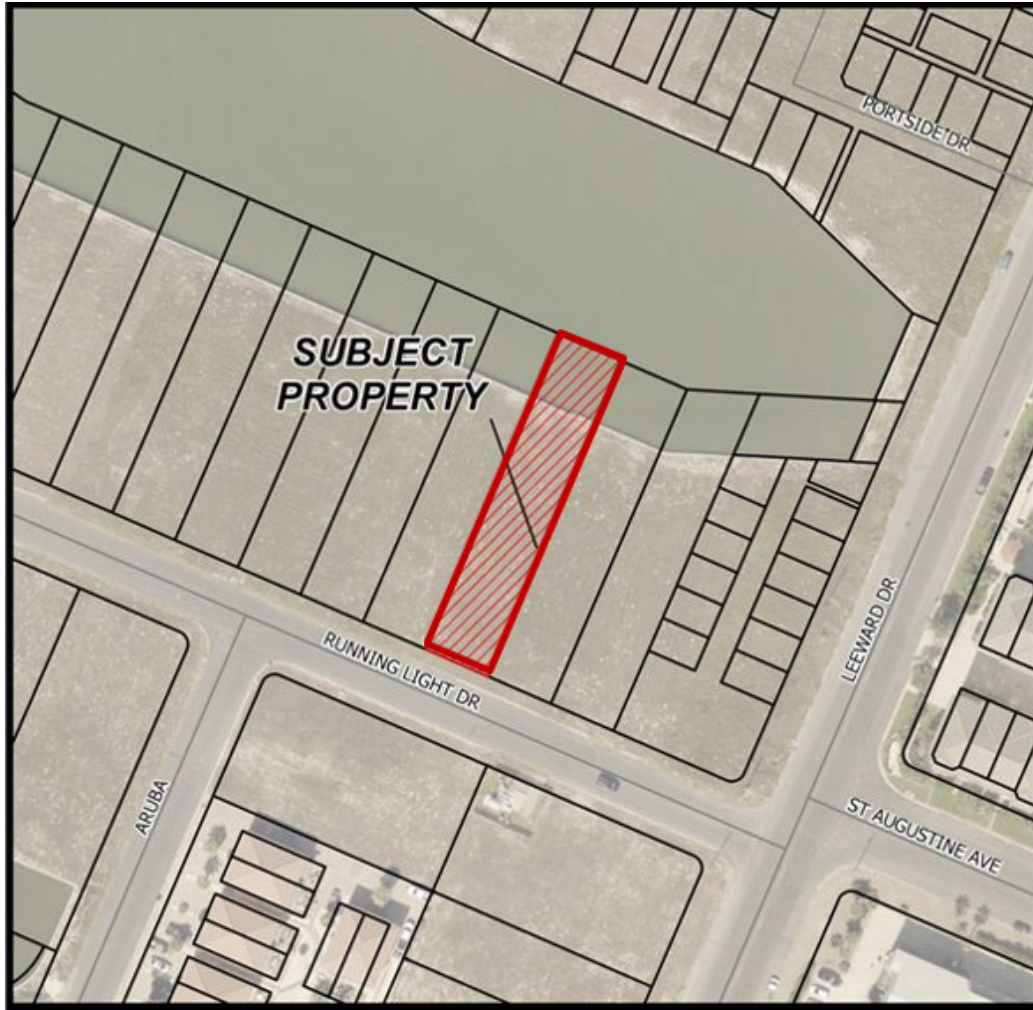




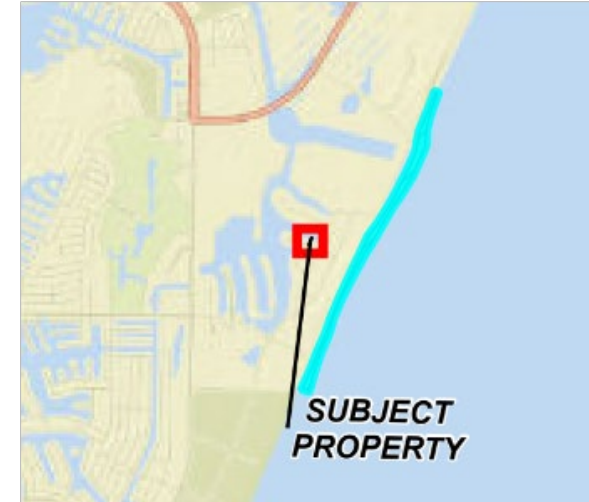
# **ZONING CASE ZN8622 John Tompkins**

CITY COUNCIL, OCTOBER 21, 2025





## John Tompkins District 4



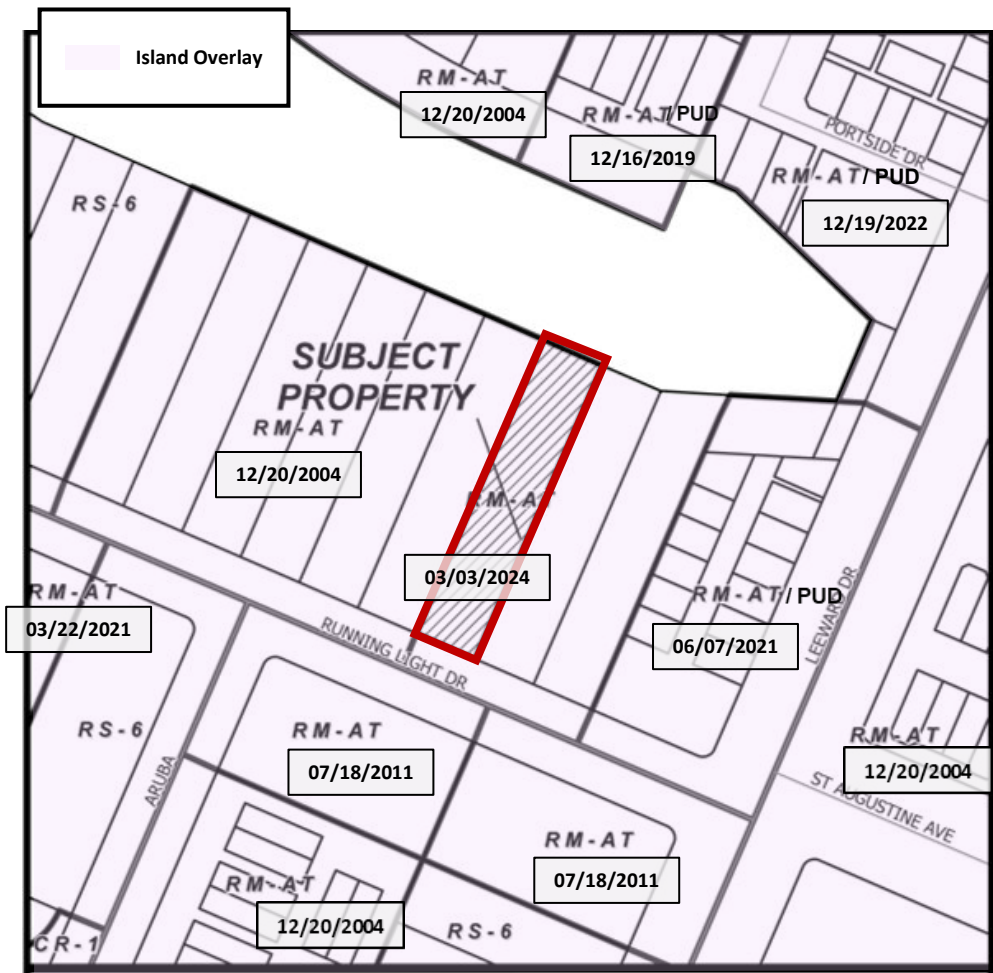
Rezoning a property at or near  
**14762 Running Light Drive**

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



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# Zoning and Land Use



## Proposed Use:

To allow a mixed-use residential development

## Area Development Plan:

Padre/Mustang Island, Adopted on June 29, 2021

## Designated Future Land Use:

Mixed-Use

## Existing Zoning District:

“RM-AT/IO” Multifamily Apartment Tourist District with the Island Overlay

	Existing Land Use	Zoning District
North	Waterway, Vacant	“RM-AT/IO” Multifamily Apartment Tourist
South	Vacant	“RM-AT/IO/PUD” Multifamily Apartment Tourist with the Island Overlay and a Planned Unit Development
East	Waterway, Vacant	“RM-AT/IO” and “RM-AT/IO/PUD” Multifamily Apartment Tourist
West	Vacant	“RM-AT/IO” Multifamily Apartment Tourist





# Public Notification

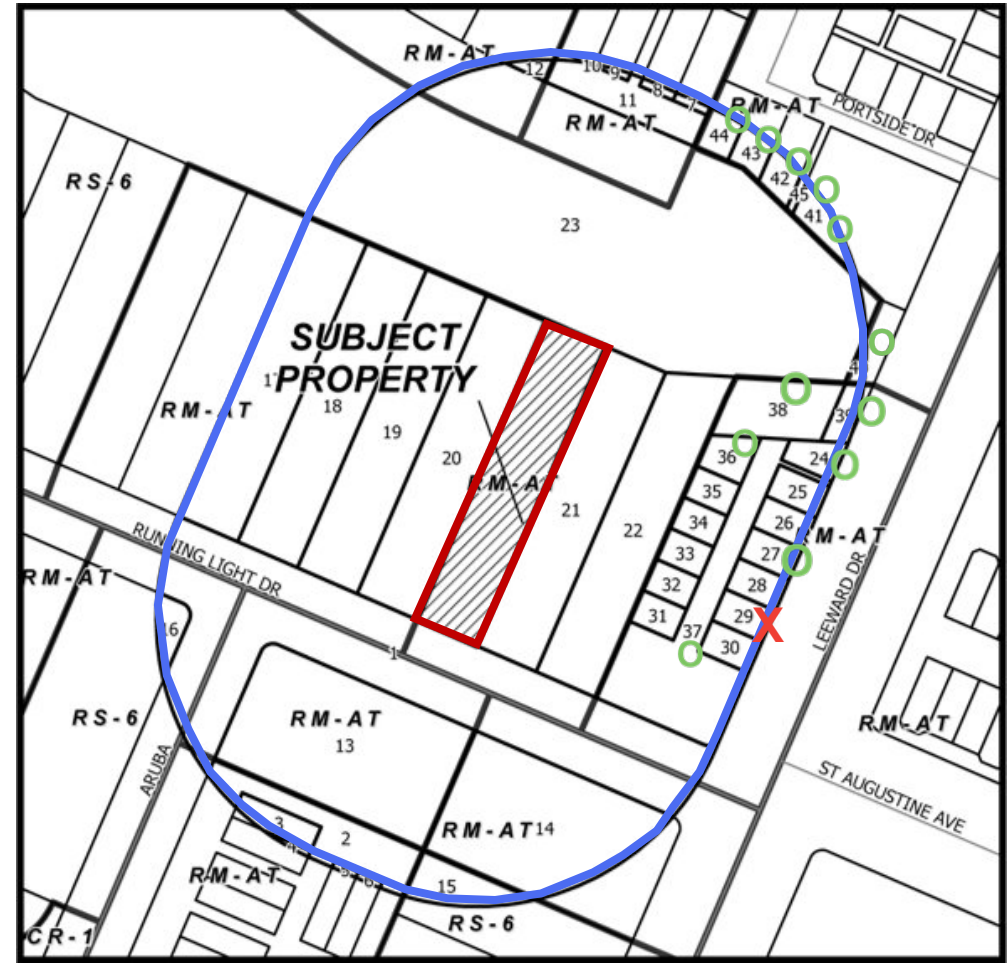
44 Notices mailed inside the 200' buffer  
0 Notices mailed outside the 200' buffer

 **Notification Area**

 **Opposed: 1 (0.44%)**  
Separate Opposed Owners: (1)

 **In Favor: 12 (9.14%)**

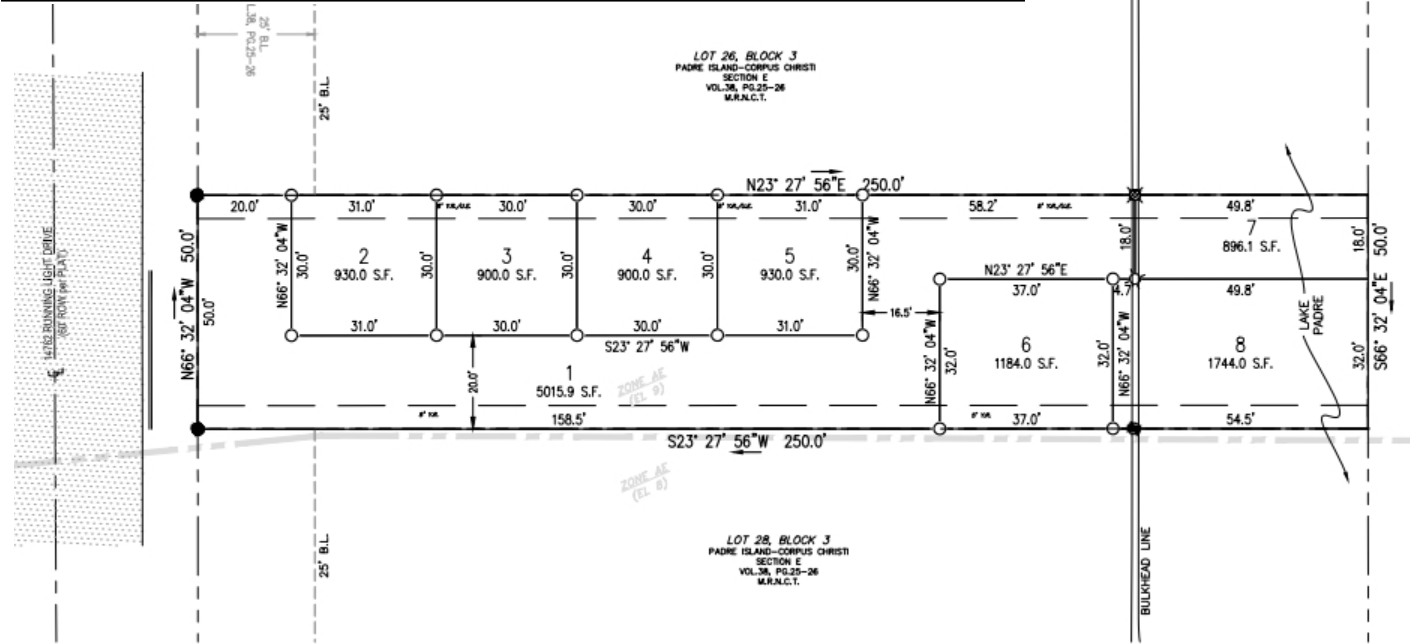
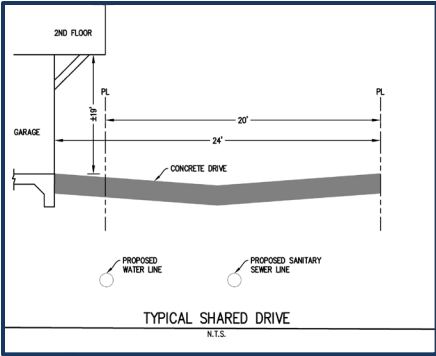
\*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.



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# PUD Development Standards & Layout

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	



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	<b>900</b>	5,000	<b>1,184</b>
Min. Lot Width (Ft)	26	30	50	<b>32</b>
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	<b>0</b>
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	<b>25</b>	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

<sup>1</sup>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 **bold and underlined** communicate a deviation from the Unified Development Code standards.



# 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.
  - 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.
- 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 RECOMMEND  
APPROVAL FROM THE "RM-AT/IO" TO THE "RM-  
AT/IO/PUD"**





**Thank you!**