



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

**ZN8979,
GULFSHORE JOINT VENTURE**

PLANNING COMMISSION, May 13, 2026



Gulfshores Joint Venture DISTRICT 4



Rezoning a property at or near
14902 St Bartholomew Avenue

From the “CR-2/IO,”
To the “CR-2/IO/PUD”



Zoning and Land Use

Proposed Use:

To allow the development of a mixed-use project that incorporates commercial uses and residential options.

Area Development Plan:

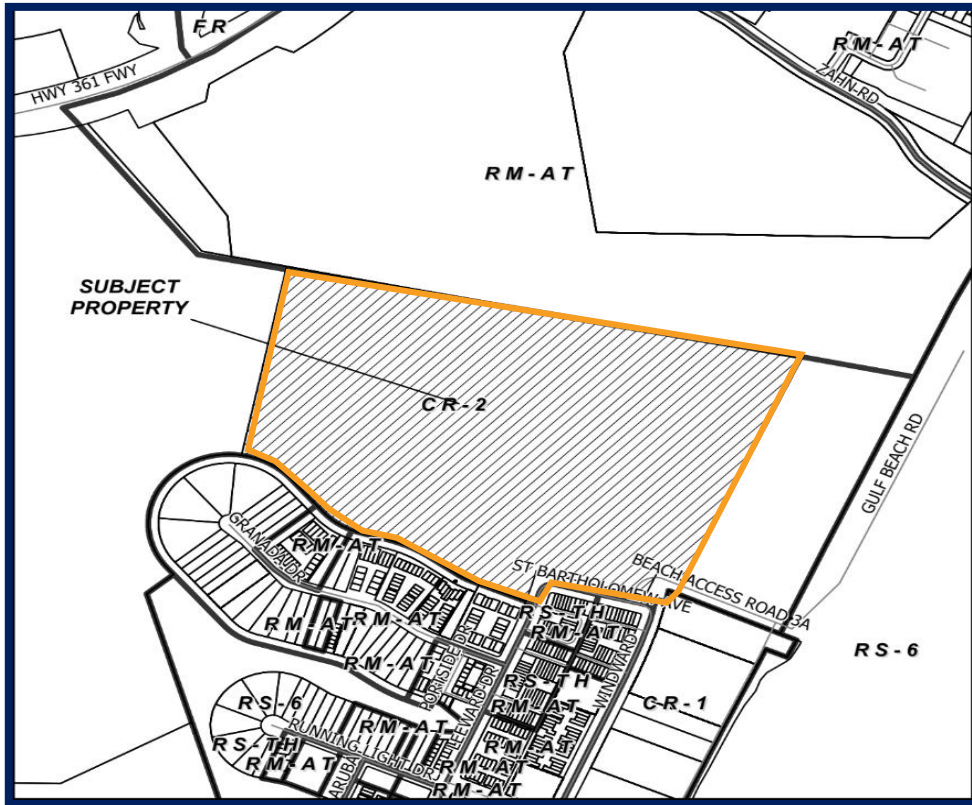
Padre-Mustang Island, Adopted in (June 29,2021)

Designated Future Land Use:

Commercial

Existing Zoning District:

"CR-2/IO" Resort Commercial District with the Island Overlay






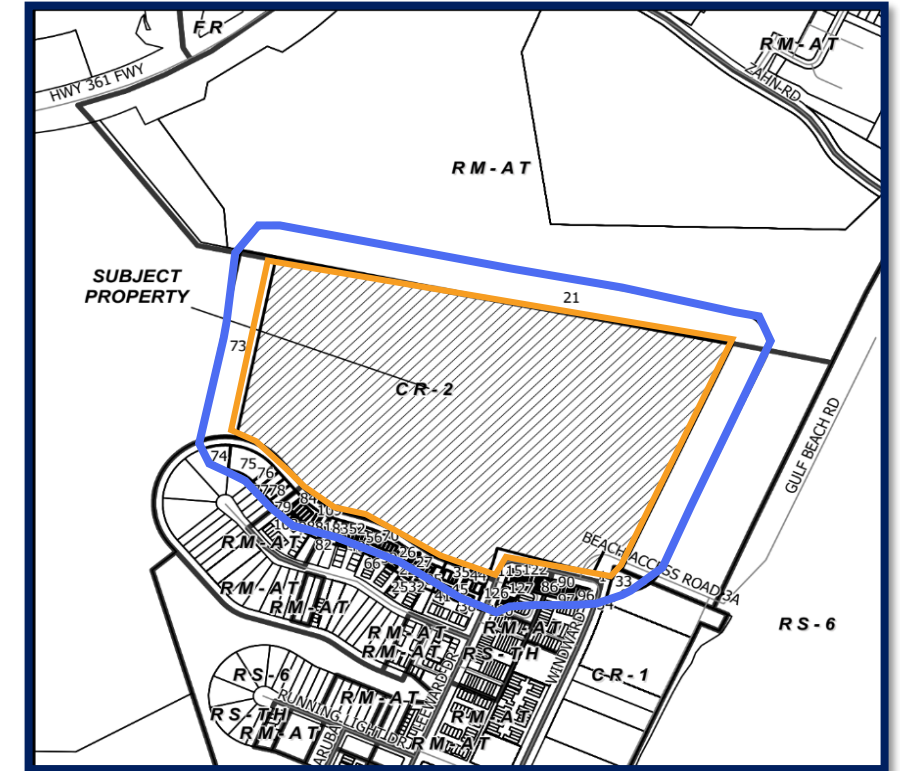
	Existing Land Use	Zoning District
Site	Vacant	"CR-2/IO
North	Vacant, Navigation Channel	"RM-AT/IO," "RM-AT/IO/PUD," "CR-2/IO"
South	Medium- to High-Density Residential, Vacant	"CR-2/IO"
East	Vacant, Conservation/Preservation	"RM-AT/IO," "CR-2/IO"
West	Vacant, Water	



Public Notification

127 Notices mailed inside the 200' buffer
5 Notices 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.



Site Plan & Deviations



TABLE 2 - PLANNED UNIT DEVELOPMENT LAND USE BREAK DOWN

	Limitations	Percentage	Parcels CO	Parcels CM	Parcels SF**	Parcels TH
Single-Family	None	Not Established	X	X	X	X
Townhouses	≤20 Acres	≤24.6 %	X		X	X
Multi-Family	≤15 Acres	≤18.5 %		X	X	--
Cottage Development	≤20 Acres	≤24.6%	X	X	X	--
Commercial	≤15 Acres	≤18.5 %		X		X
Total	82.1 Acres	--				

1. CO= Cottage, CM= Commercial, SF=Singel-Family, TH=Town Home
 2. Parcels CM1, CM2 and CM3 may be developed for commercial/hospitality, multi-family, or detached single-family housing uses; parcels SF6 through SF29 may be developed for cottage, townhouse, or detached single-family housing uses; parcel SF30 may be developed for townhouse or detached single-family housing uses; parcels CO1 through CO4 may be developed for cottage, townhouse, or detached single-family housing uses; parcels TH1 and TH9 may be developed for commercial/hospitality, townhouse, or detached single-family housing uses.



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Site Plan & Deviations (Continued)

TABLE 3 - "CR-2" RESORT COMMERCIAL DISTRICT'S DEVELOPMENT STANDARDS

Texts in bold represent a deviation from the Unified Development Code.

	Planned Unit Development Standard	Unified Development Code Standard
Maximum Density (units/acre)	9	--
Min. Lot Area (SQF)	4,500	--
Min. Lot Width (FT)	45	--
Min. Yards (FT)	20	--
Street (FT)	10	--
Street (Corner) (FT)	10	--
Side (single) (FT)	5	--
Side (total) (FT)	10	--
Rear (FT)	5	--
Min. Open Space (FT)	20%	--
Max. Height (FT)	35	--

TABLE 4 - COLLECTOR & ABOVE RIGHT-OF-WAY DIMENSIONAL STANDARDS

Local Street Section Type	Right of Way Width	Street Section Width (BC)	Lanes	Median/ Turn Lane	Spacing (Miles)	Sidewalk Width**	Back of Curb to Property Line	Avg. Daily Trips
Minor Res. Collector	60 ft	40 ft	Two	No	0.25-0.50	5 ft	10 ft	1,600-3,000
PUD St 2	60 ft	40 ft	Two	No	0.25-0.50	4 ft	10 ft	1,600-3,000

TABLE 5 - LOCAL STREET STANDARDS

Local Street Section Type	Right of Way Width	Planting / Utility Areas	Street Section Width (BC)	Required Sidewalk Width	Tied Sidewalk Allowed	Sidewalk Required 2 sides	Lanes	Traffic Lanes	Parking Sides Allowed
UDC L-1A	50 ft	6 ft; 6 ft	28 ft	4 ft	Not Allowed	Yes	One	2-way	Two
PUD St 5 & 7	50 ft	11 ft/7 ft	28 ft	4 ft	Not Allowed	No	One	2-Way	None
PUD St 6	50 ft	0 ft/ 4 ft	26 ft	4 ft	Allowed	No	One	2-way	Two
UDC L-1E	40 ft	7 ft/7ft	22 ft	4 ft	Not Allowed	No	One	2-way	One
PUD St 8-10	40 ft	5 ft/5ft	26 ft	4 ft	Not Allowed	No	One	2-way	None

1. Bump-Out spacing parallel to curb: Minimum 150 feet, Maximum 300 feet
 2. Sidewalks not required on Residential Estate Zoning District, unless required for ADA compliance.
 3. Design speed for local street is 25 miles per hour (MPH).
 4. Bump-outs standards for local streets are 6 feet with, and 0 feet without. Bump out spacing parallel to curb: minimum 150 feet, and maximum 300 feet.



Analysis & Recommendation

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive plan and the future land use designation of mixed-use.
- The requested Planned Unit Overly is compatible with the surrounding land uses and surrounding zoning framework.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment and will not have a negative impact upon the surrounding neighborhood.

STAFF RECOMMENDS APPROVAL



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Thank you!