



# CITY OF CORPUS CHRISTI

## AGENDA MEMORANDUM

Action Item for the City Council Meeting December 9, 2025

**DATE:** November 14, 2025

**TO:** Peter Zaroni, City Manager

**FROM:** Michael Dice  
Director of Development Services  
[Michaeld3@corpuschristitx.gov](mailto:Michaeld3@corpuschristitx.gov)  
(361) 826-3596

### Rezoning for a property at or near 14861 and 14865 Granada Drive

#### **CAPTION:**

Zoning Case No. ZN8741, Creamean Troy Louis LVG Trust (District 4). Ordinance rezoning a property at or near 14861 and 14865 Granada Drive from the “RM-AT/IO” Multifamily Apartment Tourist District with the Island Overlay to the “RM-AT/IO/PUD” Multifamily Apartment Tourist District with the Island Overlay and a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

#### **SUMMARY:**

This item is to rezone the properties to allow a townhome community to include 11 townhomes, boat slips, a community deck, a pool, and a sports court.

#### **BACKGROUND AND FINDINGS:**

The subject property consists of a 0.68-acre undeveloped parcel in the Padre/Mustang Island area, generally, south of the Packery Channel and east of South Padre Island Drive, within the Padre Island Section D subdivision. The subject property is zoned “RM-AT/IO” Multifamily Apartment Tourist District with the Island Overlay, which allows townhomes by right, however the developer is seeking relief from the Unified Development Code due to development constraints.

The properties surrounding these parcels are zoned “RM-AT/IO” Multifamily Apartment Tourist District with the Island Overlay, are all vacant, except for the property to east, which has a current land use of Medium-Density Residential.

The “RM-AT” Multifamily District, the current base zoning district, allows single-family houses, apartments, two-family houses, townhouses, cottage housing developments, group homes, educational facilities, parks and open areas, places of worship, bed and breakfast inns, apartment hotels, hotels, and motels. The table below shows the Unified Development Code’s

development standards, with the deviations to be accorded by the Planned Unit Development if approved. The deviations are primarily the minimum lot area, minimum lot width, and minimum open space. Defer to the table below. Additional standards apply per the attached Planned Unit Development document.

Planned Unit Development Standards		
	UDC Standards	PUD Standards
<b>Min. Lot Area (SQF)</b>	2,600	<b><u>1,263</u></b>
<b>Min. Lot Width (Ft)</b>	26	<b><u>20</u></b>
<b>Min. Street Yard (Ft)</b>	10	13
<b>Min. Street Yard - Corner (Ft)</b>	10	10
<b>Min. Side Yard – Single (Ft)</b>	0	0
<b>Min. Side Yard – Total (Ft)</b>	0	0
<b>Min. Rear Yard</b>	5	10
<b>Min. Building Separation</b>	10	30
<b>Min. Open Space</b>	30%	<b><u>10%</u></b> <sup>1, 2, 3</sup>
<b>Maximum Height (F)</b>	45	49.2 <sup>4</sup> (54.1) <sup>5</sup>
<p><b>Note:</b> Items that are bold and underlined indicate a deviation.</p> <p><sup>1</sup>In addition to planned courtyard-styled common area, the PUD will incorporate open space within available street and rear lawn (or setback) areas with landscape plan demonstrating aesthetic, and natural elements.</p> <p><sup>2</sup>Waterfront area is designated as open space and common uses. Amenities include boat slips, docks, water frontage lawn space, and planned over-water shared deck.</p> <p><sup>3</sup>The development is designed to be walkable and the common areas are intended for residents and guests only.</p> <p><sup>4</sup>Top of guardrail of rooftop deck.</p> <p><sup>5</sup>Top of penthouse mean roof height.</p>		

The proposed rezoning is consistent with the Future Land Use Map designation of high-density residential and is also consistent with the City of Corpus Christi Comprehensive Plan.

#### Public Input Process

Number of Notices Mailed: 33 notices were mailed within the 200-foot notification area, and 0 outside the notification area.

As of November 7, 2025

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

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

#### **ALTERNATIVES:**

None.

#### **FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**Funding Detail:**

Fund: 4670 Development Services  
Org/Activity: 11200 Land Development  
Department: 56  
Project #: N/A  
Account: 308300 Zoning Fees

**RECOMMENDATION (October 15, 2025):**

Planning Commission and Staff recommend approval of the change of zoning from the "RM-AT/IO" Multifamily Apartment Tourist District with the Island Overlay to the "RM-AT/IO/PUD" Multifamily Apartment Tourist District with the Island Overlay and a Planned Unit Development Overlay.

**Vote Results**

For: 8  
Against: 0  
Absent: 1  
Abstained: 0

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
Presentation – Aerial Map  
Planning Commission Final Report