

**Zoning Case No. ZN9184, Gonzales Adolph Et als. (District 3).
Ordinance rezoning a property at or near 1753 Gollihar Road from the “RS-6” Single Family 6 District to the “RM-1” Multifamily District; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).**

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission, during which all interested persons were allowed to appear and be heard;

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application for an amendment to the City of Corpus Christi’s Unified Development Code (“UDC”) and corresponding UDC Zoning Map;

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the City Council, during which all interested persons were allowed to appear and be heard;

WHEREAS, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

WHEREAS, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS, THAT:

SECTION 1. The Unified Development Code (“UDC”) and corresponding UDC Zoning Map of the City of Corpus Christi, Texas are amended by changing the zoning on the subject property being 4.744 acres out of Lot 12, Section D, Paisley’s Subdivision of the Hoffman Tract , as described and shown in Exhibit “A”, from:

the **"RS-6" Single Family 6 District** to the **"RM-1" Multifamily District**.

The subject property is located at or near 1753 Gollihar Road. Exhibit A, metes and bounds, is attached to and incorporated in this ordinance.

SECTION 2. The UDC and corresponding UDC Zoning Map of the City, made effective July 1, 2011 and as amended from time to time, except as changed by this ordinance, both remain in full force and effect including the penalties for violations as made and provided for in Article 10 of the UDC.

SECTION 3. To the extent this amendment to the UDC represents a deviation from the City’s Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as it is amended by this ordinance.

SECTION 4. All ordinances or parts of ordinances specifically pertaining to the zoning of the subject property that conflict with this ordinance are hereby expressly superseded except for the Military Compatibility Area Overlay Districts. This ordinance does not amend or supersede any

Military Compatibility Area Overlay Districts, which, as adopted by Ordinance #032829, remain in full force and effect.

SECTION 5. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable by a fine not to exceed \$2,000.00 for each offense; as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

SECTION 6. Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter.

SECTION 7. This ordinance shall become effective upon publication.

Introduced and voted on the _____ day of _____, 2026.

PASSED and APPROVED on the _____ day of _____, 2026.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary

(A) Metes & Bounds Description and Exhibit



Palms at Gollihar

POLITICAL SUBDIVISION DESCRIPTION FOR A 4.744 ACRES TRACT OF LAND

Being a 4.744-acre (206,632 square feet) tract of land being out of Lot 12, Section "D", Paisley's Subdivision of the Hoffman Tract, according to the plat thereof recorded in Volume A, Page 28, Map and Plat Records (M.P.R.) of Nueces County, Texas (all records cited herein are recorded in Nueces County), in the City of Corpus Christi, Nueces County, Texas conveyed to Adolpho M. Gonzalez a/k/a Adolph Gonzalez (undivided 1/5 interest); Maria Isabel Gonzalez Palacios a/k/a Mary Isabel Gonzalez Palacios a/k/a Isabel Palacios, Individually and as Independent Executor of the Estate of Rose Gonzalez, Deceased, Cause No. 42108-1, Probate Court Records (P.C.R.) (undivided 1/5 interest); John Joe Gonzalez aka John J. Gonzalez, Individually and as Administrator of the Estate of Joe M. Gonzalez, Deceased, Cause No. 39204-3, P.C.R., and Richard Charles Gonzalez aka Richard C. Gonzalez and Maria Isabel Gonzalez (undivided 1/5 interest); Alfonso Gonzales, Jr., Administrator of the Estate of Alfonso M. Gonzales, Deceased, Cause No. 38890-3, P.C.R., and Alfonso M. Gonzales, Individually, and Eric Gonzales (undivided 1/5 interest); and Anna Elisabet Gonzales and Roxanna M. Gonzales-Soza (undivided 1/5 interest), Cause No. 2023-PR-00090-3, said 4.744-acre tract being more particularly described by metes and bounds as follows, with all bearings being referenced to North American Datum of 1983, Texas Coordinate System, (2011 Adjustment, Epoch 2010.00) South Zone:

BEGINNING at a set iron rod with red cap stamped "ESP PROP COR" in the south right-of-way (R.O.W.) line of Gollihar Road (variable width, recorded in Volume 16, Page 1 & 24, M.P.R., Document Numbers 2022016698 and 2020034415, Official Records (O.R.) and Cause Number 615 and the common line of Lot 22, Block 1, Gollihar Park, Unit 2, according to plat thereof recorded in Volume 50, Page 128, M.P.R. and said Lot 12, for the east corner of the herein described tract;

THENCE, South 28°02'04" West, along the common line of said Lot 12, said Lot 22, and Lot 23, of said Gollihar Park, a distance of 868.16 feet to a set iron rod with red cap stamped "ESP PROP COR", for the west corner of said Lot 23 and an interior corner of the herein described tract;

THENCE, South 61°57'38" East, continuing along the common line of said Lot 23 and said Lot 12, a distance of 215.08 feet to a point, for a corner of said Lot 23 and the east corner of the herein described tract, from which a found 3/4-inch iron rod bears North 61°57'38" West, a distance of 0.36 feet;

ESP Associates, Inc.
12940 Country Parkway
210-349-3271 • San Antonio, Texas 78216
www.espassociates.com 1-800-960-7317 NC

Engineering Firm #17252/Surveying Firm #10194036
Landscape Architecture Firm #BR 4324

THENCE, South 28°02'04" West, continuing along the common line of said Lot 23 and said Lot 12, a distance of 163.67 feet to a set iron rod with red cap stamped "ESP PROP COR", in the east line of RM-1 Zoning per City of Corpus Christi GIS Zoning Map for the west corner of Delgado Street (50-foot wide, recorded in Volume 16, Page 1, and Volume 54, Page 102, M.P.R.) and the south corner of the herein described tract;

THENCE along the RM-1 Zoning Line of Corpus Christi Texas and into and across said Lot 12, the following three (3) calls:

1. North 61°57'38" West, a distance of 291.61 feet to point, for the west corner of the herein described tract,
2. North 27°59'36" East, a distance of 198.92 feet to a point, for an interior corner of the herein described tract, and
3. North 62°00'57" West, a distance of 110.84 feet to a point, for an angle point of the herein described tract;

THENCE, departing the east line of said RM-1 Zoning Line and continuing into and across said Lot 12, North 28°02'04" East, a distance of 833.02 feet to a set iron rod with red cap stamped "ESP PROP COR", in the south R.O.W. line of said Gollihar Road, for the north corner of the herein described tract;

THENCE, South 61°57'38" East, along the south R.O.W. line of said Gollihar Road, a distance of 187.52 feet to the **POINT OF BEGINNING** and containing 4.744 acres (206,632 square feet) of land.

Notes:

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

The courses reflected in this document are based on a survey by ESP Associates, Inc. dated February 18, 2026.

A plat was prepared this date to accompany this description.

 5/12/2026
Michael J. Vanderstappen, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6594
ESP Associates, Inc.
TBPELS Firm Reg. No. 10194036
ESP Project No. 26-00298



