



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

ZN9255
House Finder TX, LLC

CITY COUNCIL, July 21, 2026



House Finder TX, LLC DISTRICT 1



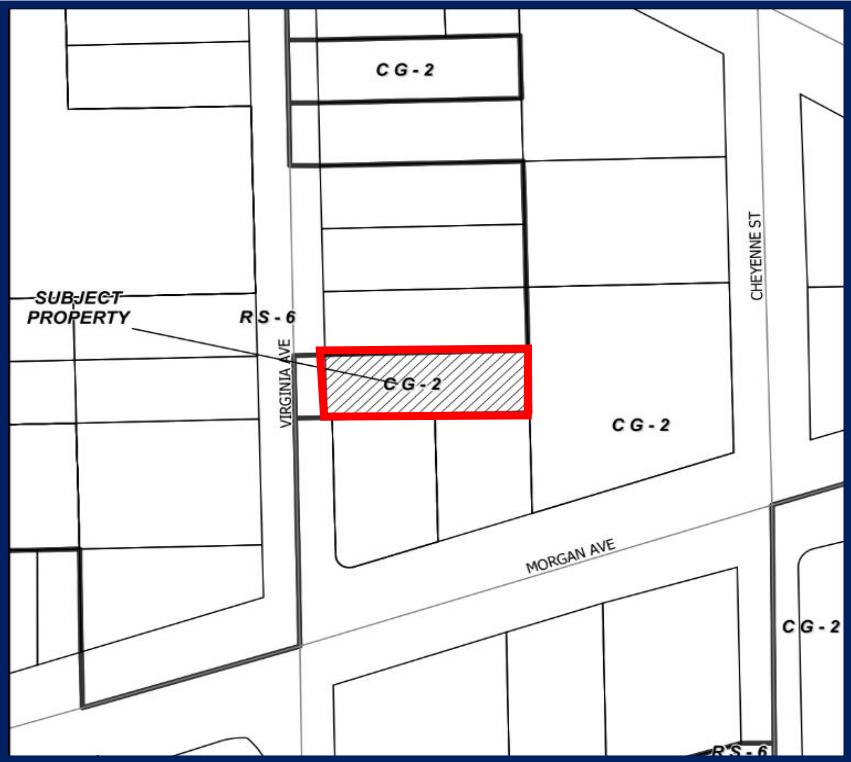
Rezoning a property at or near
556 Virginia Avenue

From the “CG-2” General Commercial District
To the “RS-6” Single-Family 6 District



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Zoning and Land Use



Proposed Use:

To allow the construction of a single-family home.

Area Development Plan:

Westside, Adopted on January 10, 2023.

Designated Future Land Use:

Mixed Use

Existing Zoning District:

“CG-2” General Commercial District

	Existing Land Use	Zoning District
Site	Vacant	“CG-2”
North	Medium-Density Residential	“RS-6”
South	Low-Density Residential	“CG-2”
East	Commercial	“CG-2”
West	Public/Semi-Public	“RS-6”



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Public Notification

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

- Notification Area
- X Opposed: 0 (0.00%)
Separate Opposed Owners: (0)
- O 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 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.
- The requested amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding neighborhood.
- The property is suitable for the uses permitted by the zoning district that would be applied by the proposed amendment, if approved.

**PLANNING COMMISSION & STAFF RECOMMEND APPROVAL FROM THE “CG-2”
GENERAL COMMERCIAL DISTRICT TO THE “RS-6” SINGLE-FAMILY 6 DISTRICT**



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Thank you!