



## **AGENDA MEMORANDUM**

Public Hearing and First Reading for the City Council Meeting of October 21, 2025  
Second Reading for the City Council Meeting of November 11, 2025

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**DATE:** September 26, 2025

**TO:** Peter Zanoni, City Manager

**FROM:** Michael Dice, Development Services Department  
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<p><b>Rezoning for a property at or near</b> 14762 Running Light Drive</p>
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**CAPTION:**

Zoning Case No. ZN8622, John Tompkins (District 4). Ordinance rezoning a property at or near 14762 Running Light Drive from the “RM-AT/IO” Multifamily District with the Island Overlay to the “RM-AT/IO/PUD” Multifamily District with the Island Overlay and a Planned Unit Development Overlay; 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 a mixed residential development consisting of 4 townhome units, 1 single-family dwelling, and 1 common area to accommodate vehicular movement, parking, utilities, and amenities such as a pool and other common areas for a deck and dock.

**BACKGROUND AND FINDINGS:**

The subject property is a vacant and undeveloped 0.29-acre tract in the Padre/Mustang Island area of the City, within the Padre Island Section E subdivision, north of Whitecap Boulevard and Leeward Drive. The subject property was petitioned by the subject owner for a rezoning from the “RS-6” Single-Family 6 District with the Island Overlay to the “RM-AT/IO” Multi-Family-Tourist District with the Island Overlay in March 2024, a common pattern for this area. The property measures 50 feet wide and approximately 250 feet long and immediately abuts a waterway at its north.

The surrounding properties are primarily zoned “RM-AT/IO” Multi-Family Apartment Tourist District with the Island Overlay. This applies to the properties to the south, the west, and the east. The vacant properties to the north of the subject property and waterway are zoned “RM-AT/IO/PUD” Multi-Family Apartment Tourist District with the Island Overlay and a Planned Unit Development overlay.

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 proposed rezoning is consistent with the City of Corpus Christi’s comprehensive plan; however, it is inconsistent with the future land use designation of mixed use.

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: 44 notices were mailed within the 200-foot notification area, and 0 outside the notification area.

*As of September 26, 2025*

In Favor 12 inside notification area 0 outside notification area	In Opposition 1 inside notification area 0 outside notification area
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A total of 0.44% of the 200-foot notification area is in opposition.

**ALTERNATIVES:**

None.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**RECOMMENDATION (August 6, 2025):**

Planning Commission and Staff recommend approval of the change of zoning from the “RM-AT/IO” Multifamily District with the Island Overlay to the “RM-AT/IO/PUD” Multifamily District with the Island Overlay and a Planned Unit Development Overlay.

**Vote Results**

For: 8

Against: 0

Absent: 1

Abstained: 0

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance

Presentation - Aerial Map

Planning Commission Final Report