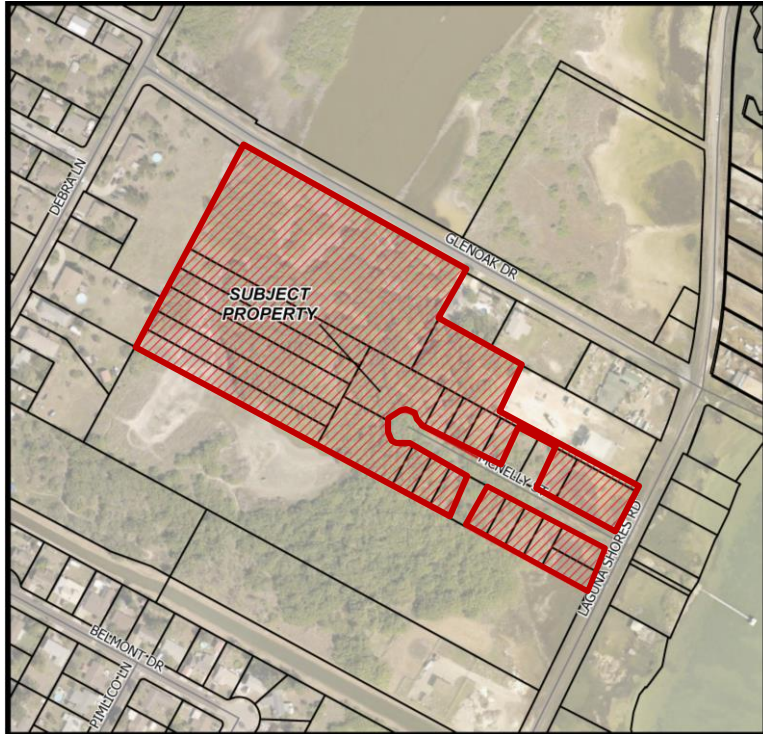


# Zoning Case ZN8823



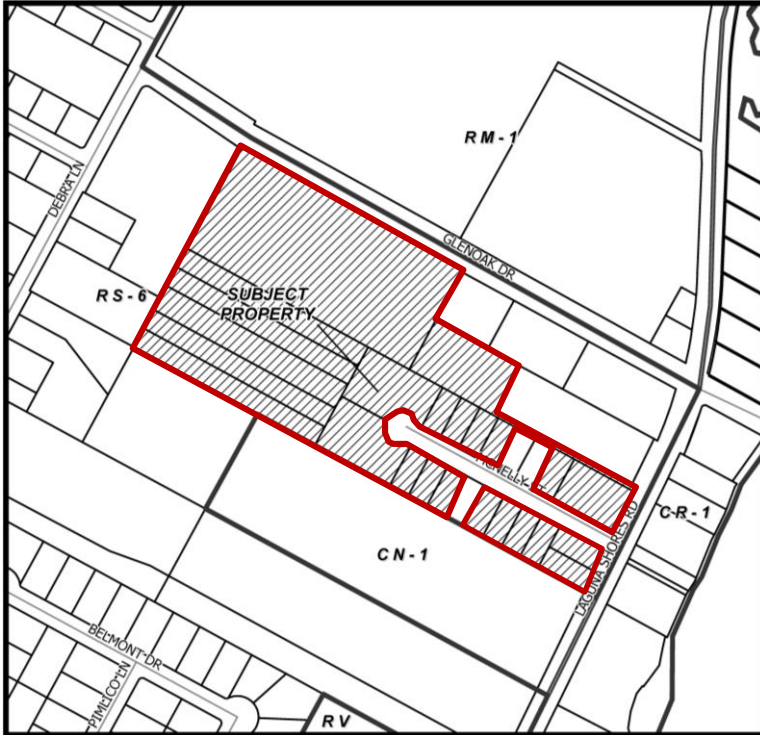
## Corpus Project LLC District 4

Rezoning for a property at or near  
125 Glenoak Drive  
From the “RS-6” Single-Family 6 District  
To the “RM-1” Multifamily District, and  
“CN-1” Neighborhood Commercial District



Planning Commission  
September 3, 2025

# Zoning and Land Use



## **Proposed Use:**

To allow a mixed-use (commercial and residential) development

## **ADP (Area Development Plan):**

Flour Bluff, Adopted on June 22, 2021

## **FLUM (Future Land Use Map):**

High-Density Residential

## **Existing Zoning District:**

“RS-6” Single-Family 6

## **Adjacent Land Uses:**

North: Vacant, Water; Zoned: “RS-6”, “RM-1”

South: Vacant, Transportation (Laguna Shores); Zoned: “CR-1” and “CN-1”

East: Transportation (Laguna Shores), Vacant; Zoned: “CR-1”

West: Low-Density Residential, Vacant; Zoned: RS-6

# Public Notification

25 Notices mailed inside the 200' buffer  
5 Notices mailed outside the 200' buffer

## Notification Area

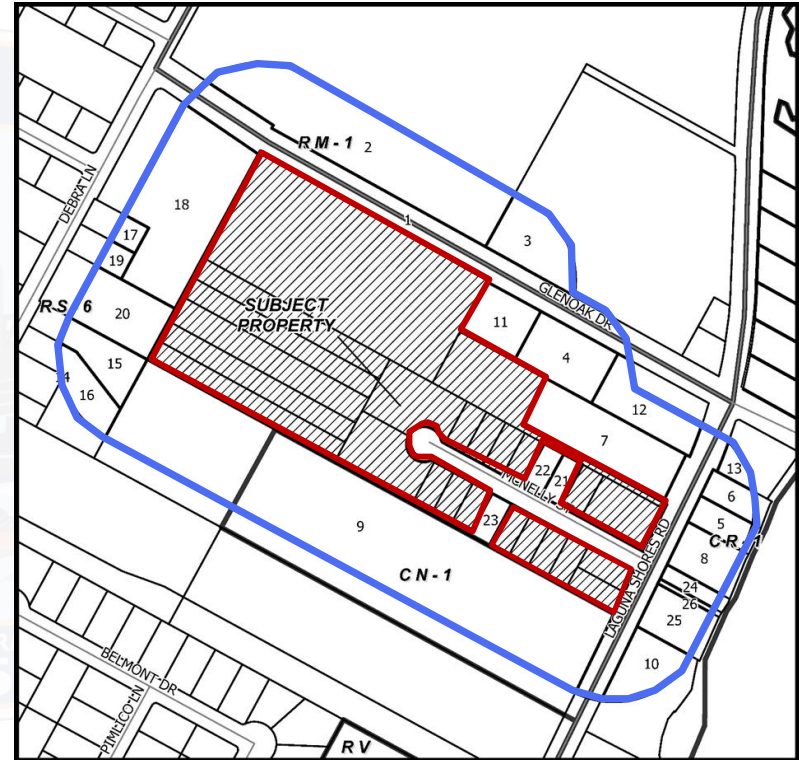
**Opposed: 0 (0.00%)**  
*Separate Opposed Owners: (0)*

**X**

**In Favor: 0 (0.00%)**

**O**

*\*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.*



# Staff Analysis and Recommendation

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- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive plan; however is partially inconsistent with the future land use designation of High-Density Residential use.
  - There are limited commercial development south of the freeway that could support the surrounding residential subdivisions. Flour Bluff is considerably zoned for residential uses.
- The requested districts are compatible with the present zoning and conforming uses of nearby properties.
  - Neighborhood scaled commercial developments are compatible with residential districts; and staff does not foresee any adverse impacts to the surrounding area.
  - The property is suitable for the uses permitted in the district to be applied by the amendment if approved.

**STAFF RECOMMENDS APPROVAL**