



CITY OF
CORPUS CHRISTI

AGENDA MEMORANDUM

Action Item for the City Council Meeting May 12, 2026

DATE: April 17, 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
12937 Hearn Road**

CAPTION:

Zoning Case No. ZN9181, America Alfa Group, LLC (District 1). Ordinance rezoning a property at or near 12937 Hearn Road from the "RS-6" Single Family District to the "RS-TF" Two Family Zoning District; providing for a penalty not to exceed \$2,000 and publication. (Staff and Planning Commission recommend approval).

SUMMARY:

This item is to rezone the property to allow for the construction of Duplexes.

BACKGROUND AND FINDINGS:

The subject property is a 1.76-acre parcel that contains seven platted lots. 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 is 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.

The proposed rezoning is consistent with the City of Corpus Christi Comprehensive plan and the future land use designation of medium-density residential.

(E) 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: 15 notices were mailed within the 200-foot notification area, and 0 outside the notification area.

As of May 8, 2026

In Favor	In Opposition
0 inside notification area	1 inside notification area
0 outside notification area	0 outside notification area

A total of 7.04% 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 (April 1, 2026):

Planning Commission and Staff recommend approval of the change of zoning from the “RS-6” Single-Family Zoning District to the “RS-TF” Two-Family Single District.

Vote Results

For: 8
Against: 0
Absent: 1
Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report