

# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

Coastal Dunes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from the AT Multifamily Apartment Tourist District to the "RM-AT/PUD" Multifamily Apartment Tourist District with a Planned Unit Development Overlay, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: Anthony W MONTANA & ALMA E MONTANA  
Address: 6877 STATE Highway 361, Port Aransas TX Phone No.: 361 815-4804 ALMA  
( ) In Favor (X) In Opposition Lost Colony Villas 78373 361 806-7550 TONY  
# 37Q

Reason:

Anthony Montana  
Alma E Montana  
Signature Alma E Montana

Planner Assigned: Saradja Registre  
Email: [Zoning@corpuschristitx.gov](mailto:Zoning@corpuschristitx.gov)  
Phone: 361-826-3574  
INFOR Case No. ZN3725  
Property Owner ID: 3



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

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Property Owner(s) Name: Bahman Rezaie, Adam Riegel, Salim Rezaie, Saman Rezaie (BASS Property Group LLC)

Address: 6877 state hwy 361 #35 78373 Phone No.: (210) 632-3639

( ) In Favor (✓) In Opposition

Reason:

Signature

Mailing Address

835 Penstemon Trl

San Antonio, TX 78256

Planner Assigned: Saradja Registre

Email: [Zoning@corpuschristitx.gov](mailto:Zoning@corpuschristitx.gov)

Phone: 361-826-3574

INFOR Case No. ZN8725

Property Owner ID: 3



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

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Crystal Dunes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from RM-AT/PUD Multifamily Apartment Tourist District to the "RM-AT/PUD" Multifamily Apartment Tourist District with a Planned Unit Development Overlay, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: Virgil Dan Tolleson, Jr

Address: PO Box 712, Prosper, TX 75078 (mail) Phone No.: 214-533-8953

( ) In Favor ( ☒ ) In Opposition property: 6877 Hwy 361, Port Aransas, TX  
#23

Reason: Potential loss of property value and disruption of natural area & ocean view

Dan Tolleson  
Signature

Planner Assigned: Saradja Registre  
Email: [Zoning@corpuschristitx.gov](mailto:Zoning@corpuschristitx.gov)  
Phone: 361-826-3574  
INFOR Case No. ZN8725  
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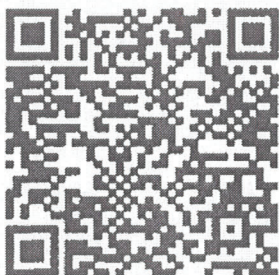
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Property Owner(s) Name: Caroline M. Mowen / Episcopal Church Corp in West Tx

Address: 6981 State Hwy 361 Port Aransas Phone No.: 210-824-5387

( ) In Favor ( ☒ ) In Opposition

Reason: Over developed space, Environmental Concerns, does not conform

Colmm w/ neighborhood properties, decreases housing values,

Signature

increase traffic creating hazardous conditions.

Planner Assigned: Saradja Registre  
Email: [Zoning@corpuschristitx.gov](mailto:Zoning@corpuschristitx.gov)  
Phone: 361-826-3574  
INFOR Case No. ZN8725  
Property Owner ID: 3



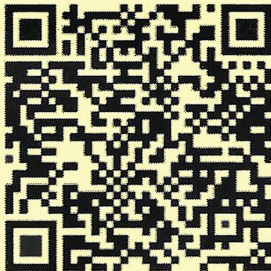
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Property Owner(s) Name: Richard & Debbie Hicks

Address: 6817 Hwy 361 #29 (Lost Colony Villas) Phone No.: 432-634-6489

( ) In Favor (X) In Opposition

Reason: concerned with flooding as my house sits several feet lower than the island  
also worried about the effect of the beach access road shown on map as it takes  
away protection of flooding. also more  
units will bring more traffic on the road  
right beside us.  
Signature: Debbie Hicks Richard Hicks

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone: 361-826-3574  
INFOR Case No. ZN8725  
Property Owner ID: 3

map still does not  
identify Lost Colony nor  
Lost Colony Villas



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Response to Rezoning Case No. ZN8725

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From Jay Dyer <jay.dyer68@outlook.com>

Date Tue 12/2/2025 11:32 AM

To Zoning <Zoning@corpuschristitx.gov>

[ [ **WARNING:** External e-mail. Avoid clicking on links or attachments. We will **NEVER** ask for a password, username, payment or to take action from an email. When in doubt, please forward to SecurityAlert@cctexas.com. ] ]

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Property Owners Name: Jay & Shannon Dyer

Address: 6877 State Hwy 361  
Unit 27  
Port Aransas, TX 78373

Phone No.: 210.559.8177 -Jay  
210.3860493 -Shannon

\*We are both in OPPOSITION of the proposed rezoning case no. ZN8725

Signatures: Jay Dyer  
Shannon Dyer



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Property Owner(s) Name: John J Waycuilis

Full Address: 6877 State Highway 361 Unit 46 Port Aransas, Texas 78373 Phone No.: 713-305-7317

( ) In Favor ( ☒ ) In Opposition

Reason: Proposed unit density is too high, inconsistent with adjacent areas. Excess beach crowding will result.

  
Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov

Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7



# PUBLIC HEARING NOTICE

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Property Owner(s) Name: Jordan Blair Hall and Jeremy Poloskey

Address: 6504 Shadow Valley Drive, 78731 Phone No.: 512-228-2824

( ) In Favor ☒ In Opposition 6877 St. Highway 361 #24

Reason: Extreme property value detriment,  
Extreme damage to beach, environmental concerns,  
concerns over privacy, concerns over development  
not conforming to the area.

Signature: Jordan Blair Hall

Planner Assigned: Saradja Registre  
Email: [Zoning@corpuschristitx.gov](mailto:Zoning@corpuschristitx.gov)  
Phone: 361-826-3574  
INFOR Case No. ZN8725  
Property Owner ID: 3



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

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Property Owner(s) Name: Larry + Elaine Clemens

Address: property 68775th Hwy 361 Phone No.: 210-219-5769

( ) In Favor (✓) In Opposition Primary Address 5707 Travis Cook Rd Austin Tx 78735

Reason: construction. Destruction of wild life sanctuary. Flooding to our property caused by cutting in dunes causing flooding. Rd would cause crowding of narrow beach. Dense construction is not consistent with surrounding construction.

Elaine Clemens  
Signature Larry Clemens

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone: 361-826-3574  
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Property Owner(s) Name: LUCAS & MELODY Robinson  
Address: 6877 SH 361 #38, Port Aransas, TX 78373 Phone No.: 512/771-9721

( ) In Favor (X) In Opposition

Reason: DAMAGE TO WETLANDS/Dunes and erosion

Signature [Signature]

Planner Assigned: Saradja Registre  
Email: [Zoning@corpuschristitx.gov](mailto:Zoning@corpuschristitx.gov)  
Phone: 361-826-3574  
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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: Nelson and Melissa Hackmaster

Address: 6877 State Hwy 361, Unit #25 Corpus Christi, TX Phone No.: 930-358-3493

( ) In Favor ☒ In Opposition

Reason: This rezoning plan negatively impacts our property and does not conform to the design of neighboring communities.

Signature: Melissa Hackmaster  
Nelson Hackmaster

Planner Assigned: Saradja Registre  
Email: [Zoning@corpuschristitx.gov](mailto:Zoning@corpuschristitx.gov)  
Phone: 361-826-3574  
INFOR Case No. ZN8725  
Property Owner ID: 3





Council Chambers, 1201 Leopard Street. The hearing will be held in the City 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.

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Property Owner(s) Name: Glenn & Tracy Segrate

Address: 6877 St. Hwy 361 #42 cc, TX 78373 Phone No.: 5124800971

( ) In Favor ☒ In Opposition

Reason: environmental damage, negative property impact

Signature [Signature]

Planner Assigned: Saradja Registre  
Email: [Zoning@corpuschristitx.gov](mailto:Zoning@corpuschristitx.gov)  
Phone: 361-826-3574  
INFO Case No. ZN8725  
Property Owner ID: 3



**PUBLIC HEARING NOTICE**  
**PLANNING COMMISSION**  
**REZONING CASE No. ZN8725**

Coastal es, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from the "RM-AT/PU" Multifamily Apartment Tourist District to the "RM-AT/PUD" Multifamily Apartment Tourist District with Ad Unit Development Overlay, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

A property located at or near 6753 State Highway 361 (SH 361), being a 34.12-acre tract of land, as established by metes and bounds, and described as Lots 47-49, Block 1, Mustang Island Section 2 Subdivision located along the south side of State Highway 361 (SH 361), north of Beach View Drive, and south of Beachcomber 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, December 10, 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.

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Property Owner(s) Name: TED & Cindy Constanzo

Address: 25390 US Hwy 281 N #1 SA TX

Phone No. (210) 421-8048

( ) In Favor ☒ In Opposition

Reason:

Signature

*[Handwritten signature]*

70258  
This PSDU Rezoning plan is not Responsible or Respectful of the land or community. Does not conform to Community Single family Homes that border to the South!

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone: 361-826-3574  
INFOR Case No. ZN8725  
Property Owner ID: 3



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

Coastal Dunes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from the **"RM-AT" Multifamily Apartment Tourist District** to the **"RM-AT/PUD" Multifamily Apartment Tourist District with a Planned Unit Development Overlay**, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: Stirling & Cynthia Mays (Trustees of S & C Trust)

Full Address: 6877 State Highway 361, Unit 22, Port Aransas, TX 78373 Phone No.: 214-797-0342

( ) In Favor (X) In Opposition

Reason: Drastic increase in traffic on SH 361 creating negative impact on the health safety & welfare of our adjacent single family residential community.

Signature

Cynthia Mays Stirling Mays

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov

Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7



**PUBLIC HEARING NOTICE**  
**PLANNING COMMISSION**  
**REZONING CASE No. ZN8725**

Castal Dunes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from the "RM-A" Multifamily Apartment Tourist District to the "RM-AT/PUD" Multifamily Apartment Tourist District with a Planned Unit Development Overlay, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

property located at or near 6753 State Highway 361 (SH 361), being a 34.12-acre tract of land, as established by metes and bounds, and described as Lots 47-49, Block 1, Mustang Island Section 2 Subdivision, located along the south side of State Highway 361 (SH 361), north of Beach View Drive, and south of Beachcomber Drive. See map on the reverse side.



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Property Owner(s) Name: ERIN + KRISTIN WADDINGTON

Address: 6877 State Highway 361, #36, Port Aransas, TX Phone No.: 415-425-3950

( ) In Favor (X) In Opposition

78373

Reason:

Road + Beach Traffic. Much too dense. Noise.

Signature

Planner Assigned: Saradja Registre  
Email: [Zoning@corpuschristitx.gov](mailto:Zoning@corpuschristitx.gov)  
Phone: 361-826-3574  
INFOR Case No. ZN8725  
Property Owner ID: 3



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**FW: Opposition to ZONING REPORT ZN8725**

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**From** Jessica Martinez <jessicam2@corpuschristitx.gov>

**Date** Wed 10/29/2025 5:00 PM

**To** Andrew Dimas [DevSvcs] <andrewd2@corpuschristitx.gov>; Elena Buentello <ElenaB@corpuschristitx.gov>; Saradja Registre <SaradjaR@corpuschristitx.gov>; Mark Zans <MarkZ2@corpuschristitx.gov>; Mina Trinidad <minar@corpuschristitx.gov>

**Cc** Gina Trotter <GinaT@corpuschristitx.gov>

See below

Jessica Martinez, Department Agenda Coordinator

Development Services

2406 Leopard St., Corpus Christi, Tx. 78408

Main: 361.826.3240 Office: 361.826.3202

Email: jessicam2@corpuschristitx.gov

Website: <https://www.cctexas.com/departments/development-services>



NEED HELP WITH  
CITY SERVICES?  
CALL 311 TO REACH OUR  
CUSTOMER CALL CENTER

Development Services Mission Statement

**"To administer the building and development codes and facilitate development of the City."**

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**From:** Paul A. Fletcher <pfletcher@langleybanack.com>

**Sent:** Wednesday, October 29, 2025 4:59 PM

**To:** Jessica Martinez <jessicam2@corpuschristitx.gov>

**Cc:** William W. Sommers <wsommers@langleybanack.com>; 13618261971@efax.com; 13618263113@efax.com

**Subject:** Opposition to ZONING REPORT ZN8725

[ [ **WARNING:** External e-mail. Avoid clicking on links or attachments. We will **NEVER** ask for a password, username, payment or to take action from an email. When in doubt, please forward to SecurityAlert@cctexas.com. ] ]

Warning: This email or its attached document contains a URL that has an unknown reputation status. While this does not guarantee the URL is malicious, the validity of the URL cannot be verified. Please exercise caution when clicking on any links inside of an email or an email attachment. If you have any questions or concerns, please contact the Service Desk at 826-3766. Thank you.

Please be advised that the property owner, Redfish Retreat at 6877 SH 261, Unit 33 opposes the aforementioned zoning case.



William Sommers /s/  
with permission  
**Paul Fletcher**  
*Shareholder*



**Langley & Banack, Incorporated**

Attorneys and Counselors at Law

745 East Mulberry Avenue | Suite 700

San Antonio, TX 78212

Phone (210) 736-6600

Direct Dial (210) 253-7128

Fax (210) 735-6889

[website](#) | [vCard](#) | [email](#)

[San Antonio](#) | [Eagle Pass](#) | [Karnes City](#) | [Castroville](#) | [New Braunfels](#) | [Fredericksburg](#) | [Kerrville](#)



This email may contain confidential and privileged material for the sole use of the intended recipient; any other use is prohibited. If you are not the intended recipient, please contact the sender by reply email and delete all copies of this message.



Coastal Dunes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from "AT" Multifamily Apartment Tourist District to the "RM-AT/PUD" Multifamily Apartment Tourist District with a Planned Unit Development Overlay, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

A property located at or near 6753 State Highway 361 (SH 361), being a 34.12-acre tract established by metes and bounds, and described as Lots 47-49, Block 1, Mustang Island Subdivision, located along the south side of State Highway 361 (SH 361), north of Beach View, and south of Beachcomber 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, December 10, 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.

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

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Property Owner(s) Name: William & Dana Sommers

Address: 6877 State Highway 361 #33, Corpus Christi Phone No.: 210-771-7168

( ) In Favor (X) In Opposition

Tx 78373

Reason:

Dana Sommers  
Signature

This property contains a water fowl sanctuary where thousands of ducks and even Canadian Geese find respite to maintain body condition and survive in high enough quantities to return to breeding grounds next spring. Development on this land should have increased restrictions and certainly not decreased restrictions.

Planner Assigned: Saradja Registre  
Email: [Zoning@corpuschristitx.gov](mailto:Zoning@corpuschristitx.gov)  
Phone: 361-826-3574  
INFOR Case No. ZN8725  
Property Owner ID: 3



**PUBLIC HEARING NOTICE**  
**PLANNING COMMISSION**  
**REZONING CASE No. ZN8725**

NOV 25 2025

astal Dunes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from the "RM-AT" Multifamily Apartment Tourist District to the "RM-AT/PUD" Multifamily Apartment Tourist District with a Planned Unit Development Overlay, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: MD Abel Co.

Address: PO Box 949, Lampasas, TX 76550 Phone No.: 512-556-4556

( ) In Favor (X) In Opposition

Reason: General principle

Joseph C. Abel

Signature

President

Unit #4

Planner Assigned: Saradja Registre

Email: [Zoning@corpuschristitx.gov](mailto:Zoning@corpuschristitx.gov)

Phone: 361-826-3574

INFOR Case No. ZN8725

Property Owner ID: 4



NOV 25 2025

## PUBLIC HEARING NOTICE PLANNING COMMISSION REZONING CASE No. ZN8725

C. Dunes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from the "AT" Multifamily Apartment Tourist District to the "RM-AT/PUD" Multifamily Apartment Tourist District with a Planned Unit Development Overlay, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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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, December 10, 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.

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Property Owner(s) Name: MD Abel Co.

Address: PO Box 949, Lampasas, TX 76550 Phone No.: 512-556-4556

( ) In Favor (X) In Opposition

Reason: General principle

Joseph C. Abel

Signature

President

Unit #20

Planner Assigned: Saradja Registre

Email: [Zoning@corpuschristitx.gov](mailto:Zoning@corpuschristitx.gov)

Phone: 361-826-3574

INFOR Case No. ZN8725

Property Owner ID: 4



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

Dunes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from AT" Multifamily Apartment Tourist District to the "RM-AT/PUD" Multifamily Apartment Tourist District with a Planned Unit Development Overlay, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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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, December 10, 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.

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Property Owner(s) Name: JOHN BEALES

Address: 6745 BEACHCOMBER DR.

Phone No.: 361-281-370-3168

( ) In Favor (X) In Opposition

Reason: DECLINE IN PROPERTY VALUES ON OUR CONDOS. NO BEACH ROAD,

John Beales  
Signature

Planner Assigned: Saradja Registre  
Email: [Zoning@corpuschristitx.gov](mailto:Zoning@corpuschristitx.gov)  
Phone: 361-826-3574  
INFOR Case No. ZN8725  
Property Owner ID: 7



**PUBLIC HEARING NOTICE**  
**PLANNING COMMISSION**  
**REZONING CASE No. ZN8725**

Coastal Dunes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from the "RM-AT" Multifamily Apartment Tourist District to the "RM-AT/PUD" Multifamily Apartment Tourist District with a Planned Unit Development Overlay, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: BOERNER FAMILY TRUST, ROGER BOERNER, Trustee

Address: 6745 BEACHCOMBER 78373 Phone No.: 210 913 2112

( ) In Favor (X) In Opposition

A beach access road was recently approved by Cinnamon Shores South, just 2 miles from the Coastal Dunes proposal. Every cut in the dunes increases the chance of barrier island flooding, a factor limiting insurance availability -- already a problem. Support the development but not the beach access.

Signature



Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone: 361-826-3574  
INFOR Case No. ZN8725  
Property Owner ID: 7



**PUBLIC HEARING NOTICE**  
**PLANNING COMMISSION**  
**REZONING CASE No. ZN8725**

Corpus Christi, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from the "RM-nily Apartment Tourist District" to the "RM-AT/PUD" Multifamily Apartment Tourist District with a Redeveloped Unit Development Overlay, not resulting in a change to the Future Land Use Map. The proposed rezoning is described as:

A property located at or near 6753 State Highway 361 (SH 361), being a 34.12-acre tract of land, as established by metes and bounds, and described as Lots 47-49, Block 1, Mustang Island Section 2 Subdivision, located along the south side of State Highway 361 (SH 361), north of Beach View Drive, and south of Beachcomber Drive. See map on the reverse side.



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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.

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

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Property Owner(s) Name: BOLL, RAYMOND M. AND KATHYLAN S. WIFE

Address: 3408 OVERTON PARK DR WEST, Fort Worth Phone No.: 817-313-4333

( ) In Favor ☒ In Opposition

TX 76109

Reason: Access Road & Development will jeopardize the wetland used by migratory birds. Also Access Road to Beach is unnecessary.

Signature

Raymond M. Boll  
Kathylan S. Boll

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone: 361-826-3574  
INFOR Case No. ZN8725  
Property Owner ID: 7



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

**Coastal Dunes, LLC.** has petitioned the City of Corpus Christi to consider a change of zoning from the **“RM-AT” Multifamily Apartment Tourist District** to the **“RM-AT/PUD” Multifamily Apartment Tourist District with a Planned Unit Development Overlay**, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: Eric Graham Nuss

Full Address: 6745 Seacomber Drive Condo# 1207 Port Aransas TX 78373 Phone No.: 3614452921

☐ In Favor ☒ In Opposition

Reason:

Re: Opposition to Proposed Beach Access Road Adjacent to the Sandpiper Condominium Dear Members of the City Planning Commission, I am writing to formally oppose the proposed construction of a new beach access road adjacent to the Sandpiper condominium. While I understand and support the city's effort

Eric Graham Nuss

Eric Graham Nuss (Dec 3, 2025 14:24:29 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov

Phone:

361-826-3574 INFOR

Case No. ZN8725

Property Owner ID: 7



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

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Property Owner(s) Name: Richard and Kristine Bradley

Full Address: 6745 Seacomber Drive Condo# 801 Port Aransas TX 78373 Phone No.: 5126321459

☐ In Favor ☒ In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Richard Bradley, Kristine Bradley  
Richard Bradley, Kristine Bradley (Dec 9, 2025 13:37:43 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7



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Property Owner(s) Name: CAROLLEO KRUSEMARK

Address: 10871 W. LAURELWOOD LN DRYDGE, AZ Phone No. 623-877-7255

( ) In Favor ☒ In Opposition

85392

Reason: Cut through the dunes

Carol A Krusemark  
Signature

Planner Assigned: Saradja Registre

Email: [Zoning@corpuschristitx.gov](mailto:Zoning@corpuschristitx.gov)

Phone: 361-826-3574

INFOR Case No. ZN8725

Property Owner ID: 7



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

Junes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from the Multifamily Apartment Tourist District to the "RM-AT/PUD" Multifamily Apartment Tourist District as a Planned Unit Development Overlay, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: LYNNE DISHKO - 604 AT SANDPIPER

Address: 1303 CRESCENT PARKWAY CT. HOUSTON 77094 Phone No. 281-492-6774

( ) In Favor (X) In Opposition

Reason: To close to SANDPIPER. It will cause loss of sand dunes, damage the ecology, and hurt turtle nesting. Already we have enough road access. Another access road is not needed.

Lynne Dishko  
Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone: 361-826-3574  
INFOR Case No. ZN8725  
Property Owner ID: 7



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Property Owner(s) Name: MICHAEL J. BADKER

Address: 6745 JEACOMBER UNIT 1006, PORT ARTHUR, TX, 78373 Phone No: 713-913-7949

( ) In Favor (✓) In Opposition

Reason: OPPOSE BEACH ACCESS ROAD

Michael J. Badker  
Signature

Planner Assigned: Saradja Registro  
Email: [Zoning@corpuschristitx.gov](mailto:Zoning@corpuschristitx.gov)  
Phone: 361-826-3574  
INFOR Case No, ZN8725  
Property Owner ID: 7



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

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Property Owner(s) Name: MAXXMED HEALTHCARE INC

Full Address: 6745 Seacomber Drive Condo# 307 Port Aransas TX 78373 Phone No.: 210-599-3233

☐ In Favor ☒ In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

  
Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

**Coastal Dunes, LLC.** has petitioned the City of Corpus Christi to consider a change of zoning from the **“RM-AT” Multifamily Apartment Tourist District** to the **“RM-AT/PUD” Multifamily Apartment Tourist District with a Planned Unit Development Overlay**, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: Bob and Shirley Ogletree

Full Address: 6745 Seacomber Drive Condo# 903 Port Aransas TX 78373 Phone No.: 512 393-4053

☐ In Favor ☒ In Opposition

Reason: We are very concerned and oppose the proposed road that would border the Sandpiper, allowing access by vehicles. The road will threaten the integrity of the dunes in this area. Negative consequences would include the impact on the wildlife in the area as well as flooding of the Sandpiper and other structures in

Bob and Shirley Ogletree  
Bob and Shirley Ogletree (Dec 3, 2025 11:27:07 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

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Property Owner(s) Name: RR Bains Holdings, LLC (Connie and Bob Bains)

Full Address: 6745 Seacomber Drive Condo# 403 Port Aransas TX 78373 Phone No.: 713-582-7637

☐ In Favor ☒ In Opposition

Reason: a beach access road is extremely dangerous during a storm surge. I saw first hand the damage such a road did to homes during Hurricane IKE. The surge came in through every beach access road and wiped neighborhoods clean

connie bains  
connie bains (Dec 3, 2025 11:28:45 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov

Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7





Monday, December 8, 2025

## Public Comment & Input Form

For City Council Meetings, Board Meetings, & Commission Meetings

To submit a service request, ask a question, report a violation, browse city-required permit forms or access services online, click here:

[Access Online Services](#)

To continue submitting a **written public comment** click Next below.

## Public Comment & Input Form

For City Council Meetings, Board Meetings, & Commission Meetings

**Date of Meeting**

Wednesday, December 10, 2025

**Name**

Thomas Lipe

**Address**

6649 Seacomber Drive, Unit 101  
Port Aransas, Texas, 78373

**Please select the Board, Committee, or governing body that your comments are directed to:**

Planning Commission

### Comment

Dear Planning Commission,

I would like to express my Opposition to the inclusion of a Beach Access Road in the development plan for Case No. ZN8725

A Beach Access Road is not a good idea at the location for the following reasons:

- The proposed road is only ½ mile from the soon to be constructed road at mile marker 71.
- This is a congested narrow stretch of beach with many current residents in the adjacent high rise buildings and neighboring subdivision. Increased traffic will create serious hazards to individuals and families.
- Environmental impact of creating a man-made breach in the dunes combined with the high likelihood of Hurricane landfall along the Texas Coast may result in severe destruction of the dune and wetland complex and to adjacent properties.

I as an owner of an adjacent property who will be highly impacted by this proposed right of way / beach access road respectfully request that the development plan be modified with the right of way / beach access road removed.

**Provide an email to receive a copy of your submission.** [tlipe@bcihomes.com](mailto:tlipe@bcihomes.com)



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

**Coastal Dunes, LLC.** has petitioned the City of Corpus Christi to consider a change of zoning from the **“RM-AT” Multifamily Apartment Tourist District** to the **“RM-AT/PUD” Multifamily Apartment Tourist District with a Planned Unit Development Overlay**, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: Thomas A. Jackson

Full Address: 6745 Seacomber Drive Condo# 102 Port Aransas TX 78373 Phone No.: 7135572218

☐ In Favor ☒ In Opposition

Reason: As a resident of this property, I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Thomas A. Jackson, CPA  
Thomas A. Jackson, CPA (Dec 8, 2025 20:23:39 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

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Property Owner(s) Name: Henry and Marian Oles

Full Address: 6745 Seacomber Drive Condo# 104-105 Port Aransas TX 78373 Phone No.: 5127878310

☐ In Favor ☒ In Opposition

Reason:

Amendment to previously submitted form. We are especially opposed to the new beach access road which will be cut through environmentally sensitive wildlife area with the long established ponds. It will result in the destruction of the barrier dunes that protect our property. It also creates serious safety issues and over crowding of the relatively narrow beach area.

Henry & Marian Oles  
Henry & Marian Oles (Dec 9, 2025 16:33:01 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

**Coastal Dunes, LLC.** has petitioned the City of Corpus Christi to consider a change of zoning from the **“RM-AT” Multifamily Apartment Tourist District** to the **“RM-AT/PUD” Multifamily Apartment Tourist District with a Planned Unit Development Overlay**, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: Michelle & Gary Dolch

Full Address: 6745 Seacomber Drive Condo# 201 Port Aransas TX 78373 Phone No.: 512-663-3554

☐ In Favor ☒ In Opposition

Reason: Will disrupt the area with unnecessary traffic flow and wildlife displacement.



Michelle Dolch (Dec 1, 2025 21:01:55 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov

Phone:

361-826-3574 INFOR

Case No. ZN8725

Property Owner ID: 7



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

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Property Owner(s) Name: Linda Richardson

Full Address: 6745 Seacomber Drive Condo# 203 Port Aransas TX 78373 Phone No.: 361-215-5218

☐ In Favor ☒ In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience

Linda Richardson

Linda Richardson (Dec 8, 2025 13:35:26 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

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Property Owner(s) Name: Dolores Quesada

Full Address: 6745 Seacomber Drive Condo# 204 Port Aransas TX 78373 Phone No.: (956)744-2774

☐ In Favor ☒ In Opposition

Reason: Environmental Protection ... I oppose the inclusion of any vehicular beach access road , as it would damage the dunes , which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.



Dolores Quesada (Dec 10, 2025 10:29:13 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7

**PUBLIC HEARING NOTICE**  
**PLANNING COMMISSION**  
**REZONING CASE No. ZN8725**

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Property Owner(s) Name: Dignum Enterprises, LLC #205

Address: 6745 Seacomber Dr. Port Aransas, TX Phone No.: 817-897-0020

( ) In Favor ( ☒ ) In Opposition

78373

Reason:

EK  
Signature

Planner Assigned: Saradja Registre  
Email: [Zoning@corpuschristitx.gov](mailto:Zoning@corpuschristitx.gov)  
Phone: 361-826-3574  
INFOR Case No. ZN8725  
Property Owner ID: 7



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

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Property Owner(s) Name: Gavin L Gallagher

Full Address: 6745 Seacomber Drive Condo# 206 Port Aransas TX 78373 Phone No.: 210 849-1625

☐ In Favor ☒ In Opposition

Reason:

There are already ample beach access points that handle the traffic effectively. An additional access point will be detrimental for Mustang Island and for the experience of the many visitors that help support the local economy. I have no issue with the community growing but another access road would be very unwelcome.

  
Gavin L. Gallagher (Dec 9, 2025 17:01:15 CST)

Signature

Planner Assigned: Saradja Registre  
Email: [Zoning@corpuschristitx.gov](mailto:Zoning@corpuschristitx.gov)  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7

# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

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Property Owner(s) Name: Joe & Linda Kahanek

Full Address: 6745 Seacomber Drive Condo# 207 Port Aransas TX 78373 Phone No.: 210-410-6046

☐ In Favor ☒ In Opposition

Reason: We oppose due to the same issues raised by the Sandpiper board and additionally because this would be an eye sore and viewed from our unit.

  
Joe & Linda Kahanek (Dec 9, 2025 11:50:08 CST)  
Signature

Planner Assigned: Saradja Registre  
Email: [Zoning@corpuschristitx.gov](mailto:Zoning@corpuschristitx.gov)  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
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# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

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Property Owner(s) Name: Robin C.G. Ellis and Lynn Ellis

Full Address: 6745 Seacomber Drive Condo# 208 Port Aransas TX 78373 Phone No.: 2818446613

☐ In Favor ☒ In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Lynn Ellis  
Lynn Ellis (Dec 4, 2025 09:33:10 CST)  
Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7

# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

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Property Owner(s) Name: Karen Clements

Full Address: 6745 Seacomber Drive Condo# 209 Port Aransas TX 78373 Phone No.: 281-851-8061

☐ In Favor ☒ In Opposition

Reason: A road would negatively influence the dunes. The dunes protect the shorelines property. The dunes provide shoreline stability and reduce the effects of storms. Helping to reduce damage from storm surges, flooding and erosion.

---

Verano, CP, 10 Dec 2, 2025 20:55:41 CST  
Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

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Property Owner(s) Name: Gary & Michelle Dolch

Full Address: 6745 Seacomber Drive Condo# 304 Port Aransas TX 78373 Phone No.: 5126633554

☐ In Favor ☒ In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Michelle Dolch  
Michelle Dolch (Dec 1, 2025 21:06:11 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7

# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

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

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Property Owner(s) Name: SBS of SA Investments LLC - Frank and Frances Rogers

Full Address: 6745 Seacomber Drive Condo# 306 Port Aransas TX 78373 Phone No.: 2108845067

☐ In Favor ☒ In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Frances Rogers

Frances Rogers (Dec 3, 2025 13:27:27 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov

Phone:

361-826-3574 INFOR

Case No. ZN8725

Property Owner ID: 7



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

**Coastal Dunes, LLC.** has petitioned the City of Corpus Christi to consider a change of zoning from the **“RM-AT” Multifamily Apartment Tourist District** to the **“RM-AT/PUD” Multifamily Apartment Tourist District with a Planned Unit Development Overlay**, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: Lorraine Winters

Full Address: 6745 Seacomber Drive Condo# 308 Port Aransas TX 78373 Phone No.: 3617743131

☐ In Favor ☒ In Opposition

Reason: There are many deaths on 361 annually. This development will increase traffic. More beach traffic in family areas that will also be a potential danger. Beach erosion and flooding problems for Sandpiper Condos could be a major issue.

Lorraine Winters

Lorraine Winters (Dec 9, 2025 18:06:04 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov

Phone:

361-826-3574 INFOR

Case No. ZN8725

Property Owner ID: 7

# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

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Property Owner(s) Name: Joe & Linda Kahanek

Full Address: 6745 Seacomber Drive Condo# 309 Port Aransas TX 78373 Phone No.: 210-410-6046

☐ In Favor ☒ In Opposition

Reason: Same stated reasons as the Sandpiper board and additionally it would be an eye sore as seen from our unit.

  
Signature (Dec 9, 2025 11:37:24 CST)  
Signature

Planner Assigned: Saradja Registre  
Email: [Zoning@corpuschristitx.gov](mailto:Zoning@corpuschristitx.gov)  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

Coasta Dunes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from the AT" Multifamily Apartment Tourist District to the "RM-AT/PUD" Multifamily Apartment Tourist Dis with a Planned Unit Development Overlay, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: Catherine A Schneider 361-749-6251  
Address: Sandpiper Condominiums 6745 Seacomber Drive, Unit 404, Port Aransas, Texas 78373 Phone No.: 210-392-3257  
( ) In Favor (X) In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Catherine A Schneider  
Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone: 361-826-3574  
INFOR Case No. ZN8725  
Property Owner ID: 7

# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

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Property Owner(s) Name: Michael Mills

Full Address: 6745 Seacomber Drive Condo# 407 Port Aransas TX 78373 Phone No.: 3618776281

☐ In Favor ☒ In Opposition

Reason: **The traffic, eye sore to our condos**

  
Michael Mills (Dec 10, 2025 11:29:59 CST)

Signature

Planner Assigned: Saradja Registre  
Email: [Zoning@corpuschristitx.gov](mailto:Zoning@corpuschristitx.gov)  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

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Property Owner(s) Name: Martha Bryant

Full Address: 6745 Seacomber Drive Condo# 408 Port Aransas TX 78373 Phone No.: 2143953126

☐ In Favor ☒ In Opposition

Reason: **Will devalue the property**

Martha Bryant  
Martha Bryant (Dec 9, 2025 18:47:38 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7

# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

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Property Owner(s) Name: Dennis B Karbach

Full Address: 6745 Seacomber Drive Condo# 409 Port Aransas TX 78373 Phone No.: 512-751-1896

☐ In Favor ☒ In Opposition

Reason: Oppose Beach Access Road. Concerned about damage to waterfowl ponds.

Dennis B. Karbach

Dennis B. Karbach (Dec 2, 2025 1:27:10 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov

Phone:

361-826-3574 INFOR

Case No. ZN8725

Property Owner ID: 7



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

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Property Owner(s) Name: ROBERT CRONIN - NEWPORT ARCADE

Address: 6745 SEACOMBER DR - BEACH CC, TX Phone No.: 210-831-3700

( ) In Favor ☒ In Opposition

Reason:

Signature

A NEW BEACH ACCESS RD IS UNNECESSARY  
AND WOULD GREATLY AND NEGATIVELY AFFECT  
EXISTING SEVERE BEACH EROSION  
THAT WE ARE  
CURRENTLY EXPERIENCING

Planner Assigned: Saradja Registre  
Email: [Zoning@corpuschristitx.gov](mailto:Zoning@corpuschristitx.gov)  
Phone: 361-826-3574  
INFOR Case No. ZN8725  
Property Owner ID: 7

# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

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Property Owner(s) Name: Chris and Sharon Stanush

Full Address: 6745 Seacomber Drive Condo# 502 Port Aransas TX 78373 Phone No.: 210 493 9447

☐ In Favor ☒ In Opposition

Reason:

We oppose Zoning Case ZN8725 - Coastal Dunes PUD, specifically the allowance of a vehicular beach access road through the property, and through the natural dune sea barrier. We were owners and part-time residents of a Sandpiper Condominium unit during the Hurricane Harvey disaster. We witnessed the ex

Chris Stanush

Chris Stanush (Dec 3, 2025 14:44:18 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov

Phone:

361-826-3574 INFOR

Case No. ZN8725

Property Owner ID: 7



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

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Property Owner(s) Name: Thomas Edwin Banks

Full Address: 6745 Seacomber Drive Condo# 504 Port Aransas TX 78373 Phone No.: 2103850913

☐ In Favor ☒ In Opposition

Reason: We oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Thomas Edwin Banks

Thomas Edwin Banks (Dec 9, 2025 19:20:36 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7

# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

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Property Owner(s) Name: Paul and Sara Herrmann

Full Address: 6745 Seacomber Drive Condo# 505 Port Aransas TX 78373 Phone No.: 713-320-5757

☐ In Favor ☒ In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Paul Herrmann  
Paul Herrmann (Dec 2, 2025 13:33:36 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

**Coastal Dunes, LLC.** has petitioned the City of Corpus Christi to consider a change of zoning from the **“RM-AT” Multifamily Apartment Tourist District** to the **“RM-AT/PUD” Multifamily Apartment Tourist District with a Planned Unit Development Overlay**, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: Duane Richter and Colleen Richter

Full Address: 6745 Seacomber Drive Condo# 506 Port Aransas TX 78373 Phone No.: 2102608536

☐ In Favor ☒ In Opposition

Reason: We oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Duane Richter & Colleen Richter  
Duane Richter & Colleen Richter (Dec 5, 2025 10:39:27 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7

# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

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Property Owner(s) Name: Gary and K.Lynn Ray

Full Address: 6745 Seacomber Drive Condo# 507 Port Aransas TX 78373 Phone No.: 2145784482

☐ In Favor ☒ In Opposition

Reason:

This proposed road with the development that you are requiring provides a direct conduit for storm surge and destroys a natural barrier. Maybe touch base with the people at Coastal Texas Project, which is undertaking coastal resiliency efforts, and learn about the need for barriers as they are undertaking a signifi

Gary and K.Lynn Ray  
Gary and K.Lynn Ray (Dec 5, 2025 09:02:08 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov

Phone:

361-826-3574 INFOR

Case No. ZN8725

Property Owner ID: 7



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

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Property Owner(s) Name: Sandpiper Condo 509 Joint Venture

Full Address: 6745 Seacomber Drive Condo# 509 Port Aransas TX 78373 Phone No.: 210-827-1555

☐ In Favor ☒ In Opposition

Reason: We oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Max L. Frailey for the 509 JV  
Max L. Frailey for the 509 JV (Dec 9, 2025 10:03:58 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7



Tuesday, December 9, 2025

## Public Comment & Input Form

For City Council Meetings, Board Meetings, & Commission Meetings

To submit a service request, ask a question, report a violation, browse city-required permit forms or access services online, click here:

[Access Online Services](#)

To continue submitting a **written public comment** click Next below.

## Public Comment & Input Form

For City Council Meetings, Board Meetings, & Commission Meetings

**Date of Meeting**

Wednesday, December 10, 2025

**Name**

Julie McNeil

**Address**

6745 Seacomber, unit 601  
Port Aransas, TX, 78373

**Please select the Board, Committee, or governing body that your comments are directed to:**

Planning Commission

**Comment**

I am opposed to the possibility of a beach access road adjacent to the Sandpiper condos. It would cause damage to the dunes, and make for flooding . The tides become high in that place on the beach.

**Provide an email to receive a copy of your submission.** jmcneil1@mygrande.net



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

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Property Owner(s) Name: Turtles at the Sandpiper LLC (Lisa Pfluger, Manager)

Full Address: 6745 Seacomber Drive Condo# 602 Port Aransas TX 78373 Phone No.: 512.633.5128

☐ In Favor ☒ In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection to the environment and many properties along this stretch of the coastal frontage. This would directly weaken the storm and flood protections to Sandpiper, Sea Gull, Lost Colony, ar



Lisa Pfluger (Dec 3, 2025 16:33:00 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov

Phone:

361-826-3574 INFOR

Case No. ZN8725

Property Owner ID: 7

# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

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Property Owner(s) Name: Michael and Ann McClelland

Full Address: 6745 Seacomber Drive Condo# 605 Port Aransas TX 78373 Phone No.: 2102487794

☐ In Favor ☒ In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Michael L. McClelland  
Michael L. McClelland (Dec 3, 2025 16:50:54 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

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Property Owner(s) Name: Gerald & Irma Moodt David & Molly Vitela

Full Address: 6745 Seacomber Drive Condo# 607 Port Aransas TX 78373 Phone No.: 7135620110

☐ In Favor ☒ In Opposition

Reason: An access road through the dunes would cause additional erosion to Sandpiper beach.

Gerald Moodt  
Gerald Moodt (Dec 7, 2025 16:28:08 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7



Sunday, December 7, 2025

## Public Comment & Input Form

For City Council Meetings, Board Meetings, & Commission Meetings

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## Public Comment & Input Form

For City Council Meetings, Board Meetings, & Commission Meetings

**Date of Meeting**

Wednesday, December 10, 2025

**Name**

Gerald Moodt

**Address**

Sandpiper Condominiums, 6745 Seacomber Drive Condo 607  
Cypress, Texas, 78373

**Please select the Board, Committee, or governing body that your comments are directed to:**

Planning Commission

**Comment**

I have owned Sandpiper condo #607 since 2015. I oppose adding an additional access road through the dunes that will cause further beach erosion and increase safety concerns. Beach space is already narrow between the beach boardwalk and high tide and increased closeness of vehicle traffic. Sandpiper has had to repair the beach access walkway twice since Harvey due to storm damage and beach shrinkage. If another storm were to come in, the access road would allow storm surge to come past dunes and flow behind dunes to potentially flood the Sandpiper. If the property floods and our beaches shrink further, it will reduce property values and our ability to rent. Sandpiper has 105 units; each condo pays about \$12,000 dollars annually property taxes. 72 units are in the rental pool generating STR tax income for Corpus Christi. We consider ourselves one the premier vacation rental spots on the island, due to our amenities, view of the beach, and boardwalk easy access to the beach.

**Upload supporting images or documents.**







**Provide an email to receive a copy of your submission.**

[geraldmoodt@att.net](mailto:geraldmoodt@att.net)



trash can line

Boardwalk





Boardwalk

road





Trash can row

road



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

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Property Owner(s) Name: David J. Hofan

Full Address: 6745 Seacomber Drive Condo# 608 Port Aransas TX 78373 Phone No.: 651-307-3331

☐ In Favor ☒ In Opposition

Reason: i oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken the Sandpiper's storm and flood resilience

David J. Hogan  
David J. Hogan (Dec 3, 2025 11:42:37 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7

# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

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Property Owner(s) Name: Agnes Lowe

Full Address: 6745 Seacomber Drive Condo# 609 Port Aransas TX 78373 Phone No.: 2102160729

☐ In Favor ☒ In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Agnes S. Lowe  
Agnes S. Lowe (Dec 8, 2025 13:46:50 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

**Coastal Dunes, LLC.** has petitioned the City of Corpus Christi to consider a change of zoning from the **“RM-AT” Multifamily Apartment Tourist District** to the **“RM-AT/PUD” Multifamily Apartment Tourist District with a Planned Unit Development Overlay**, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

**A property located at or near 6753 State Highway 361 (SH 361), being a 34.12-acre tract of land, as established by metes and bounds, and described as Lots 47-49, Block 1, Mustang Island Section 2 Subdivision, located along the south side of State Highway 361 (SH 361), north of Beach View Drive, and south of Beachcomber Drive. See map on the reverse side.**



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

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Property Owner(s) Name: Mary Olive Judson

Full Address: 6745 Seacomber Drive Condo# Mary Olive Judson Port Aransas TX 78373 Phone No.: 701

☐ In Favor ☒ In Opposition

Reason: Safety of my family. There are already so many cars on the beach. I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Mary Olive Judson

Mary Olive Judson (Dec 3, 2025 14:03:15 CST)

Signature

Planner Assigned: Saradja Registre  
Email: [Zoning@corpuschristitx.gov](mailto:Zoning@corpuschristitx.gov)

Phone:

361-826-3574 INFOR

Case No. ZN8725

Property Owner ID: 7

# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

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Property Owner(s) Name: GCHJR/ Anne Hagelstein

Full Address: 6745 Seacomber Drive Condo# 702 Port Aransas TX 78373 Phone No.: 2102408774

☐ In Favor ☒ In Opposition

Reason: Excessive traffic, beach safety for families, property crime, property flooding because of sand dunes being removed, property values



Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov

Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

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Property Owner(s) Name: Jingyu Cui & Hasnain Rangwalla

Full Address: 6745 Seacomber Drive Condo# 704 Port Aransas TX 78373 Phone No.: 7137250806

☐ In Favor ☒ In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience

  
Jingyu Cui (Dec 9, 2025 17:13:00 CST)  
Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7

# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

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Property Owner(s) Name: Donna Schiffrin, Scherzo Music Pension Trust Fund

Full Address: 6745 Seacomber Drive Condo# 705 Port Aransas TX 78373 Phone No.: 3102780733

☐ In Favor ☒ In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Donna Schiffrin

Donna Schiffrin (Dec 9, 2025 08:47:18 PST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

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Property Owner(s) Name: Roger Borgelt

Full Address: 6745 Seacomber Drive Condo# 706 Port Aransas TX 78373 Phone No.: 5127717031

☐ In Favor ☒ In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience. The beach is too small here to add inlet!

  
Kristen Gonzalez exec. Roger Borgelt (Dec 9, 2025 14:52:32 CST)  
Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7

# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

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Property Owner(s) Name: James Garrison

Full Address: 6745 Seacomber Drive Condo# 707 Port Aransas TX 78373 Phone No.: 2104225309

☐ In Favor ☒ In Opposition

Reason: oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

  
James R. Garrison (Dec 8, 2025 15:14:47 CST)  
Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

Coastal Dunes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from AT" Multifamily Apartment Tourist District to the "RM-AT/PUD" Multifamily Apartment Tourist with a Planned Unit Development Overlay, not resulting in a change to the Future Land Use Map property to be rezoned is described as:

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Property Owner(s) Name: Michael + Elizabeth H. Dignum #708  
Address: 6745 Seacomber Dr. Port Aransas, TX Phone No.: 817-897-0020

( ) In Favor (X) In Opposition

76373

Reason:

E. H. Dignum  
Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone: 361-826-3574  
INFOR Case No. ZN8725  
Property Owner ID: 7

# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

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Property Owner(s) Name: Tim Laudadio

Full Address: 6745 Seacomber Drive Condo# 709 Port Aransas TX 78373 Phone No.: 210-710-3618

☐ In Favor ☒ In Opposition

Reason: Primarily opposed to a beach access road being installed. Also, environmental concerns.

Tim Laudadio

Tim Laudadio (Dec 1, 2025 20:55:54 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov

Phone:

361-826-3574 INFOR

Case No. ZN8725

Property Owner ID: 7



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

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Property Owner(s) Name: Linda Thompson

Full Address: 6745 Seacomber Drive Condo# 803 Port Aransas TX 78373 Phone No.: 5124612300

☐ In Favor ☒ In Opposition

Reason: oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Linda Thompson  
Linda Thompson (Dec 10, 2025 08:26:37 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7

# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

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Property Owner(s) Name: Joe and Cynthia Dunlap

Full Address: 6745 Seacomber Drive Condo# 805 Port Aransas TX 78373 Phone No.: 254-744-8472

☐ In Favor ☒ In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience

Cynthia Dunlap  
Cynthia Dunlap (Dec 2, 2025 08:38:27 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

**Coastal Dunes, LLC.** has petitioned the City of Corpus Christi to consider a change of zoning from the **“RM-AT” Multifamily Apartment Tourist District** to the **“RM-AT/PUD” Multifamily Apartment Tourist District with a Planned Unit Development Overlay**, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: Mark Maunder

Full Address: 6745 Seacomber Drive Condo# #806 Port Aransas TX 78373 Phone No.: 5125965998

☐ In Favor ☒ In Opposition

Reason: Environmental risk from unneeded beach access road

  
Mark Maunder (Dec 2, 2025 14:00:01 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov

Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7



Saturday, December 6, 2025

## Public Comment & Input Form

For City Council Meetings, Board Meetings, & Commission Meetings

To submit a service request, ask a question, report a violation, browse city-required permit forms or access services online, click here:

[Access Online Services](#)

To continue submitting a **written public comment** click Next below.

## Public Comment & Input Form

For City Council Meetings, Board Meetings, & Commission Meetings

**Date of Meeting**

Wednesday, December 10, 2025

**Name**

James and Christine Droste

**Address**

6745 Seacomber Dr, 807  
Port Aransas, Tx, 78373

**Please select the Board, Committee, or governing body that your comments are directed to:**

Planning Commission

**Comment**

Add'n info found in attachment. We strongly oppose the proposed construction of a beach-access road through the dune adjacent to Sandpiper Condo, The Lost Colony, and Coastal Dunes. Removing this dune would create permanent public-safety, flooding, ecological, and economic risks that cannot be mitigated by vegetation replacement or engineering. The beach at this location is extremely narrow, and an access road would increase danger to humans, worsen erosion, and allow storm waters to breach inland. The dune is a critical storm-protection barrier that absorbs wave energy, reduces surge, and protects homes, businesses, and evacuation routes. Dune removal disrupts natural sand transport, accelerates shoreline retreat, damages habitats, and requires continual costly maintenance. Nearby access roads already meet public and emergency needs. Preserving this intact dune is essential for storm resilience, habitat protection, and community stability. We urge denial of this road through the dune.

**Upload supporting images or documents.**



Rezoning case ZN8725 Opposition to ... .pdf

**Provide an email to receive a copy of your submission.**

droste\_c@icloud.com



Project: Rezoning case ZN8725 Proposed Beach-Access Road through Mustang Island Dune - Adjacent Properties (Sandpiper Condominiums, The Lost Colony and Coastal Dunes)

Submitted by: James and Christine Droste Sandpiper Condominiums #807

### Executive Summary

We strongly oppose the destruction of the dune on Mustang Island for construction of a beach-access road located adjacent to the properties of Sandpiper Condominiums, The Lost Colony and Coastal Dunes. Removing the dune would create permanent risks to public safety and ecological systems that cannot be mitigated by vegetation replacement or artificial engineering. Coastal dunes are not simply piles of sand—they are living, dynamic landforms that provide essential environmental, economic, and public-safety benefits to our community. Dunes are the island's first and strongest line of storm protection for Mustang Island's vulnerability to tropical storms and hurricanes. The dunes absorb wave energy, reduce storm-surge impact, and protect inland homes, businesses, infrastructure, and critical evacuation routes. Removing a dune for a road increases long-term risk and future recovery costs for the community.

Dunes—regardless of size—are critical for:

- Public Safety
- Storm surge protection, flood mitigation, and infrastructure risk
- Barrier-island resilience under sea-level rise
- Stabilization of beach and back-island environments and preservation of habitats
- Economic and recreational sustainability

We provide the following support for our opposition:

1. Public Safety
  - a. Human and vehicle traffic danger: The beach width in the area of the Sandpiper Condo, The Lost Colony, and new Coastal Dunes property is extremely narrow. Currently, vehicle travel is close to beach goers and oftentimes to the water. During high tide and other times, this narrow width increases the safety risk for beach goers and vehicles. Having an access point at this narrow location would further endanger human lives because of the further narrowing of the beach due to the amount of land needed for the road, the road's on and off points; and increased vehicle traffic.
  - b. Emergency Vehicle access and public access: Just north of this proposal area, one new beach access road has been created and another one has received funding. These roads are located on wider areas of the beach front and less riskier terrain flooding. Taking into account these two new access roads and the already existing beach access roads, emergency vehicle access and public access needs will be met.

- c. Dunes act as natural seawalls. Removing them reduces protection from storm surge and wave energy during hurricanes. This exposes inland neighborhoods, businesses, and public infrastructure to significantly greater damage and raises future disaster recovery costs.
- 2. Storm Surge, Flooding, and Infrastructure Risk
  - a. Constructing a beach access road at this dune site would create a permanent vulnerability, increasing flooding risk to adjacent properties and public infrastructure. During storms, surges, and hurricanes, the water line at this dune site is at its edge and in some situations overlapping. Having an access point along the dune will allow the water to breach the protective dune barrier by travelling up this road and/or over and behind the dune. This will affect the integrity of the dune and the surrounding properties; public safety; over time a new water way channel may form because of the natural tendencies of waterways to join (the Gulf, the Coastal Dune property's ponds and bay).
  - b. Evacuation routes could be blocked from storm waters travelling on the road instead of being held by the dune.
  - c. High burden on the already over extended government entities for on-going engineering and maintenance of this area to ensure that the above does not happen.
  - d. Observational and remote-sensing studies reveal that natural dune-vegetation systems outperform hardened or engineered defenses during hurricanes (Nairn, Smith, & Johnson, 2024).
  - e. Even small dunes reduce overtopping and wave energy transmission. Roads built through dunes exacerbate erosion and require repeated maintenance due to storm damage (Ruggiero, List, & Hapke, 2025).
  - f. The proposed road would disrupt dune continuity, compromising the island's natural ability to withstand storms and recover after overwash events (Vieira da Silva et al., 2024; Ciarletta et al., 2024).
  - g. Barrier islands rely on continuous foredunes to maintain elevation, dissipate wave energy, and prevent overwash (Ciarletta, Frey, Hein, & Lorenzo-Trueba, 2024; Vieira da Silva, Ferreira, Costas, Martínez, & Plomaritis, 2024).
  - h. Numerical modeling and field studies show that even small dunes significantly reduce storm surge and inland flooding. Breaching dunes introduces preferential pathways for storm-driven water, which accelerates beach and back-island erosion (De Alegría-Arzaburu, Masselink, & Rocha, 2023).
- 3. Sea-Level Rise and Long-Term Barrier-Island Stability
  - a. Dunes and beaches operate as one natural connected system. When a dune is removed, the beach behind and around it begins to erode more rapidly by disrupting sand transport patterns. This accelerates shoreline retreat, removes recreational beach area (narrowing), and makes the island more vulnerable to flooding.
  - b. Replacing a dune with a road creates a hardened corridor that forces sand movement outward instead of upward, undermining natural recovery processes and increased need for expensive renourishment projects.



- c. A road in place of a dune will require continuous maintenance and will likely fail during major storm events.
  - d. A road cut through the dune would inhibit this natural process, accelerate overwash formation, and destabilize the island, undermining long-term resilience.
  - e. Barrier islands are dynamic systems that migrate landward naturally in response to rising seas. Continuous foredunes are critical for maintaining structural integrity and enabling adaptive migration (Ciarletta et al., 2024; Thorne et al., 2023).
- 4. Stabilization of beach and back-island environments and preservation of habitats
  - a. Dune vegetation—such as sea oats, beach morning glory, and other salt-tolerant plants—anchors the sand and allows dunes to recover after storms. Bulldozing or cutting through the dune severs root systems and eliminates plant communities that take years to reestablish. Without this vegetation, dunes lose their ability to rebuild naturally, causing long-term destabilization.
  - b. This dune’s mature infrastructure should stay intact to continue to provide stabilization and after storm recovery independent of storm size; and support the well established ecosystem (migratory birds, water, vegetation and animals).
  - c. Disturbing the dune compromises mature root systems, which are essential for dune stabilization and recovery after storms. Immature vegetation cannot replace the protective function of established dunes and may accelerate erosion during extreme events (De Vet & Splinter, 2023).
  - d. Removing the dune would fragment ecosystems, threaten wildlife, and affect the ecological integrity of this area. Dunes provide critical habitat for vegetation, shorebirds, and invertebrates (Thorne, Phelps, & Williams, 2023; Delgado-Fornué, Miralles, & Silva, 2024).
- 5. Economic and Social Considerations
  - a. Preserving the dune protects both public safety and economic interests. Tourism, recreation, and coastal property values depend on healthy beaches and intact dunes.
  - b. Removing the dune would accelerate erosion, increase maintenance costs, and degrade scenic and recreational value (Vieira da Silva et al., 2024; Ruggiero et al., 2025).
  - c. Recognizes the importance of maintaining the integrity of dune ecosystems for ecological, storm-protection, and community safety purposes (City of Corpus Christi Dune Protection and Beach Access Regulations, Corpus Christi, 2023).

## Conclusion

We urge the City Council and associated departments to deny permits or approvals that would compromise this dune’s preservation.

For these reasons, we urge reconsideration of any plan that would remove or weaken Mustang Island’s protective dune system and particularly in this area. Preserving these dunes is not an obstacle to progress—it is a necessary investment in public safety, environmental stewardship, preserving the island’s greatest asset, and long-term economic stability.

For the public safety, ecological integrity, and long-term sustainability of the immediate area and Mustang Island as a whole:

1. We urge the City Council and relevant departments to deny any permit or approval that would allow construction of a vehicular road through the dunes.
2. Preservation of dunes is not only an ecological imperative but also consistent with the City's own stated goals for coastal management and community protection.
3. Public safety is key and the beach width is too narrow to ensure human, property, and vehicle safety.
4. Near beach access roads provide emergency vehicle access and visitor access.
5. The dune in its intact state is critical for storm protection and barrier-island stability.
6. Compromising a dune removal increases flooding, erosion, and habitat loss.
7. Natural dune systems outperform engineered solutions in resilience.
8. Ecosystems and wildlife depend on intact dunes.
9. Economic and recreational costs increase with dune destruction.

#### References (APA 7th Edition)

Ciarletta, D. J., Frey, A. E., Hein, C. J., & Lorenzo-Trueba, J. (2024). Implications for the resilience of modern coastal systems derived from mesoscale barrier dynamics at Fire Island, New York. *Earth Surface Dynamics*, 12, 449–467.

De Alegría-Arzaburu, A. R., Masselink, G., & Rocha, M. M. (2023). Dune erosion during storm surges: A review of the observations, physics and modelling of the collision regime. *Coastal Engineering*, 185, 104272.

De Vet, P. L. M., & Splinter, K. (2023). Does vegetation accelerate coastal dune erosion during extreme events? *Science Advances*, 9(24), eadi8451.

Delgado-Fornué, M., Miralles, J., & Silva, R. (2024). Topographic–vegetation interactions on an incipient foredune field post-tropical storm. *GeoHazards*, 5(4), 57.

Nairn, R., Smith, J., & Johnson, L. (2024). Data-driven assessment of the impact of Hurricanes Ian and Nicole: Natural and armored dunes in the aftermath of hurricanes on Florida's Central East Coast. *Remote Sensing*, 16(9), 1557.

Ruggiero, P., List, J., & Hapke, C. (2025). Modeling the impacts of sand placement strategies on barrier island evolution in a semi-enclosed bay system. *Coastal Engineering*, 194, 104458.

Thorne, K. M., Phelps, L., & Williams, T. (2023). Predicting sea-level rise impacts to barrier island habitats. U.S. Geological Survey, Scientific Investigations Report 2023-5015.

Vieira da Silva, G., Ferreira, Ó., Costas, S., Martínez, G., & Plomaritis, T. A. (2024). Evaluating barrier beach protection with numerical modelling: A practical case. *Coastal Engineering*, 190, 104389.



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

**Coastal Dunes, LLC.** has petitioned the City of Corpus Christi to consider a change of zoning from the **“RM-AT” Multifamily Apartment Tourist District** to the **“RM-AT/PUD” Multifamily Apartment Tourist District with a Planned Unit Development Overlay**, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: Gordon R. Welch, Jr. and Debra Welch

Full Address: 6745 Seacomber Drive Condo# 809 Port Aransas TX 78373 Phone No.: 3618774898

☐ In Favor ☒ In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Gordon R. Welch, Jr. and Debra Welch  
Gordon R. Welch, Jr. and Debra Welch (Dec 3, 2025 12:00:22 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7

# PUBLIC HEARING NOTICE

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Property Owner(s) Name: Tracy Bitter Pressly

Full Address: 6745 Seacomber Drive Condo# 905 Port Aransas TX 78373 Phone No.: 3184539843

☐ In Favor ☒ In Opposition

Reason: This will be harmful to the environment as well as the Sandpiper condominiums. There has already been enough issues of beach erosion and we certainly do not need more.

Tracy Bitter Pressly  
Tracy Bitter Pressly (Dec 3, 2025 13:55:07 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7



# PUBLIC HEARING NOTICE

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Property Owner(s) Name: Mindi Alterman trustee

Full Address: 6745 Seacomber Drive Condo# 906 Port Aransas TX 78373 Phone No.: 2102601554

☐ In Favor ☒ In Opposition

Reason: **Beach access will injure health of dunes and jeopardize condo**

  
Mindi Alterman (Dec 8, 2025 22:19:07 CST)  
Signature

Planner Assigned: Saradja Registre  
Email: [Zoning@corpuschristitx.gov](mailto:Zoning@corpuschristitx.gov)  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7

# PUBLIC HEARING NOTICE

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Property Owner(s) Name: Mike and Lynn Smiley

Full Address: 6745 Seacomber Drive Condo# 907 Port Aransas TX 78373 Phone No.: 2102694654

☐ In Favor ☒ In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience

Michael & Lynn Smiley  
Michael & Lynn Smiley (Dec. 3, 2025 13:06:16 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
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# PUBLIC HEARING NOTICE

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Property Owner(s) Name: Suzanne Rohan

Full Address: 6745 Seacomber Drive Condo# 909 Port Aransas TX 78373 Phone No.: 2108659588

☐ In Favor ☒ In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.



Suzanne Rohan (Dec 1, 2025 19:04:20 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov

Phone:

361-826-3574 INFOR

Case No. ZN8725

Property Owner ID: 7

# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

**Coastal Dunes, LLC.** has petitioned the City of Corpus Christi to consider a change of zoning from the **“RM-AT” Multifamily Apartment Tourist District** to the **“RM-AT/PUD” Multifamily Apartment Tourist District with a Planned Unit Development Overlay**, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

**A property located at or near 6753 State Highway 361 (SH 361), being a 34.12-acre tract of land, as established by metes and bounds, and described as Lots 47-49, Block 1, Mustang Island Section 2 Subdivision, located along the south side of State Highway 361 (SH 361), north of Beach View Drive, and south of Beachcomber 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, December 10, 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.

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

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Property Owner(s) Name: Robert Reddick and Bettie Stone Reddick

Full Address: 6745 Seacomber Drive Condo# 1004 Port Aransas TX 78373 Phone No.: 2102797943

☐ In Favor ☒ In Opposition

Reason: Any inclusion of vehicular beach access road would damage the dunes, which currently provide natural protection and would weaken Sandpiper's storm and flood resilience.

Robert Reddick Bettie Stone-Reddick  
Robert Reddick, Bettie Stone-Reddick (Dec 9, 2025 12:03:32 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

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Property Owner(s) Name: Mrs Mary J Strittmatter

Full Address: 6745 Seacomber Drive Condo# 1005 Port Aransas TX 78373 Phone No.: 3613311374

☐ In Favor ☒ In Opposition

Reason: Road would damage dunes which are natural protection for storm and flood resistance.

Mary strittmatter  
Mary strittmatter (Dec 7, 2025 16:32:31 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov

Phone:

361-826-3574 INFOR

Case No. ZN8725

Property Owner ID: 7

# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

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Property Owner(s) Name: George A Bannayan Irrevocable Trust 2006

Full Address: 6745 Seacomber Drive Condo# 1009 Port Aransas TX 78373 Phone No.: 210-912-1452

☐ In Favor ☒ In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Suzanne Rostomian, Trustee  
Suzanne Rostomian, Trustee (Dec 9, 2025 14:12:05 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

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Property Owner(s) Name: GC Hagelstein/ Anne C Hagelstein

Full Address: 6745 Seacomber Drive Condo# 1101 Port Aransas TX 78373 Phone No.: 2102408774

☐ In Favor ☒ In Opposition

Reason: Environmental , flooding the building, property damage/theft, property value, beach safety from excessive traffic



Anne C Hagelstein (Dec 5, 2025 11:18:57 CST)

Signature

Planner Assigned: Saradja Registre  
Email: [Zoning@corpuschristitx.gov](mailto:Zoning@corpuschristitx.gov)  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7

# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

**Coastal Dunes, LLC.** has petitioned the City of Corpus Christi to consider a change of zoning from the **“RM-AT” Multifamily Apartment Tourist District** to the **“RM-AT/PUD” Multifamily Apartment Tourist District with a Planned Unit Development Overlay**, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: Hal Woodward

Full Address: 6745 Seacomber Drive Condo# 1104 Port Aransas TX 78373 Phone No.: 325-647-3470

☐ In Favor ☒ In Opposition

Reason: **Environmental concerns and beach erosion**



Hal Woodward (Dec 8, 2025 14:15:38 CST)

Signature

Planner Assigned: Saradja Registre  
Email: [Zoning@corpuschristitx.gov](mailto:Zoning@corpuschristitx.gov)  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

**Coastal Dunes, LLC.** has petitioned the City of Corpus Christi to consider a change of zoning from the **“RM-AT” Multifamily Apartment Tourist District** to the **“RM-AT/PUD” Multifamily Apartment Tourist District with a Planned Unit Development Overlay**, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: William J. Lennox, Jr.

Full Address: 6745 Seacomber Drive Condo# 1105 Port Aransas TX 78373 Phone No.: 845-238-4529

☐ In Favor ☒ In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

William J. Lennox, Jr.  
William J. Lennox, Jr. (Dec 2, 2025 14:56:58 EST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7

# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

**Coastal Dunes, LLC.** has petitioned the City of Corpus Christi to consider a change of zoning from the **“RM-AT” Multifamily Apartment Tourist District** to the **“RM-AT/PUD” Multifamily Apartment Tourist District with a Planned Unit Development Overlay**, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: Frank J Garcia

Full Address: 6745 Seacomber Drive Condo# 1106 Port Aransas TX 78373 Phone No.: 2103634154

☐ In Favor ☒ In Opposition

Reason: Extensive ecological damage and erosion that protects the stated property.

  
Frank J Garcia (Dec 8, 2025 15:23:53 CST)

Signature

Planner Assigned: Saradja Registre  
Email: [Zoning@corpuschristitx.gov](mailto:Zoning@corpuschristitx.gov)

Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

**Coastal Dunes, LLC.** has petitioned the City of Corpus Christi to consider a change of zoning from the **“RM-AT” Multifamily Apartment Tourist District** to the **“RM-AT/PUD” Multifamily Apartment Tourist District with a Planned Unit Development Overlay**, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: Tina Massey

Full Address: 6745 Seacomber Drive Condo# #1205 Port Aransas TX 78373 Phone No.: 5125859427

☐ In Favor ☒ In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Tina Massey  
Tina Massey (Dec 6, 2025 11:41:44 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov  
Phone:  
361-826-3574 INFOR  
Case No. ZN8725  
Property Owner ID: 7

# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

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Property Owner(s) Name: MANSUETO/PHOENIX

Full Address: 6745 Seacomber Drive Condo# 1209 Port Aransas TX 78373 Phone No.: 210-643-1006

☐ In Favor ☒ In Opposition

Reason:

A roadway that penetrates the dunes reduces the water and wind protection provided by an intact dunes system. The proposed roadway would increase the risk of water and wind damages to the Sandpiper Condominium. Currently, a new beach-access road is only a few miles away, reducing the need for additio

Michael A. Mansueto

Michael A. Mansueto (Dec 4, 2025 17:01:03 CST)

Signature

Planner Assigned: Saradja Registre  
Email: Zoning@corpuschristitx.gov

Phone:

361-826-3574 INFOR

Case No. ZN8725

Property Owner ID: 7



**PUBLIC HEARING NOTICE**  
**PLANNING COMMISSION**  
**REZONING CASE No. ZN8725**

Coral Dunes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from A Multifamily Apartment Tourist District to the "RM-AT/PUD" Multifamily Apartment Tourist with a Planned Unit Development Overlay, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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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: TIMOTHY D WEGNER

Address: 8841 MARAUDER DR. CORPUS CHRISTI, TX 78414 Phone No.: 361-215-2482

( ) In Favor (X) In Opposition

Reason: NOT IN FAVOR OF BEACH ACCESS, INCREASED FLOODING, TRAFFIC, DANGEROUS SPEEDING

Timothy Wegner  
Signature

Planner Assigned: Saradja Registre  
Email: [Zoning@corpuschristitx.gov](mailto:Zoning@corpuschristitx.gov)  
Phone: 361-826-3574  
INFOR Case No. ZN8725  
Property Owner ID: 7



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

Coastal Dunes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from the "RM-AT" Multifamily Apartment Tourist District to the "RM-AT/PUD" Multifamily Apartment Tourist District with a Planned Unit Development Overlay, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

A property located at or near 6753 State Highway 361 (SH 361), being a 34.12-acre tract of land, as established by metes and bounds, and described as Lots 47-49, Block 1, Mustang Island Section 2 Subdivision, located along the south side of State Highway 361 (SH 361), north of Beach View Drive, and south of Beachcomber 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, December 10, 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 interprete 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.

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Property Owner(s) Name: Day & Paxton Smith

Address: 3518 Lynn Kaye Circle SAT 78217-3231 Phone No. 210-287-3135

( ) In Favor (X) In Opposition

Reason: wetlands, endangered species, protection of species attracted to the area, protect the dunes

Day Smith  
Signature

Planner Assigned: Saradja Registre  
Email: [Zoning@corpuschristitx.gov](mailto:Zoning@corpuschristitx.gov)  
Phone: 361-826-3574  
INFOR Case No. ZN8725  
Property Owner ID: 3



# PUBLIC HEARING NOTICE

## PLANNING COMMISSION

### REZONING CASE No. ZN8725

stal Dunes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from the "R1 A. Multifamily Apartment Tourist District" to the "RM-AT/PUD" Multifamily Apartment Tourist District with a Planned Unit Development Overlay, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

A property located at or near 6753 State Highway 361 (SH 361), being a 34.12-acre tract of land, as established by metes and bounds, and described as Lots 47-49, Block 1, Mustang Island Section 2 Subdivision, located along the south side of State Highway 361 (SH 361), north of Beach View Drive, and south of Beachcomber Drive. See map on the reverse side.



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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: Vincent Calderon

Address: 6877 SH 361, #32 Point Aransas, TX 78373 Phone No.: 512 788 0076

( ) In Favor (X) In Opposition

Reason: From environmental and risk mitigation perspective, this rezoning plan negatively impacts my property

[Signature]  
Signature

Planner Assigned: Saradja Registre  
Email: [Zoning@corpuschristitx.gov](mailto:Zoning@corpuschristitx.gov)  
Phone: 361-826-3574  
INFOR Case No. ZN8725  
Property Owner ID: 3