



CITY OF CORPUS CHRISTI  
**DEVELOPMENT  
SERVICES**

**ZN9184,  
Gonzales Adolph Et als.**

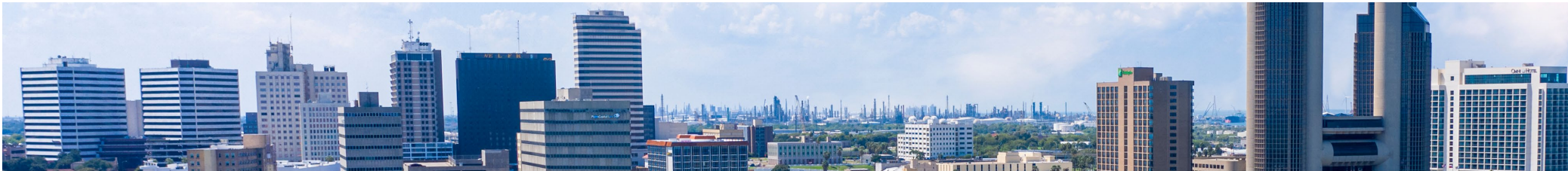
PLANNING COMMISSION, June 10, 2026

# Gonzales Adolph Etals DISTRICT 3



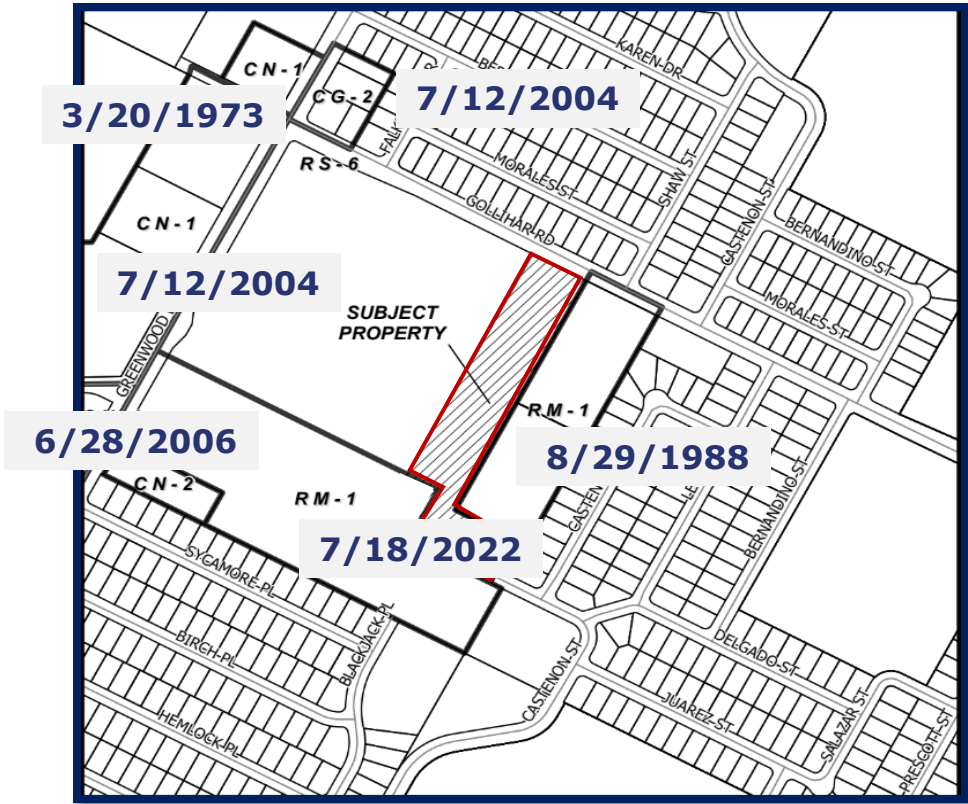
Rezoning a property at or near  
**1753 Gollihar Road**

From the "RS-6" Single-Family 6 District  
To the "RM-1" Multifamily 1 District



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# Zoning and Land Use



**Proposed Use:**

To allow the development of an apartment complex.

**Area Development Plan:**

Westside, adopted on (January 10, 2023)

**Designated Future Land Use:**

Mixed-Use and High-Density Residential

**Existing Zoning District:**

“RS-6” Single-Family 6 District

|       | Existing Land Use                                                                   | Zoning               |
|-------|-------------------------------------------------------------------------------------|----------------------|
| Site  | Agricultural                                                                        | “RS-6”               |
| North | Agricultural,<br>Medium-Density Residential                                         |                      |
| South | Agricultural,<br>Medium- and High-Density Residential,<br>Conservation/Preservation | “RS-6” and<br>“RM-1” |
| East  | Medium-Density Residential                                                          | “RM-1”               |
| West  | Agricultural,<br>High-Density Residential                                           | “RS-6” and<br>“RM-1” |



# Public Notification

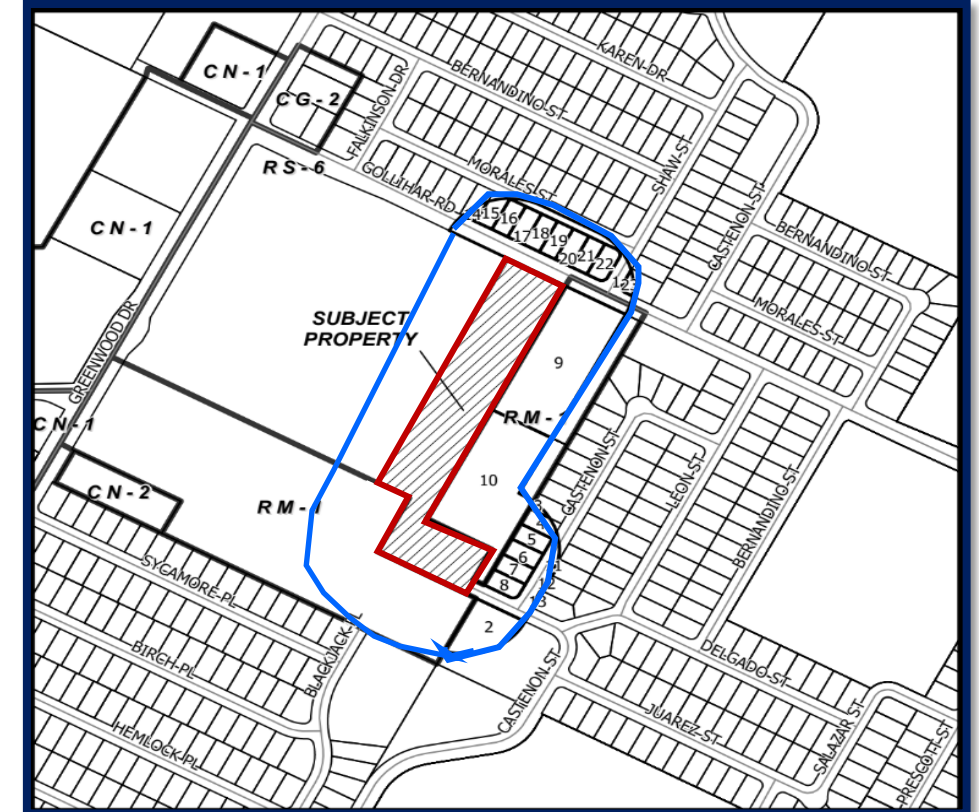
23 Notices mailed inside the 200' buffer  
10 Notices mailed outside the 200' buffer

 **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.

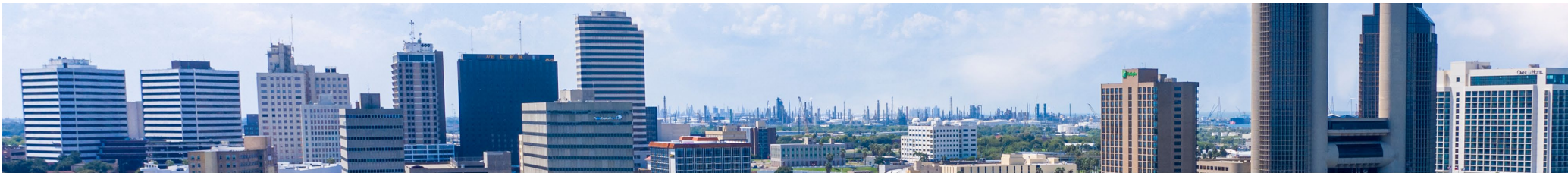


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# Analysis & Recommendation

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan; however, it is inconsistent with the future land use designation of commercial.
- The proposed development may be made compatible with the present zoning conforming uses of nearby property and to the character of the surrounding area; limiting adverse impact upon the surrounding neighborhood.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

**STAFF RECOMMENDS APPROVAL TO THE  
“RM-1” MULTIFAMILY DISTRICT**



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**Thank you!**