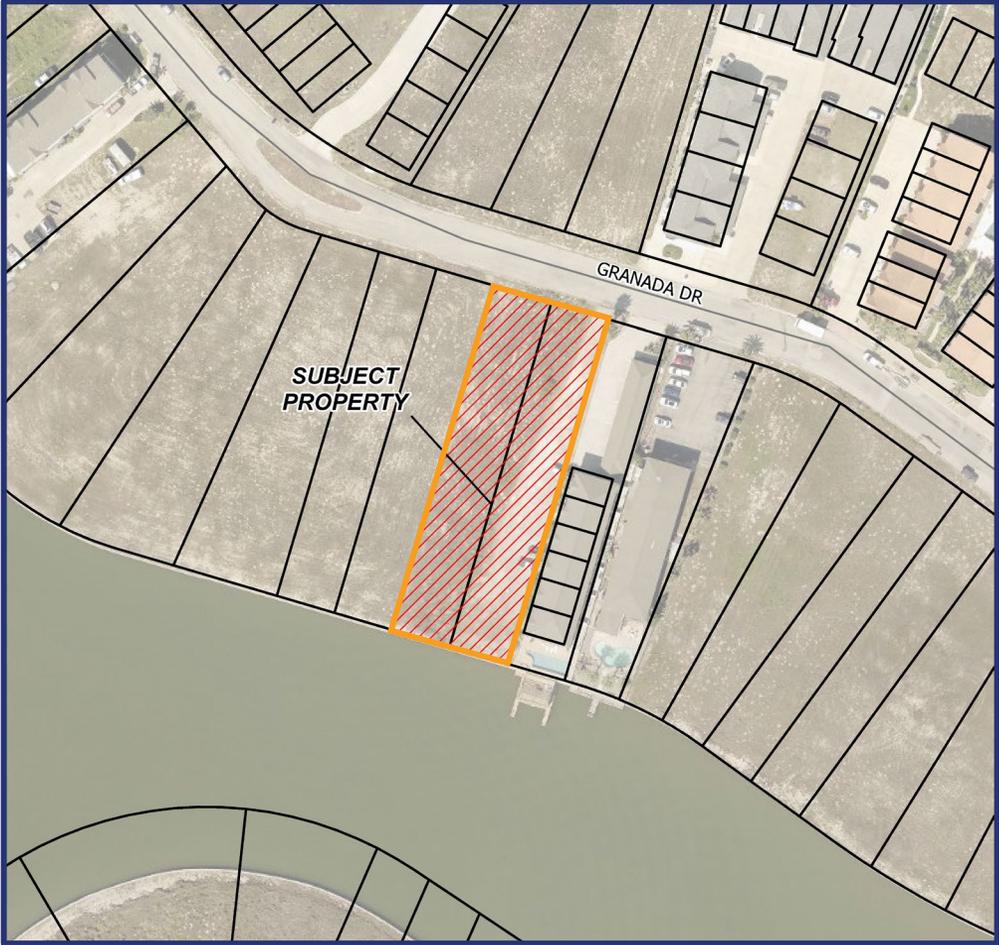




ZONING CASE ZN8741

PLANNING COMMISSION, OCTOBER 15, 2025

TROY CREAMEAN, DISTRICT 4



Rezoning a property at or near
14861-5 Granada Drive
From the "RM-AT/IO" District,
to the "RM-AT/IO/PUD" District



Zoning and Land Use



Proposed Use:

To allow a townhome community.

Area Development Plan:

Padre/Mustang Island, Adopted on January 29, 2021

Designated Future Land Use:

High-Density Residential

Existing Zoning District:

“RM-AT/IO” Multi-Family Apartment Tourist with the Island Overlay

	Existing Land Use	Zoning District
North	Vacant	“RM-AT/IO”
South	Waterway, Vacant	“RS-6/IO”
East	Medium-Density Residential	“RM-AT/IO”
West	Vacant	“RM-AT/IO”



CITY OF
**CORPUS
CHRISTI**

Public Notification

38 Notices mailed inside the 200' buffer
0 Notices mailed outside the 200' buffer

 **Notification Area**

 **Opposed: 0 (0.00%)**
Separate Opposed Owners: (0)

 **In Favor: 1 (7.35%)**

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



CITY OF
**CORPUS
CHRISTI**

Analysis & Recommendation

- 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.
- While not necessarily consistent with all the guiding documents of the city, the amendment to be applied if approved is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
- 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



Site Plan & Standards

Planned Unit Development Land Use Breakdown				
	Land Use	Lot Area (SQF)	PUD Percentage	Number of Lots
1	Common Area—Transportation, Utilities, Amenities	12,311	52%	1
2	(Townhomes)	14,309	48%	11

Planned Unit Development Standards		
	UDC Standards	PUD Standards
Min. Lot Area (SQF)	2,600	<u>1263</u>
Min. Lot Width (Ft)	26	<u>20</u>
Min. Street Yard (Ft)	10	13
Min. Street Yard - Corner (Ft)	10	10
Min. Side Yard – Single (Ft)	0	0
Min. Side Yard – Total (Ft)	0	0
Min. Rear Yard	5	10
Min. Building Separation	10	30
Min. Open Space	30%	<u>10%</u> ^{1, 2, 3}
Maximum Height (F)	45	49.2 ⁴ (54.1) ⁵



Note: Items that are bold and underlined indicate a deviation.

¹In addition to planned courtyard-styled common area, the PUD will incorporate open space within available street and rear lawn (or setback) areas with landscape plan demonstrating aesthetic, and natural elements. ²Waterfront area is designated as open space and common uses. Amenities include boat slips, docks, water frontage lawn space, and planned over-water shared deck. ³The development is designed to be walkable and the common areas are intended for residents and guests only. ⁴Top of guardrail of rooftop deck. ⁵Top of penthouse mean roof height.





Thank you!