



# ZONING CASE ZN8725 Coastal Dunes, LLC.

PLANNING COMMISSION: DECEMBER 10, 2025

## COASTAL DUNES LLC DISTRICT 4

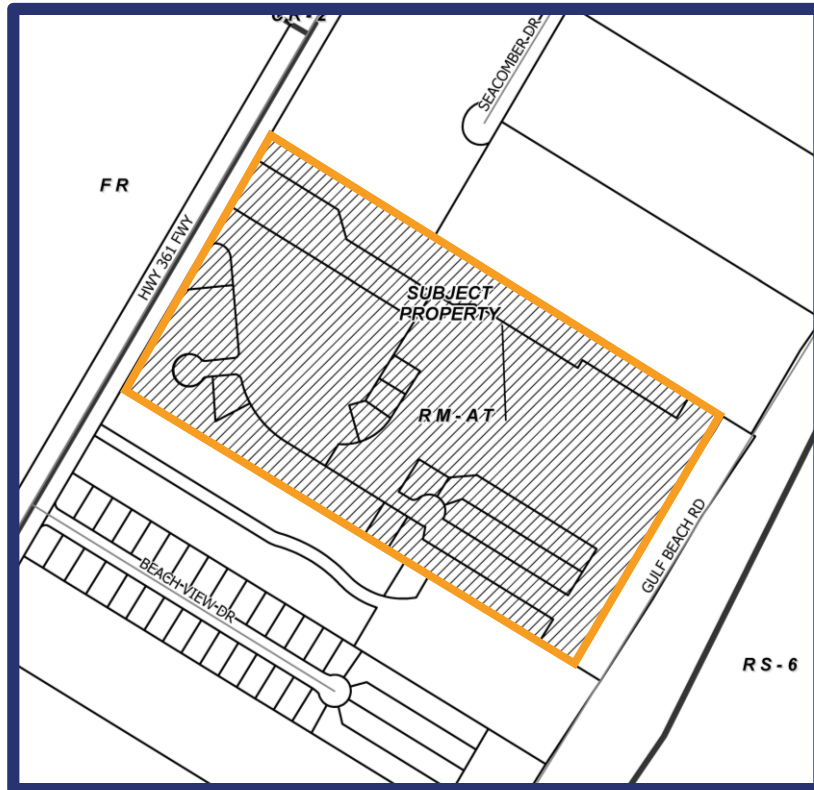


Rezoning a property at or near  
**6753-6853 STATE HWY 361**  
From the “RM-AT” District,  
to the “RM-AT/PUD” District





# Zoning and Land Use



## Proposed Use:

To allow a Planned Unit Development

## Area Development Plan:

Padre/Mustang Island,  
Adopted on June 29, 2021

## Designated Future Land Use:

Planned Development

## Existing Zoning District:




"RM-AT" Multi-Family Apartment  
Tourist District

	Existing Land Use	Zoning District
<b>Site</b>	Vacant	"RM-AT" Multi-Family Apartment Tourist
<b>North</b>	Vacant, Transportation (SH 361),	"FR" Farm Rural, "RM-AT" Multi-Family Apartment Tourist
<b>South</b>	High-Density Residential, Medium-Density Residential, Vacant, Conservation/Preservation	"RM-AT" Multi-Family Apartment Tourist
<b>East</b>	Conservation/Preservation	"RS-6" Single-Family 6
<b>West</b>	Vacant, Transportation (SH 361)	"FR" Farm Rural



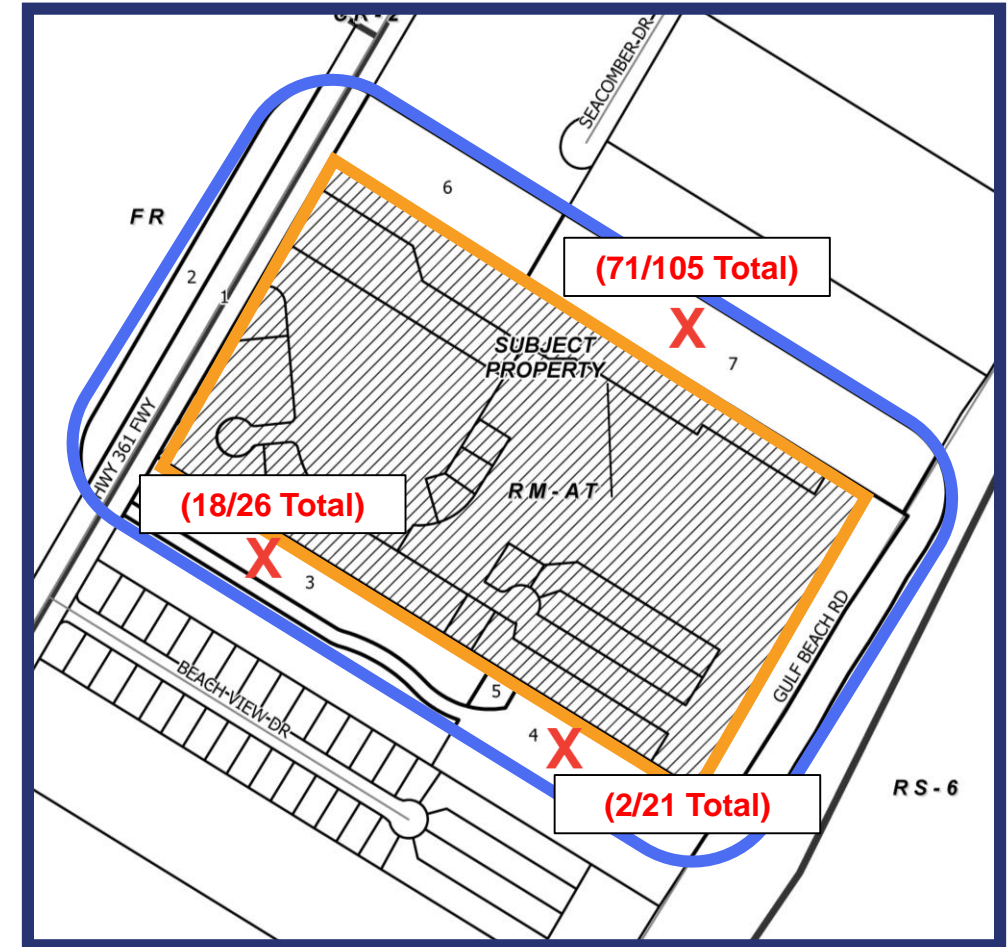
# Public Notification

157 Notices mailed inside the 200' buffer  
4 Notices mailed outside the 200' buffer

-  Notification Area
-  Opposed: 91 (27.74%)  
Separate Opposed Owners: (91)
-  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.

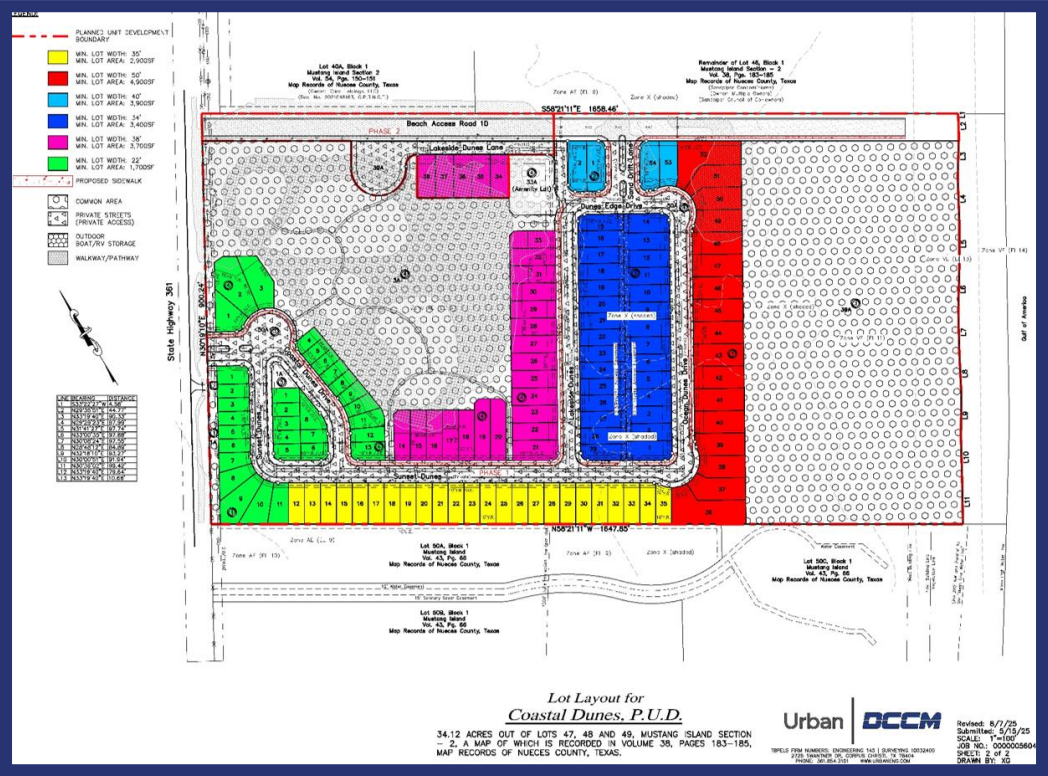
Opposition notices received Outside the 200' buffer: (27)



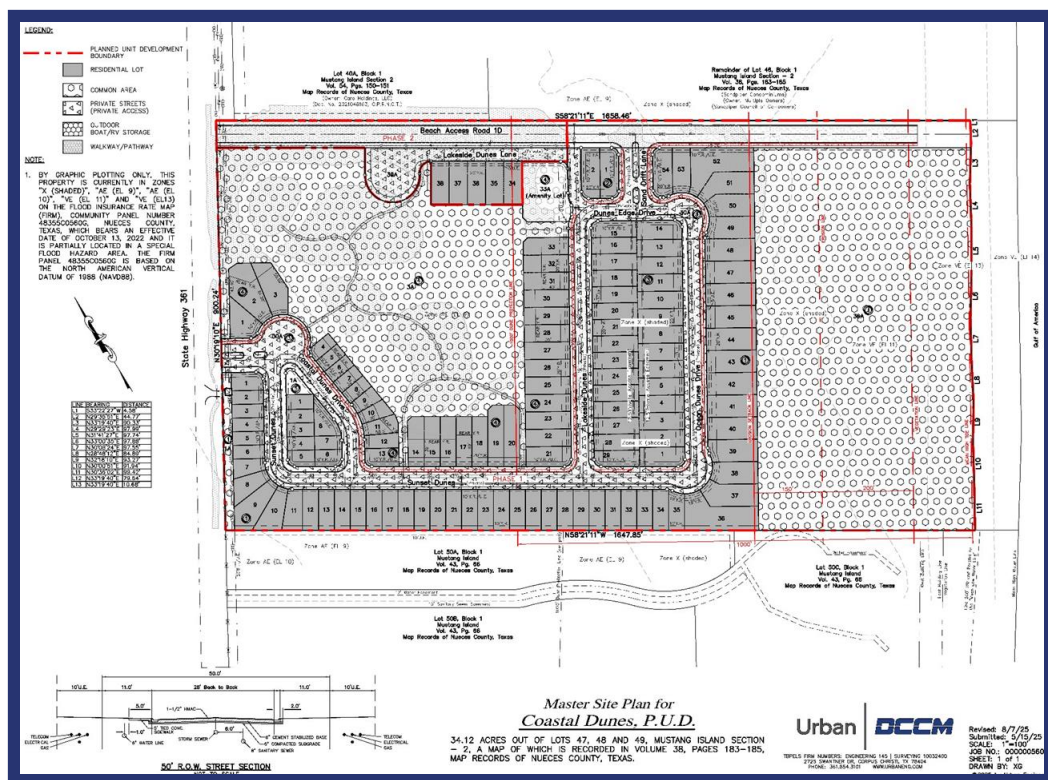


# PUD Land Use Breakdown

Coastal Dunes Planned Unit Development – Land Use Breakdown					
Block No.	Lots	Land Use	Total 1-Family Lots	Total Townhome Lots	Total Common Areas
1	1-11	Townhome		11	
	12-35	Single-Family	41		
	36-52	Single-Family			
	36A	Common Area w/ Dune Walkover			1
	53-54	Single-Family	2		
2	1-2	Single-Family	2		
3	1-29	Single-Family	29		
	30A	Private Right-of-Ways			1
	39A	Private Streets/Access			1
4	1-13	Townhome		13	
	3A	Private Access, drainage, utilities, Non-residential structures (i.e. amenity buildings and community structures, signs, benches, barbeque pits, shade structures, etc.)			1
	14-38	Single-Family	25		
	33A	Private Access, drainage, utilities, Non-residential structures (i.e. amenity buildings and community structures, signs, benches, barbeque pits, shade structures, etc.)			1
5	1A	Private Access, drainage, utilities, Non-residential structures (i.e. amenity buildings and community structures, signs, benches, barbeque pits, shade structures, etc.)			1
	1-8	Townhomes		8	
Total Lots (per Land Use)			99	32	6



# PUD Site Plan & Standards



Coastal Dunes Planned Unit Development Standards		
	Townhome Development Standards	
	UDC Standards (Front Access)	PUD Standards
		Block 1, Lots 1-11
		Block 4, Lots 1-13
		Block 5, Lots 1-8
Min. Lot Area (SQF)	2,600	<u>1,700</u>
Min. Lot Width (Ft)	26	22
Min. Street Yard (Ft)	10	10
Min. Street Yard - Corner (Ft)	10	10
Min. Side Yard – Single (Ft)	5	5
Min. Rear Yard	5	5
Min. Building Separation (Ft)	10	
Min. Open Space (Percent)	30	30
Maximum Height (Ft)	45	45

Coastal Dunes Planned Unit Development – Development Standards						
	Single-Family – Detached (Padre/Mustang/North Beach)					
	UDC Standards	PUD Standards	PUD Standards	PUD Standards	PUD Standards	PUD Standards
		Block 1, Lots 12-35	Block 1, Lots 36-52 Except Lot 36A	Block 1, Lots 53-4, Block 2, Lots 1-2	Block 3, Lots 1-29	Block 4, Lots 14-33 Except Lot 33A
Min. Lot Area (SQF)	5,000	2,900	4,900	3,900	3,400	3,700
Min. Lot Width (Ft)	50	35	49	40	34	35
Min. Street Yard (Ft)	20	10	20	20	20	20
Min. Street Yard - Corner (Ft)	10	10	20	10	10	10
Min. Side Yard – Single (Ft)	5	5	5	5	5	5
Min. Side Yard – Total (Ft)	10	10	10	10	10	10
Min. Rear Yard	5	5	5	5	5	5
Min. Open Space (Percent)	30	30	30	30	30	30
Maximum Height (Ft)	Per UDC 4.2.8.C, 4.2.8.D, 4.2.8.E	35	35	35	35	35





# Analysis & Recommendation

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan (Plan CC) and the future land use designation of Planned Development.
  - Planned development areas are lands that are currently undeveloped or underutilized but may be suitable in the future for a variety of uses, taking into account environmental and other constraints. Designated on Padre and Mustang islands and in the potential annexation areas, planned development areas are expected to require a rezoning tied to a master planning process or an Area Development Plan process.
- Staff find that the proposed deviations are acceptable, and the request has been approved by the Technical Review Committee (TRC). This rezoning will not have a negative impact upon the surrounding neighborhood.

## STAFF RECOMMENDS APPROVAL TO THE “RM-AT/PUD” DISTRICT





Thank you!