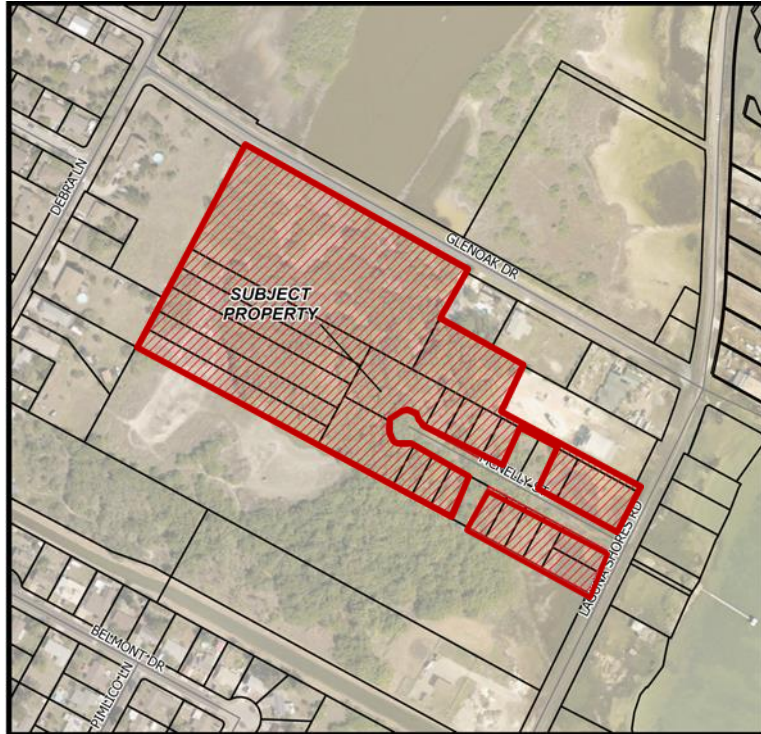


Zoning Case ZN8823



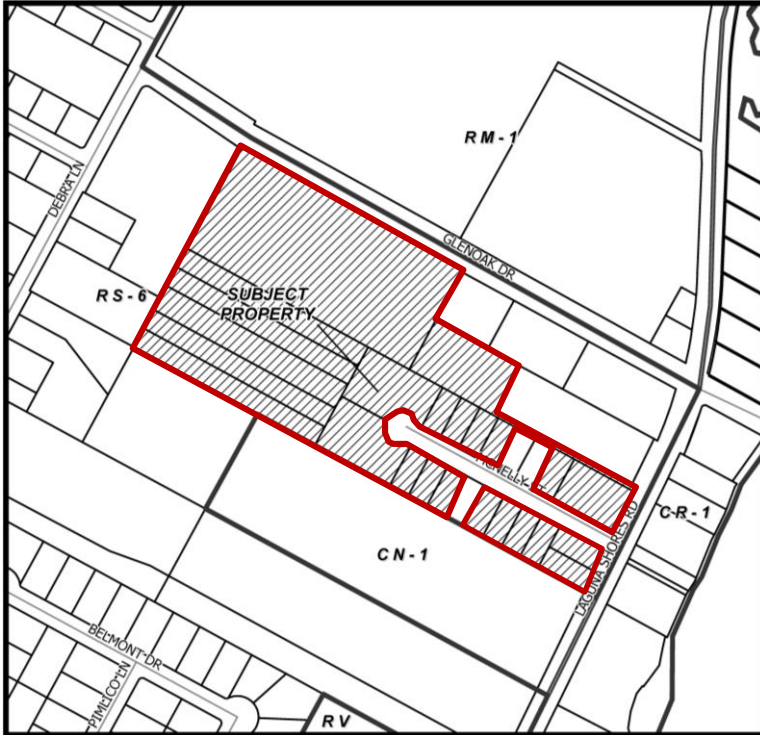
Corpus Project LLC District 4

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



City Council
October 14, 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

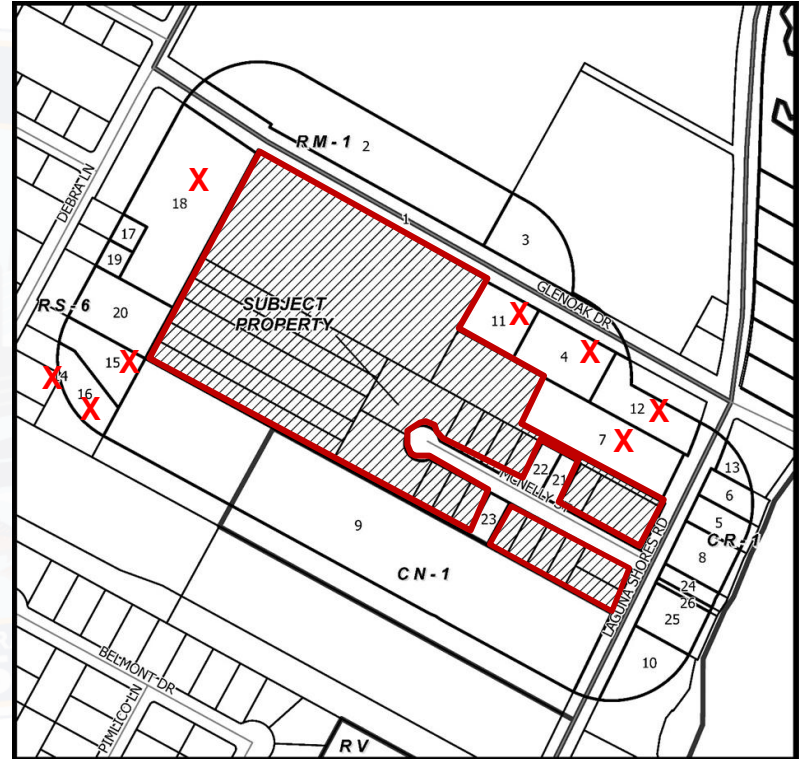
Opposed: 8 (25.28%)
Separate Opposed Owners: (8)

X

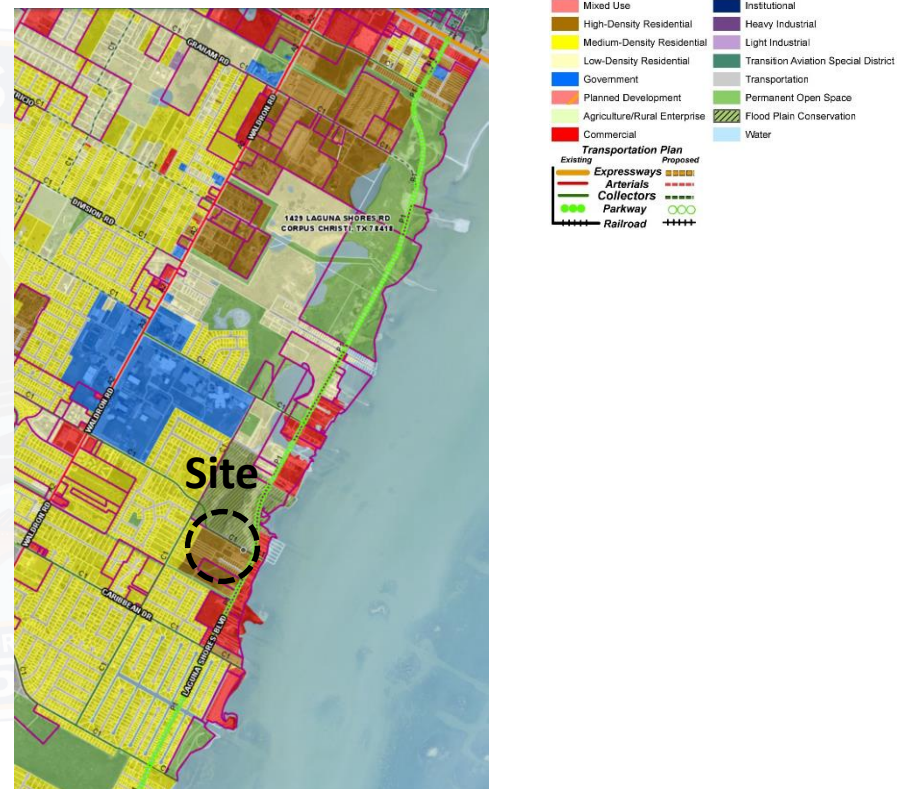
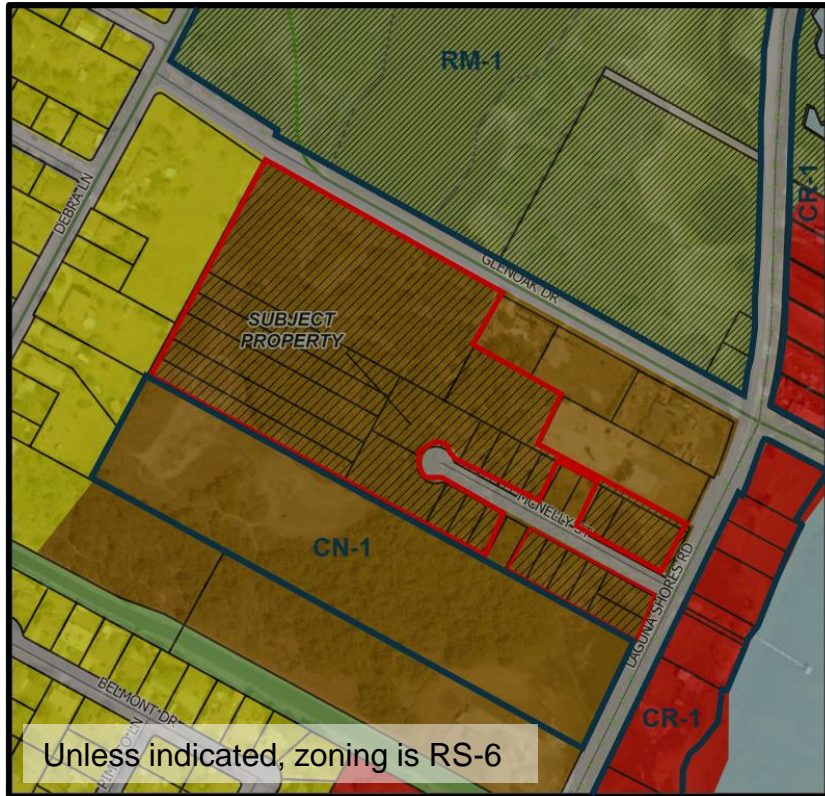
In Favor: 0 (0.00%)

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.*



Zoning and Future Land Use Map



Staff Analysis and Recommendation

- 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.

**PLANNING COMMISSION AND STAFF RECOMMEND APPROVAL TO
THE “RM-1” MULTIFAMILY DISTRICT AND THE “CN-1”
NEIGHBORHOOD COMMERCIAL DISTRICT**