



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

**ZN9184,
Gonzales Adolph Et als.**

PLANNING COMMISSION, June 10, 2026

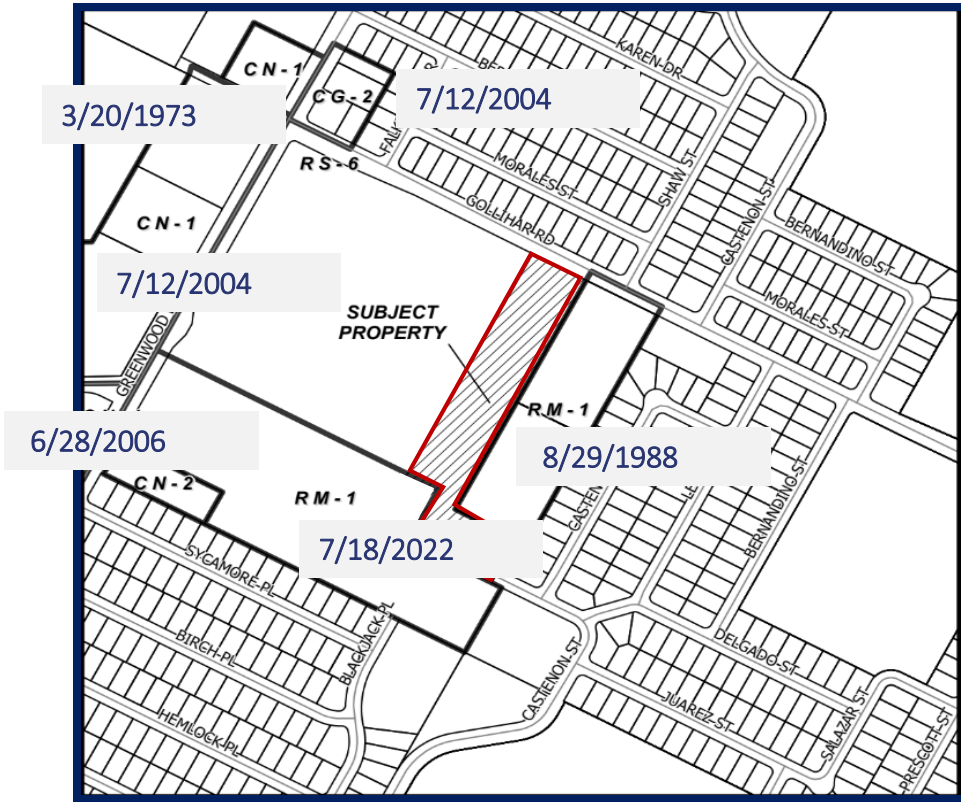
Gonzales Adolph Etals DISTRICT 3



Rezoning a property at or near
1753 Gollihar Road
From the “RS-6” Single-Family 6 District
To the “RM-1” Multifamily 1 District



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

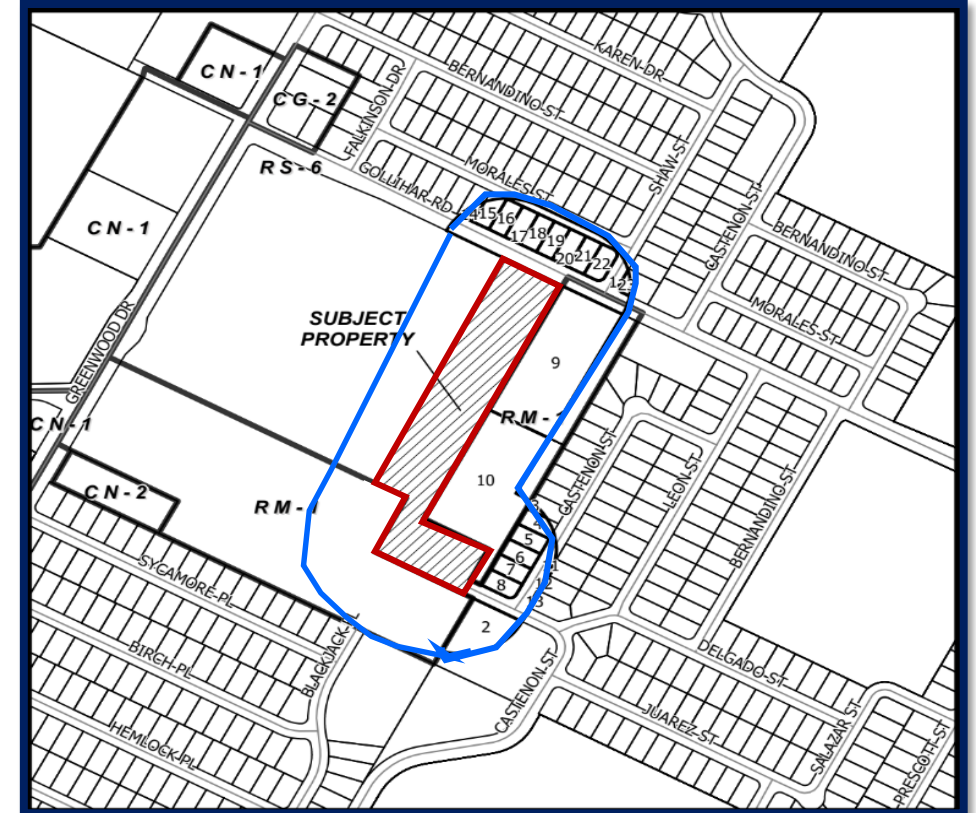
	Existing Land Use	Zoning
Site	Agricultural	“RS-6”
North	Agricultural, Medium-Density Residential	
South	Agricultural, Medium- and High-Density Residential, Conservation/Preservation	“RS-6” and “RM-1”
East	Medium-Density Residential	“RM-1”
West	Agricultural, High-Density Residential	“RS-6” and “RM-1”



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.



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!