

ZONING REPORT

CASE ZN8622

Applicant & Subject Property			
District: 4 Owner: John Tompkins Applicant: John Tompkins Address: 14762 Running Light Drive, along the north side of Running Light Drive, and west of Leeward Drive. Legal Description: Lot 27 out of the Padre Island Section E Subdivision Acreage of Subject Property: 0.29 acre.			
Zoning Request			
From: "RM-AT/IO" Multi-Family Apartment Tourist District with the Island Overlay To: "RM-AT/IO/PUD" Multi-Family Apartment Tourist District with the Island overlay and a Planned Unit Development overlay. Purpose of Request: To allow a mixed residential development.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"RM-AT/IO"	Vacant	Mixed Use
North	"RM-AT/IO/PUD," Multi-Family Apartment Tourist District with the Island Overlay and a Planned Unit Development Overlay	Waterway, Vacant	Waterway, High-Density Residential, Mixed Use
South	"RM-AT/IO/PUD," Multi-Family Apartment Tourist District, with the Island Overlay and a Planned Unit Development Overlay	Transportation (Running Light Drive), Vacant	Transportation (Running Light Drive), Mixed Use
East	"RM-AT/IO," Multi-Family Apartment Tourist District with the Island Overlay	Waterway, Vacant	Waterway, Mixed Use
West	"RM-AT/IO," Multi-Family Apartment Tourist District with the Island Overlay	Vacant	Mixed Use
Plat Status: Although the subject property is platted per MRNCT (Map Records of Nueces County Texas) Volume 38 Page 25-26, platting will be required to develop the proposed development, if approved. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District. Code Violations: None			

Roadway Master Plan			
Running Light Drive	Designation	Section Proposed	Section Existing
	"Local" Residential	60-Foot ROW 2 Thru Lanes, On-Street Parking, No Median/Center Turn Lane	60-Foot ROW 2 Thru Lanes, On-Street Parking, No Median/Center Turn Lane
Transit: The Corpus Christi RTA provides service to the subject property via Bus Route <i>65 Padre Island Flex near Leeward Drive and Running Light Drive</i> .			
Bicycle Mobility Plan: The subject property is approximately 250 feet from the nearest Buffered Bike Lane, along Leeward Drive, planned as a one-way cycle track along each side of the right-of-way.			
Utilities			
Gas: The nearest infrastructure, a 2-inch PE (active) grid main, is along Leeward Drive. Stormwater: No infrastructure exists. Wastewater: An 8-inch VCP (active and public) gravity main exists along the north side of Running Light Drive. Water: An 8-inch ACP (active and public) distribution line exists along the south side of Running Light Drive.			
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) was adopted in 2016. ADP (Area Development Plan): According to Plan CC the subject property is located within the Padre/Mustang Island ADP (Adopted on June 29, 2021).			
Water Master Plan: No improvements have been proposed. Wastewater Master Plan: Improvements have been proposed, which, includes a future force main along Leeward Drive. Stormwater Master Plan: No improvements have been proposed. Roadway Master Plan: No improvements have been proposed.			
Public Notification			
Number of Notices Mailed		44 within a 200-foot notification area 0 outside 200-foot notification area	
In Opposition		1 inside the notification area 0 outside the notification area 0.44% in opposition within the 200-foot notification area (1 individual property owner). Refer to Attachment C.	
Public Hearing Schedule			
Planning Commission Hearing Date: August 6, 2025 Tentative City Council 1st Reading/Public Hearing Date: October 21, 2025 Tentative City Council 2nd Reading Date: November 11, 2025			

Background:

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 applicant is requesting a change of zoning to develop the Breezeway Townhomes Planned Unit Development (PUD), which will consist of four townhome units (lots 2-6), a single-family dwelling (lot 6), one common area (lot 1) to accommodate vehicular movement, parking, utilities, and amenities, such as a pool, and other common areas for a deck and a dock (lots 7 and 8). Refer to lot layout under attachment (B) Planned Unit Development Guideline Document.

Breezeway Townhomes Land Use Breakdown			
Lot	Land Use	Lot Area (SQF)	PUD Percentage
1	Common Area– Transportation, Utilities, Amenities	5,015	40%
2	Single-Family – Attached (Townhomes)	930	38%
3		900	
4		900	
5		930	
6	Single-Family – Detached (Single-Family)	1,184	22%
7	Common Area – Deck and Dock	896	
8		1,744	

The property, as illustrated in the lot layout map, will have townhome lots ranging from 900 sq. ft. – 930 square feet to be developed with one connected structure with 4 townhome units, and fronting Lot 1, designated as a common area for vehicular circulation, utilities, and amenities, over which structures will be allowed to overhang. The lot to be developed with single-family is set to be at least 1184 square feet.

The parent lot will have a 20-foot street yard along Running Light Drive, a 5-foot side yard will be provided on either side property lines, where the parcel abuts adjacent lots. The Planned Unit Development Guideline prescribes the following standards for the single-family and townhome uses against the Unified Development Code’s prescription below under the Breezeway Townhomes Planned Unit Development Standards table below.

Breezeway Townhomes Planned Unit Development Standards				
	Single-Family – Attached (Townhomes) Standards		Single-Family – Detached (Single-Family House) Standards	
	UDC Standards	PUD Standards	UDC Standards	PUD Standards
Min. Lot Area (SQF)	2,600	<u>900</u>	5,000	<u>1,184</u>
Min. Lot Width (Ft)	26	30	50	<u>32</u>
Min. Street Yard (Ft)	10	10	20	20
Min. Street Yard - Corner (Ft)	10	10	10	0
Min. Side Yard – Single (Ft)	0	0	5	<u>0</u>
Min. Side Yard – Total (Ft)	0	0	10	0
Min. Rear Yard	5	5	5	5
Min. Building Separation	10	0		
Min. Open Space	30	<u>25</u>	25	25
Maximum Height (F)	45	45	Per UDC 4.2.8.C; 4.2.8.D; 4.2.8.E	Per UDC 4.2.8.C; 4.2.8.D; 4.2.8.E
¹ Overhangs, from lots 2-5, unto Lot 1 (a common area), are allowed. 1. Unless otherwise stated in the deviation table, the development will conform with the Unified Development Code. 2. 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.

Located in the Padre/Mustang Island area, this property also has the –IO Island overlay. The –IO, Island overlay is to promote quality development on Padre Island. It is designed to create a distinctive quality of life of the area by promoting building design characteristic of a resort area. These special regulations are in place to preserve the character of the area and economic importance to the City.

The Planned Unit Development overlay, to be added if the request is approved, 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.

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

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

- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - 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.

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

The proposed rezoning is broadly consistent with the Padre/Mustang Island ADP; however is not consistent with the FLUM designation of mixed use.

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'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.
 - As early as the 2000s, surrounding property owners have customarily rezoned their land from the "RS-6" Single-Family 6 District with an Island overlay to the "RM-AT/IO" Multi-Family Apartment Tourist District with an Island overlay or "RM-AT/IO/PUD" Multi-Family Apartment Tourist District with an Island and Planned Unit Development overlay.
 - Surrounding properties have a pattern towards high-density residential developments, particularly townhomes, with the Planned Development Unit overlay for flexibility in arrangement within such narrow lots.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

Planning Commission and Staff Recommendation (August 6, 2025):

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, Planning Commission and Staff Recommend approval of the change of zoning from the "RM-AT/IO" Multi-Family Apartment Tourist District with the Island Overlay District to the "RM-AT/IO/PUD" Multi-Family Apartment Tourist District with the Island Overlay and a Planned Unit Development Overlay, subject to the conditions:

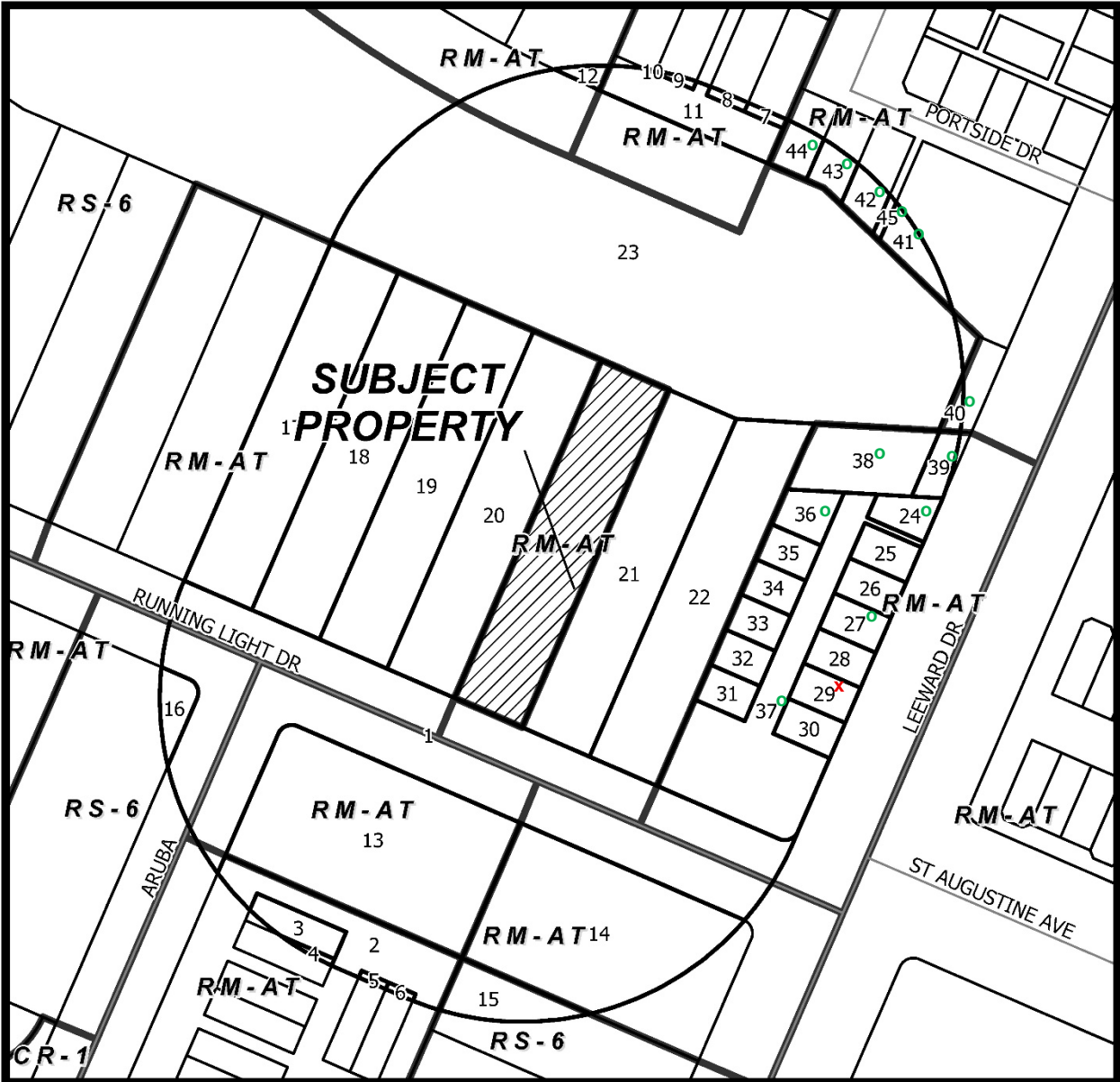
The property shall be developed in accordance to the Development (PUD) Guidelines and Master Site Plan, attached as Exhibit B, and to the satisfaction of the Technical Review Committee (TRC) with a time limit of 24 months after the date that the development plan was approved, unless a complete building permit application has been submitted, or if no building permit is required, a certificate of occupancy has been issued. The conditions of the Planned Unit Development do not

preclude compliance with other applicable Unified Development Code, Building, and Fire code requirements.

Attachments:

- (A) Existing Zoning and Notice Area Map.
- (B) Planned Unit Development Guideline Document
- (C) Returned Notices (In Opposition)

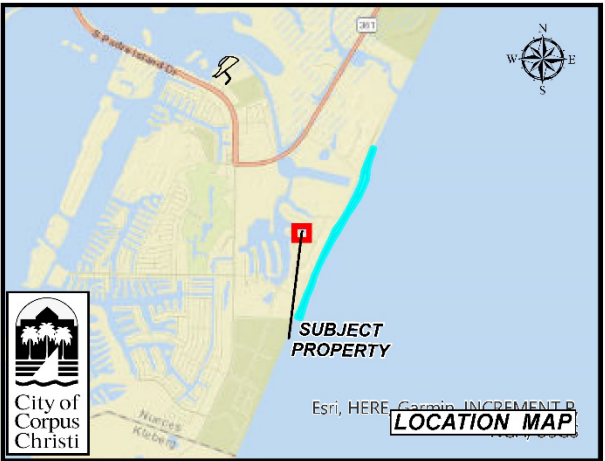
(A) Existing Zoning and Notice Area Map



CASE: ZN8622
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-TF	Two-Family
CR-1	Resort Commercial	RS-15	Single-Family 15
CR-2	Resort Commercial	RE	Residential Estate
CG-1	General Commercial	RS-TH	Townhouse
CG-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	RMH	Manufactured Home
CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		

Subject Property with 200' buffer
 Owners in favor
 Owners in opposition
4 Owners within 200' listed on attached ownership table



(B) Planned Unit Development Guideline Document

Breezeway Town Homes P.U.D. Summary

DEVELOPMENT DESCRIPTION

The landowner proposes to develop the Breezeway Town Homes Planned Unit Development (PUD) on a vacant tract of land located north of the intersection of Leeward Drive and Running Light Drive. The proposed development will consist of five residential lots to be developed with townhomes and a single-family home, one common area lot, and two amenity lots for decks & docks.

PROPERTY AND ADJOINING LAND USE AND ZONING

The property is currently vacant undeveloped property and measures 50-feet wide and approximately 250-feet long. The current zoning is RM-AT/IO. The concept for the Breezeway Town Homes Planned Unit Development (PUD) is for a group of townhomes with a common area. Lot 2-5 will range from 900 sq. ft. – 930 sq. ft. and will be developed with one connected structure with 4 townhome units. Additionally, Lots 2-5 will have frontage onto a common area lot to be used for access, utilities, and amenities. Lot 6 will be 1,184 sq. ft. and will be developed with a single-family detached structure.

The properties to the West and the properties to the South of Running Light Drive are vacant and zoned RM-AT/IO. The property to the east of the property is vacant, zoned RS-6/IO. The property to the North, across the canal, is currently vacant and is zoned RM-AT with Island Overlay.

VICINITY AND LOCATION

The subject property is located in Corpus Christi north of the intersection of Leeward Drive and Running Light Drive. The property has waterfront access to a canal on Lake Padre. See the Master Site Plan.

SITE PLAN & LOT LAYOUT

The Master Site Plan provided illustrates the proposed layout of lots and a pedestrian common area. The purpose of the request is to develop the Breezeway Town Homes PUD land. Lots 2-6 are single family residential lots. Lot 1 is a common area lot and consists of shared access, utilities, and amenity area. Lots 7 & 8 are located on the water and will be for decks & docks. The plat required infrastructure for this project will be constructed in a single phase.

MISCELLANEOUS

This development will allow short term rentals.

Breezeway Town Homes P.U.D. Summary

DEVELOPMENT DEVIATIONS

Deviations from the Townhome Development Standards (Lot 2-5) are as follows:

1. Building setbacks will be zero at the rear, on the sides, and at the front interior to the PUD. A 20' YR will be provided along Running Light Drive. A 5' YR will be provided along the perimeter of the development where it borders adjacent lots.
2. The minimum lot area is reduced to 900 square feet.
3. The minimum lot width is 30-feet.
4. Balconies & eaves will be permitted to extend over a property line and into Lot 1 (common area).

Deviations from the Single-Family Development Standards (Lot 6) are as follows:

1. Building setbacks will be zero at the rear, on the sides, and at the front interior to the PUD. A 20' YR will be provided along Running Light Drive. A 5' YR will be provided along the perimeter of the development where it borders adjacent lots.
2. The minimum lot area is reduced to 1,184 square feet.
3. The minimum lot width is reduced to 32-feet.
4. Balconies & eaves will be permitted to extend over a property line and into Lot 1 (common area).

TABLES

Lot 2-5 will be developed with one connected structure with 4 townhome units. Lot 6 will be a standalone unit, categorizing lot 6 as a lot to be developed with a single-family detached structure.

Townhome Development Standards (Lot 2-5, highlighted in the site plan below) for the Padre/Mustang Island Area (Table 4.4.3.A Two Family and Townhouse Districts – Table 2)

<i>Townhouse Development (Front Access)</i>		
	Unified Development Code Standard	PUD Development Standard (UDC Deviations)
<i>Min. Lot Area (Sqft)</i>	2600	900
<i>Min. Lot Width (Ft)</i>	26	30
<i>Min. Street Yard (Ft)</i>	10	10
<i>Min. Street Yard - Corner (Ft)</i>	10	10
<i>Min. Side Yard - Single (Ft)</i>	0	0
<i>Min. Side Yard - Total (Ft)</i>	0	0
<i>Min. Rear Yard</i>	5	5
<i>Min. Building Separation</i>	10	0
<i>Min. Open Space</i>	30	25
<i>Maximum Height (Ft)</i>	45	45 **Balconies & eaves will be permitted to extend over a property line and into Lot 1 (common area).

Breezeway Town Homes P.U.D. Summary

Single-Family Development Standards (Lot 6) for the Padre/Mustang Island Area (Table 4.4.3.B Multi-Family Zoning Districts)

<i>Single-Family - Detached - Development Standards</i>		
	Unified Development Code Standard	PUD Development Standard (UDC Deviations)
<i>Min. Lot Area (Sqf)</i>	5000	1,184
<i>Min. Lot Width (Ft)</i>	50	32
<i>Min. Street Yard (Ft)</i>	20	20
<i>Min. Street Yard - Corner (Ft)</i>	10	0
<i>Min. Side Yard - Single (Ft)</i>	5	0
<i>Min. Side Yard - Total (Ft)</i>	10	0
<i>Min. Rear Yard</i>	5	5
<i>Min. Open Space</i>	25	25
<i>Maximum Height (Ft)</i>	Subject to Section 4.2.8.C; 4.2.8.D; 4.2.8.E	Subject to Section 4.2.8.C; 4.2.8.D; 4.2.8.E **Balconies & eaves will be permitted to extend over a property line and into Lot 1 (common area).

<i>Proposed Land Use Area Breakdown</i>		
<i>Land use</i>	Area (SF)	% of PUD area
<i>proposed single-family area</i>	4966	40%
<i>proposed common area</i>	4809	38%
<i>proposed water lot (decks & docks)</i>	2725	22%
<i>property area in PUD</i>	12500	100%

<i>Proposed Land Use Breakdown</i>		
	Number of Lots	Acreage/Lot Number
<i>Single-Family (Attached)/Townhomes</i>	4	Lots 2-5
<i>Single-Family (Detached)</i>	1	Lot 6
<i>Common Area</i>	3	Lots 1, 7, and 8

**The development will conform with the Unified Development Code, unless otherwise stated in the deviation tables above.

(C) Returned Notices (In Opposition)

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8622

John Tompkins has petitioned the City of Corpus Christi to consider a 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, resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

A property located at or near 14762 Running Light Drive and described as Lot 27 out of the Padre Island Section E Subdivision, located along the north side of Running Light Drive, and west of Leeward Drive. See map on the reverse side.



The Planning Commission will conduct a public hearing to discuss and formulate a recommendation to the City Council. The public hearing will be held on **Wednesday, August 6, 2025**, during one of the Planning Commission's regular meetings, which begins at **05:30 p.m.** The hearing will be held in the City Council Chambers, **1201 Leopard Street**. You are invited to attend this public hearing to express your views on this rezoning.

The Planning Commission may recommend to the City Council approval, or denial, or approval of an intermediate zoning classification, and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning. For more information, please call (361) 826-3240.

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the City Secretary's Office at least 48 hours in advance at 361-826-3105.

Si usted desea dirigirse al Consejo de Ajuste y su inglés es limitado, habrá un intérprete en la junta para ayudarle. Para más información, favor de llamar al Departamento de Servicios de Desarrollo (361) 826-3240.

NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

7 Tex. Admin. Code §211.006(d), Corpus Christi Unified Dev. Code §3.3.4

To be on the record, this form must be filled out, signed by the current property owner(s), and returned in its entirety via mail to the return address on this notice or to the email address below.

Property Owner(s) Name: Shaun Underkoffler & Lesley Tarangoy

Address: 14943 Leeward Dr. Corpus Christi, Phone No.: 210-585-67

() In Favor (X) In Opposition

TX 78418

Reason: Agree w/ current zoning reg.

Signature

7/31/25

Planner Assigned: Saradja Regist
Email: SaradjaR@coctexas.g
Phone: 361-826-32
INFOR Case No. ZN8
Property Owner ID