



## AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of April 8, 2025  
Second Reading for the City Council Meeting of April 15, 2025

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**DATE:** March 14, 2025

**TO:** Peter Zaroni, City Manager

**FROM:** Michael Dice, Development Services Department  
Michaeld3@cctexas.com  
(361) 826-3596

**Rezoning for a property at or near  
13902 S Padre Island Drive**

**CAPTION:**

Zoning Case No. ZN8332, Golden Pointe, LLC. (District 4). Ordinance rezoning a property at or near 13902 South Padre Island Drive from the “CR-2/IO” Resort Commercial District with the Island Overlay to the “CR-2/IO/PUD” Resort Commercial District with the Island Overlay and a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

**SUMMARY:**

This item is to rezone the property to allow a development with single-family and townhomes.

**BACKGROUND AND FINDINGS:**

The subject property is a vacant and undeveloped 12.13-acre tract in District 4, out of a larger tract, south and along Packery Channel, and north of South Padre Island Drive, with nearly 5 acres of wetlands to be preserved. The subject property is surrounded by properties zoned “CR-2/IO” Resort Commercial with an Island Overlay, that are vacant, with the Packery Channel having an existing land use of Conservation/Preservation.

The applicant is requesting an amendment to the current zoning district for a Planned Unit Development Overlay. The Planned Unit Development will include mostly single-family homes, and some townhomes (single-family-attached structures), and include private open spaces to support the development.

The “CR-2” Resort Commercial District permits commercial parking, indoor and outdoor recreation, office uses, overnight accommodations, restaurants, retail sales, auto rental, water-oriented uses, multifamily dwellings, community service uses, educational facilities, government facilities, medical facilities, and places of worship.

The proposed rezoning is generally consistent with goals and strategies of the City of Corpus Christi Comprehensive Plan; however, it is inconsistent with the future land use designation of mixed-use development.

During the permitting process, zoning reviews are conducted to ensure that development compatibility is achieved; through the prescription of Unified Development Code required buffer yard width and points (UDC §7.9.5, 7.9.6), increased setbacks due to height (UDC §4.2.8.D), limitations on hours of operations with certain site features (UDC §7.2.7.B.1.a), and visual barriers such as landscaping (UDC §7.3.10) and walls to buffer noise generators (UDC §7.9.8.B).

**Public Input Process:**

Number of Notices Mailed: 5 notices were mailed within the 200-foot notification area, and 4 outside the notification area.

As of April 4, 2025

In Favor	In Opposition
0 inside notification area	0 inside notification area
0 outside notification area	0 outside notification area

A total of 0.00% of the 200-foot notification area is in opposition.

**ALTERNATIVES:**

None.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**RECOMMENDATION (February 19, 2025):**

Planning Commission and Staff recommend approval of the change of zoning from the “CR-2/IO” Resort Commercial District with an island overlay to the “CR-2/IO/PUD” Resort Commercial District with an Island Overlay and a Planned Unit Development Overlay.

- The property shall be developed in accordance with the Golden Pointe Planned Unit Development (PUD) Guidelines and Master Site Plan, and to the satisfaction of the Technical Review Committee (TRC); and the conditions listed shall not preclude compliance with other applicable UDC and Building and Fire Code Requirements.

**Vote Results**

For: 8

Against: 0

Absent: 0

Abstained: 1

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance

Presentation - Aerial Map

Planning Commission Final Report