



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
corpuschristitx.gov

## Meeting Agenda - Final

### Planning Commission

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Wednesday, May 13, 2026

5:30 PM

Council Chambers

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*The Planning Commission shall be responsible to and act as an advisory body to City Council; shall review and make recommendations to City Council regarding the adoption/implementation of a comprehensive plan; regarding all proposals to adopt/amend land development regulations for the purpose of establishing consistency with the comprehensive plan; regarding zoning or requests for zoning changes in a manner to ensure consistency with the adopted comprehensive plan; regarding the City's annual capital budget and any capital improvement bond program. The Planning Commission also exercises control (approving body) over platting/subdividing land within the corporate limits and the extraterritorial jurisdiction of the City in a manner to ensure the consistency of all plats with the adopted comprehensive plan.*

**I. Call to Order, Roll Call**

**II. PUBLIC COMMENT: Citizens will be allowed to attend and make public comments in person at City Planning Commission meetings. The public is invited to speak on any agenda item and any other items that pertain to the Planning Commission. Comments are limited to three minutes. If you choose to speak during this period, you will not be allowed to speak again when the specific item is being considered in order of the agenda. Electronic media that you would like to use may only be introduced into the City system IF approved by the City's Communications Department at least 24 hours prior to the Meeting. Please contact IT at 826-3211 to coordinate.**

**III. Approval of Absences: Vice Chairman Munoz (4.29.2026 meeting)**

**IV. Approval of Minutes: April 29, 2026**

1. [26-0742](#) April 29, 2026 Meeting Minutes DRAFT

**Attachments:** [4.29.26 PC Meeting Minutes- DRAFT](#)

**V. Consent Public Hearing: Discussion and Possible Action (Items A & B)**

*NOTICE TO THE PUBLIC: The following Consent Public Hearing consists of items in which City Staff has given a recommendation of approval. The Planning Commission has been furnished with background and support material on each item. All items will be acted upon by one vote without being discussed separately unless a Commissioner has requested to pull a specific item for individual consideration. In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence*

**A. Plats**

2. [26-0665](#) PL9236  
**REPLAT - LAMAR PARK 6**  
Lot 9A, Block 20  
(0.26 Acres)

(District 2) Generally located at 329 Williamson Place, north of Aberdeen Avenue and east of Santa Fe Street.

**Attachments:** [PL9236ReplatCoverTab](#)  
[PL9236CosedCommentReport](#)  
[PL9236LatestPlat](#)

3. [26-0669](#) PL9219  
**REPLAT - COUNTRY ESTATES SUBDIVISION NO. 2**  
Lots 23A, 23B, 24A, 24B, Block 2  
(0.50 Acres)

(District 1) (REPLAT) Generally located at 12937 Hearn Road, south of Leopard Street, east of Interstate Highway 69 (IH 69), and west of Callicoatte Road.

**Attachments:** [PL9219ReplatCoverTab](#)  
[PL9219ClosedCommentReport](#)  
[PL9219LatestPlat](#)

**B. Zoning**

4. [26-0741](#) Zoning Case No. ZN8979, Gulfshores Joint Venture (District 4). Ordinance rezoning a property at or near 14902 St Bartholomew Avenue 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 Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

**Attachments:** [ZN8979 Gulfshores Joint Venture Text File Tab](#)  
[ZN8979 Gulfshores Joint Venture Staff Report](#)  
[ZN8979 Gulfshores Joint Venture Pwpt](#)

**VI. Director's Report****VII. Future Agenda Items****VIII. Adjournment**

**Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Jessica Martinez, at 361-826-3202 or [jessicam2@corpuschristtx.gov](mailto:jessicam2@corpuschristtx.gov), no later than 48 hours prior to this meeting so that appropriate arrangements can be made.**



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
corpuschristitx.gov

## Meeting Minutes - Draft

### Planning Commission

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Wednesday, April 29, 2026

5:30 PM

Council Chambers

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#### I. Call to Order, Roll Call

Chairman Salazar-Garza called the meeting to order at 5:30 pm. A quorum was present to conduct the meeting with Vice Chairman Munoz absent.

#### II. PUBLIC COMMENT: None.

#### III. Approval of Absences: Chairman Salazar-Garza (4.15.2026 meeting)

Commissioner Cantu made a motion to approve the absence of Chairman Salazar-Garza from the April 15, 2026, meeting. Commissioner Budd seconded. Vote: All Aye. Motion passed.

#### IV. Approval of Minutes: April 15, 2026

Commissioner Budd made a motion to approve the meeting minutes from April 15, 2026, as presented by staff. Commissioner Jackson seconded. Vote: All Aye. Motion passed.

#### 1. [26-0612](#) April 15, 2026 Meeting Minutes DRAFT

**Attachments:** [4.15.26 PC Meeting Minutes- DRAFT](#)

#### V. Consent Public Hearing: Discussion and Possible Action (Items A & B)

Andrew Dimas, Development Services introduced items #2, 3, 4, 5, & 7 into record. The plats will satisfy the requirements of the Unified Development Code and State Law. The Technical Review Committee recommends Approval. Recordation is pending satisfactory completion of UDC Review Criteria for 3.8.5.D.

Andrew Dimas, Development Services introduced the following into record:

#7-Ordinance rezoning a property at or near 526 Caribbean Drive from the "CN-1" Neighborhood Commercial District to the "CN-1/SP" Neighborhood Commercial District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

#8-Ordinance rezoning a property at or near 2601 David Street from the "RS-6" Single

Family 6 District to the “RS-TF” Two Family District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

#9-Ordinance rezoning a property at or near Farm-to-Market Road 2444 (FM 2444) and Highway 286 (HWY 286) from the “FR” Farm Rural District (Upon Annexation) to the “CG-2” General Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval). For the record, Andrew Dimas stated this is an OCL and the annexation and zoning will be presented to council at the same time if approved at tonight’s meeting.

#10-Ordinance rezoning a property at or near 321 Waco St. from the “CI” Intensive Commercial District to the “CI/SP” Intensive Commercial Intensive District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Commissioner Miller asked if agenda item #7 had been reviewed with anyone on the base. Andrew Dimas stated there was discussion with Ben Pollack and they will be consulted again at the time of the building permit is being reviewed for issuance.

On item #9 Commissioner Miller asked about the water and sewer at the location. Andrew Dimas stated they would be on septic, and the water lines would need to be extended. Commissioner Miller stated he was worried about the ongoing septic system being installed while development is waiting for the city to catch up with infrastructure. The concern is also the issue with the expanding construction of SH286. If TxDot does not dedicate easement, there will be issues when trying to install wastewater lines. Andrew Dimas stated there are conversations ongoing regarding Miller’s concerns.

With no questions from staff, Chairman Salazar-Garza opened for public comment.

Austin Navarrette with Vaquero Ventures appeared on behalf of agenda item #9. Regarding the commission’s concerns he stated the closest sewer line is roughly about 5,000 ft away so this is the reason the store will be on septic. He also stated he is available for other questions if needed.

With no other public comment, Chairman Salazar-Garza closed public comment.

Commissioner Miller made a motion to approve agenda items #2, 3, 4, 5, 6, 7, 8, 9, & 10 as presented by staff. Commissioner Hedrick seconded. Vote: All Aye. Motion passes.

**A. Plats**

- 2. [26-0560](#) PL9214  
**PRELIMINARY PLAT- 100 SOUTH PADRE**  
 Lot 3, Block 1  
 (5.01 Acres)

(District 3) (Prelim) Generally located at 5565 Bear Lane, at the southeast corner of South Padre Island Drive and Bear Lane.

- Attachments:** [PL9214PrelimCoverTab](#)  
[PL9214ClosedCommentReport](#)  
[PL9214LatestPrelimPlat](#)

3. [26-0570](#) PL9215  
**PRELIMINARY PLAT - WALDRON ROAD SUBDIVISION**  
 Lots 4, Block 1  
 (1.28 Acres)

(District 4) (Prelim) Generally located at 1521 Waldron Road, south of Graham Road and east of Waldron Road

- Attachments:** [PL9215PrelimCoverTab](#)  
[PL9215ClosedCommentReport](#)  
[PL9215PreliminaryPlat](#)

4. [26-0555](#) PL9193  
**REPLAT - CABANISS ACRES**  
 Lots 7AB & 7 AC, Block 8  
 (1.28 acres)

(District 3) Generally located at 2210 Joyce Drive, on the southwest corner of Holly Road and Highway 286 Access Road.

- Attachments:** [PL9193ReplatCoverTab](#)  
[PL9193 Closed Comment Report](#)  
[PL9193LatestPlat](#)

5. [26-0561](#) PL9204  
**REPLAT - FLOUR BLUFF ESTATES**  
 Lot 13R & 14R, Block D  
 (2.44 Acres)

(District 4) Generally located at 10210 South Padre Island Drive (SPID), on the southeast corner of SPID and Naval Air Station Drive.

- Attachments:** [PL9204ReplatCoverTab](#)  
[PL9204ClosedCommentReport](#)  
[PL9204LatestPlat](#)

6. [26-0618](#) PL9237  
**FINAL- BERLET ADDITION ANNEX**  
 Lots 4-12

(7.18 Acres)

(District 4) Generally located at 4005 Berlet Lane, and 1935 Yorktown Boulevard, south of Yorktown Boulevard, east of Berlet Lane, and west of Flour Bluff Drive.

**Attachments:**     [PL9237FinalCoverTab](#)  
                                 [PL9237ClosedCommentrReport](#)  
                                 [PL9237LatestPlat](#)

## **B. Zoning**

7.     [26-0607](#)     Zoning Case No. ZN8600, Paul and Pamela Wondolowski (District 4). Ordinance rezoning a property at or near 526 Caribbean Drive from the “CN-1” Neighborhood Commercial District to the “CN-1/SP” Neighborhood Commercial District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).
- Attachments:**     [ZN8600 Paul & Pamela Wondolowski Staff Report](#)  
   [ZN8600 EDIT Paul & Pamela Wondolowski Pwpt](#)
8.     [26-0608](#)     Zoning Case No. ZN9048, Ruvanna Investments, LLC (District 1). Ordinance rezoning a property at or near 2601 David Street from the “RS-6” Single Family 6 District to the “RS-TF” Two Family District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).
- Attachments:**     [ZN9048 Ruvanna Investments LLC Staff Report](#)  
   [ZN9048 Ruvanna Investments, LLC Pwpt](#)
9.     [26-0609](#)     Zoning Case No. ZN9140, Broadwalk Investments LLC. (District 5). Ordinance rezoning a property at or near Farm-to-Market Road 2444 (FM 2444) and Highway 286 (HWY 286) from the “FR” Farm Rural District (Upon Annexation) to the “CG-2” General Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).
- Attachments:**     [ZN9140 Broadwalk Investments LLC Staff Report](#)  
   [ZN9140 Broadwalk Investments LLC Pwp](#)
10.   [26-0610](#)     Zoning Case No. ZN9183, Diego Vasquez (District 1). Ordinance rezoning a property at or near 321 Waco St. from the “CI” Intensive Commercial District to the “CI/SP” Intensive Commercial Intensive District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

**Attachments:**     [ZN9183 Diego Vasquez Staff Report](#)  
                                 [ZN9183 Diego Vasquez Pwpt](#)

## **VI. Public Hearing: Discussion and Possible Action (Item C)**

Jorge Chavez, Engineer-Public Works introduced item #11 into record by amending the Corpus Christi Transportation Master Plan “Mobility CC” and request removal of a proposed C1 collector (Project 17-T) located between Caribbean Drive and Ramfield Road. The Public Works Department oversees the City’s Transportation Master Plan “Mobility CC” which addresses the master planned transportation network in the City of Corpus Christi limits and the City’s Extraterritorial Jurisdiction (ETJ). The plan designates the ultimate rights-of-way for collector, arterial, and freeway segments and their alignments to create an efficient multi-modal system. The Planning Commission has the authority to recommend amendments to a comprehensive master plan for City Council action. Layton Manor Block 1, Lots 3R & 4R is an existing developed tract (9.788 -acres) located between Caribbean Drive and Ramfield Road. The tract is currently zoned residential, and the property owners are proposing to split the tract into two lots. The development is located within City limits. Brister Surveying, consultants for this development, submitted a request for a Transportation Master Plan amendment for the planned C1 Collector, identified as project 17-T on the Roadway Master Plan. If Project 17-T is maintained, the developer would be required to dedicate a 60-ft right-of-way and construct public improvements. City staff is recommending removal of the C1 collector.

Commissioner Hedrick stated there is already an existing C1 collector south of Ramfield Rd. He is concerned the if this discussed collector road is deleted then the proposed one north of Caribbean would have a good argument to not construct in the future. Andrew Dimas stated the concern is a case by case when plat is presented and that will come about if and when the property gets platted.

Commissioner Miller asked moving forward that when we use the aicuz word staff add an overlay map to the presentation. He also stated he understood has to why the collector road will not be an issue if removed since the area is sparsely populated because of the aicuz area.

With no questions from staff, Chairman Salazar-Garza opened for public comment. Being none, public comment was closed.

Commissioner Miller made a motion to approve agenda item # 11 as presented by staff. Commissioner Teichelman seconded. Vote: All Aye. Motion passes.

Andrew Dimas, Development Services introduced item #12 into record. The plat will satisfy the requirements of the Unified Development Code and State Law. The Technical Review Committee recommends conditional approval since the RMP amendment has to be approved by council first. Recordation is pending satisfactory completion of UDC Review Criteria for 3.8.5.D.

Commissioner Hedrick asked if the property extended all the way up to Caribbean. Andrew Dimas stated no. The property on the north side is separately owned.

With no questions from staff, Chairman Salazar-Garza opened for public comment. Being none, public comment was closed.

Commissioner Budd made a motion to approve agenda item # 11 as presented by staff. Commissioner Hedrick seconded. Vote: All Aye. Motion passes.

**C. Discussion and Possible Action regarding the Transportation Master Plan (Mobility CC) Amendments**

11. [26-0602](#) Corpus Christi Transportation Master Plan "Mobility CC" Developer Amendment Request- Removal of a Proposed C1 Collector (Project 17-T)

**Attachments:** [Project 17-T](#)  
[Project 17-T Presentation](#)

12. [26-0393](#) PL8881  
**REPLAT- LAYTON MANOR**  
Block 1, Lot 3R & 4R  
(9.78 Acres)

(District 4) Generally located at 1730 & 1738 Ramfield Road, north of Ramfield Road, south of Caribbean Drive, east of Flour Bluff Drive, and west of Roscher Road.

**Attachments:** [PL8881ReplatCoverTab \(1\)](#)  
[PL8881ClosedCommentReport](#)  
[PL8881LatestPlat](#)

**VII. Director's Report: None**

**VIII. Future Agenda Items: None.**

**IX. Adjournment**

With no other business to conduct, Chairman Salazar-Garza adjourned the meeting at 6:02 pm.

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
May 13, 2026**

PL9236

**REPLAT – LAMAR PARK 6**

Lot 9A, Block 20

(0.26 Acres)

(District 2) Generally located at 329 Williamson Place, north of Aberdeen Avenue and east of Santa Fe Street.

Zoned: RS-6

Owners: Southern Builders Encore LLC

Surveyor: Texas Geo Tech

The applicant proposes to replat to have a complete platted lot. All Technical Review Committee comments have been addressed. The submitted Replat complies with the requirements of the Unified Development Code and State law. Staff recommends **approval**.



### **Merged Document Report**

### **Application No.: PL9236**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

<b>Document Filename</b>
260405 Layout1-R1.pdf

Comment Author Contact Information:

<b>Author Name</b>	<b>Author Email</b>	<b>Author Phone No.:</b>
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268
Mark Zans	markz2@corpuschristitx.gov	361-826-3553

[General Comments](#)

[Corrections in the following table need to be applied before a permit can be issued](#)

<b>Comment ID</b>	<b>Page Reference</b>	<b>Annotation Type</b>	<b>Author : Department</b>	<b>Status</b>	<b>Review Comments</b>	<b>Applicant Response Comments</b>
1	P001	Note	Bria Whitmire : ENG	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: no Sidewalks: no B. Water: no (EACH lot must have individual access and provide connectivity to neighboring lot) Fire hydrants: not for platting, possibly for site development (nearest hydrant must be 300 feet for commercial, 600 for residential) C. Wastewater: no (EACH lot must have individual access and provide connectivity to	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>neighboring lot)</p> <p>D. Stormwater: no, however site development must mitigate any increase of stormwater runoff-post development flow cannot exceed pre development flow</p> <p>E. Public open space: no (UDC 8.3)</p> <p>F. Permanent monument markers: no</p> <p>Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.</p>	
2	P001	Note	Mark Zans : LD	Closed	Provide half street dimension.	
3	P001	Note	Mark Zans : LD	Closed	<p>traffic comments:</p> <p>PLAT – ROADWAY MASTER PLAN</p> <ul style="list-style-type: none"> <li>•□The proposed plat does not impact or alter the existing Transportation Master Plan.</li> </ul> <p>PLAT – COMMENT:</p> <p>(CITY ACCESS MANAGEMENT / ROW)</p> <ul style="list-style-type: none"> <li>•□A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2).</li> <li>o□The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW.</li> <li>o□The developer / applicant can reach out to rowmanagement@corpuschristitx.gov for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways.</li> <li>o□Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9).</li> <li>•□The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements.</li> <li>o□All work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.)</li> </ul> <p>PLAT – TRAFFIC – PEAK HOUR TRAFFIC / TIA:</p> <ul style="list-style-type: none"> <li>•□Peak Hour Traffic (PHT) form DOES NOT show an excess of 500 trips for both the AM peak trips times &amp; the PM peak trip times. A Traffic Impact Analysis</li> </ul>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>(TIA) will NOT be required.  DRIVEWAY ACCESS</p> <ul style="list-style-type: none"> <li>•□Proposed driveway details &amp; dimensions required for review and approval from Public Works Traffic / ROW.</li> <li>•□Location of proposed driveway will require review and approval from Public Works Traffic / ROW – this is separate from the building permit from Development services Department. Typically, this approval should be done before the issuance or approval of a building permit.</li> </ul> <p>Traffic control plans</p> <ul style="list-style-type: none"> <li>•□Traffic control plans will also need to be provided to address any impacts or encroachment of devices, private work, or any activity into public ROW during construction.</li> </ul>	
4	P001	Note	Mark Zans : LD	Closed	<p>Fire comments: Plat:  Water Distribution Standards: Fire flow for residential areas requires 750 GPM with 20 psi residual</p> <p>507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.</p> <p>3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.</p> <p>D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.</p> <p>503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>Information/Note:</p> <ol style="list-style-type: none"> <li>1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</li> <li>2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet.</li> </ol> <p>In this instance, no parking is allowed on one</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>side of the street.</p> <p>3. The minimum street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street.</p> <p>Note: Calculated Turning Radii for Fire Apparatus:            Inside Turn: 20 ft. 3 in.            Curb to curb: 36 ft. 8 in.            Wall to wall: 44 ft. 8 in.</p> <p>Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, developers should be particularly careful not to design streets with acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn.</p> <p>503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.</p> <p>503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words:" Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p> <p>-Development of the property will require further Development Services review.</p>	
5	P001	Note	Mark Zans : LD	Closed	<p>traffic comments:            PLAT - ROADWAY MASTER PLAN</p> <ul style="list-style-type: none"> <li>•□The proposed plat does not impact or alter the existing Transportation Master Plan.</li> </ul> <p>PLAT - COMMENT:            (CITY ACCESS MANAGEMENT / ROW)</p> <ul style="list-style-type: none"> <li>•□A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2).</li> <li>o□The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW.</li> <li>o□The developer / applicant can reach out to rowmanagement@corpuschristitx.gov for further</li> </ul>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways.</p> <ul style="list-style-type: none"> <li>o Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9).</li> <li>• The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements.</li> <li>o All work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.)</li> </ul> <p>PLAT - TRAFFIC - PEAK HOUR TRAFFIC / TIA:</p> <ul style="list-style-type: none"> <li>• Peak Hour Traffic (PHT) form DOES NOT show an excess of 500 trips for both the AM peak trips times &amp; the PM peak trip times. A Traffic Impact Analysis (TIA) will NOT be required.</li> </ul> <p>DRIVEWAY ACCESS</p> <ul style="list-style-type: none"> <li>• Proposed driveway details &amp; dimensions required for review and approval from Public Works Traffic / ROW.</li> <li>• Location of proposed driveway will require review and approval from Public Works Traffic / ROW - this is separate from the building permit from Development services Department. Typically, this approval should be done before the issuance or approval of a building permit.</li> </ul> <p>Traffic control plans</p> <ul style="list-style-type: none"> <li>• Traffic control plans will also need to be provided to address any impacts or encroachment of devices, private work, or any activity into public ROW during construction.</li> </ul>	
6	P001	Note	Mark Zans : LD	Closed	Change title to Interim Asst. City Manager	

# LAMAR PARK SECTION 6, BLOCK 20, LOT 9A

BEING A REPLAT OF LAMAR PARK 6 E31' LT 8 ALL LT 9 & W9' LT 10 BLK 20 RECORDED IN VOL. 14 PAGE 42 AND DESCRIBED IN DEED 2025039588, DEED RECORDS OF NUECES COUNTY, TEXAS,



LOCATION MAP  
NOT TO SCALE

STATE OF TEXAS  
COUNTY OF NUECES

I, SOUTHERN BUILDERS ENCORE, LLC HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FORGOING PLAT; THAT IT HAS HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

CHRIS MONTALVO MANAGER

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY  
CHRIS MONTALVO.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY  
THE PLANNING COMMISSION FOR THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

MICHAEL DICE, INTERIM ASST. CITY MANAGER

CYNTHIA S. GARZA, CHAIR

STATE OF TEXAS  
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED  
BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS  
CHRISTI, TEXAS.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

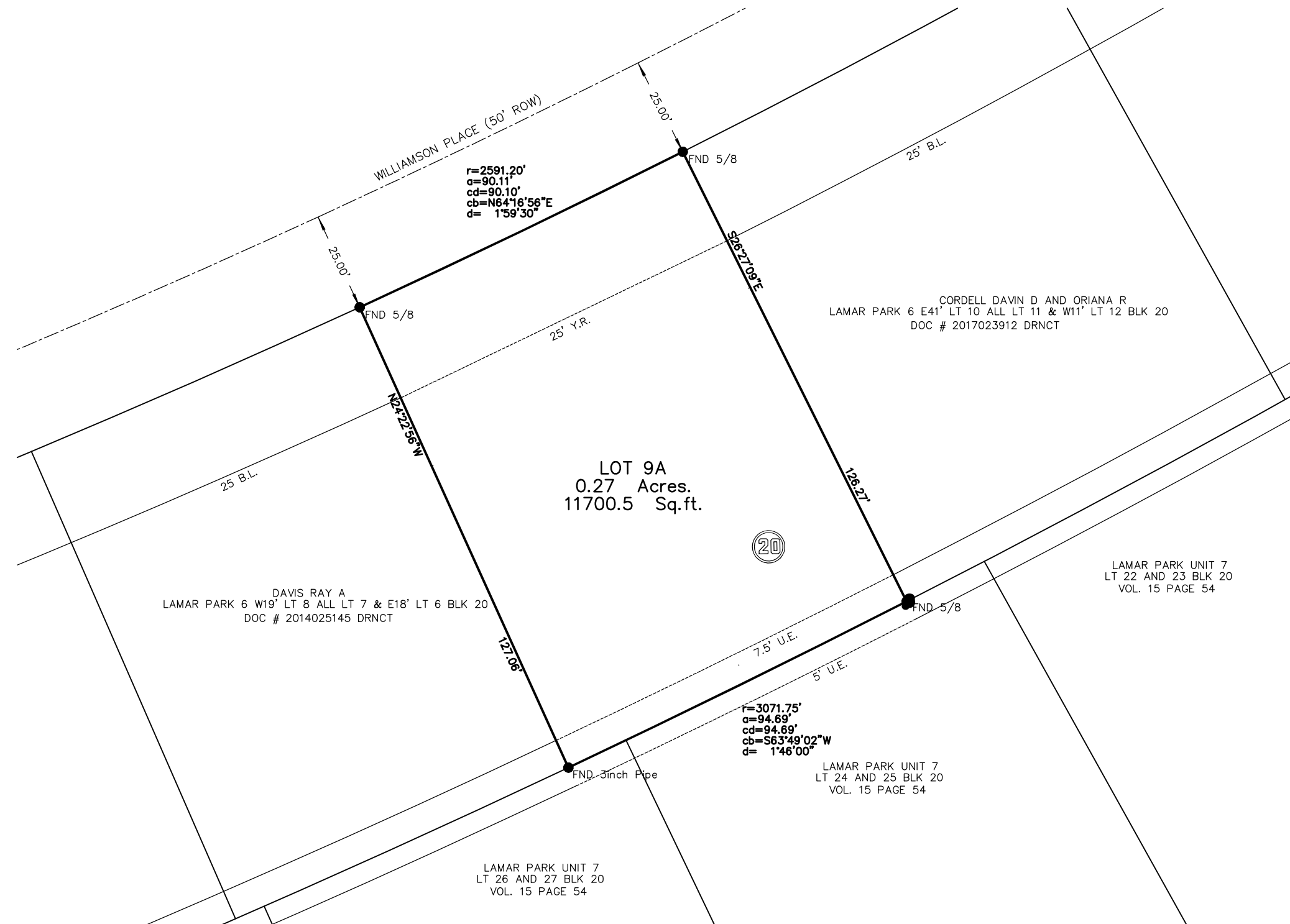
BRIA WHITMIRE, P.E. CFM. CPM  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE Xth DAY OF XXXX 2026.

JARREL L. MOORE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4854



GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 0.27 ACRES OF LAND.
- 2) THE YARD REQUIREMENT, AS DEPICTED IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE. DEVELOPMENT STANDARDS USED ADHERE TO UDC 9.5.3 REGULATIONS FOR SINGLE FAMILY USE OF NONCONFORMING LOTS.
- 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 4835C0530G, MAP REVISED 10/13/2022, THE SUBJECT PROPERTY IS LOCATED IN ZONE X AREAS OF MINIMAL FLOOD HAZARD.
- 4) ALL BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 5) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS CONTACT RECREATION" USE.
- 6) PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC (UDC 7.1.7)
- 7) DURING THE DEVELOPMENT OF THE SITE, ANY INCREASE IN STORMWATER RUNOFF FLOW RATES MUST BE MITIGATED IN ACCORDANCE WITH UDC 8.2.8A, 8.2.B, AND ID1 3.05 RESULTING IN NO ADVERSE IMPACT BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.

STATE OF TEXAS  
COUNTY OF NUECES

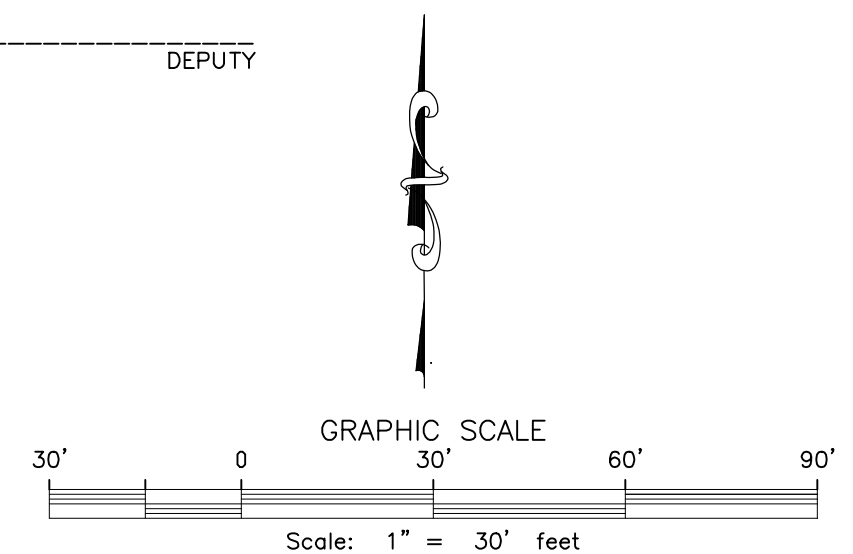
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK  
NUECES COUNTY, TEXAS

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M.

\_\_\_\_\_, 2026

BY: \_\_\_\_\_  
DEPUTY



**TEXAS GEO TECH**  
LAND SURVEYING, INC  
5525 S. STAPLES ST. SUITE B2  
Corpus Christi, TX 78411  
(361) 993-0808 Fax (361) 993-2955  
JOB # 260405  
APRIL 21, 2026

**TECHNICAL REVIEW PLAT REQUIREMENTS**  
**REGULAR PLANNING COMMISSION MEETING**  
**May 13, 2026**

PL9219

**REPLAT – COUNTRY ESTATES SUBDIVISION NO. 2**

Lots 23A, 23B, 24A, 24B, Block 2  
(0.50 Acres)

(District 1) (REPLAT) Generally located at 12937 Hearn Road, south of Leopard Street, east of Interstate Highway 69 (IH 69), and west of Callicoatte Road.

Zoned: RS-TF

Owners: Raquel Beyluni

Surveyor: Texas Geo Tech

The applicant proposes to replat to develop two-family homes and townhouses. All Technical Review Committee comments have been addressed. The submitted Replat complies with the requirements of the Unified Development Code and State law. Staff recommends **approval**.



### **Merged Document Report**

### **Application No.: PL9219**

Description :	
Address :	12937 HEARN CORPUS CHRISTI TX 78410
Record Type :	PLAT

Submission Documents:

Document Filename
260317-PLAT (2).pdf
260317-UTILITY.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268
Mark Zans	markz2@corpuschristitx.gov	361-826-3553

**General Comments**

**Corrections in the following table need to be applied before a permit can be issued**

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	P001	Note	Bria Whitmire : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: no Sidewalks: no B. Water: no (EACH lot must have individual access and provide connectivity to neighboring lot) Fire hydrants: not for platting, possibly for site development (nearest hydrant must be 300 feet for commercial, 600 for residential) C. Wastewater: no (EACH lot must have individual	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					access and provide connectivity to neighboring lot) D. Stormwater: no, however site development must mitigate any increase of stormwater runoff as post development flow cannot exceed pre development flow E. Public open space: no (UDC 8.3) F. Permanent monument markers: no Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	
3	P001	Note	Bria Whitmire : DS	Closed	Stormwater information provided on plat but should be separate SWQMP showing directional arrow for flow offsite to receiving waters.	
2	P002	Note	Bria Whitmire : DS	Closed	Retitle as Utility Map in Header	
4	P002	Note	Bria Whitmire : DS	Closed	Continue UE along frontage as it continues from Lot 22 Block 2, but confirm where that meets at the corner as Lot 22 Block 2 appears off.	
5	P002	Note	Bria Whitmire : DS	Closed	Property line of Lot 22 Blk 2 doesn't appear correct as NCAD show jog in property line.	
6	P001	Note	Mark Zans : LD	Closed	Park fee: 4 x 462.50 = \$1,850.00	
7	P001	Note	Mark Zans : LD	Closed	Fire Department coments: Plat: Water Distribution Standards: Fire flow for residential areas requires 750 GPM with 20 psi residual 507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart. 3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available. D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>13 feet 6 inches.  Information/Note:  1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.  2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street.  3. The minimum street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street.  Note: Calculated Turning Radii for Fire Apparatus:  Inside Turn: 20 ft. 3 in.  Curb to curb: 36 ft. 8 in.  Wall to wall: 44 ft. 8 in.  Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, developers should be particularly careful not to design streets with acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn.  503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.  503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words:" Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p>	

STATE OF TEXAS  
COUNTY OF NUECES

WE, AMERICA ALFA GROUP, LLC., HEREBY CERTIFIES THAT WE ARE THE OWNERS OF THE FOREGOING PLAT AND THAT WE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

RAQUEL G. BEYLUNI, MANAGING MEMBER

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY  
RAQUEL G. BEYLUNI.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

BRIA WHITMIRE, P.E. CFM, CPM  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK  
NUECES COUNTY, TEXAS

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.  
\_\_\_\_\_, 2026

BY: \_\_\_\_\_ DEPUTY

STATE OF TEXAS  
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

CYNTHIA GARZA, CHAIRPERSON

MICHAEL DICE, DEVELOPMENT SERVICES DIRECTOR

STATE OF TEXAS  
COUNTY OF NUECES

I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

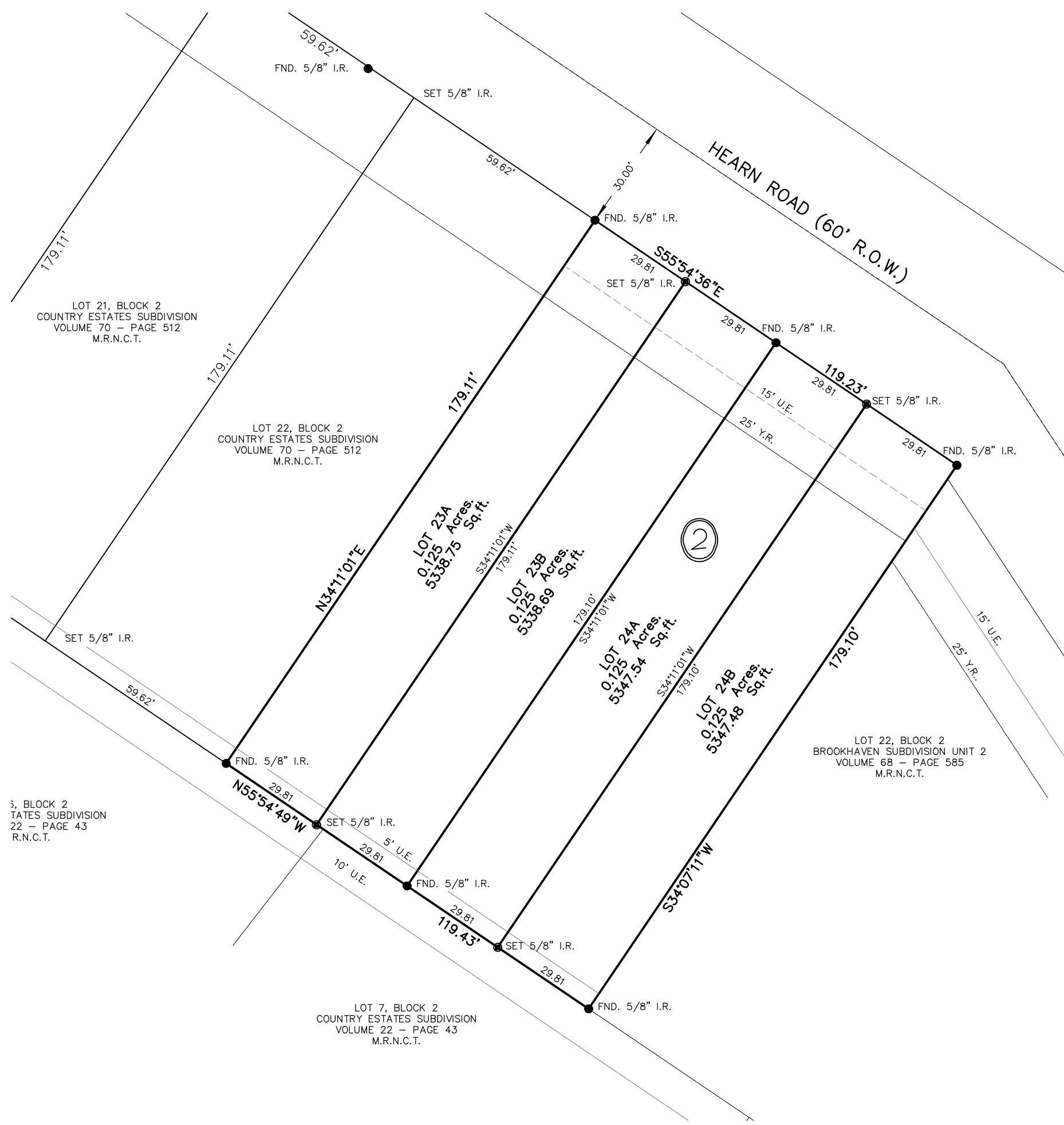
THIS THE MAY, XX 2026.

JARREL L. MOORE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4854

# FINAL PLAT OF:

## COUNTRY ESTATES SUBDIVISION UNIT NO. 2 BLOCK 2, LOTS 23A, 23B, 24A, AND 24B

BEING A RE-PLAT OF LOTS 23 AND 24 BLOCK 2 OF THE COUNTRY ESTATES SUBDIVISION UNIT NO. 2, VOLUME 70, PAGE 512 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS,



LOCATION MAP: N.T.S.

### GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 0.5 ACRES OF LAND.
- 2) A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) ALL BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 4) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER DOWNSTREAM OF THE CALALLEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUECES RIVER AS "HIGH". TCEQ ALSO CATEGORIZED THE NUECES RIVER AS "CONTACT RECREATION" USE.
- 5) THE SUBJECT SITE IS IN ZONE "X" ACCORDING TO FEMA MAP, COMMUNITY PANEL 48355C0280G, EFFECTIVE DATE 10/13/2022
- 6) STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
- 7) DURING THE DEVELOPMENT OF THE SITE, ANY INCREASE IN STORMWATER RUNOFF FLOW RATES MUST BE MITIGATED IN ACCORDANCE WITH UDC 8.28.A.8.2.8.B. AND IDM 3.05 RESULTING IN NO ADVERSE IMPACTS BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.



**TEXAS GEO TECH**  
LAND SURVEYING, INC  
5525 S. STAPLES ST. SUITE B2  
Corpus Christi, TX 78411  
(361) 993-0808 Fax (361) 993-2955  
JOB # 280317  
APRIL 21, 2026

**Public Hearing - Rezoning for a property located at or near 14902 St Bartholomew Avenue**

Zoning Case No. ZN8979, Gulfshores Joint Venture (District 4). Ordinance rezoning a property at or near 14902 St Bartholomew Avenue 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 Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

# ZONING REPORT

CASE ZN8979

## APPLICANT & SUBJECT PROPERTY

**District:** 4  
**Owner:** Gulfshores Joint Venture  
**Applicant:** RG Miller, DCCM  
**Address:** 14902 St Bartholomew Avenue, located along the north side of St Bartholomew Avenue, south of Zahn Road, east of South Padre Island Drive/State Highway 361.  
**Legal Description:** 82.02 Acres of land out of Tracts C and D, Padre Island No 1  
**Plat Status:** The subject property is not platted per MRNCT (Map Records of Nueces County, Texas).  
**Acreege of Subject Property:** 81.21 acres (Refer to Attachment A Metes and Bounds)  
**Pre-Submission Meeting:** June 2, 2025  
**Code Violations:** None.

## ZONING REQUEST

**From:** "CR-2/IO" Resort Commercial District with the Island Overlay  
**To:** "CR-2/PUD" Resort Commercial District with the Island Overlay and Planned Unit Development Overlay  
**Purpose of Request:** To allow for the development of a mixed-use project that incorporates commercial uses and various residential options.

## CORPUS CHRISTI COMPREHENSIVE PLAN

**Plan CC:** Provides a vision, goals, and strategies to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ), which was adopted in 2016.

## LAND USE

**ADP (Area Development Plan):** According to Plan CC, the subject property is located within the Padre-Mustang Island Area Development Plan (Adopted in June 29, 2021).

**Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022):** The subject property is not within a MCAOD District.

	Zoning District	Existing Land Use	Future Land Use
<b>Site</b>	"CR-2/IO," Resort Commercial District with the Island Overlay	Vacant	Mixed-Use
<b>North</b>	"RM-AT/IO," Multi-Family Apartment Tourist District with an Island Overlay;  "CR-2/IO," Resort Commercial District with the Island Overlay	Vacant, Navigation Channel (Packery Channel)	Mixed Use, Navigation Channel (Packery Channel)

<b>South</b>	“RM-AT/IO,” Multi-Family Apartment Tourist District with the Island Overlay;	Medium-Density Residential, Vacant, High-Density Residential	Mixed Use, High-Density Residential
	“RM-AT/IO/PUD,” Multi-Family Apartment Tourist District with the Island Overlay and a Planned Unit Development Overlay;		
	“CR-2/IO,” Resort Commercial District with the Island Overlay		
<b>East</b>	“CR-2/IO,” Resort Commercial District with the Island Overlay	Vacant, Conservation/ Preservation	Permanent Open Space
<b>West</b>	“CR-2/IO,” Resort Commercial District with the Island Overlay;	Vacant, Water	Mixed Use, Water
	“RM-AT/IO,” Multi-Family Apartment Tourist District with the Island Overlay		

### ROADWAY MASTER PLAN (RMP)

Roadway	Service Area	RMP Designation	Existing Thru Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
St. Bartholomew Avenue	20	“C1,” Minor Residential Collector			1	1	No data	None Planned
Beach Access Road 3A	20	“C1,” Minor Residential Collector			1	1	No data	None Planned

### TRANSIT INTEGRATION

The Corpus Christi RTA provides service to the subject property via Bus Route *65 Padre Island Flex near Leeward Drive and Running Light Drive* and St Bartholemew Avenue and Windward Drive.

### PUBLIC HEARINGS & NOTIFICATIONS

Planning Commission	May 13, 2026
City Council 1 <sup>st</sup> Reading	June 23, 2026

City Council 2 <sup>nd</sup> Reading		June 30, 2026	
132	Notices mailed to property owners within 200 feet of the subject property		
0	In Opposition	0	In Favor
0%	In Opposition	0	Individual Property Owners in Opposition

**Background:**

The subject property consists of approximately 81.21 acres of vacant land on Padre/Mustang Island, located south of the Packery Navigation Channel and State Highway 361, west of the Gulf of Mexico, and east of South Padre Island Drive (Park Road 22). It lies directly north of the Padre Island Sections A–C subdivisions along St. Bartholomew Avenue, a local residential street, and is accessible from Leeward Drive and Windward Drive, both classified as “C1” Minor Residential Collectors. Beach Access Road 3A also touches the property at its southeast corner, though its function is limited to providing public beach access. The property’s perimeter measures roughly 7,900 linear feet, with only about 965 linear feet unobstructed by land or water. (See Exhibit B: Existing Zoning and Notice Area Map.)

To the north, adjacent properties are zoned “RM-AT/IO” Multi-Family Apartment Tourist District with the Island Overlay and “CR-2/IO” Resort Commercial District with the Island Overlay; these tracts are currently vacant. Several properties to the south share similar zoning, while others are designated “RM-AT/IO/PUD” Multi-Family Apartment Tourist District with the Island Overlay and Planned Unit Development Overlay. These southern parcels contain medium- to high-density residential uses, along with some vacant land. To the east, the zoning is “CR-2/IO” Resort Commercial District with the Island Overlay; part of this area is vacant, while the remainder is used for conservation/preservation. Properties to the west are zoned “RM-AT/IO” and “CR-2/IO,” include waterway areas, and are largely undeveloped.

The applicant is requesting a Planned Unit Development (PUD) Overlay on the existing “CR-2/IO” Resort Commercial District with the Island Overlay to allow single-family homes, a use not permitted by right in the current zoning. The proposed 81.21-acre mixed-use development would include commercial uses allowed in the base district, excluding truck stops with overnight accommodations, automated car washes, and recreational vehicle storage, as identified in Table 1: “CR-2” Resort Commercial District Permitted Uses. Bold designations in the second column to last represent a deviation from the Unified Development code.

The development plan includes a variety of housing types—townhomes, multi-family dwellings, and single-family homes, the land-use deviation. This range of housing options is intended to provide diverse sizes and price points for future residents. Cottage housing, which is already permitted in the base zoning district, will also be incorporated.

<b>TABLE 1 - “CR-2” RESORT COMMERCIAL DISTRICTS PERMITTED USES</b>		
P = Permitted Use; L = Subject to Limitations; SUE = Special Use Exception; SP = Special Permit; [blank cell] = Not Permitted <b><i>The above designations in bold represent a deviation from the Development Code.</i></b>		
	Planned Unit Development Standard	Unified Development Code Standard

<b>Residential Uses</b>		
<b>Single-Family Detached</b>	<b>P</b>	
Care takers quarters	L	L
Townhouse	P	P
Multi-Family dwelling	P	P
Cottage Housing Development	P	P
Upper-story residential unit within commercial business structures.	L	L
Group Living Uses (UDC Section 5.1.2)	P	P
<b>Public/Semi-Public Uses</b>		
As permitted by Unified Development Code 4.5.2. Permitted Uses.		
<b>Commercial Uses</b>		
Commercial Parking Uses (UDC Section <b>5.1.4.A</b> )	P	P
Indoor Recreation Uses (UDC Section <b>5.1.4.B</b> ) except:	P	P
---Bar, tavern or pub	<b>P</b>	L
--- <u>Smoking Lounge</u>	P	P
---Sexually oriented business	See Section 4.6.2	
Office Uses (UDC Section <b>5.1.4.C</b> )	P	P
Outdoor Recreation Uses (UDC Section <b>5.1.4.D</b> ) except:	P	P
Commercial amphitheater	SP	SP
Overnight Accommodation Uses except:	P	P
---Bed and breakfast home	L	L
---Recreational Vehicle Park	L	L
---Truck stop w/ overnight accommodations		L
Restaurant Uses (UDC Section <b>5.1.4.F</b> )	P	P
Retail Sales and Service Uses, sales- and service-oriented (UDC Section <b>5.1.4.G</b> ) Includes personal service uses except:	P	P
<u>Game Processing</u>	L	L
Retail Sales and Service Uses, repair- oriented (UDC Section <b>5.1.4.G</b> )	P	P
<u>Farmers market</u>	L	L
Self-Service Storage Uses (UDC Section <b>5.1.4.H</b> ) except:	L	L
---Boat storage	<b>P</b>	L
---RV storage	<b>L</b>	L
Vehicle Sales and Service Uses (UDC Section <b>5.1.4.I</b> ) except:		
---Auto rental	P	P
---Car wash, hand-operated	L	L

---Car Wash, Automated		L
---Bicycle or <u>watercraft</u> rental	P	P
---Fuel sales	L	L
---Vehicle service, heavy		
---Vehicle service, limited	L	L
Water-Oriented Uses (UDC Section <b>5.1.4.J</b> )	P	P
Light Industrial Service Uses (UDC Section <b>5.1.5.A</b> )		
Laboratory, research or experimental		
<u>Storage of explosives</u> or <u>other hazardous materials</u>	SUE	SUE
Warehouse and Freight Movement Uses (UDC Section <b>5.1.5.B</b> )		
Waste-Related Uses (UDC Section <b>5.1.5.C</b> ) except:		
---Recycling Drop-off Center	L	L
Wholesale Trade Uses (UDC Section <b>5.1.5.D</b> )		
<u>Kenel</u> or <u>animal shelter</u> , indoor		
<b>Industrial Uses</b>		
As permitted by Unified Development Code 4.5.2. Permitted Uses.		

The Gulfshore Joint Venture – Packery Parcel Tentative Site Plan, included in Attachment (C) Planned Unit Development Plan, identifies proposed commercial land use areas located along the eastern and southern boundaries of the property. Townhome sites are shown near the primary entrance. Cottage housing locations are distributed throughout the interior of the development. Table 2 – Planned Unit Development Land Use Breakdown indicates that the specific distribution of single-family residential use within the site is not defined.

<b>TABLE 2 - PLANNED UNIT DEVELOPMENT LAND USE BREAK DOWN</b>						
	Limitations	Percentage	Parcels CO	Parcels CM	Parcels SF**	Parcels TH
Single-Family	None	Not Established	X	X	X	X
Townhouses	≤20 Acres	≤24.6 %	X		X	X
Multi-Family	≤15 Acres	≤18.5 %		X	X	--
Cottage Development	≤20 Acres	≤24.6%	X	X	X	--
Commercial	≤15 Acres	≤18.5 %		X		X
<b>Total</b>	<b>82.1 Acres</b>	<b>--</b>				
1. CO= Cottage, CM= Commercial, SF=Single-Family, TH=Town Home 2. Parcels CM1, CM2 and CM3 may be developed for commercial/hospitality, multi-family, or detached single-family housing uses; parcels SF6 through SF29 may be developed for cottage, townhouse, or detached single-family housing uses; parcel SF30 may be developed for townhouse or detached single-family housing uses; parcels CO1 through CO4 may be developed for cottage, townhouse, or detached single-family housing uses;						

parcels TH1 and TH9 may be developed for commercial/hospitality, townhouse, or detached single-family housing uses.

The Planned Unit Development Plan applies single-family development standards equivalent to those of the “RS-4.5” Single-Family 4.5 District (refer to Table 3). Townhome development is not subject to density limits. The Unified Development Code establishes a maximum density of 44 units per acre for multi-family development, which could be applied to the entire property. The applicant proposes a maximum single-family density of 9 units per acre. The medium-density residential range is 8 to 13 units per acre, and the proposed maximum density of 9 units per acre falls within this range.

<b>TABLE 3 - “CR-2” RESORT COMMERCIAL DISTRICTS DEVELOPMENT STANDARDS</b>		
<i>Texts in bold represent a deviation from the Unified Development Code.</i>		
	Planned Unit Development Standard	Unified Development Code Standard
Maximum Density (units/acre)	<b>9</b>	--
Min. Lot Area (SQF)	<b>4,500</b>	--
Min. Lot Width (FT)	<b>45</b>	--
Min. Yards (FT)	<b>20</b>	--
Street (FT)	<b>10</b>	--
Street (Corner) (FT)	<b>10</b>	--
Side (single) (FT)	<b>5</b>	--
Side (total) (FT)	<b>10</b>	--
Rear (FT)	<b>5</b>	--
Min. Open Space (FT)	<b>20%</b>	--
Max. Height (FT)	<b>35</b>	--

The development will allow short-term rentals without the less than one month limit. Additional deviations are proposed to the Infrastructure Design Manual (IDM) right-of-way standards to create multi-modal scenic corridors (refer to Tables 4 and 5). These land-use and dimensional deviations are the basis for the PUD Overlay request. Public open spaces and other amenities will support a highly connected, walkable development.

<b>TABLE 4 - COLLECTOR &amp; ABOVE RIGHT-OF-WAY DIMENSIONAL STANDARDS</b>								
Local Street Section	Right of Way Width	Street Section Width (BC)	Lanes	Median/ Turn Lane	Spacing (Miles)	Sidewalk Width**	Back of Curb to Property Line	Avg. Daily Trips
Minor Res. Collector	<b>60 ft</b>	<b>40 ft</b>	<b>Two</b>	<b>No</b>	<b>0.25-0.50</b>	<b>5 ft</b>	<b>10 ft</b>	<b>1,600 – 3,000</b>
PUD St 2	60 ft	40 ft	Two	No	0.25 -0.50	<b>4 ft</b>	10 ft	1,600-3,000

**TABLE 5 - LOCAL STREET STANDARDS**

Local Street Section Type	Right of Way Width	Planting / Utility Areas	Street Section Width (BC)	Required Sidewalk Width	Tied Side-walk Allowed	Side-walk Required 2 sides	Lanes	Traffic Lanes	Parking Sides Allowed
<b>UDC L-1A</b>	<b>50 ft</b>	<b>6 ft; 6 ft</b>	<b>28 ft</b>	<b>4 ft</b>	<b>Not Allowed</b>	<b>Yes</b>	<b>One</b>	<b>2-way</b>	<b>Two</b>
PUD St 5 & 7	50 ft	11 ft/7 ft	28 ft	4 ft	Not Allowed	<b>No</b>	One	2-Way	None
PUD St 6	50 ft	<b>0 ft/ 4 ft</b>	<b>26 ft</b>	4 ft	<b>Allowed</b>	<b>No</b>	One	2-way	Two
<i>UDC L-1E</i>	<i>40 ft</i>	<i>7 ft/7ft</i>	<i>22 ft</i>	<i>4 ft</i>	<i>Not Allowed</i>	<i>No</i>	<i>One</i>	<i>2-way</i>	<i>One</i>
<b>PUD St 8-10</b>	<b>40 ft</b>	<b>5 ft/5ft</b>	<b>26 ft</b>	<b>4 ft</b>	<b>Not Allowed</b>	<b>No</b>	<b>One</b>	<b>2-way</b>	<b>None</b>

1. Bold designation reflected deviations from the UDC.
2. Bump-Out spacing parallel to curb: Minimum 150 feet, Maximum 300 feet
3. Sidewalks not required on Residential Estate Zoning District, unless required for ADA compliance.
4. Design speed for local street is 25 miles per hour (MPH).
5. Bump-outs standards for local streets are 6 feet with, and 0 feet without. Bump out spacing parallel to curb: minimum 150 feet, and maximum 300 feet.

The “CR-2” Resort Commercial District permits the following uses: 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 Planned Unit Development (PUD) Overlay zoning district is intended to allow unified planning of mixed residential, commercial, office, professional, retail, or institutional uses. The purpose of the district is to permit modifications to zoning and subdivision regulations when a property is planned and developed as a single unit, provided such modifications do not compromise public health, safety, or general welfare. The PUD provides site-specific compatibility standards and allows flexibility for conditions or restrictions that would not otherwise be permitted.

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

The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan Elements, Goals, and Strategies for Decision Makers:

- Natural barrier-beach environments are protected.
  - Support continued enforcement of regulations that protect barrier beaches.
- Quality housing meets the diverse needs of households at all income levels and all stages of the life cycle.
  - Support the planning, regulatory and funding initiatives needed to provide a diversity of housing types—rental and ownership, market-rate and assisted—to meet community needs.

- The design of new developments promotes a broader sense of neighborhood and community rather than creating isolated subdivisions or apartment complex developments with a lack of interconnection.
  - Consider regulations, projects, incentives, and guidelines that promote interconnected development, such as developments with a well-connected street network or appropriate connections to neighboring subdivisions, destinations, or bicycle/pedestrian facilities.
- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
  - Encourage orderly growth of new residential, commercial, and industrial areas.
  - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
- Corpus Christi has well-designed neighborhoods and built environments.
  - Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods.

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

The proposed rezoning is consistent with the Padre/Mustang Island ADP and the FLUM designation of Mixed use. It is consistent primarily with the following vision theme, policies, and statements, of the Area Development Plan.

- Blended Residential Community and Destination Location
  - Encourage tourism and the development of local commercial businesses to build a strong economic environment and sufficiently support the year-round residential community.
    - The Island aims to be a premier destination location that seamlessly blends a coastal residential community with a lively tourism center. Commercial and mixed-use development is encouraged along PR22 to provide needed services and create entertainment opportunities to attract residents and visitors to the Island

**Staff Analysis:**

Staff reviewed the subject property’s background information and the applicant’s purpose for the rezoning request and conducted research into the property’s land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning’s consistency with the applicable elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive plan and the future land use designation of mixed-use.
  - Although the primary deviation is to allow single-family land use, overall the planned development supports this designation by integrating a range of commercial uses with diverse residential housing types—including townhomes, multifamily, single family, and cottage housing. Through the Planned Unit Development Overlay, It also establishes an interconnected, walkable environment that aligns with the objectives outlined in the City’s guiding documents for this area.
  - The Padre/Mustang Island Area Development Plan envisions a “blended residential community and destination location.” By incorporating short term rentals without limitation and locating commercial uses along the tract’s periphery, the development functions as a premier destination that serves both year-round residents and the

island's essential tourism sector. The development also connects to the banks of Packery Navigation Channel and to the beach to the east.

- The requested Planned Unit Overlay is compatible with the surrounding land uses and surrounding zoning framework.
  - As early as the 2000s, surrounding property owners have customarily rezoned their land from the "RS-6" Single-Family 6 to the "RM-AT/IO" Multi-Family Apartment Tourist District, and as a result, the surrounding area has evolved into a pattern of high-density residential development, and short-term rentals and overnight accommodations are also part of the community's fabric.
  - With commercial development comprising less than 20% of the parcel and townhome and multifamily uses limited to under 50%, the introduction of single-family residential uses helps moderate the overall development intensity that could otherwise occur.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment and will not have a negative impact upon the surrounding neighborhood.
  - The development is context sensitive. Although the 81.21-acre site has limited access points due to its physical characteristics, a variance has been granted to ensure continued safety and welfare. The single-family further reduces any impact.

#### **Permitting Process:**

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).

#### **Staff Recommendation:**

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends approval of the change of zoning from the "CR-2/IO" Resort Commercial District to the "CR-2/IO/PUD" Resort Commercial District with the Island Overlay and a Planned Unit Development Overlay.

#### **Attachments:**

- (A) Metes & Bounds Description and Exhibit.
- (B) Existing Zoning and Notice Area Map.
- (C) Planned Unit Development Document

## (A) METES & BOUNDS DESCRIPTION AND EXHIBIT



### METES AND BOUNDS DESCRIPTION FOR

A 81.211 acre, or 3,537,564 square feet more or less, tract of land out of that 359.93 acre tract described in a deed to Gulfshores Joint Venture recorded in Document Number 943742 of the Official Public Records of Nueces County, Texas, out of the Nicolas & Juan Jose Balli Survey, Abstract 1998, in the City of Corpus Christi, Nueces County, Texas. Said 81.211 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

**BEGINNING:** At a set 5/8" iron rod with a yellow cap marked "Pape-Dawson" at the Northernmost intersection of St. Bartholomew Avenue, a 100 foot public right-of-way, and Leeward Drive, a 100 foot public right-of-way, both recorded in Volume 34, Pages 15-16 of the Map Records of Nueces County, Texas, and at a re-entrant corner of said 359.93 acre tract;

**THENCE:** Southwesterly, with a non-tangent curve to the right, the west right-of-way line of said Leeward Drive, an east line of said 359.93 acre tract, said curve having a radius of 2545.00 feet, a central angle of 04°09'43", a chord bearing and distance of S 16°31'09" W, 184.83 feet, for an arc length of 184.87 feet to a point on said right-of-way, at an east corner of said 359.93 acre tract, and the easternmost corner of the Amending Plat of the Amending Plat of Joya Del Mar Townhomes, recorded in Volume 64, Page 269 of the said Map Records;

**THENCE:** Departing said west right-of-way of Leeward Drive, with a southern line of said 359.93 acre tract, the northern line of said Amending Plat of the Amending Plat of Joya Del Mar Townhomes, and the northern line of the Navigation Channel of Block 1, Padre Island – Corpus Christi Section D, recorded in Volume 35, Pages 24-25 of the said Map Records, the following courses and distances:

N 66°32'54" W, a distance of 298.50 feet to a point;

Northwesterly, with a tangent curve to the right, said curve having a radius of 323.09 feet, a central angle of 12°30'02", a chord bearing and distance of N 60°17'54" W, 70.35 feet, for an arc length of 70.49 feet to a point;

N 54°02'54" W, a distance of 173.00 feet to a point;

Northwesterly, with a tangent curve to the left, said curve having a radius of 670.98 feet, a central angle of 19°30'00", a chord bearing and distance of N 63°47'54" W, 227.26 feet, for an arc length of 228.36 feet to a point;

N 73°32'54" W, a distance of 143.54 feet to a point;

Northwesterly, with a tangent curve to the right, said curve having a radius of 384.93 feet, a central angle of 33°29'58", a chord bearing and distance of N 56°47'55" W, 221.87 feet, for an arc length of 225.06 feet to a point;

N 40°02'54" W, a distance of 250.00 feet to a point;

Northwesterly, with a tangent curve to the left, said curve having a radius of 400.00 feet, a central angle of 40°58'38", a chord bearing and distance of N 60°32'13" W, 280.02 feet, for an arc length of 286.07 feet to a point on the south line of said 359.93 acre tract, the north line of said Padre Island – Corpus Christi Section D, and at a southeast corner of a called 201.21 acre tract, described in a deed to Lake Padre Development Company, LLC, recorded in Document Number 2014002762 of the said Official Public Records, from which a found 5/8" iron rod at the radius point of Granada Drive, a variable width public right-of-way, of said Padre Island – Corpus Christi Section D, bears S 08°58'57" W, a distance of 400.06 feet;

THENCE: N 11°33'57" E, departing said 359.93 acre tracts' south line, said north line of Padre Island – Corpus Christi Section D, over and across said 359.93 acre tract, with the east line of said 201.21 acre tract, a distance of 1119.11 feet to a point on the north line of said 359.93 acre tract, and at the east corner of said 201.21 acre tract, from which a found 5/8" iron rod with a cap marked "Urban Engineering" at the north corner of said 201.21 acre tract, and on the south right-of-way line of State Highway 361, a variable width public right-of-way, bears the following two courses: N 78°16'02" W, a distance of 429.81 feet, and N 37°26'39" W, a distance of 930.52 feet;

THENCE: S 78°16'02" E, with the north line of said 359.93 acre tract, a distance of 2607.01 feet to a set 5/8" iron rod with a yellow cap marked "Pape-Dawson" at the northeast corner of said 359.93 acre tract;

THENCE: S 24°21'38" W, with the east line of said 359.93 acre tract, a distance of 1503.66 feet to a set 5/8" iron rod with a yellow cap marked "Pape-Dawson" at a southeast corner of said 359.93 acre tract, and on the north line of Lot 1A, Block 45, Padre Island Corpus Christi Section A, recorded in Volume 49, Pages 20-21 of the said Map Records;

THENCE: N 63°32'37" W, with a south line of said 359.93 acre tract, the north line of said Lot 1A, a distance of 43.60 feet to a set 5/8" iron rod with a yellow cap marked "Pape-Dawson" at a re-entrant corner of said 359.93 acre tract;

81.211 Ac.  
21029-00  
July 17, 2024  
Page 3 of 3

THENCE: Southwesterly, with a non-tangent curve to the right, with an east line of said 359.93 acre tract, and the west line of said Lot 1A, said curve having a radius of 375.56 feet, a central angle of  $10^{\circ}09'43''$ , a chord bearing and distance of  $S 11^{\circ}00'42'' W$ , 66.52 feet, for an arc length of 66.61 feet to a set  $5/8''$  iron rod with a yellow cap marked "Pape-Dawson" at a south corner of said 359.93 acre tract, and on the north right-of-way line of said St. Bartholomew Avenue;

THENCE:  $N 74^{\circ}26'10'' W$ , with a south line of said 359.93 acre tract, the north right-of-way line of said St. Bartholomew Avenue, a distance of 670.09 feet to the POINT OF BEGINNING and containing 81.211 acres in the City of Corpus Christi, Nueces County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 21029-00 by Pape-Dawson Engineers.

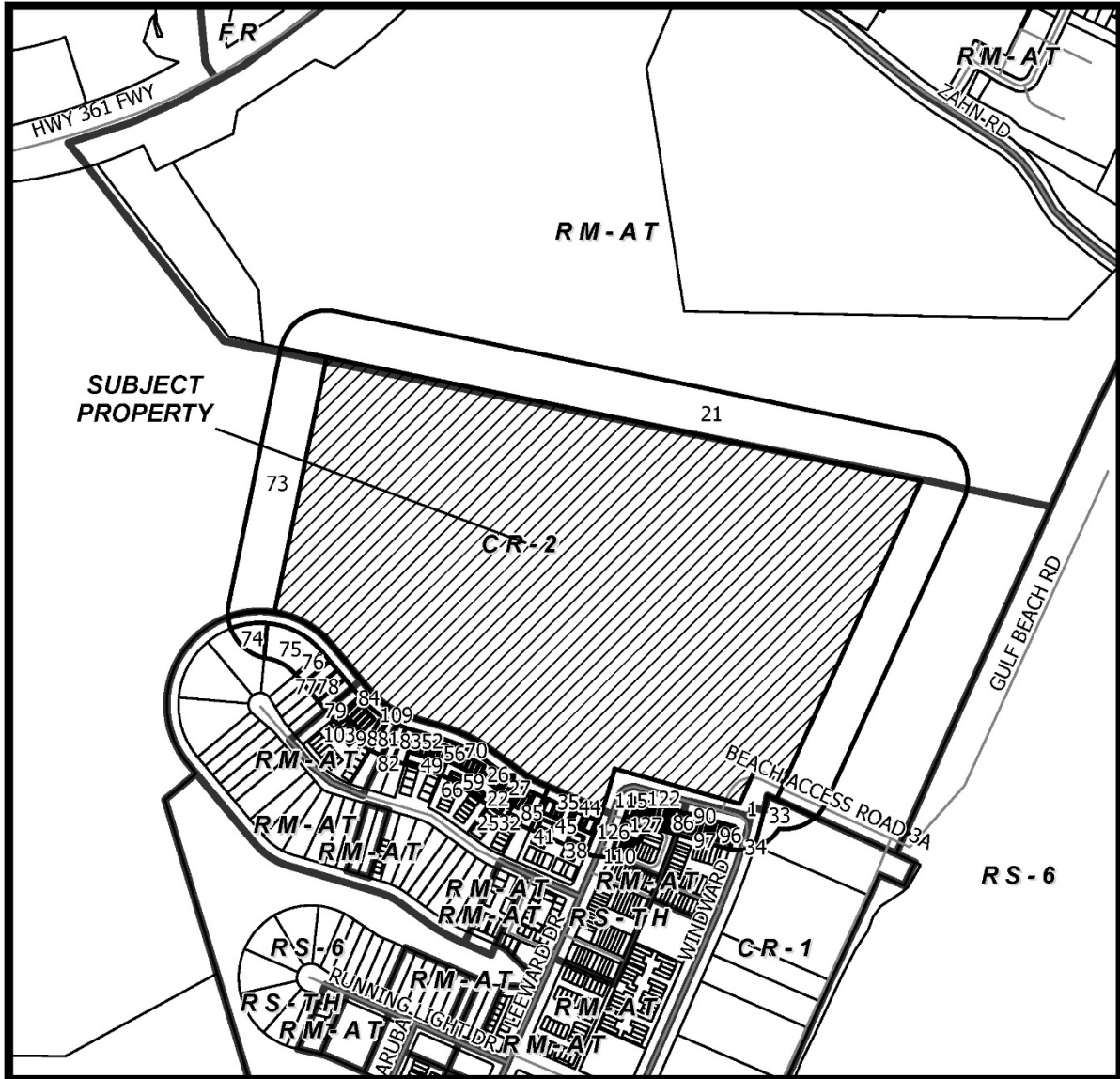
PREPARED BY: Pape-Dawson Engineers  
Texas Registered Survey Firm # 10028800  
DATE: July 17, 2024  
JOB NO. 21029-00  
DOC. ID. N:\CIVIL\21029-00\Word\21029-00 FN 81.211AC.docx



A handwritten signature in blue ink that reads "Brian D. Lorentson".



**(B) EXISTING ZONING & NOTICE AREA MAP**



**CASE: ZN8979**

**Zoning and notice Area**

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-8 Single-Family 8
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

Subject Property with 200' buffer  
 Owners in favor  
 Owners in opposition  
**127** Owners within 200' listed in ownership table



# (C) PLANNED UNIT DEVELOPMENT DOCUMENT



## **Planned Unit Development (PUD) Summary**

### **Gulfshores Packery Property**

#### **1. Purpose:**

Gulfshores Joint Venture proposes to develop a Planned Unit Development (PUD) on an undeveloped tract of land located on Padre/Mustang Island within the city limits of Corpus Christi, TX. Referred to herein as the "Gulfshores Packery Property" or the "Property", the tract is located at 14902 St. Bartholomew Avenue, Corpus Christi, TX 78418. The proposed development will include commercial and hospitality uses, as well as residential uses such as single-family detached houses, townhouses, and cottages.

#### **2. Property Description:**

The Gulfshores Packery Parcel is a single tract of vacant land measuring approximately 82.02 acres. It is situated within a special zoning district referred to as the Island Overlay ("IO") District, pursuant to Section 6.4 of the Unified Development Code (UDC). The Property's current zoning is CR-2 Commercial District and the proposed zoning request is for a Planned United Development (PUD), creating a CR-2/PUD designation.

The Property is located on Padre/Mustang Island immediately south of the Packery Channel. It is a peninsula with water to its north, east, west, and southwest, with the only adjoining land frontage of the site coming from the southeast along St. Bartholomew Avenue, in between Leeward Drive and Windward Drive.

#### **3. Neighboring Property Land Use / Zoning:**

The property to the north of the Gulfshores Packery Property is zoned RM-AT, the properties to the east and the west are zoned CR-2, and the multiple properties to the south are zoned RM-AT and RS-TH.

#### **4. Site Plan:**

The intent of this CR-2/PUD is to facilitate development of a mixed-use project that incorporates commercial uses and various residential options. Multiple housing types including detached single-family houses, townhouses, and cottages provide a range of size and pricing options to potential homeowners. Consistent with the goals of CR-2 zoning districts, the site plan and related variance requests are meant to create scenic pedestrian corridors, walking and bike paths, amenities, and public open spaces. A Master Site Plan is provided to display the envisioned layout and public street improvements.

#### **5. Zoning, Permitted Uses, and Development Specifications and Deviations:**

Zoning, permitted uses, and development specifications of the CR-2/PUD and related deviations from the UDC and the Property's CR-2 Zoning District are detailed as follows:

**Permitted Uses (UDC 4.5.2) and Related Deviations**

	CR-2/PUD Permitted Use	CR-2 Permitted Use	Standards	Notes
Single-Family Detached*	P			Deviation from CR-2
Caretakers Quarters	L	L	5.2.20	
Townhouse	P	P		
Multi Family Dwelling	P	P		
Cottage Housing Development	P	P	4.7	
Upper-Story Residential Unit with Commercial Business Structures	L	L	5.2.1	
Group Living Uses [5.1.2.B]	P	P		
Commercial Uses	CR-2/PUD Permitted Use	CR-2 Permitted Use	Standards	Notes
Commercial Parking Uses [5.1.4.A]	P	P		
Indoor Recreation Uses [5.1.4.B], except:	P	P		
Bar, Tavern or Pub	P	L	5.2.7	Deviation from CR-2
Smoking Lounge	P	P		
Sexually oriented business				
Office Uses [5.1.4.C]	P	P		
Outdoor Recreation Uses [5.1.4.D], except:	P	P		
Commercial amphitheater	SP	SP		
Overnight Accommodation Uses, except:	P	P		
Bed and Breakfast Home	L	L	5.2.8	
Recreational Vehicle Park	L	L	6.1.2	
Truck Stop with Overnight Accommodations		L	4.6.2	Deviation from CR-2
Restaurant Uses [5.1.4.F]	P	P	5.2.11	
Retail Sales & Service Uses (sales- and service-oriented) [5.1.4.G] including Personal Service Uses, except:	P	P	5.2.12	
Game Processing	L	L	5.2.25	
Retail Sales and Service Uses (repair-oriented) [5.1.4.G]	P	P	5.2.13	
Farmers Market	L	L	5.2.9	
Self-Service Storage Uses [5.1.4.H], except:	L	L	5.2.14	
Boat Storage	P	L	6.4.4	Deviation from CR-2
RV Storage	L	L	6.4.4	
Vehicle Sales and Service Uses [5.1.4.I], except:				
Auto Rental	P	P		
Car Wash, Hand-Operated	L	L	5.2.21	
Car Wash, Automated		L	5.2.21	Deviation from CR-2
Bicycle or Watercraft Rental	P	P		
Fuel Sales	L	L	5.2.10	
Vehicle Service, Heavy				
Vehicle Service, Limited	L	L	5.2.15	
Water-Oriented Uses [5.1.4.J]	P	P		

*P = Permitted Use; L = Subject to Limitations; SUE = Special Use Exception; SP = Special Permit; [Blank Cell] = Not Permitted*

\*As short-term rentals are permitted in Residential Uses within CR-2 Commercial Districts on Padre Island, this permissibility would extend to Detached Single-Family Houses within this CR-2/PUD and no other restrictions pertaining to short-term rentals shall apply, including but not limited to Section 5.2.24 of the UDC which pertains specifically to Single-Family Districts.

**CR-2/PUD Residential Development Standards for Detached Single-Family Houses\***

Category	UDC Standards	CR-2/PUD Standards
Maximum Density (units/acre)	N/A	9
Minimum Lot Area (square feet)	N/A	4,500
Minimum Lot Width**	N/A	45'
Minimum Yards - Street Front	N/A	20'
Minimum Yards - Street Corner	N/A	10'
Minimum Yards - Side Single	N/A	5'
Minimum Yards - Side Total	N/A	10'
Minimum Yards - Rear	N/A	5'
Minimum Open Space (%)	N/A	20%
Maximum Height	N/A	35'

\*Unless variations are expressly specified herein, development standards may not deter from the adopted development standards of the UDC.

\*\*For Radius/Cul-de-sac Lots, the proposed Lot Frontage minimum width would be 40'.

**6. Street Section Design and Dimensional Deviations:**

Street design and dimensional standards, including proposed street section standards in the CR-2/PUD Master Site Plan that would deviate from those in the UDC, are detailed in the table below:

UDC 8.2.1.B - Local Street Standards

Local Street Section Type	Right of Way Width	Planting/Utility Area 1	Planting/Utility Area 2	Street Section Width (BC)	Bump-Out	Required Sidewalk Width	Tied Sidewalk	Sidewalk Required Both Sides	Thru Lane	Traffic Lanes	Parking Sides Allowed	Design Speed (MPH)	Max Trips/Day and Max Length	Cul-De-Sac and Max Length
Local UDC L-1A	50 ft	6 ft	6 ft	28 ft	With 6 ft / Without 0 ft	4 ft	Not Allowed	Yes	One	2-way	Two	25	1,600 trips/day NTE 2,640 ft	Yes (800')
PUD Street Section 1 (L-1A)	50 ft	7 ft	7 ft	28 ft	With 6 ft / Without 0 ft	4 ft	Allowed	Yes	One	2-way	Two	25	1,600/day NTE 2,640 ft	Yes (800')
PUD Street Section 2 (L-1A)	60 ft	6 ft	6 ft	40 ft	With 6 ft / Without 0 ft	4ft	Allowed	Yes	One	2-way	Zero	25	1,600/day NTE 2,640 ft	Yes (800')
PUD Street Section 3 (L-1A)	70 ft	5 ft	5 ft	40 ft	With 6 ft / Without 0 ft	6 ft	Allowed	Yes	One	2-way	One	25	1,600/day NTE 2,640 ft	Yes (800')
PUD Street Section 4 (L-1A)	80 ft	4 ft	4 ft	20 ft (divided)	With 6 ft / Without 0 ft	6 ft	Allowed	Yes	One	2-way	Zero	25	1,600/day NTE 2,640 ft	Yes (800')
PUD Street Section 5 (L-1A)	50 ft	11 ft	7 ft	28 ft	With 6 ft / Without 0 ft	4 ft	Allowed	No	One	2-way	Two	25	1,600/day NTE 2,640 ft	Yes (800')
PUD Street Section 6 (L-1A)	50 ft	0 ft	4 ft	26 ft	With 6 ft / Without 0 ft	4 ft	Allowed	No	One	2-way	Two	25	1,600/day NTE 2,640 ft	Yes (800')
PUD Street Section 7 (L-1A)	50 ft	7 ft	11 ft	28 ft	With 6 ft / Without 0 ft	4 ft	Allowed	No	One	2-way	Two	25	1,600/day NTE 2,640 ft	Yes (800')
PUD Street Section 8 (L-1A)	40 ft	5 ft	5 ft	26 ft	With 6 ft / Without 0 ft	4 ft	Allowed	No	One	2-way	Zero	25	1,600/day NTE 2,640 ft	Yes (800')
PUD Street Section 9 (L-1A)	40 ft	5 ft	5 ft	26 ft	With 6 ft / Without 0 ft	4 ft	Allowed	No	One	2-way	Zero	25	1,600/day NTE 2,640 ft	Yes (800')
PUD Street Section 10 (L-1A)	40 ft	5 ft	5 ft	26 ft	With 6 ft / Without 0 ft	4 ft	Allowed	No	One	2-way	One	25	1,600/day NTE 2,640 ft	Yes (800')

UDC 8.2.1.C - Alleys

PUD Street Section 11 (Alley)	30 ft	5 ft	5 ft	20 ft	N/A	N/A	N/A	N/A	N/A	2-way	No	25	1,600/day NTE 2,640 ft	Yes (800')
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**7. Additional Conditions:**

As specified in the Packery Parcel Fire Access Exhibit attached hereto, this CR-2/PUD will include two (2) fire access ways (Street Section 2 and Street Section 3) entering the development from St. Bartholomew Avenue and Leeward Drive, with the streets of such access ways having pavement widths of at least 40 feet extending to the third intersection within the development.

The specific mix of property types and corresponding unit counts within the CR-2/PUD are not mandated herein and correspondingly may vary, subject to the following requirements:

- Cottage development shall not exceed 20 acres.
- Townhouse development shall not exceed 20 acres.
- Commercial development shall not exceed 15 acres.
- Multi-family development shall not exceed 15 acres.
- There shall be no maximum acreage applicable to the development of detached single-family houses.

Accordingly, the following adjustments to the Master Site Plan and corresponding adjustments to the dimensions of such parcels shall be permissible provided that development within the CR-2/PUD does not exceed maximum unit densities permitted in this CR-2/PUD or permitted by right in the UDC for the Property's base CR-2 zoning district:

- Parcels CM1, CM2 and CM3 may be developed for commercial/hospitality, multi-family, or detached single-family housing uses.
- Parcels SF6 through SF29 may be developed for cottage, townhouse, or detached single-family housing uses.
- Parcel SF30 may be developed for townhouse or detached single-family housing uses.
- Parcels CO1 through CO4 may be developed for cottage, townhouse, or detached single-family housing uses.
- Parcels TH1 and TH9 may be developed for commercial/hospitality, townhouse, or detached single-family housing uses.

Except for deviations specified in the CR-2/PUD, development standards that are not clearly stated will default to those standards set by the UDC. In the event of a conflict between standards specified and approved in the CR-2/PUD and standards in the UDC or any other local ordinance, plan, overlay, or regulation, the CR-2/PUD shall be determinative.

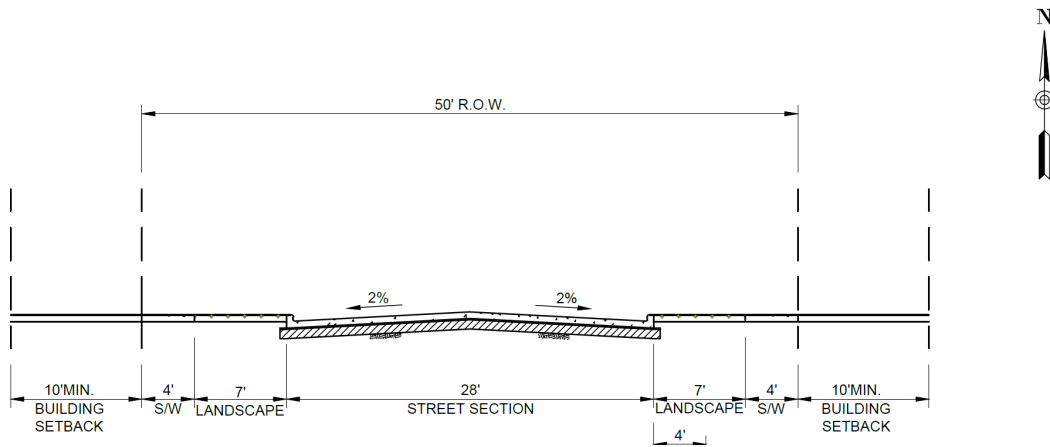


**GULFSHORE JOINT VENTURE  
PACKERY PARCEL**  
MASTER SITE PLAN  
FOR REFERENCE ONLY

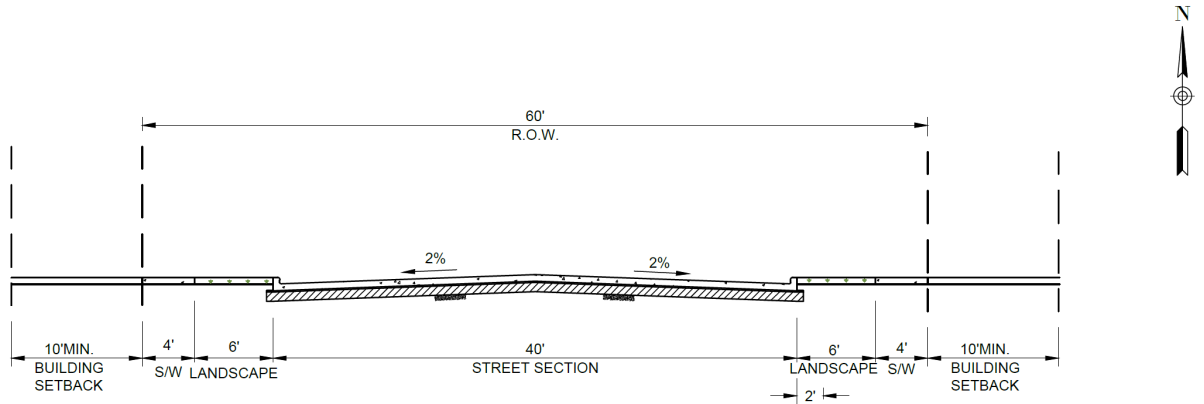
**RG Miller** | **BCCM**  
 812 Maplewood, No. 1, Suite 4-400  
 1000 Cottage Parkway, Ste 400  
 Houston, TX 77057  
 713.441.4200 | rgmiller@rgmiller.com

THIS DRAWING IS A GRAPHICAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION. ALL DIMENSIONS, DISTANCES, AND ANGLES SHOWN ARE APPROXIMATE AND SHOULD NOT BE USED FOR ANY FINISHED CONSTRUCTION. ALL DIMENSIONS, DISTANCES, AND ANGLES SHOWN ARE APPROXIMATE AND SHOULD NOT BE USED FOR ANY FINISHED CONSTRUCTION. ALL DIMENSIONS, DISTANCES, AND ANGLES SHOWN ARE APPROXIMATE AND SHOULD NOT BE USED FOR ANY FINISHED CONSTRUCTION. ALL DIMENSIONS, DISTANCES, AND ANGLES SHOWN ARE APPROXIMATE AND SHOULD NOT BE USED FOR ANY FINISHED CONSTRUCTION.

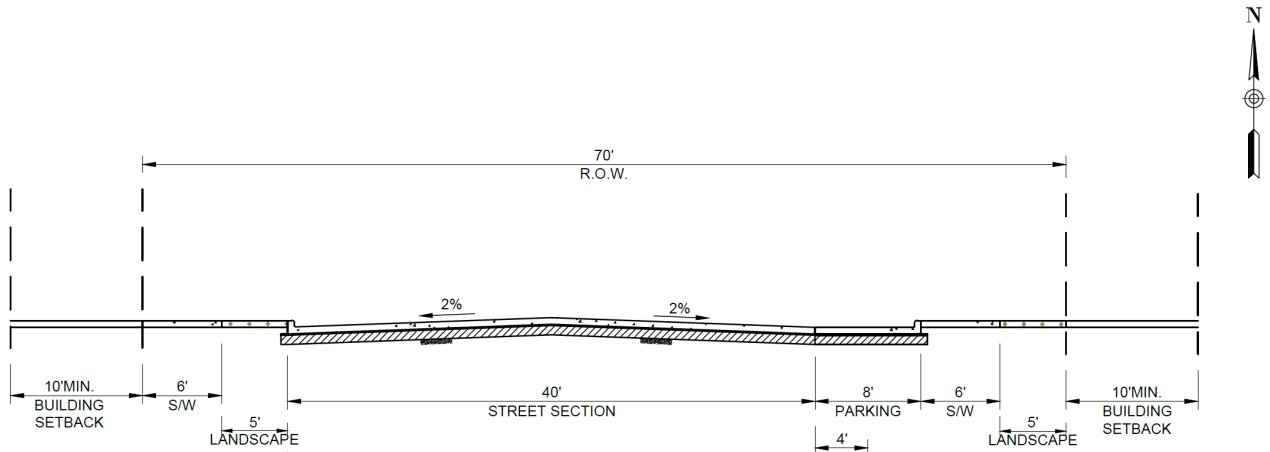
### Street Section 1:



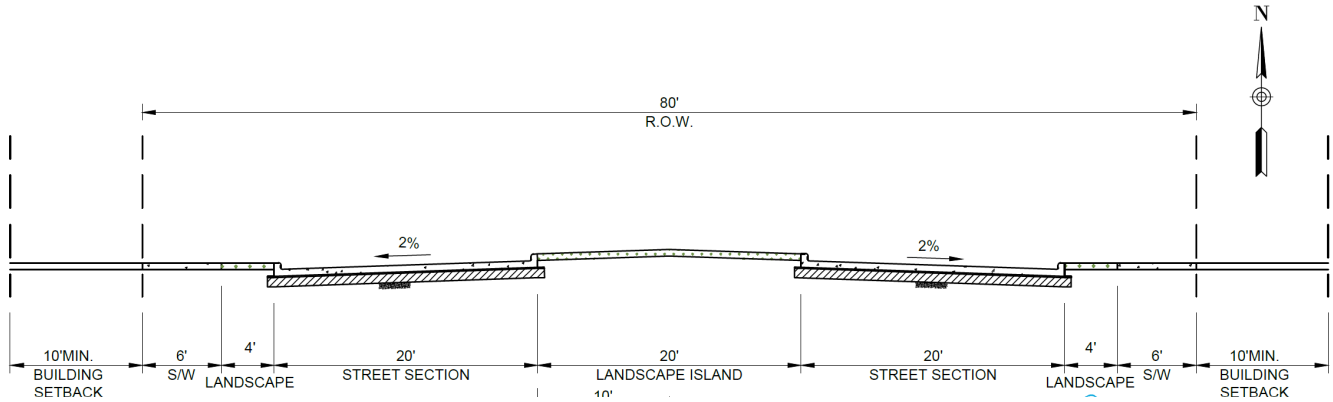
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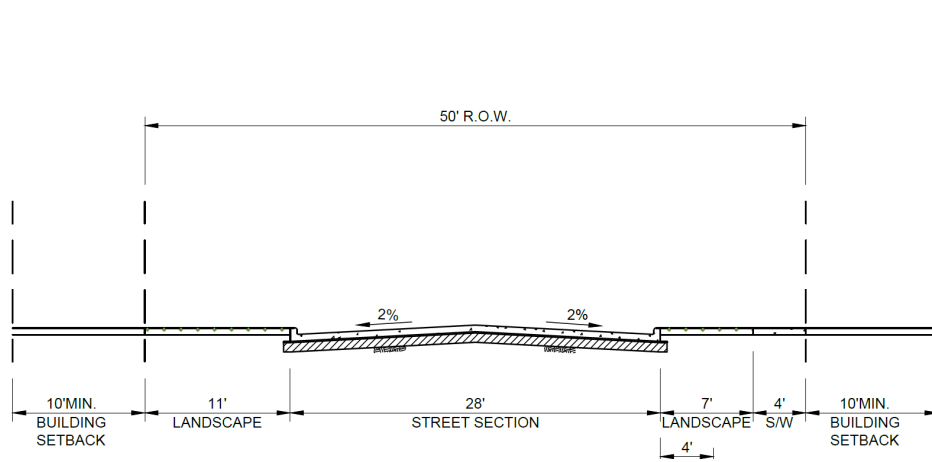
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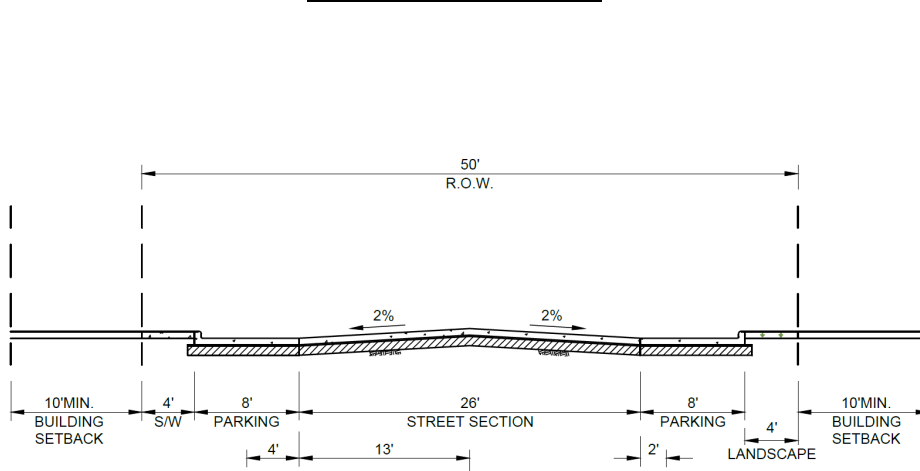
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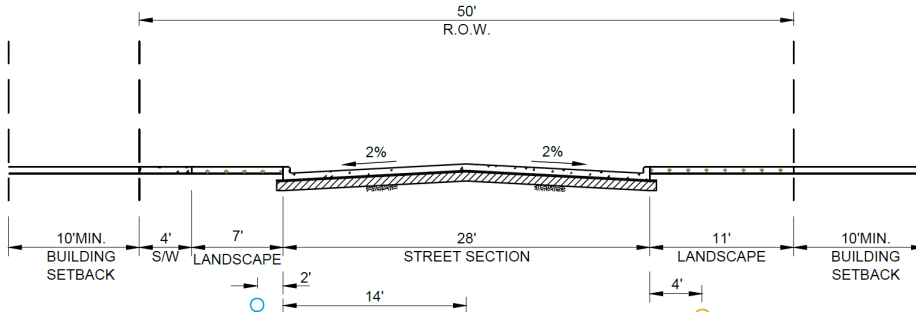
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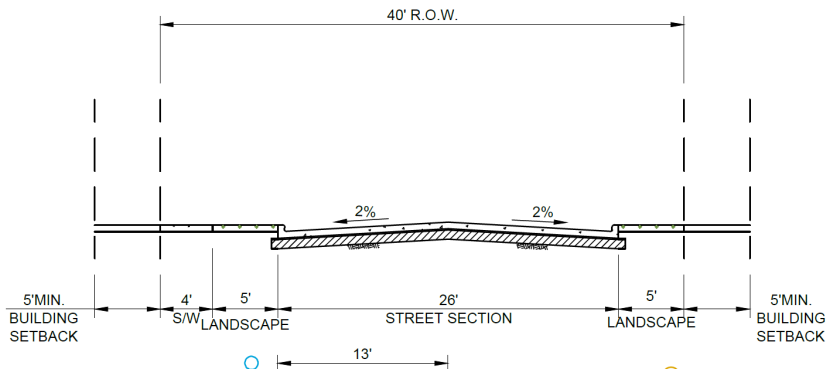
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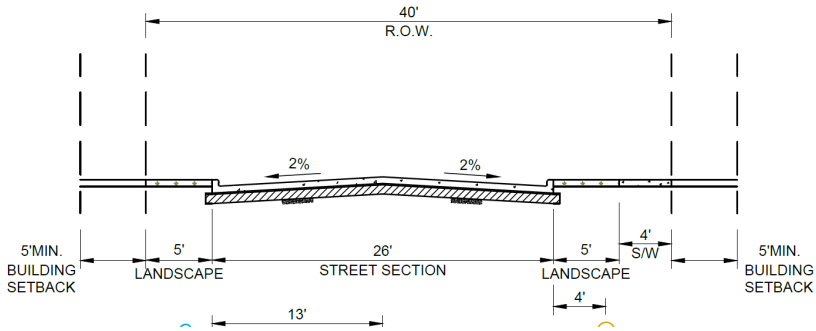
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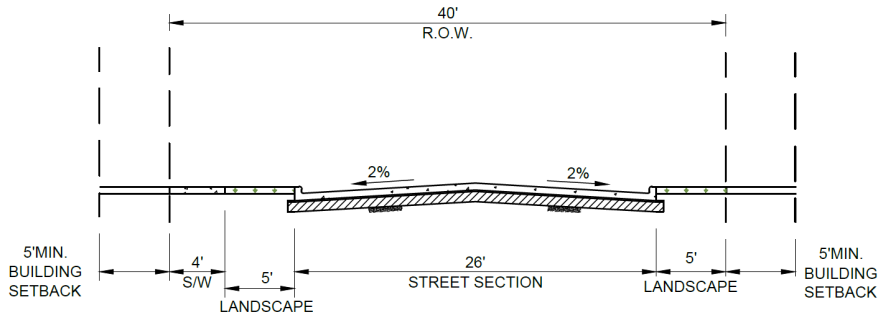
### Street Section 8:



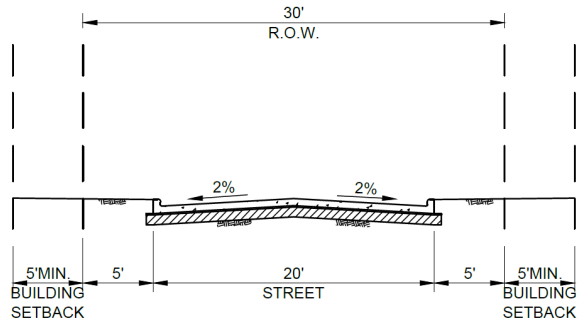
### Street Section 9:



## Street Section 10:



## Alley (Street Section 11)





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**ZN8979,  
GULFSHORE JOINT VENTURE**

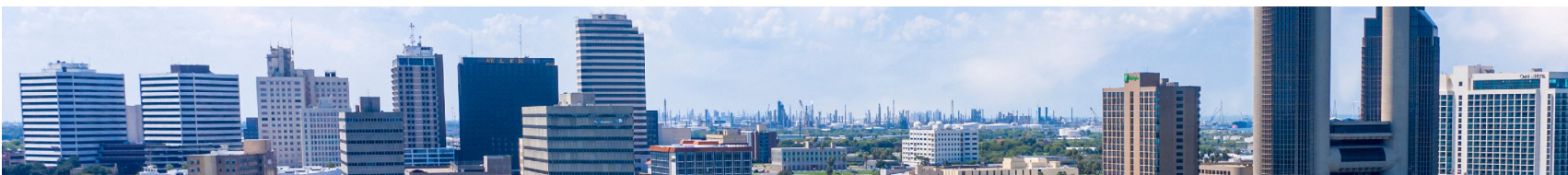
PLANNING COMMISSION, May 13, 2026



## Gulfshores Joint Venture DISTRICT 4



Rezoning a property at or near  
14902 St Bartholomew Avenue  
From the "CR-2/IO,"  
To the "CR-2/IO/PUD"



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# Zoning and Land Use

**Proposed Use:**

To allow the development of a mixed-use project that incorporates commercial uses and residential options.

**Designated Future Land Use:**

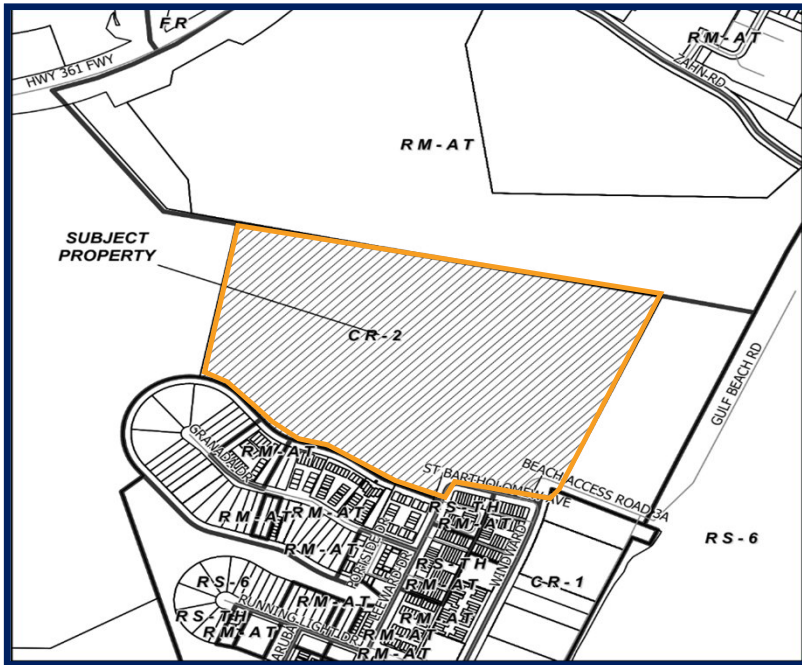
Commercial

**Existing Zoning District:**

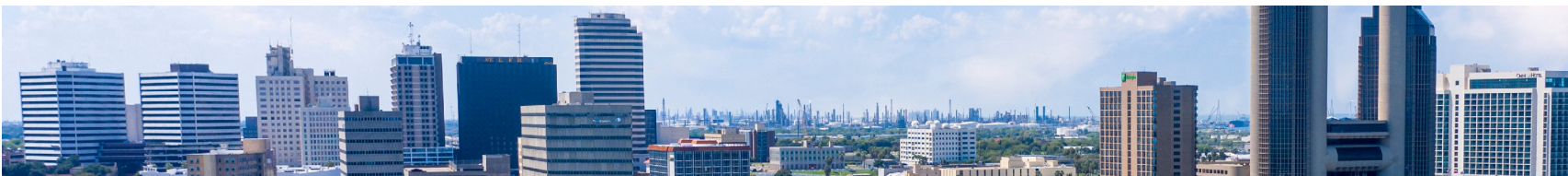
“CR-2/IO” Resort Commercial District with the Island Overlay

**Area Development Plan:**

Padre-Mustang Island, Adopted in (June 29,2021)



	Existing Land Use	Zoning District
Site	Vacant	“CR-2/IO
North	Vacant, Navigation Channel	“RM-AT/IO,” “RM-AT/IO/PUD,” “CR-2/IO”
South	Medium- to High-Density Residential, Vacant	“CR-2/IO”
East	Vacant, Conservation/Preservation	“RM-AT/IO,” “CR-2/IO”
West	Vacant, Water	



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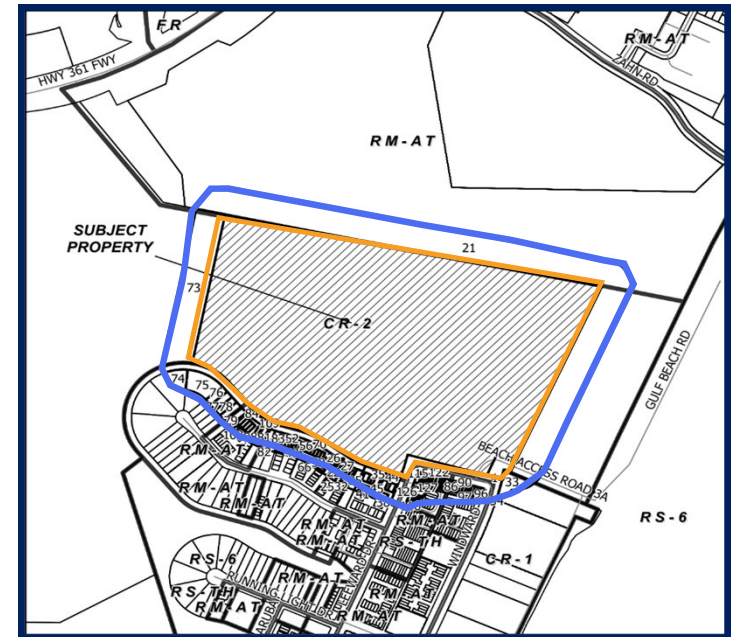
# Public Notification

127 Notices mailed inside the 200' buffer  
5 Notices mailed outside the 200' buffer

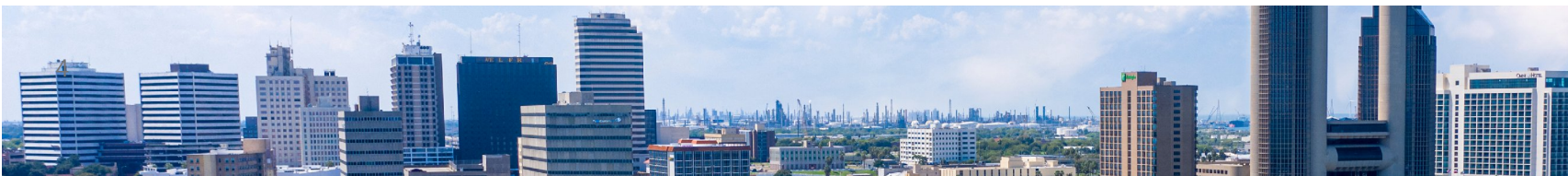
 Notification Area

 Opposed: 0 (0.00%)  
Separate Opposed Owners: (0)

 In Favor: 0 (0.00%)



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



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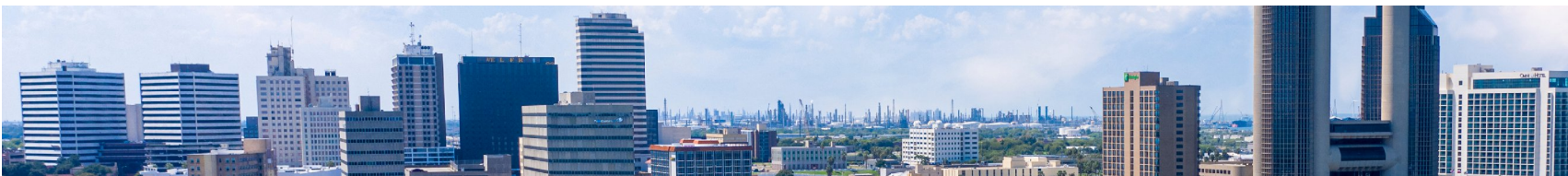
# Site Plan & Deviations



**TABLE 2 - PLANNED UNIT DEVELOPMENT LAND USE BREAK DOWN**

	Limitations	Percentage	Parcels CO	Parcels CM	Parcels SF**	Parcels TH
Single-Family	None	Not Established	X	X	X	X
Townhouses	≤20 Acres	≤24.6 %	X		X	X
Multi-Family	≤15 Acres	≤18.5 %		X	X	--
Cottage Development	≤20 Acres	≤24.6%	X	X	X	--
Commercial	≤15 Acres	≤18.5 %		X		X
<b>Total</b>	<b>82.1 Acres</b>	<b>--</b>				

1. CO= Cottage, CM= Commercial, SF=Singel-Family, TH=Town Home
2. Parcels CM1, CM2 and CM3 may be developed for commercial/hospitality, multi-family, or detached single-family housing uses; parcels SF6 through SF29 may be developed for cottage, townhouse, or detached single-family housing uses; parcel SF30 may be developed for townhouse or detached single-family housing uses; parcels CO1 through CO4 may be developed for cottage, townhouse, or detached single-family housing uses; parcels TH1 and TH9 may be developed for commercial/hospitality, townhouse, or detached single-family housing uses.



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# Site Plan & Deviations (Continued)

**TABLE 3 - "CR-2" RESORT COMMERCIAL DISTRICTS DEVELOPMENT STANDARDS**

*Texts in bold represent a deviation from the Unified Development Code.*

	Planned Unit Development Standard	Unified Development Code Standard
Maximum Density (units/acre)	9	--
Min. Lot Area (SQF)	4,500	--
Min. Lot Width (FT)	45	--
Min. Yards (FT)	20	--
Street (FT)	10	--
Street (Corner) (FT)	10	--
Side (single) (FT)	5	--
Side (total) (FT)	10	--
Rear (FT)	5	--
Min. Open Space (FT)	20%	--
Max. Height (FT)	35	--

**TABLE 4 - COLLECTOR & ABOVE RIGHT-OF-WAY DIMENSIONAL STANDARDS**

Local Street Section Type	Right of Way Width	Street Section Width (BC)	Lanes	Median/ Turn Lane	Spacing (Miles)	Sidewalk Width**	Back of Curb to Property Line	Avg. Daily Trips
Minor Res. Collector	60 ft	40 ft	Two	No	0.25-0.50	5 ft	10 ft	1,600 - 3,000
PUD St 2	60 ft	40 ft	Two	No	0.25 -0.50	4 ft	10 ft	1,600-3,000

**TABLE 5 - LOCAL STREET STANDARDS**

Local Street Section Type	Right of Way Width	Planting / Utility Areas	Street Section Width (BC)	Required Sidewalk Width	Tied Sidewalk Allowed	Sidewalk Required 2 sides	Lanes	Traffic Lanes	Parking Sides Allowed
UDC L-1A	50 ft	6 ft; 6 ft	28 ft	4 ft	Not Allowed	Yes	One	2-way	Two
PUD St 5 & 7	50 ft	11 ft/7 ft	28 ft	4 ft	Not Allowed	No	One	2-Way	None
PUD St 6	50 ft	<b>0 ft/ 4 ft</b>	<b>26 ft</b>	4 ft	Allowed	No	One	2-way	Two
UDC L-1E	40 ft	<b>7 ft/7ft</b>	<b>22 ft</b>	<b>4 ft</b>	Not Allowed	No	One	2-way	One
PUD St 8-10	40 ft	<b>5 ft/5ft</b>	26 ft	4 ft	Not Allowed	No	One	2-way	None

1. Bump-Out spacing parallel to curb: Minimum 150 feet, Maximum 300 feet  
 2. Sidewalks not required on Residential Estate Zoning District, unless required for ADA compliance.  
 3. Design speed for local street is 25 miles per hour (MPH).  
 4. Bump-outs standards for local streets are 6 feet with, and 0 feet without. Bump out spacing parallel to curb: minimum 150 feet, and maximum 300 feet.



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# Analysis & Recommendation

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive plan and the future land use designation of mixed-use.
- The requested Planned Unit Overly is compatible with the surrounding land uses and surrounding zoning framework.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment and will not have a negative impact upon the surrounding neighborhood.

**STAFF RECOMMENDS APPROVAL**



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Thank you!