

ZONING REPORT

Case ZN8725

APPLICANT & SUBJECT PROPERTY

District: 4
Owner: Coastal Dunes LLC
Applicant: Urban Engineering | DCCM
Address: 6753-6853 State Highway 361(SH-361), located along the east side of SH-361, and north of Beach View Drive, and south of Beachcomber Drive.
Legal Description: Lot 47-49, Block 1, Mustang Island Section 2
Plat Status: The subject property is platted.
Acreage of Subject Property: 34.12 acres (Refer to Attachment A)
Pre-Submission Meeting: January 26, 2024
Code Violations: None

ZONING REQUEST

From: "RM-AT" Multi-Family Apartment Tourist District
To: "RM-AT/PUD" Multi-Family Apartment Tourist District with a Planned Unit Development Overlay
Purpose of Request: To allow for a Planned Unit Development

CORPUS CHRISTI COMPREHENSIVE PLAN

Plan CC: Provides a vision, goals, and strategies to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ), which was adopted in 2016.

LAND USE

ADP (Area Development Plan): According to Plan CC, the subject property is located within the Mustang/Padre Island Area Development Plan (Adopted on June 29, 2021).

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District.

	Zoning District	Existing Land Use	Future Land Use
Site	"RM-AT" Multi-Family Apartment Tourist	Vacant	Planned Development
North	"FR" Farm Rural, "RM-AT" Multi-Family Apartment Tourist	Vacant, Transportation (SH 361),	Planned Development, Transportation (SH-361)
South	"RM-AT" Multi-Family Apartment Tourist	High-Density Residential, Medium-Density Residential, Vacant, Conservation/Preservation	Planned Development, Permanent Open Space
East	"RS-6" Single-Family 6	Conservation/Preservation	Planned Development

West	“FR” Farm Rural	Vacant, Transportation (SH 361)				Planned Development, Transportation (SH 361)		
ROADWAY MASTER PLAN (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
SH-361 (State Highway 361)	Service Area 18	“RA3” Primary Rural Arterial	2	1	-	-	None Reported	Proposed
BICYCLE MOBILITY PLAN								
The subject property is approximately 10 miles north of any proposed bicycle mobility infrastructure.								
TRANSIT INTEGRATION								
The Corpus Christi RTA does not service the area around the subject property.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission			October 29, 2025					
Tentative City Council 1 st Reading			December 16, 2025					
Tentative City Council 2 nd Reading			January 6, 2026					
7	Notices mailed to property owners within 200 feet of the subject property							
0	In Opposition		0		In Favor			
0%	In Opposition		0		Individual Property Owners in Opposition			

Background:

The subject property is a 34.12-acre undeveloped tract, located along the east side of State Highway 361 (SH-361), north of the beach view estates subdivision and Beach View Drive, and south of Beachcomber Drive, out of the Mustang Island Area.

The properties to the north of the subject parcel are zoned "RM-AT" Multi-Family Apartment Tourist District and "FR" Farm Rural District, with current land uses of High-Density Residential and vacant parcels. Those to the south are zoned "RM-AT" Multi-Family Apartment Tourist District with High-Density Residential and Conservation/Preservation land uses. The property is bounded to the east by the Gulf of Mexico, and to the west by State Highway 361. Further west of State Highway 361, a property is zoned "FR" Farm Rural District and is vacant.

The applicant is requesting a Planned Unit Development overlay to allow deviations from the single-family development standards particular to the "RM-AT" Multi-Family Apartment Tourist District and the townhouse development standards. The layout is affected by site constraints;

imposed by the Open Beaches Act, Texas Natural Resources Code, The Dune Protection Act, and the Coastal Public Lands Act, and the presence of wetlands.

Coastal Dunes Planned Unit Development – Land Use Breakdown					
Block No.	Lots	Land Use	Total 1-Family Lots	Total Townhome Lots	Total Common Areas
1	1-11	Townhome		11	
	12-35	Single-Family	41		
	36-52	Single-Family			
	36A	Common Area w/ Dune Walkover			1
	53-54	Single-Family	2		
2	1-2	Single-Family	2		
3	1-29	Single-Family	29		
	30A	Private Right-of-Ways			1
	39A	Private Streets/Access			1
4	1-13	Townhome		13	
	3A	Private Access, drainage, utilities, Non-residential structures (i.e. amenity buildings and community structures, signs, benches, barbeque pits, shade structures, etc.)			1
	14-38	Single-Family	25		
	33A	Private Access, drainage, utilities, Non-residential structures (i.e. amenity buildings and community structures, signs, benches, barbeque pits, shade structures, etc.)			1
5	1A	Private Access, drainage, utilities, Non-residential structures (i.e. amenity buildings and community structures, signs, benches, barbeque pits, shade structures, etc.)			1
	1-8	Townhomes		8	
Total Lots (per Land Use)			99	32	6

The property, as illustrated in the master site plan within the Planned Unit Development Plan under attachment A, will include single-family developments ranging from 2,900-square-foot minimum in size to 4,900 square feet, townhomes lots that are at least 1,700 square feet in lot area. Most of blocks 1 and 4 and all of blocks 2-3 lie seaward of the beachfront construction line and the 1,000-foot dune protection line, while some lots appear to be encroaching unto the erosion setback line. The development will be supplemented with sidewalks on one side of the street; all connected to one another. Amenities for this development include swimming pools, a dune walkover, walkways, and decks. The Planned Unit Development Plan also includes additional development standards for the common areas. The deviations in majority are for the

minimum lot area, lot width, and street yard requirements. The 34.12-acre development is to include 132 residential lots with amenities and common areas.

Coastal Dunes Planned Unit Development – Development Standards						
	Single-Family – Detached (Padre/Mustang/North Beach)					
	UDC Standards	PUD Standards	PUD Standards	PUD Standards	PUD Standards	PUD Standards
		Block 1, Lots 12-35	Block 1, Lots 36-52 Except Lot 36A	Block 1, Lots 53-4 Block 2, Lots 1-2	Block 3, Lots 1-29	Block 4, Lots 14-38 Except Lot 33A
Min. Lot Area (SQF)	5,000	<u>2,900</u>	<u>4,900</u>	<u>3,900</u>	<u>3,400</u>	<u>3,700</u>
Min. Lot Width (Ft)	50	<u>35</u>	<u>49</u>	<u>40</u>	<u>34</u>	<u>35</u>
Min. Street Yard (Ft)	20	<u>10</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>
Min. Street Yard - Corner (Ft)	10	10	20	10	10	10
Min. Side Yard – Single (Ft)	5	5	5	5	5	5
Min. Side Yard – Total (Ft)	10	10	10	10	10	10
Min. Rear Yard	5	5	5	5	5	5
Min. Open Space (Percent)	30	30	30	30	30	30
Maximum Height (Ft)	Per UDC 4.2.8.C, 4.2.8.D, 4.2.8.E	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>
Items in <u>bold and underlined</u> communicate a deviation from the Unified Development Code standards.						

Coastal Dunes Planned Unit Development Standards		
	Townhome Development Standards	
	UDC Standards (Front Access)	PUD Standards
		Block 1, Lots 1-11
		Block 4, Lots 1-13
		Block 5, Lots 1-8
Min. Lot Area (SQF)	2,600	<u>1,700</u>
Min. Lot Width (Ft)	26	<u>22</u>

Min. Street Yard (Ft)	10	10
Min. Street Yard - Corner (Ft)	10	10
Min. Side Yard – Single (Ft)	5	5
Min. Rear Yard	5	5
Min. Building Separation (Ft)	10	
Min. Open Space (Percent)	30	30
Maximum Height (Ft)	45	45
Items in <u>bold and underlined</u> communicate a deviation from the Unified Development Code standards.		

The “RM-AT” Multi-Family District, the current base zoning district, allows single-family houses, apartments, two-family houses, townhouses, cottage housing developments, group homes, educational facilities, parks and open areas, places of worship, bed and breakfast inns, apartment hotels, hotels, and motels.

The Planned Unit Development overlay encourages the unified design of a mix of residential, commercial, office, professional, retail or institutional uses, and is a recognition that at times greater quality of development can be achieved by permitting modification of established zoning and subdivision regulations and that when property is planned and developed as a unit, modification to standard regulations is possible without endangering the health, safety and general welfare of the public. In this scenario, it provides site-specific compatibility standards. A planned unit development may be used to permit new or innovative concepts in land utilization, master-planned communities or mixed-use developments that other zoning districts do not easily accommodate.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:

The proposed rezoning is consistent with the following Elements, Goals and Strategies for Decision Makers:

- Natural System, Parks, & Recreation
 - Natural barrier-beach environments are protected.
 - Support continued enforcement of regulations that protect barrier beaches.
 - Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - Encourage the protection and enhancement of residential neighborhoods.
 - Promote the stabilization, revitalization, and redevelopment of older neighborhoods.
 - Encourage orderly growth of new residential, commercial, and industrial areas.
 - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.

- Corpus Christi has well-designed neighborhoods and built environments.
 - Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods.
 - Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses.

Padre/Mustang Island ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:

The proposed rezoning is consistent with the Padre/Mustang Island ADP and the future land use designation of Planned Development.

Staff Analysis:

Staff reviewed the subject property's background information and the applicant's purpose for the rezoning request and conducted research into the property's land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning's consistency with the applicable elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan (Plan CC) and the future land use designation of Planned Development.
 - Planned development areas are lands that are currently undeveloped or underutilized but may be suitable in the future for a variety of uses, taking into account environmental and other constraints. Designated on Padre and Mustang Islands and in the potential annexation areas, planned development areas are expected to require a rezoning tied to a master planning process or an Area Development Plan process.
- Staff find that the proposed deviations are acceptable, and the request has been approved by the Technical Review Committee (TRC). This rezoning will not have a negative impact upon the surrounding neighborhood.

Staff Recommendation:

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends approval of the change of zoning from the "RM-AT" Multi-Family Apartment Tourist District to the "RM-AT/PUD" Multi-Family Apartment Tourist District with the Planned Unit Development Overlay.

Attachment(s):

- (A) Metes & Bounds Description and Exhibit
- (B) Planned Unit Development Plan
- (C) Existing Zoning and Notice Area Map
- (D) Wetlands Map

(A) Metes and Bounds Description with Exhibit



Job No. 5604
Date: April 24, 2025

Metes and Bounds Description for a 34.12-Acre Tract

STATE OF TEXAS
COUNTY OF NUECES

Being, a 34.12 acre tract out of Lots 47-49, Block 1, Mustang Island Section - 2, a map recorded Volume 38, Pages 183-185, Map Records of Nueces County, Texas; said 34.12 acre Tract and being more particularly described by metes and bounds as follows:

Beginning, at a found 1-inch iron pipe, on the Southeast Right-of-Way of State Highway 361 (a public roadway), also being the common corner of Lot 50A, Block 1, Mustang Island, a map recorded in Volume 43, Page 66, of said Map Records, the said Lot 49 and this Tract;

Thence, North 30°19'10" East, with said Southeast Right-of-Way and the Northwest boundary lines of said Lots 47-49, a distance of 900.24 Feet, to a found 5/8 inch iron rod with a red plastic cap stamped "URBAN ENGR CCTX", on said Southeast Right-of-Way of Highway 361, for the North corner of said Lot 47 and this Tract, from where a found 5/8 inch iron rod with a red plastic cap, bears North 30°19'10" East, a distance of 1.48 feet;

Thence, South 58°21'11" East, with said Southwest boundary line of Lot 40A, Block 1, Mustang Island Section 2, a map recorded in Volume 54, Pages 150-151, of said Map Records, and Lot 46, Block 1, of said Mustang Island Section - 2 and the Northeast line of said Lot 47, a distance of 1658.46 feet, to a point on said common boundary line of Lots 46 & 47 for the East corner of this Tract;

Thence, over and across said Lots 47, 48 and 49, with the Southeast boundary of this Tract, (said Southeast boundary as shown on survey prepared by Urban Engineering | DCCM, dated January 30, 2024 and being the same Littoral Boundary shown on said survey, as determined by David L. Nesbitt, L.S.L.S. License No. 5302), as follows:

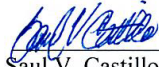
- South 33°22'27" West, a distance of 4.58 feet;
- South 29°35'51" West, a distance of 44.77 feet;
- South 33°19'40" West, a distance of 90.33 feet;
- South 29°29'23" West, a distance of 97.99 feet;
- South 31°41'27" West, a distance of 97.74 feet;
- South 33°00'35" West, a distance of 97.88 feet;
- South 30°08'24" West, a distance of 97.55 feet;
- South 28°48'12" West, a distance of 84.89 feet;
- South 32°18'10" West, a distance of 93.27 feet;
- South 30°00'51" West, a distance of 91.94 feet;
- South 30°36'02" West, a distance of 99.42 feet, to the South corner of this Tract;

Thence, North 58°21'11" West, with the Northeast lines of Lots 50A & 50C, Block 1, of said Mustang Island and the Southwest said Lot 49, at a distance of 191.07 Feet pass a found 5/8 inch iron rod, on said Northeast line, continuing a total distance of 1647.85 feet, to the Point of Beginning, containing 1,486,404 square feet or 34.12 acres of land, more or less.

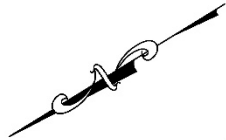
Bearings shown hereon are Grid Bearings, referenced to the Texas State Plane Coordinate System of 1983, Texas South Zone 4205, and based on the North American Datum of 1983 (2011) Epoch 2010.00.

Unless this metes and bounds description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy. *Also reference accompanying sketch of tract described herein.*



 04/24/2024
Saul V. Castillo, R.P.L.S.
R.P.L.S. 6192

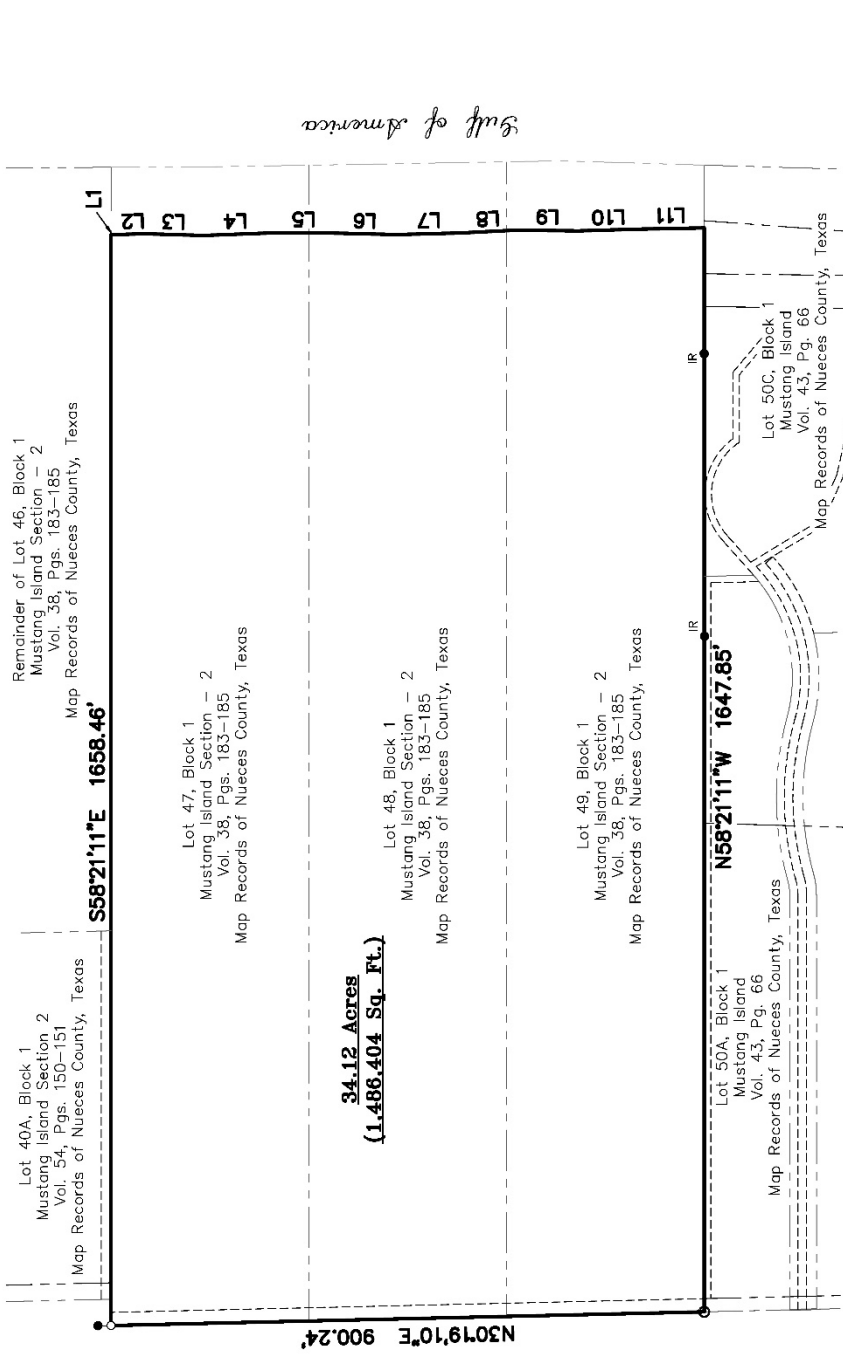
LINE	BEARING	DISTANCE
L1	S33°22'27"W	4.58'
L2	S29°35'51"W	44.77'
L3	S33°19'40"W	90.33'
L4	S29°29'23"W	97.99'
L5	S31°41'27"W	97.74'
L6	S33°00'35"W	97.86'
L7	S30°08'24"W	97.55'
L8	S28°48'12"W	84.89'
L9	S32°18'10"W	93.27'
L10	S30°00'51"W	91.94'
L11	S30°36'02"W	99.42'



Legend:

- IR ● 5/8 Inch Iron Rod Found
- 5/8 Inch Iron Rod with a red plastic cap Found
- 1 Inch Iron Pipe Found
- 5/8 Inch Iron Rod with a red plastic cap etomped "URBAN ENGR CCTX" Found

State Highway 361 N30°19'10"E 900.24'



General Notes:

- 34.12 Acre Tract is located within the City limits of Corpus Christi, Texas and a subdivision based on an sketch/description may be in violation of the current City of Corpus Christi subdivision ordinance.

Exhibit

A 34.12 acre tract out of Lots 47-49, Block 1, Mustang Island Section - 2, a map recorded Volume 38, Pages 183-185, Map Records of Nueces County, Texas.

Urban **DCCM**

TIPPLES FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400
2722 SWANNIER DR. CORPUS CHRISTI, TX 78404
PHONE: 361.654.3107 URBANDCCM.COM

DATE: 4/24/25
SCALE: 1"=200'
JOB NO.: 5604
SHEET: 1 OF 1
DRAWN BY: XG
usurveying@dccm.com

(B) Planned Unit Development Plan

Coastal Dunes, P.U.D.

Owners/Developers

Coastal Dunes, LLC

Submitted by

Urban Engineering

Revised: August 7, 2025



TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400

2725 Swantner Drive, Corpus Christi, Texas 78404

Phone: (361)854-3101 Fax: (361) 854-6001

**Single Family Residential Standards per
City of Corpus Christi Unified Development Code
(Property is zoned RM-AT)**

Minimum Lot Area – 5,000sf
Minimum Lot Width – 50'
Minimum Street Yard – 20' (front) 10' (corner)
Minimum Side Yard – 5'
Minimum Rear Yard – 5'
Minimum Open Space – 30%
Maximum Height – 35'

**Townhome Development Standards per
City of Corpus Christi Unified Development Code**

Townhome Minimum Units – Two (Attached)
Minimum Lot Area – 2,600sf (front access)
Minimum Lot Width – 26' (front access)
Minimum Street Yard – 10' (front) 10' (corner)
Minimum Side Yard – 0'
Minimum Rear Yard – 5'
Minimum building separation – 10'
Minimum Open Space – 30%
Maximum Height – 45'

**Single Family Residential Standards per
PUD Requirements**

Block 1, Lots 12 through 35

Minimum Lot Area – 2,900sf
Minimum Lot Width – 35'
Minimum Street Yard – 10' (front)
Minimum Side Yard – 5'
Minimum Rear Yard – 5'
Minimum Open Space – 30%
Maximum Height – 35'

**Block 1, Lots 36 through 52
(save and except Lot 36A)**

Minimum Lot Area – 4,900sf
Minimum Lot Width – 49'
Minimum Street Yard – 20' (front), 15' along knuckle-sac
Minimum Side Yard – 5'
Minimum Rear Yard – 5'
Minimum Open Space – 30%
Maximum Height – 35'

**Block 1, Lots 53 and 54
Block 2, Lots 1 and 2**

Minimum Lot Area – 3,900sf
Minimum Lot Width – 40'
Minimum Street Yard – 20' (front), 10' (corner) and 15' along knuckle-sac
Minimum Side Yard – 5'
Minimum Rear Yard – 5'
Minimum Open Space – 30%
Maximum Height – 35'

Block 3, Lots 1 through 29

Minimum Lot Area – 3,400sf
Minimum Lot Width – 34'
Minimum Street Yard – 20' (front) 10' (corner)
Minimum Side Yard – 5'
Minimum Rear Yard – 5'
Minimum Open Space – 30%
Maximum Height – 35'

Block 4, Lots 14 through 38 (save and except Lot 33A)

Minimum Lot Area – 3,700sf
Minimum Lot Width – 35'
Minimum Street Yard – 20' (front) 10' (corner)
Minimum Side Yard – 5'
Minimum Rear Yard – 5'
Minimum Open Space – 30%
Maximum Height – 35'

**Townhome Development Standards per
PUD Requirements**

Block 1, Lots 1 through 11

Block 4, Lots 1 through 13

Block 5, Lots 1 through 8

Townhome Minimum Units – One (Detached)

Minimum Lot Area – 1,700sf

Minimum Lot Width – 22'

Minimum Street Yard – 10' (front) 10' (corner)

Minimum Side Yard – 5'

Minimum Rear Yard – 5'

Minimum Open Space – 30%

Maximum Height – 45'

**Townhome Development Standards per
PUD Requirements**

Block 1, Lots 1 through 11

Block 4, Lots 1 through 13

Block 5, Lots 1 through 8

Townhome Minimum Units – One (Detached)

Minimum Lot Area – 1,700sf

Minimum Lot Width – 22'

Minimum Street Yard – 10' (front) 10' (corner)

Minimum Side Yard – 5'

Minimum Rear Yard – 5'

Minimum Open Space – 30%

Maximum Height – 45'

Lots 3A and 33A, Block 4; Lot 1A, Block 5

Use – Private Access, drainage, utilities, Non-residential Structures (i.e. Amenity Buildings and Community structures, signs, benches, barbeque pits, shade structures, etc.) for enjoyment and benefit of Coastal Dunes, P.U.D. Community.

Lot Area – N/A

Lot Width – N/A

Yard Requirements:

Street: N/A

Street corner: N/A

Side Yard: N/A

Maximum building Height: None

Minimum Building Spacing: As required per International Building Code

Parking Requirement: 0 spaces

Maintenance: Homeowner's Association

Allowed Improvements: Amenity buildings, Signs, Community structures/amenities, including: decks, walkways, boardwalks/walkovers, pavement, fencing, landscaping, utilities, swimming pools, gazebos, benches, barbeque pits, etc.

Lot 36A, Block 1

Use – Dune walkover

Lot Area – N/A

Lot Width – N/A

Yard Requirements:

Street: N/A

Street corner: N/A

Side Yard: N/A

Maximum building Height: None

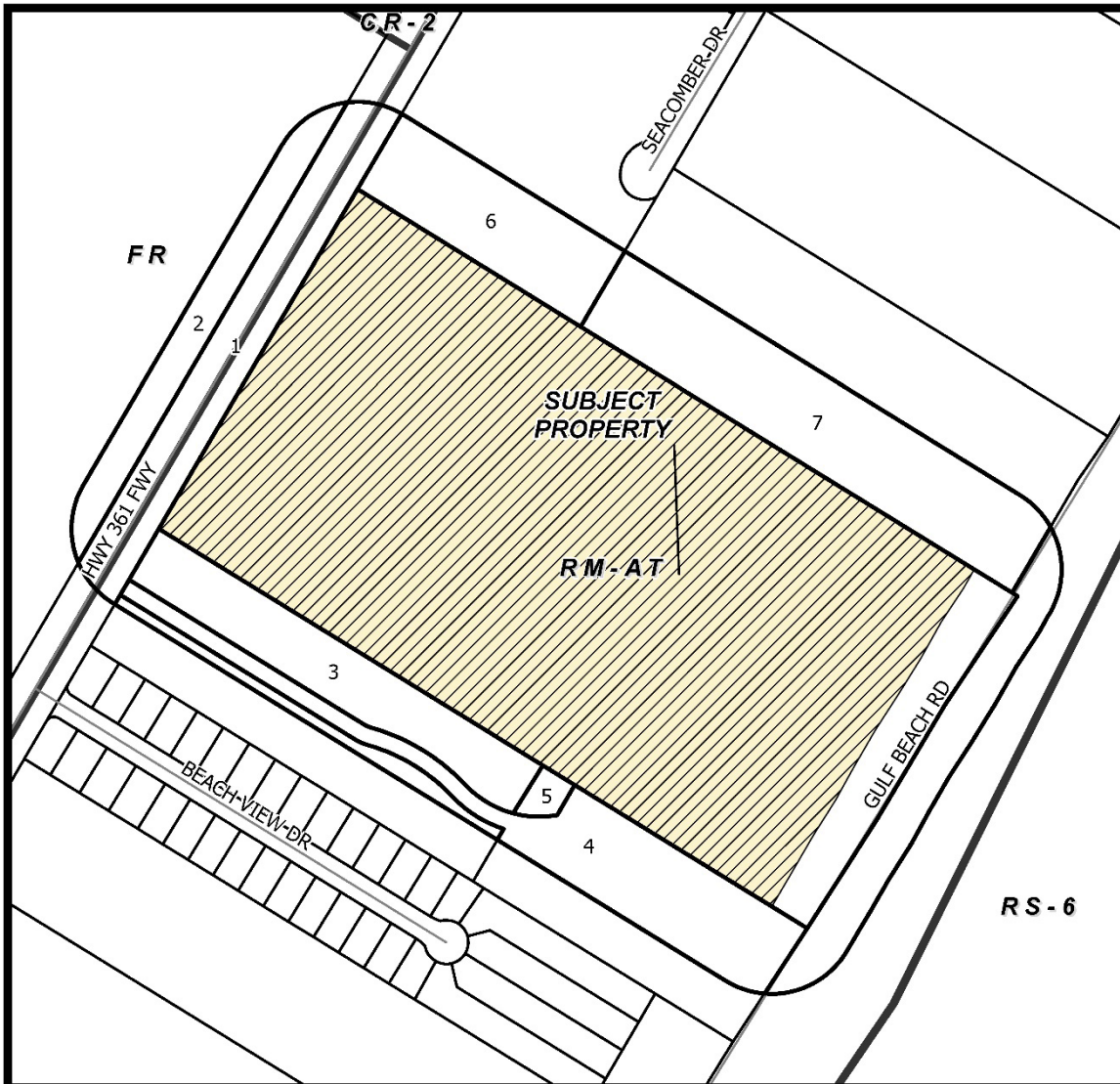
Minimum Building Spacing: As required per International Building Code

Parking Requirement: 0 spaces

Maintenance: Homeowner's Association

Allowed Improvements: Signs, Community structures/amenities, including: decks, walkways, boardwalks, pavement, fencing, landscaping, utilities, swimming pools, gazebos, benches, barbeque pits, etc.

(C) Existing Zoning and Notice Area Map



CASE: ZN8725 Zoning and notice Area

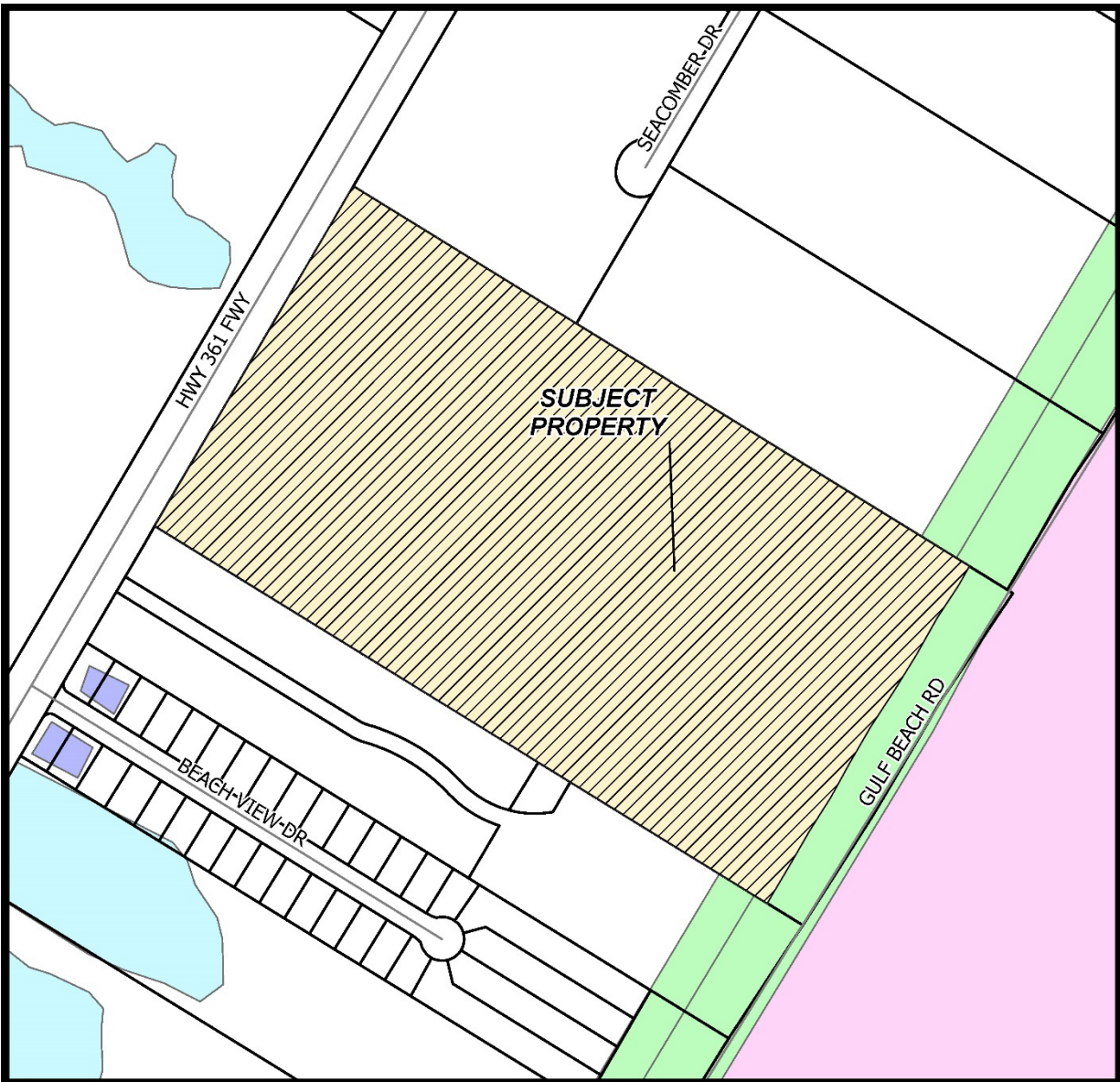
RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-15 Single-Family 15
CR-1 Resort Commercial	RE Residential Estate
CR-2 Resort Commercial	RS-TH Townhouse
CG-1 General Commercial	SP Special Permit
CG-2 General Commercial	RV Recreational Vehicle Park
CI Intensive Commercial	RMH Manufactured Home
CBD Downtown Commercial	
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

 Subject Property with 200' buffer
 Owners within 200' listed in ownership table

 Owners in favor
 Owners in opposition



(D)Wetlands Map



CASE: ZN8725 City Wetlands

Wetland Type

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Other
-  Riverine

