

# Zoning Case ZN8332



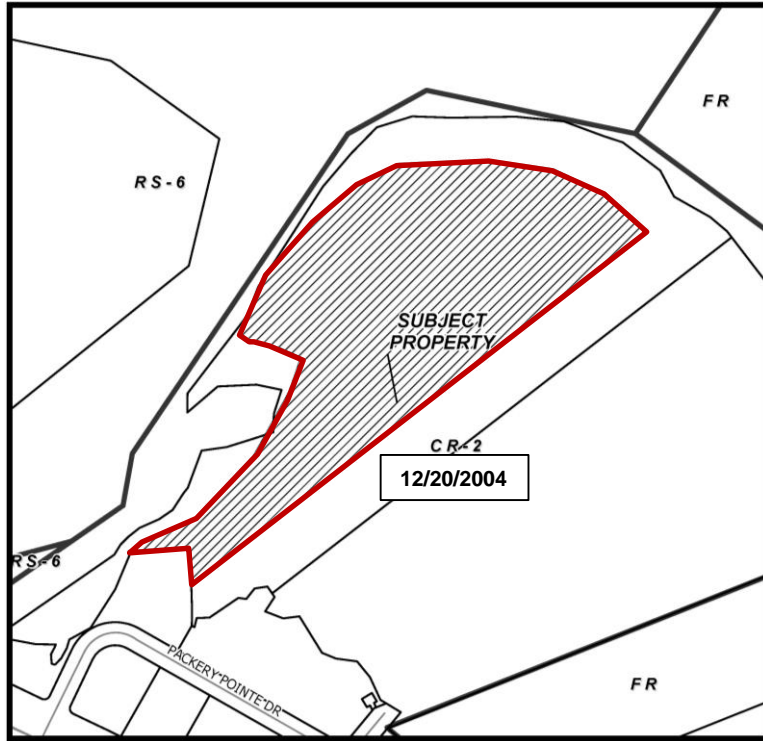
## Golden Pointe LLC District 4

Rezoning for a property at or near  
13902 S Padre Island Drive  
From the "CR-2/IO" Resort Commercial District with the Island Overlay  
To the "CR-2/IO/PUD" Resort Commercial District with the Island  
Overlay and a Planned Unit Development Overlay



City Council  
April 8, 2025

# Zoning and Land Use



## Proposed Use:

To allow a planned unit development with a mixture of single-family homes and townhomes

## ADP (Area Development Plan):

Mustang/Padre Island, Adopted on June 29, 2021

## FLUM (Future Land Use Map):

Mixed Use

## Existing Zoning District:

“CR-2/IO” Resort Commercial District with an Island Overlay

## Adjacent Land Uses:

North: Vacant, Water; Zoned: CR-2/IO, RS-6

South: Vacant; Zoned: CR-2/IO

East: Vacant; Zoned: CR-2/IO

West: Conservation, Water, Vacant; Zoned: CR-2/IO, RS-6

# Public Notification

5 Notices mailed inside the 200' buffer  
4 Notice mailed outside the 200' buffer

## Notification Area

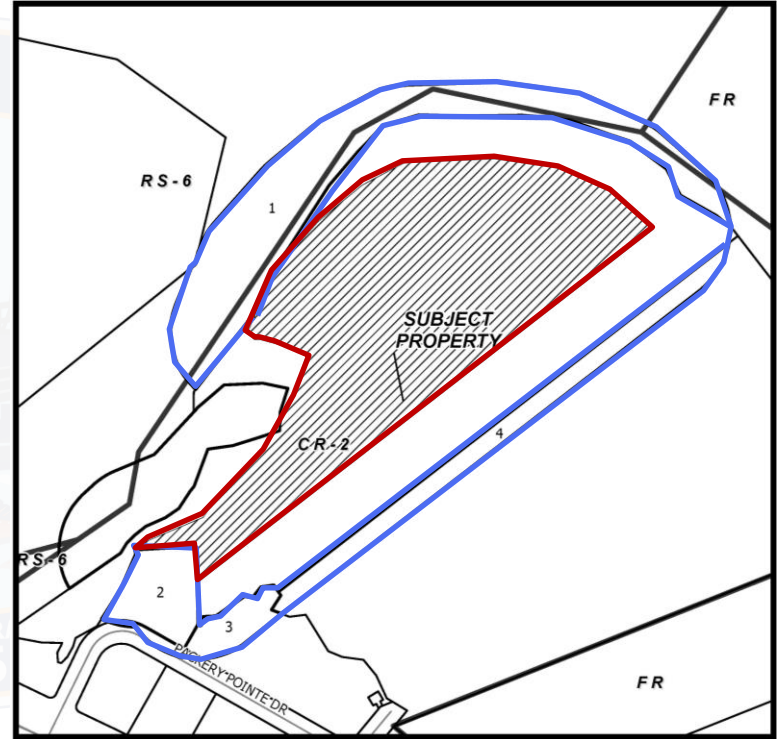


**Opposed: 0 (0.00%)**

Separate Opposed Owners: (0)



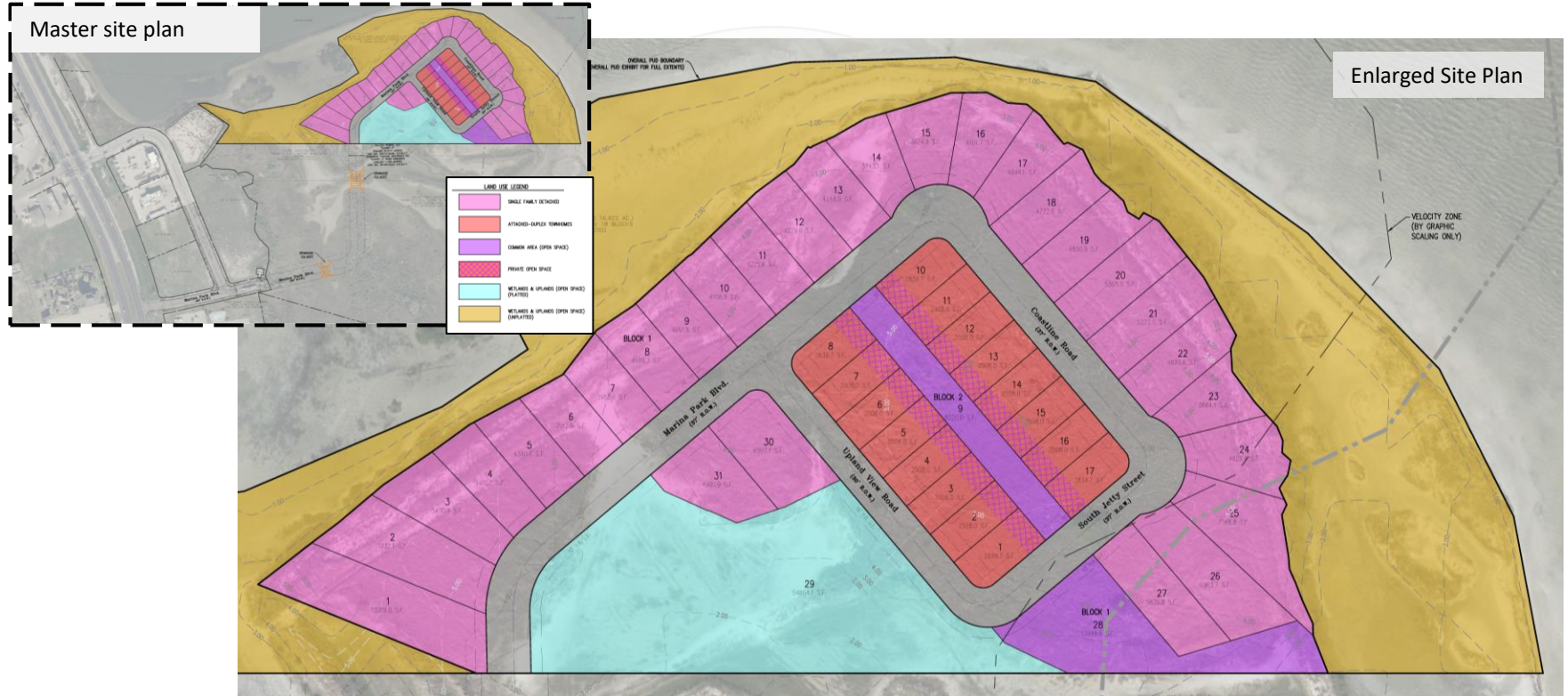
**In Favor: 0 (0.00%)**



*\*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.*



# Master Site Plan

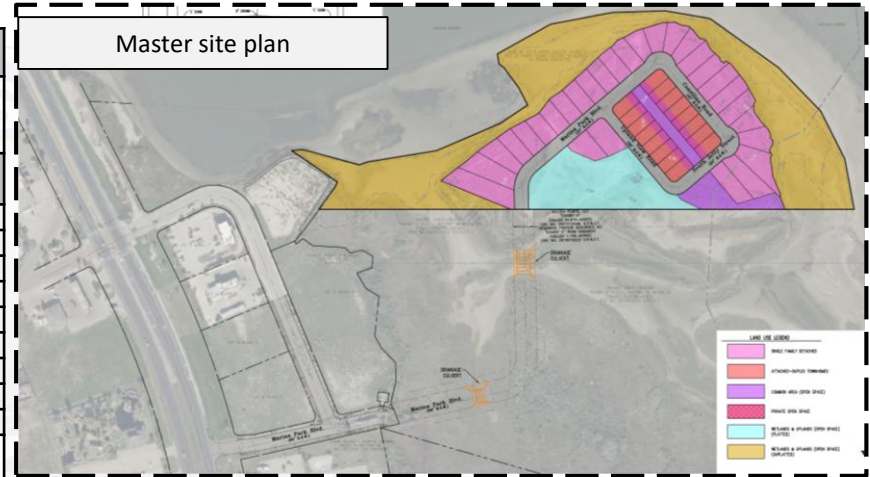




# Planned Unit Uses and Development Standards

Planned Unit Development Standards				
	Single-Family Detached		Single-Family Attached Townhome (Front Access)	
	UDC Standard	Deviations	UDC Standard	Deviations
Min. Lot Area		3,500 SQF	2,600 SQF	2,500 SQF
Min. Lot Width		45 FT	26 FT	33 FT
Street Yard		10 FT	10 FT	20 FT
Street (Corner) Yard		10 FT	10 FT	10 FT
Side Yard		5 FT	0 FT	5 FT
Rear Yard		10 FT	5 FT	20 FT
Min. Open Space		30%	30%	30%
Max. Height		35 FT	45 FT	45 FT
Min. Bldg. Separation		-	10 FT	10 FT

Unless otherwise specified, the development shall comply with the prescribed Unified Development Code standards.



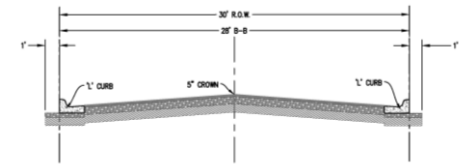
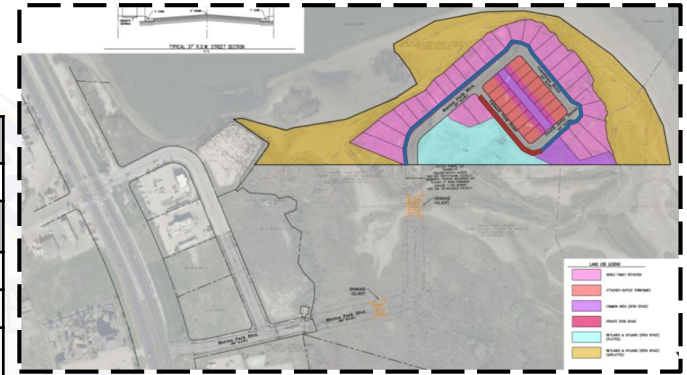
Use	Existing Zoning (CR-2)	Proposed PUD	Proposed Lots
1-Family Detached		P	29
1-Family Attached (Townhome)	P	P	16
Parks and Open Areas (Common Area)	P <sup>A</sup>	P <sup>A</sup>	2
Parks and Open Areas (Wetland/Upland)	P <sup>A</sup>	P <sup>A</sup>	1

P= Permitted Principal Use; [Blank Cell]= Not Permitted



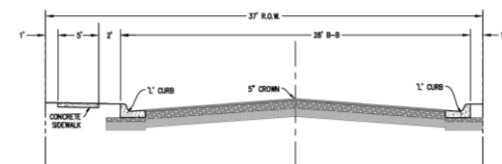
# Planned Unit Development Improvement Standards

Planned Unit Development Improvement Design and Standards				
	Marina Park, Coastline, & Jetty		Upland View Road	
	UDC Standard	Deviations	UDC Standard	Deviations
Right-of-Way Width	50 FT	30 FT	46 FT	37 FT
Planting/Utility Area	6 FT	0 FT	7 FT	2 FT
Street Section Width (BC)	28 FT	28 FT	28 FT	28 FT
Bump Out	With= 6 FT; Without= 0 FT	0 FT	With= 6 FT; Without= 0 FT	0 FT
Required Sidewalk and Sidewalk Width	Both sides; 4FT	<b>One Side; 5 FT</b>	Not req'd on 2 sides; 4 FT	<b>None; 0 FT</b>
Tied Sidewalk	Not Allowed	0 FT	Not Allowed	-
Thru Lane	One	2	One	2
Traffic Lanes	Two	2	Two	2
Parking Sides Allowed	Both sides	One side	Both Sides	None



TYPICAL 30' R.O.W. STREET SECTION

(Upland View)



TYPICAL 37' R.O.W. STREET SECTION

(Marina, Coastline, Jetty)

# Staff Analysis and Recommendation

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- The proposed zoning is consistent with the City of Corpus Christi Comprehensive Plan; however, is inconsistent with the future land use designation of mixed-use development.
- The requested amendment is compatible with the present zoning and conforming uses of nearby property. It is suitable for the uses permitted by the zoning district that would be applied by the proposed amendment.



**PLANNING COMMISSION AND STAFF RECOMMEND APPROVAL TO THE  
“CR-2/IO/PUD” RESORT COMMERCIAL DISTRICT WITH THE ISLAND  
OVERLAY AND A PLANNED UNIT DEVELOPMENT OVERLAY**