

**Zoning Case No. ZN8741, Creamean Troy Louis LVG Trust (District 4). Ordinance rezoning a property at or near 14861 and 14865 Granada Drive from the “RM-AT/IO” Multifamily Apartment Tourist District with the Island Overlay to the “RM-AT/IO/PUD” Multifamily Apartment Tourist 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).**

**WHEREAS**, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission, during which all interested persons were allowed to appear and be heard;

**WHEREAS**, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application for an amendment to the City of Corpus Christi’s Unified Development Code (“UDC”) and corresponding UDC Zoning Map;

**WHEREAS**, with proper notice to the public, a public hearing was held during a meeting of the City Council, during which all interested persons were allowed to appear and be heard;

**WHEREAS**, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

**WHEREAS**, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS, THAT:**

**SECTION 1.** The Unified Development Code (“UDC”) and corresponding UDC Zoning Map of the City of Corpus Christi, Texas, are amended by changing the zoning on the subject property in Exhibit “A”, a map, being Lot 10 and Lot 11, Block 1, out of the Padre Island Section D Subdivision, from:

**the “RM-AT/IO” Multifamily Apartment Tourist District with the Island Overlay to the “RM-AT/IO/PUD” Multifamily Apartment Tourist District with the Island Overlay and a Planned Unit Development Overlay.**

The subject property is located at or near **14861 and 14865 Granada Drive**. Exhibit A, a map, and Exhibit B, a Planned Unit Development Guidelines and Master Site Plan are attached to and incorporated in this ordinance.

**SECTION 2.** The Planned Unit Development Overlay granted in Section 1 of this ordinance is subject to the Owner following the conditions listed below:

1. Planned Unit Development Guidelines and Master Site Plan: The Owners shall develop the properties in accordance with the Marina Luxe at Granada Planned Unit Development (PUD) Guidelines and Master Site Plan, attached as Exhibit B, and to the satisfaction of the Technical Review Committee (TRC).

2. Other Requirements: The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.

3. Time Limit: An approved development plan shall expire 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.

**SECTION 3.** To the extent this amendment to the UDC represents a deviation from the City's Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as it is amended by this ordinance.

**SECTION 4.** All ordinances or parts of ordinances specifically pertaining to the zoning of the subject property that conflict with this ordinance are hereby expressly superseded except for the Military Compatibility Area Overlay Districts. This ordinance does not amend or supersede any Military Compatibility Area Overlay Districts, which, as adopted by Ordinance #032829, remain in full force and effect.

**SECTION 5.** A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable by a fine not to exceed \$2,000.00 for each offense; as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

**SECTION 6.** Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter.

**SECTION 7.** This ordinance shall become effective upon publication.

Introduced and voted on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

PASSED and APPROVED on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:

\_\_\_\_\_  
Paulette Guajardo, Mayor

\_\_\_\_\_  
Rebecca Huerta, City Secretary

# Exhibit A

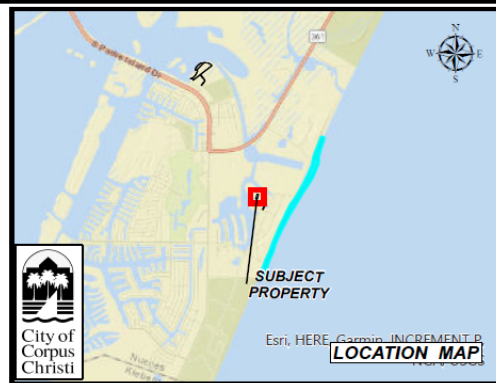


## CASE: ZN8741 SUBJECT PROPERTY WITH ZONING



Subject  
Property

|      |   |      |  |
|------|---|------|--|
| A-1  | Apartment House District                  | I-1  | Limited Industrial District            |
| A-1A | Apartment House District                  | I-2  | Light Industrial District              |
| A-2  | Apartment House District                  | I-3  | Heavy Industrial District              |
| AO   | Professional Office District              | PUD  | Planned Unit Development               |
| AT   | Apartment-Tourist District                | R-1A | One Family Dwelling District           |
| B-1  | Neighborhood Business District            | R-1B | One Family Dwelling District           |
| B-1A | Neighborhood Business District            | R-1C | One Family Dwelling District           |
| B-2  | Bayfront Business District                | R-2  | Multiple Dwelling District             |
| B-2A | Barrier Island Business District          | RA   | One Family Dwelling District           |
| B-3  | Business District                         | RE   | Residential Estate District            |
| B-4  | General Business District                 | R-TH | Townhouse Dwelling District            |
| B-5  | Primary Business District                 | SP   | Special Permit                         |
| B-6  | Primary Business Core District            | T-1A | Travel Trailer Park District           |
| BD   | Corpus Christi Beach Design Dist.         | T-1B | Manufactured Home Park District        |
| F-R  | Farm Rural District                       | T-1C | Manufactured Home Subdivision District |
| HC   | Historical-Cultural Landmark Preservation |      |  |



## Exhibit B

# MARINA LUXE AT GRANADA

proposed planned unit development (PUD)



Padre Island, Corpus Christi, Texas

### OWNER

THE TROY LOUIS CREAMEAN LIVING TRUST, TROY CREAMEAN, D.O., TRUSTEE

### SUBMITTED BY

CROSSROADS BUILDER LLC, JOSEPH SANTARELLI, OWNER  
DEEP ROOTS, LLC - MIKE WHITSON, OWNER/DESIGNER

### LAND ENGINEERING BY

BRISTER SURVEYING INC.

MARINA LUXE AT GRANADA, PUD PROPOSAL - VER 1.4.1

PG 1

## PROJECT DESCRIPTION & PURPOSE

The proposed Marina Luxe at Granda consists of a townhouse development of 0.69 acres, being all of Lots 10 and 11, Padre Island Sec D, Blk 1 (Nueces Co. Property IDs: 279188, 279189). The development is a planned townhouse community that will consist of fee simple lots. The property currently is currently vacant land and is zoned Multifamily Apartment Tourist (RM-AT). The City of Corpus Christi Future Land Use Plan designates the area as high density residential. The proposed zoning is RM-AT-IO/PUD. The proposed density will be 17 units per acre.

As concept rendering on cover show, the proposed groups units into **three** buildings - one along waterfront boundary with four units, and **two 4-unit** building along west side of combined 279188/279189 parcel. Exterior designs are yet final, but intended design is to be contemporary coastal with a blending of sleek, modern architectural elements with relaxed, nautical-inspired aesthetics and use of natural materials. The community is being thoughtfully designed to preserve and enhance the aesthetic integrity of the Padre Isle neighborhood, ensuring seamless integration with its coastal surroundings. Architectural features, such as integrated screening for trash bins, maintain a clean and visually appealing streetscape that aligns with the community's contemporary coastal charm. To further safeguard the neighborhood's aesthetics and curb appeal, the development will establish deed restrictions and Homeowners Association (HOA) rules, enforcing standards for property maintenance, landscaping, and exterior modifications. These measures demonstrate our commitment to upholding the visual and cultural value of Padre Isle, contributing positively to the city's coastal identity and meeting the expectations of Corpus Christi's administrators and elected officials. Mr. Creamean, the owner and developer of this community is an intended full-time resident of the community and so is fully vested in its longterm care.

The purpose of this Planned Unit Development is to create an innovative waterfront townhome community that combines residential living with shared recreational amenities on a compact waterfront site. The development seeks to attract residents with shared interests in waterfront recreation and upscale coastal living by providing direct water access, outdoor living features, and a distinct community identity. This PUD is necessary to accommodate the unique design features of the project, including:

- 4-story townhome structures with rooftop terraces and vegetative elements
- Shared waterfront amenities including boat slips and community deck
- Gated community design with ornamental fencing for aesthetic enhancement
- Shared spaces with pedestrian flow
- Private lawns and optional swimming pool-spa for individual units
- Innovative site layout that maximizes a constrained 100' x 300' lot

The proposed development cannot be accomplished through conventional zoning because it requires flexibility in:

- Building height to accommodate 4-story townhomes with rooftop features
- Setbacks to maximize use of the 100' width
- Density to create a viable community within the limited dimensions
- Shared amenity configuration along the waterfront

## **COMPATIBILITY WITH PUD EVALUATION CRITERIA**

**(3.5.4.A.1) The proposed development achieves harmony with the surrounding area through:**

- Strategic placement of 4-story townhomes along the western boundary of the property
- Vegetative roof elements that soften rooflines and create visual interest
- Ornamental fencing that enhances aesthetic appeal while screening functional elements
- Architectural design that complements the coastal character of North Padre Island

**(3.5.4.A.2) This development aligns with the Corpus Christi Comprehensive Plan by:**

- Intensifying residential density in an appropriate waterfront location
- Maximizing land use efficiency through vertical development
- Creating distinctive housing options for residents seeking waterfront access
- Enhancing the overall character and appeal of North Padre Island

**(3.5.4.A.3) The project contributes to a balanced community by:**

- Providing a unique housing type that fills a market niche for waterfront recreation enthusiasts
- Creating shared amenities that foster community interaction
- Establishing a distinctive residential enclave that adds diversity to housing options
- Balancing private living spaces with community recreational areas

**(3.5.4.A.4) The development demonstrates orderly land use arrangement through:**

- Linear organization of townhomes that maximizes the 100-foot width
- Clear delineation between private residential areas and shared amenities
- Logical circulation pattern that separates vehicular and pedestrian movement
- Purposeful positioning of buildings to optimize site dimensions and waterfront access

**(3.5.4.A.5) Our transportation system includes:**

- Efficiently designed internal roadway with appropriate turning radii
- Dedicated pedestrian walkways connecting residences to amenities
- Clear separation of vehicular and pedestrian circulation
- Direct pathway access to waterfront features

**(3.5.4.A.6) The project will be implemented in the following phases:**

- Phase I: Site preparation, infrastructure, and waterfront improvements
- Phase II: Construction of townhome buildings and community amenities



- Phase III: Final landscaping and site finishing

This phasing, over a construction timeline of approximately 18 months can be accommodated by existing and planned public utilities and infrastructure.

## **COMPATIBILITY WITH SITE CRITERIA**

### **(3.5.4.B.1) The development ensures adequate public improvements through:**

- Presentation of Utility Plan to support estimated usages of:
  - Water: 4,200 gpd @ 100 gpd per capita of 3.5 persons/unit (per capital factor via "Corpus Christi Utility Master Plan")
  - Wastewater: 3,360 gpd (350 gpd/unit water usage \* 0.80) (factor via CCW's Winter Quarter Averaging, "WQA, December-March")
- Appropriate utility connections sized for the development intensity
- Stormwater management features designed for the site conditions
- Enhanced pedestrian facilities along site frontages
- Connection to existing public infrastructure with any necessary upgrades

### **(3.5.4.B.2) The development minimizes off-site impacts through:**

- Traffic management measures at the gated entrance
- Lighting design that prevents light spillover to adjacent properties
- Strategic positioning along the western boundary to create separation from eastern neighbor
- Screening of functional elements to maintain neighborhood aesthetics

### **(3.5.4.B.3) The development provides recreational facilities including:**

- Shared boat slips for resident water access
- Community waterfront deck for gathering and enjoyment
- Rooftop terraces that extend outdoor living spaces
- Optional swimming pool-spa configurations for individual units

### **(3.5.4.B.4) The site and building layout maximizes the natural and built environment by:**

- Orienting buildings to capture waterfront views
- Incorporating vegetative elements to soften building mass
- Utilizing vertical design to maximize limited horizontal space
- Creating a clear community identity through cohesive design elements

## DEVELOPMENT LOCATION MAP



Source: Nueces County Appraisal District (May 11, 2025)



ADJACENT LAND USE AND ZONING

The following indicates adjacent, and surrounding, land use zoning as of the submission of this application.



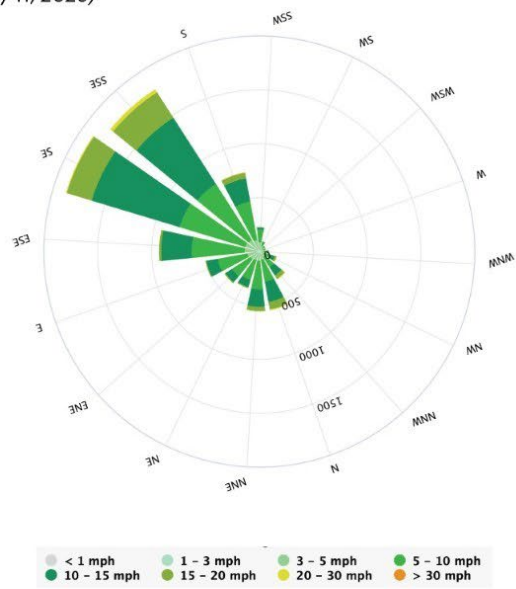
| Direction         | Current Land Use           | Zoning   |
|-------------------|----------------------------|----------|
| North of Property | Vacant                     | RM-AT IO |
| South of Property | Waterway                   | RM-AT IO |
| East of Property  | Medium Density Residential | RM-AT IO |
| West of Property  | Vacant                     | RM-AT IO |

## 200' Surrounding

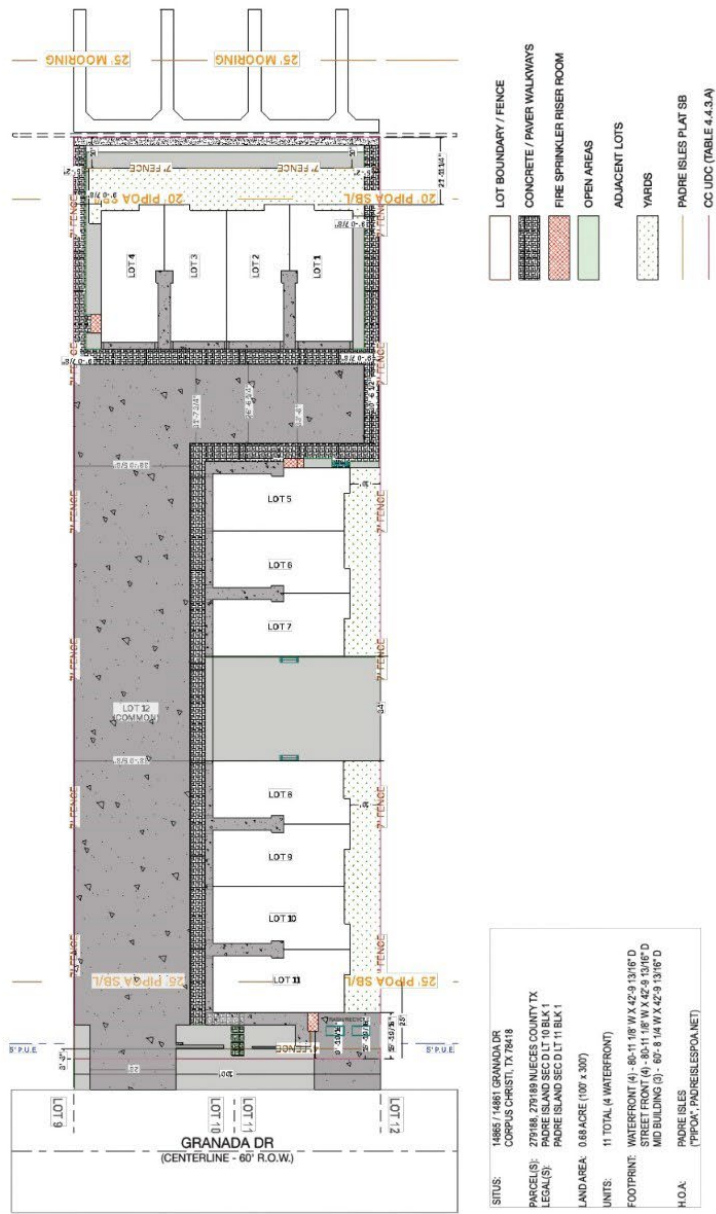


Source: Nueces County Appraisal District (May 11, 2025)

## Prevailing Winds



PROPOSED PUD LAYOUT





## DEVIATIONS - DEVELOPMENT (UDC Section 4)

|  |                | REQUIREMENTS                                 |  |
|--|----------------|--|--|
| DESCRIPTION                              |                | RM-AT -IO (Townhouse)<br>(UDC TABLE 4.4.3.A. | PROPOSED PUD                           |
| Max. Density (units/acre)                |                | 18   | 17                                     |
| Min. Lot Area (sf)                       |                | 2,600  | 1,263                                  |
| Min. Lot Width at Front Yard (ft)        |                | 26   | 20                                     |
| Min. Yard Requirements<br>(Min. in Feet) | Street         | 10   | 13                                     |
|  | Side           | 0  | 0                                      |
|  | Rear (water)   | 5  | 10                                     |
|  | Min. Yard (sf) | 100  | 200                                    |
| Min. Open Space                          |                | 30%  | 10% <sup>1, 2, 3</sup>                 |
| Min. Building Separation (ft)            |                | 10   | 30                                     |
| Resident Parking                         |                | 2 per Unit = 24                              | 2 per Unit = 24                        |
| Shared / Guest Parking                   |                | 1,600 SF                                     | 0 SF (OFF STREET ONLY)                 |
| Max. Height (ft)                         |                | 45   | 49.2 <sup>4</sup> (54.1 <sup>5</sup> ) |

<sup>1</sup> In addition to planned courtyard-styled common area, PUD will incorporate open space within available street and rear lawn (or setback) areas with landscape plan demonstrating aesthetic, natural elements. <sup>2</sup> Waterfront area is designated as open space and common use. Amenities include boat slips, docks, water frontage lawn space, and planned over-water shared deck.

<sup>3</sup> The development is designed to be walkable and the common areas are intended for residents and guests only. <sup>4</sup> Top of guardrail of rooftop deck. <sup>5</sup> Top of penthouse mean roof height.

## DEVIATIONS - R.O.W. (UDC Section 8)

|                               |  | REQUIREMENTS / ALLOWANCES            |                      |
|-------------------------------|--|--------------------------------------|----------------------|
| DESCRIPTION                   |  | Table 8.2.1.B Local Street Standards | PROPOSED PUD         |
| R.O.W.                        |  | 50                                   | 33                   |
| Street Section Width (ft)     |  | 28                                   | 26                   |
| Street Length-Hammerhead (ft) |  | 500 max.                             | 227.5                |
| Sidewalks Required            |  | 4' width, both sides                 | 5' wide, single side |
| Parking Sides Allowed         |  | Two                                  | One                  |

|  | REQUIREMENTS / ALLOWANCES            |                     |
|--|--------------------------------------|---------------------|
| DESCRIPTION                                    | Table 8.2.1.B Local Street Standards | PROPOSED PUD        |
| External Access Point(s) Required (12 units)   | One                                  | One                 |
| Parking - Open Space (off-street parking only) | 1 per 10,000 sf = 1                  | 0 per 10,000 sf = 0 |



## P.U.D. DEVELOPMENT GUIDELINES

The following tables indicate the proposed P.U.D. Development Guidelines for each lot type within the development. Designated Home Owner Association (HOA) management will enforce guidelines to ensure compliance with the established rules of the P.U.D. and Municipal Zoning and Development code.

| Development<br>Lots | Description                         | Block Number | Lot Numbers |
|---------------------|-------------------------------------|--------------|-------------|
|                     | Residential Lots                    | 1            | 1-11        |
|                     | Common Area and Access Easement Lot | 1            | 12          |

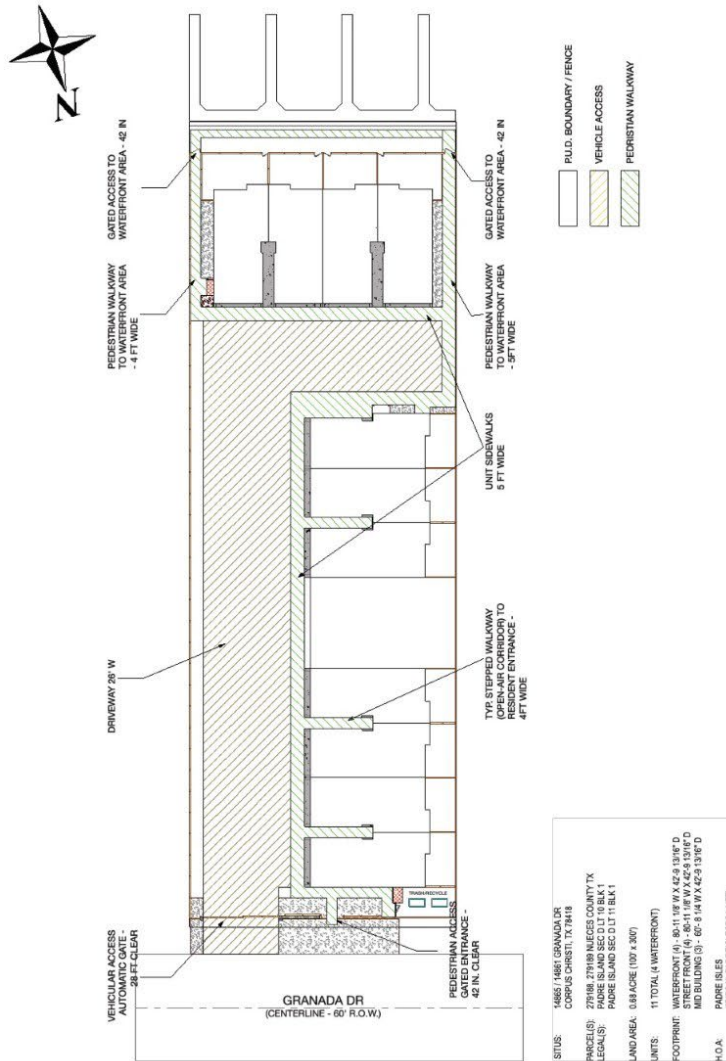
| Residential Lots | Item   | Description   |
|------------------|--|---|
|                  | Usage  | Non-residential structures and improvements supporting the community  |
|                  | Building Height (Max. ft)                                    | 15  |
|                  | Parking Spaces (per unit)                                    | 2 <sup>3</sup>  |
|                  | Maintenance  | Lot Owner and/or HOA  |
|                  | Landscape  | Per base plat determined at permitting in accordance with Corpus Christi UDC and PIPOA  |
|                  | Improvements Allowed   | Residential structure(s) and supporting structure(s) typical of decks, pervious surfaces, fencing, landscaping, etc.                              |
|                  | Improvements Placement                                       | Shall not protrude into the common areas or easement(s), nor beyond the property line (whichever applicable). HOA approval required.              |
|                  | Short-term Rental Activity (proposed inclusion under P.U.D.) | Daily, weekly, and monthly rentals to be allowed within defined parameters and compliance with all HOA rules and regulations. Enforcement by HOA. |

<sup>1</sup> In addition to planned courtyard-styled common area, PUD will incorporate open space within available street and rear lawn (or setback) areas with landscape plan demonstrating aesthetic, natural elements. <sup>2</sup> Waterfront area is designated as open space and common use. Amenities include boat slips, docks, water frontage lawn space, and planned over-water shared deck. <sup>3</sup> Includes two garage parking spaces per unit.

| Item               |   | Description  |
|--------------------|---|--|
| Common Area Lot(s) | Usage   | Non-residential structures and improvements supporting the community   |
|                    | Lot Area (sf)                                 | Min. = N/A      Max. = N/A   |
|                    | Lot Width at Front (ft)                       | Min. = N/A      Max. = N/A   |
|                    | Min. Setback/Yard Requirements (Min. in Feet) | Street — Non-corner 10   |
|                    |   | Side - Single 0  |
|                    |   | Side - Total 0   |
|                    | Building Height (Max. ft)                     | 15   |
|                    | Building Spacing (Max. ft)                    | per 2021 International Building Code (IBC)   |
|                    | Landscape Requirements                        | Per base plat determined at permitting in accordance with Corpus Christi UDC and PIPOA   |
|                    | Maintenance                                   | Home Owner's Association (HOA)   |
|                    | Improvement Allowed                           | Residential structure(s) and supporting structure(s) typical of decks, pervious surfaces, fencing, landscaping, etc.                 |
|                    | Improvement Placement                         | Shall not protrude into the common areas or easement(s), nor beyond the property line (whichever applicable). HOA approval required. |

## VEHICULAR AND PEDESTRIAN ACCESS

Access and egress from development as depicted:



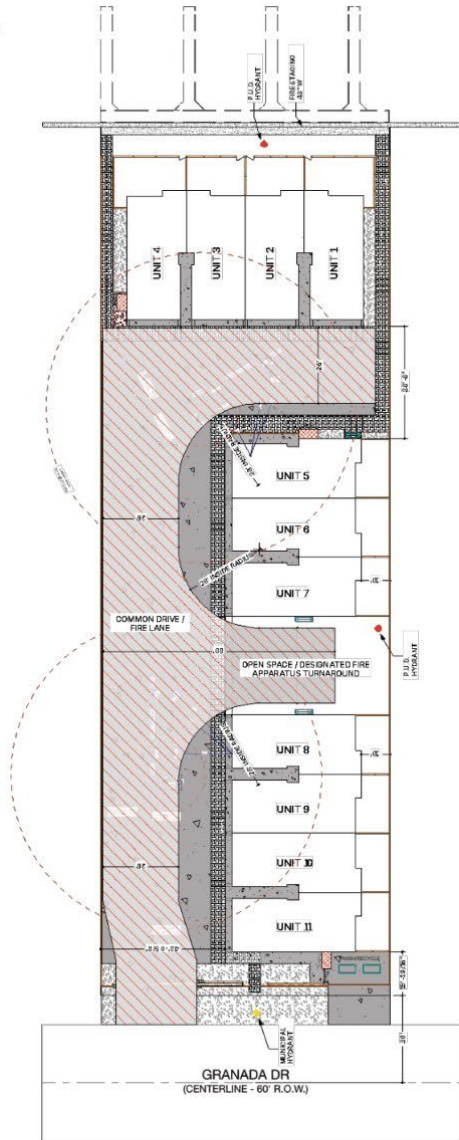
## **FIRE APPARATUS ACCESS PLAN**

To ensure compliance with the City of Corpus Christi's requirements for this Planned Unit Development (PUD) application, the proposed gated community incorporates comprehensive provisions for 24/7 emergency vehicle access and fire sprinkler system inspections, aligning with the Unified Development Code (UDC), 2021 International Fire Code (IFC), and Corpus Christi Fire Department (CCFD) standards. All entry gates will feature Fire Department-approved mechanism (e.g. Knox Box key vaults, siren-activated openers (e.g., Opticom) or strobe sensor) to provide emergency access for fire trucks, ambulances, and police vehicles, with a 28-foot clear gate width and roads designed to accommodate emergency vehicle turning radii. The Homeowners' Association (HOA) will maintain these systems and coordinate with CCFD to provide access protocols, ensuring no obstructions impede response times. Fire sprinkler systems in residential and common areas will be fully accessible for inspections, testing, and maintenance per NFPA 25, with the HOA facilitating scheduling with the Fire Marshal's office.

The development team has engaged in pre-development meetings with the Development Services Department and fire safety personnel to convey preliminary site plans. Developers will further a dialog to ensure proper design, and the HOA's covenants, conditions, and restrictions (CC&Rs) codify ongoing responsibilities for access maintenance and coordination with local authorities. These measures ensure the community meets all safety and access requirements for a successful PUD approval.

See layout plan next...

# FIRE ACCESS LAYOUT



1. TOWNHOUSE UNITS: 11 IDENTICAL UNITS, EACH WITH 4 FLOORS COMPRISING 3,015 SQ FT INTERIOR LIVING SPACE, 1,064 SQ FT OUTDOOR SPACE (INCLUDING ROOFTOP TERRACE), AND 395 SQ FT GARAGE ON THE FIRST FLOOR.
2. AERIAL APPARATUS ACCESS: ROOFTOP TERRACE RAILING TOP HEIGHT AT 48.7 FT ABOVE GROUND LEVEL, TOP OF ROOF RIDGE AT 55.8 FT ABOVE GROUND LEVEL FOR EACH UNIT.
3. FIRE LANE CONFIGURATION: MODIFIED HAMMERHEAD FIRE LANE PER 2021 IRC APPENDIX D PROVIDES EMERGENCY APPARATUS ACCESS TO ALL 11 UNITS.
4. FIRE LANE SETBACK: FIRE LANE POSITIONED NOT LESS THAN 15 FT FROM BUILDING STRUCTURES PER CORPUS CHRISTI FIRE SAFETY REQUIREMENTS.
5. FIRE LANE SPECIFICATIONS: 28 FT WIDE LANE WITH 28 FT INSIDE RADIUS TURNS AND >45 FT OUTSIDE TURN RADIUS. DRIVING SURFACE ENGINEERED IN ACCORDANCE WITH 2021 IRC TO SUPPORT IMPOSED LOADS OF FIRE APPARATUS WEIGHING 75,000 POUNDS (34,020 KG); DRIVEWAY WIDTH NOT LESS THAN 33 FT.
6. ACCESS GATE: 28 FT WIDE ACCESS GATE EQUIPPED FOR EMERGENCY ENTRY USING KNOX SYSTEM.
7. FIRE HYDRANT: TWO 6-INCH FIRE HYDRANTS TO BE INSTALLED. LOCATIONS PER FIRE SAFETY.
8. SPRINKLER SYSTEM: AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13R, INCLUDING A RISER ROOM ON EACH BUILDING WITH EXTERIOR ACCESSIBILITY FOR FIRE SERVICES.
9. ADDITIONAL DETAILS: ALL FIRE SAFETY DETAILS AND SPECIFICATIONS TO BE SUBMITTED WITH BUILDING PLAN PERMIT APPLICATIONS.
10. APPARATUS: SHOWING AERIAL TRUCK REACH @ 90° HEIGHT AND NOT GREATER THAN 70 DEG. LADDER ANGLE

|            |   |
|------------|---|
| SITUS:     | 14865 / 14861 GRANADA DR<br>CORPUS CHRISTI, TX 78418  |
| PARCELS:   | 2718B, 2718B NIECES COUNTY TX<br>LEGAL(S): PADRE ISLAND SEC CLT 10 BLK 1<br>PADRE ISLAND SEC CLT 11 BLK 1               |
| LAND AREA: | 0.69 ACRE (107' x 307')   |
| UNITS:     | 11 TOTAL (4 WATERFRONT)   |
| FOOTPRINT: | WATERFRONT (4): 46'-11" W X 42'-9" D<br>STREET FRONT (4): 55'-11" W X 42'-9" D<br>MID BUILDING (3): 65'-8" W X 42'-9" D |
| H.O.A.:    | PADRE SEAS<br>(TPPOT, PADRESEAPONET)  |

## FIRE ACCESS CROSS SECTION

