



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

ZN9181
America Alfa Group, LLC

CITY COUNCIL, MAY 12, 2026

America Alfa Group, LLC DISTRICT 1

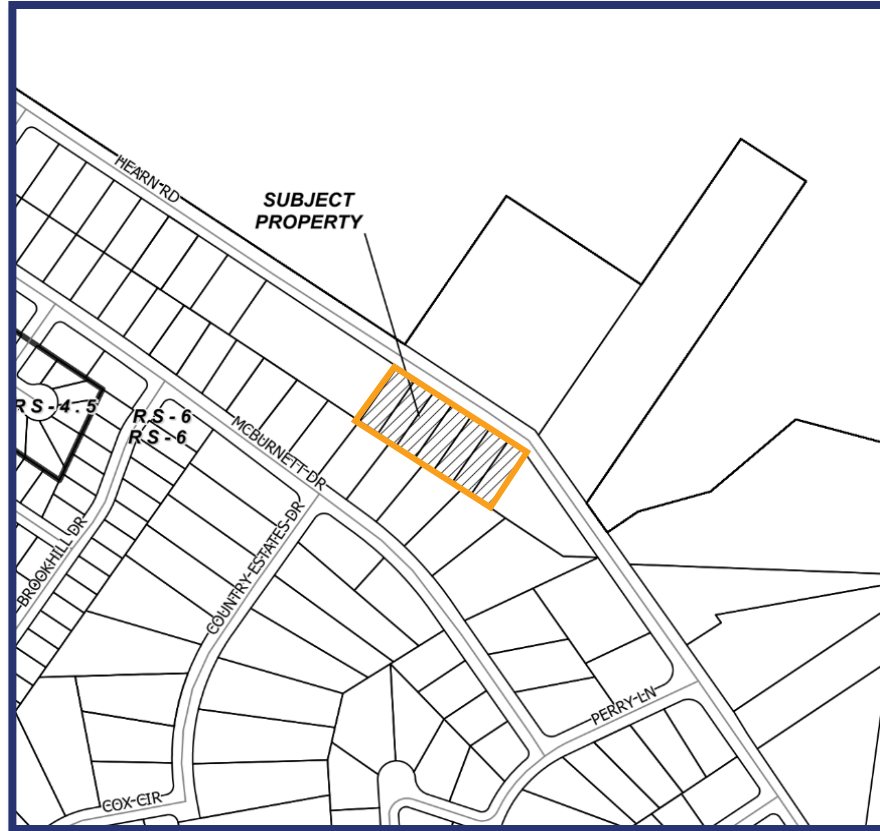


Rezoning a property at or near
12937 Hearn Road

From the “RS-6” Single Family District
To the “RS-TF” Two Family District



Zoning and Land Use



Proposed Use:

To allow the development of duplexes.

Area Development Plan:

Northwest Area, Adopted on (January 9, 2021)

Designated Future Land Use:

Medium-Density Residential

Existing Zoning District:

“RS-6” Single Family District

	Existing Land Use	Zoning District
Site	Vacant	"RS-6"
North	Medium-Density Residential	
South		
East		
West		



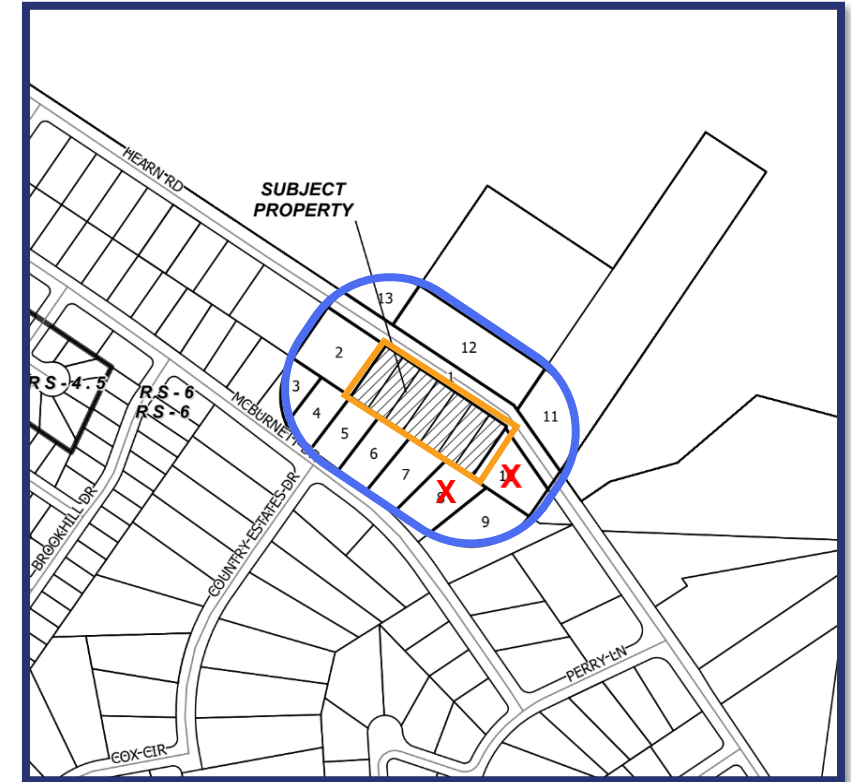
Public Notification

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

 Notification Area

 Opposed: 2 (14.42%)
Separate Opposed Owners: (2)

 In Favor: 0 (0.00%)



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



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Analysis & Recommendation

- 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 & STAFF RECOMMEND APPROVAL TO THE "RS-TF"
TWO-FAMILY DISTRICT**



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Thank you!