



CITY OF
CORPUS CHRISTI

AGENDA MEMORANDUM

Action Item for the City Council Meeting August 11, 2026

DATE: August 11, 2026

TO: Peter Zaroni, City Manager

FROM: Yvette Wallace
Interim Director of Development Services
YvetteDo@corpuschristitx.gov
(361) 826-3840

**Rezoning for a property at or near
1753 Gollihar Road**

CAPTION:

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).

SUMMARY:

This item is to rezone the property to allow multifamily use; tentatively a 3-building apartment complex, with 64 units.

BACKGROUND AND FINDINGS:

The subject property is an undeveloped and vacant 4.75-acre tract in the westside area, located along Gollihar Road, an "A1" class arterial road, generally east of Greenwood Drive and west of State Highway 286 (Crosstown Expressway) and north of State Highway 358 (South Padre Island Drive). The parent tract to the subject property is 29.62 acres in size, with 10.55 acres having been rezoned to the "RM-1" Multifamily District from the "RS-6" Single-Family 6 district in late-July 2022 along the south periphery of the site. The development, sited along the eastern periphery of the site, north of that tract, expands a "RM-1" Multifamily District. A tentative site plan suggest a narrow build with access from the Gollihar Road.

To the north, properties are zoned "RS-6" Single-Family 6 with agricultural and medium-density residential land uses. The properties to the south are zoned "RS-6" Single-Family 6 District and "RM-1" Multifamily District, with agricultural, medium- and high-density residential, and conservation/preservation land uses. To the east, properties are zoned "RM-1" Multifamily District medium-density residential use, and to the west properties are zoned "RS-6" Single-Family 6 District and "RM-1" Multifamily District with agricultural and high-density residential uses.

The applicant is requesting a zoning change to allow a 64-unit affordable housing development that will serve the general population with units designated for household with incomes at or below 60 percent of the area median income. Per the applicant, the development will include three multi-family structures with a maximum building height of 45 feet. This development is one of two projects that received support resolution.

The Planning & Economic Development Department issued an open call in December 2025 for the 2026 Application for 9% Low-income Housing Tax Credits (LIHTC) Resolutions and Letters projects needing a Resolution of Support for 9% Low-Income Housing Tax Credit (LIHTC), to which the applicant applied. This resolution is required for consideration by the Texas Department of Housing and Community Affairs (TDHCA). City Council granted a Resolution of Support on February 17, 2026 to the developers.

TDHCA awards only one 9% LIHTC project per year in Region 10/Urban, which includes Nueces, Aransas, San Patricio, and Victoria counties, making the LIHTC application process highly competitive. Projects that receive a Resolution of Support from the local municipal government are awarded 17 additional points by TDHCA, which significantly strengthens their application.

Of the proposed development, eight units will serve households earning at or below 30% of the Area Median Income (AMI), 14 units will serve households at or below 50% AMI, and 42 units will serve households at or below 60% AMI. The development is planned as new construction with an estimated total cost of \$20,884,205, of which \$450,000 is required as a subsidy.

The “RM-1” Multifamily District permits apartments, single-family and two-family houses, townhomes, cottage housing developments, group homes, educational facilities, parks and open areas, and places of worship.

The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan. It is inconsistent with the future land use designation of commercial, however it is common to have multifamily in “CN” and “CG” districts.

During the permitting process, zoning reviews are conducted to ensure that development compatibility is achieved; through the prescription of Unified Development Code required buffer yard width and points (UDC §7.9.5, 7.9.6), increased setbacks due to height (UDC §4.2.8.D), limitations on hours of operations with certain site features (UDC §7.2.7.B.1.a), and visual barriers such as landscaping (UDC §7.3.10) and walls to buffer noise generators (UDC §7.9.8.B).

Public Input Process:

Number of Notices Mailed: 23 notices were mailed within the 200-foot notification area, and 10 outside the notification area.

As of August 7, 2026

In Favor	In Opposition
0 inside notification area	0 inside notification area
0 outside notification area	0 outside notification area

A total of 0% of the 200-foot notification area is in opposition.

ALTERNATIVES:

None.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

Funding Detail:

Fund:4670 Development Services

Department:56

Organization:11200 Land Development

Project: N/A

Account:308300 Zoning Fees

RECOMMENDATION (June 10, 2026):

Planning Commission and Staff recommend approval of the change of zoning from the "RS-6" Single-Family District to the "RM-1" Multifamily District.

Vote Results

For: 6

Against: 0

Absent: 3

Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report