



## ZONING CASE ZN8725

PLANNING COMMISSION, OCTOBER 29, 2025



## COASTAL DUNES LLC DISTRICT 2



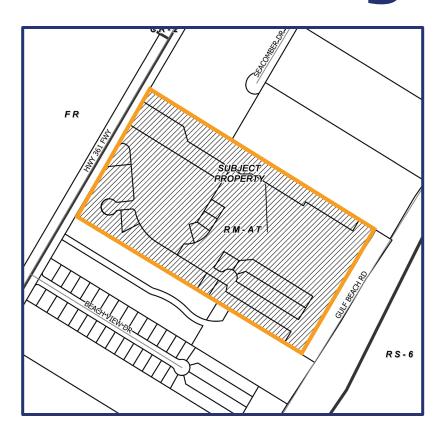
Rezoning a property at or near

#### 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		
Site	Vacant	"RM-AT" Multi-Family Apartment Tourist		
North	Vacant, Transportation (SH 361),	"FR" Farm Rural, "RM-AT" Multi-Family Apartment Tourist		
South	High-Density Residential, Medium-Density Residential, Vacant, Conservation/Preservation	"RM-AT" Multi-Family Apartment Tourist		
East	Conservation/Preservation	"RS-6" Single-Family 6		
West	Vacant, Transportation (SH 361)	"FR" Farm Rural		



### **Public Notification**

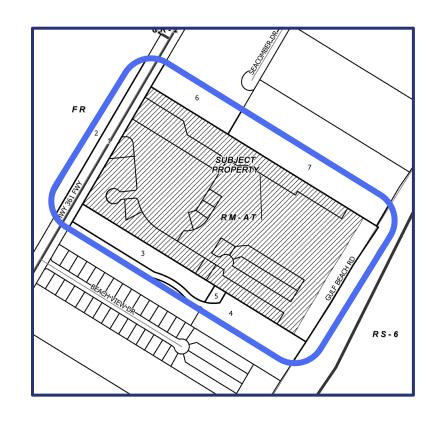
7 Notices mailed inside the 200' buffer 0 Notices mailed outside the 200' buffer

Notification Area

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

In Favor: 0 (0.00%)

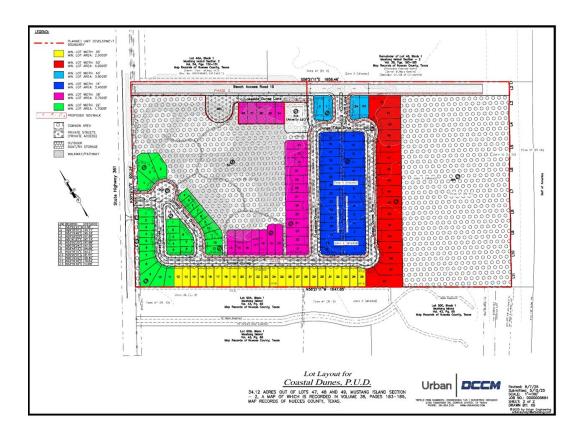
\*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.





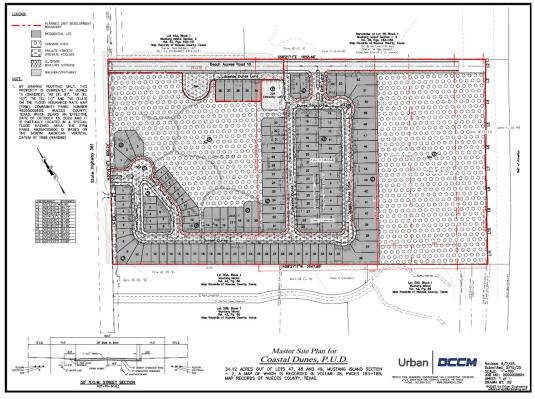
### **PUD Land Use Breakdown**

	Coastal Dunes Planned Unit Development – Land Use Breakdown					
Block No.	Lots	Land Use	Total 1-Family Lots	Total Townhome Lots	Total Common Areas	
	1-11	Townhome		11		
1		Single-Family	41			
	36-52	Single-Family	41			
•	36A	Common Area w/ Dune Walkover			1	
	53-54	Single-Family	2			
2	1-2	Single-Family	2			
	1-29	Single-Family	29			
3	30A	Private Right-of-Ways			1	
	39A	Private Streets/Access			1	
	1-13	Townhome		13		
4	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	
tilities, Non-re structures (i.e. and community signs, benches		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 L	Total Lots (per Land Use)			32	6	





## **PUD Site Plan & Standards**



Coas	Coastal Dunes Planned Unit Development Standards				
	Townhome Development Standards				
	UDC	PUD Standards			
	Standards (Front Access)	Block 1, Lots 1-11			
	(FIGHT Access)	Block 4, Lots 1-13 Block 5, Lots 1-8			
Min. Lot Area (SQF)	2,600	1.700			
Min. Lot Width (Ft)	26	<u>22</u>			
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	PUD	PUD	PUD	PUD	PUD	
	Standards	Standards	Standards	Standards	Standards	Standards	
		Block 1.	Block 1, Lots 36-52	Block 1, Lots 53-4	Block 3.	Block 4, Lots 14-38	
		Lots 12-35	Except Lot	Block 2,	Lots 1-29	Except Lot	
			36A	<u>Lots</u> 1-2		33A	
Min. Lot Area (SQF)	5,000	2.900	<u>4.900</u>	3,900	<u>3,400</u>	3,700	
Min. Lot Width (Ft)	50	<u>35</u>	<u>49</u>	<u>40</u>	<u>34</u>	<u>35</u>	
Min. Street Yard (Ft)	20	<u>10</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	
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. <u>8.E</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	



## **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





# Thank you!