

ZONING REPORT

Case # ZN9255

APPLICANT & SUBJECT PROPERTY

District: 1

Owner: House Finder TX, LLC.

Applicant: Cesar Marfileno

Address: 556 Virginia Avenue, located along the east side of Virginia Avenue, north of Morgan Avenue, south of Baldwin Boulevard, and west of Cheyenne Street.

Legal Description: Lot 15, Block 26, Meadow Park

Plat Status: The subject property is platted per MRNCT (Map Records of Nueces County, Texas) Volume 4, Page 52.

Acreege of Subject Property: 0.17 acres

Pre-Submission Meeting: April 17, 2026

Code Violations: None.

ZONING REQUEST

From: "CG-2" General Commercial District

To: "RS-6" Single-Family 6 District

Purpose of Request: To allow for the construction of a single-family home.

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 Westside Area Development Plan (Adopted on January 10, 2023).

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within an MCAOD District.

	Zoning District	Existing Land Use	Future Land Use
Site	"CG-2" General Commercial	Vacant	Mixed Use
North	"RS-6" Single-Family 6	Medium-Density Residential	
South	"CG-2" General Commercial	Medium-Density Residential	
East	"CG-2" General Commercial	Commercial	
West	"RS-6" Single-Family 6	Public/Semi-Public	

Roadway Master Plan (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Virginia Avenue	6	Local Street	1	1	-	-	No Data	Baldwin and Morgan intersection improvements
TRANSIT INTEGRATION								
The Corpus Christi RTA provides service to the subject property via Route 16 <i>Morgan</i> and 37S <i>Sunday Westside Gollihar</i> with transit stops located along Morgan Avenue.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission				June 10, 2026				
City Council 1 st Reading				July 14, 2026				
City Council 2 nd Reading				July 21, 2026				
21	Notices mailed to property owners within 200 feet of the subject property							
0	In Opposition			0	In Favor			
0%	In Opposition			0	Individual Property Owners in Opposition			

Background:

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.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:

The proposed rezoning is consistent with the following Elements, Goals and Strategies for Decision Makers:

- Future Land Use, Zoning, and Urban Design

- Corpus Christi development patterns support efficient and cost-effective use of resources and high quality of life.
 - Encourage the protection and enhancement of residential neighborhoods
 - Promote the stabilization, revitalization and redevelopment of older neighborhoods.
- Corpus Christi has well-designed neighborhoods and built environments.
 - Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods.

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

The proposed rezoning is consistent with the Westside ADP; however, it is inconsistent with the future land use designation of Mixed Use.

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 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 abutting property to the north is zoned “RS-6” Single-Family 6 District and much of the block, continuing to the north, maintains residential land use up to Baldwin Boulevard.
 - Additionally, the abutting property to the south is zoned “CG-2” General Commercial District and has been utilized as a single-family residential structure since 1955. If approved, this rezoning will allow for the continuity of single-family residential uses.
 - It should go unnoticed that the shortage of attainable and affordable housing creates the need for additional infill housing opportunities, such as the proposed zoning case.
- The property is suitable for the uses permitted by the zoning district that would be applied by the proposed amendment, if approved.

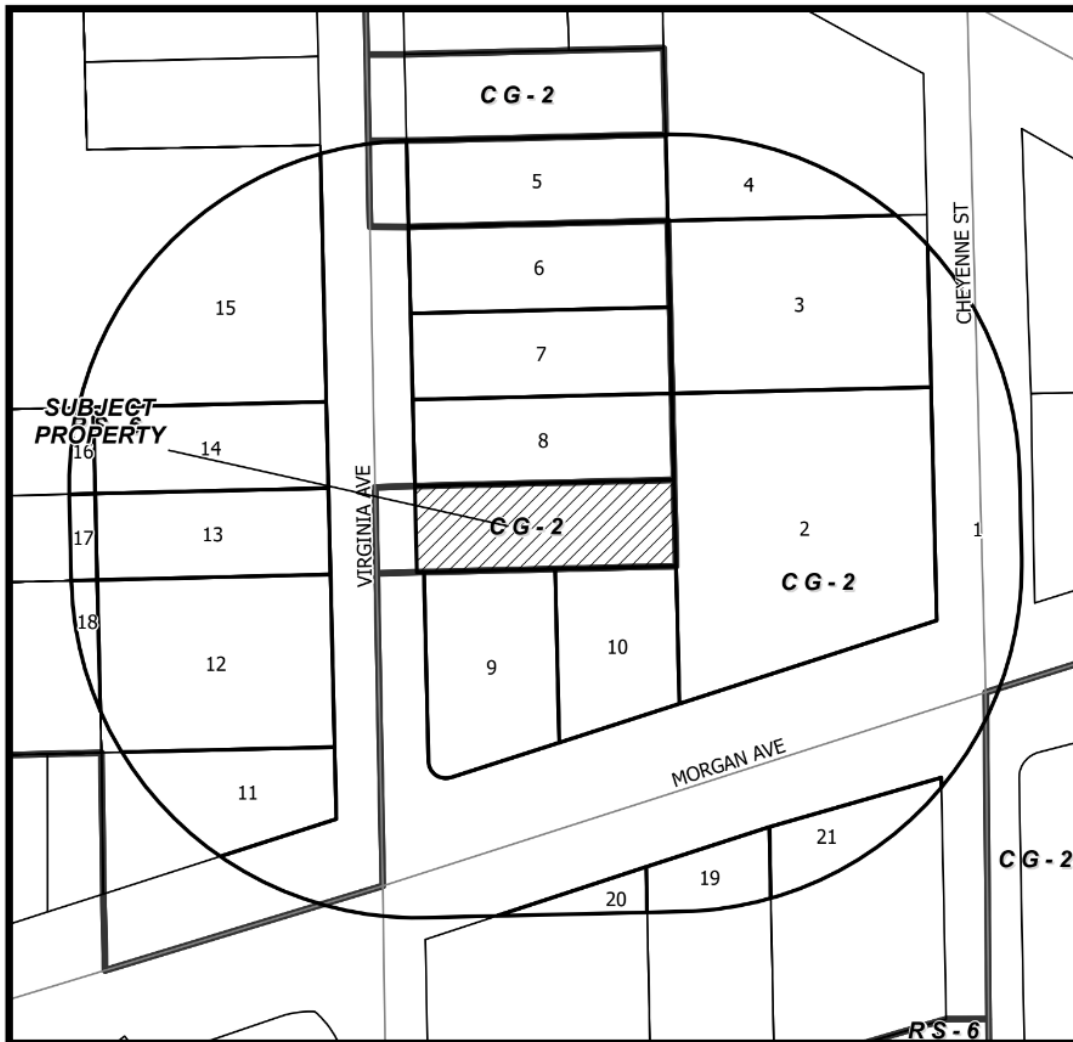
Staff Recommendation:

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, staff recommends approval of the change of zoning from the “CG-2” General Commercial District to the “RS-6” Single-Family 6 District.

Attachments:

- (A) Existing Zoning and Notice Area Map
- (B) Ownership List

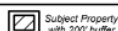
(A) Existing Zoning and Notice Area Map



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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
CO 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	



21 Owners within 200' listed in ownership table



Owners in favor



Owners in opposition



