the change of zoning from the “CG-2” General Commercial District to the “RS-6” Single-Family District.

Vote Results

For: 6
Against: 0
Absent: 3
Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report