



CITY OF CORPUS CHRISTI  
**DEVELOPMENT  
SERVICES**

**ZN9255**  
**House Finder TX, LLC**

PLANNING COMMISSION, June 10, 2026



## House Finder TX, LLC DISTRICT 1



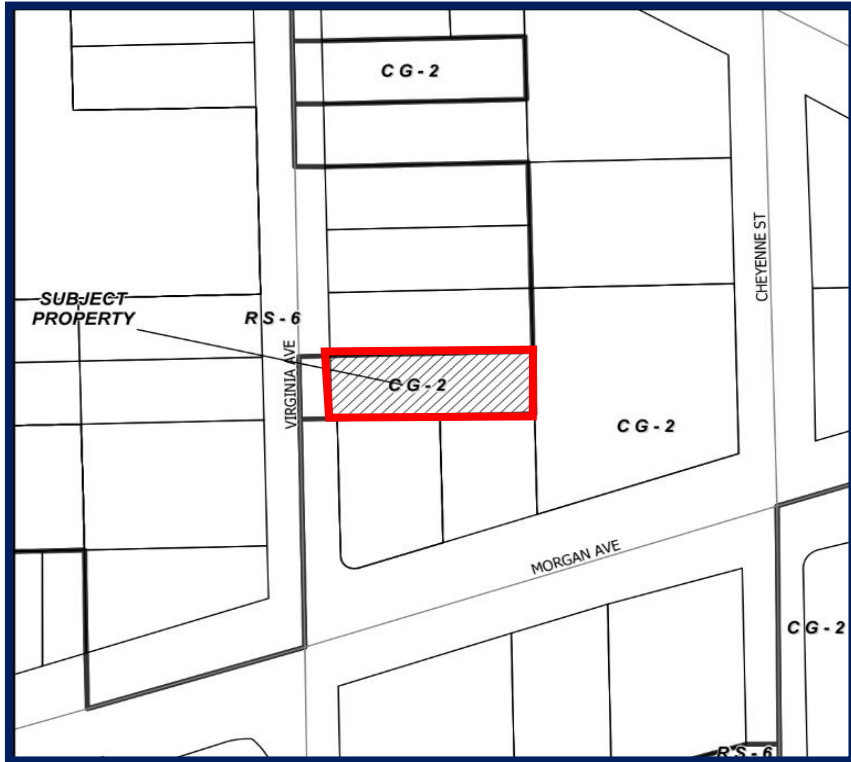
Rezoning a property at or near  
**556 Virginia Avenue**

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
<b>Site</b>	Vacant	“CG-2”
<b>North</b>	Medium-Density Residential	“RS-6”
<b>South</b>	Low-Density Residential	“CG-2”
<b>East</b>	Commercial	“CG-2”
<b>West</b>	Public/Semi-Public	“RS-6”



# Public Notification

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

-  Notification Area
-  Opposed: 0 (0.00%)  
Separate Opposed Owners: (0)
-  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.

**STAFF RECOMMENDS APPROVAL FROM THE “CG-2” GENERAL COMMERCIAL DISTRICT TO THE “RS-6” SINGLE-FAMILY 6 DISTRICT**



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Thank you!