



ZONING CASE ZN8725

PLANNING COMMISSION, OCTOBER 29, 2025

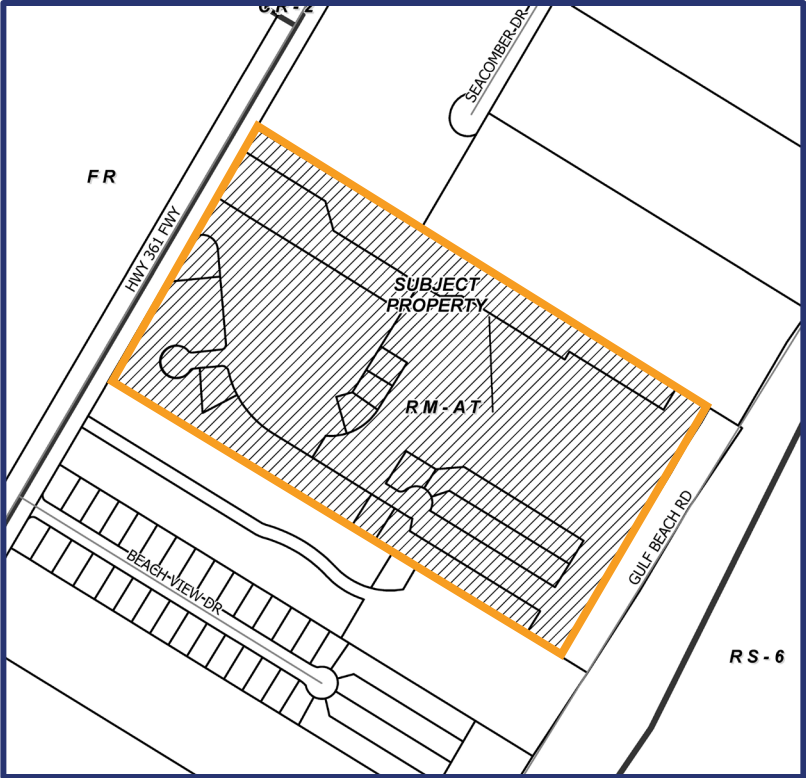
COASTAL DUNES LLC DISTRICT 2



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



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Public Notification

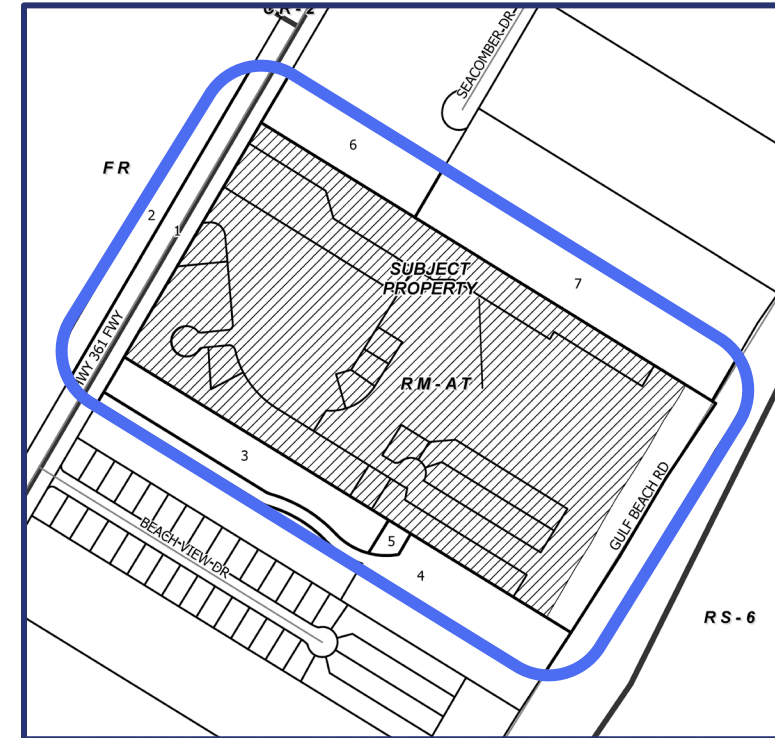
7 Notices mailed inside the 200' buffer
0 Notices mailed outside the 200' buffer

— Notification Area

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

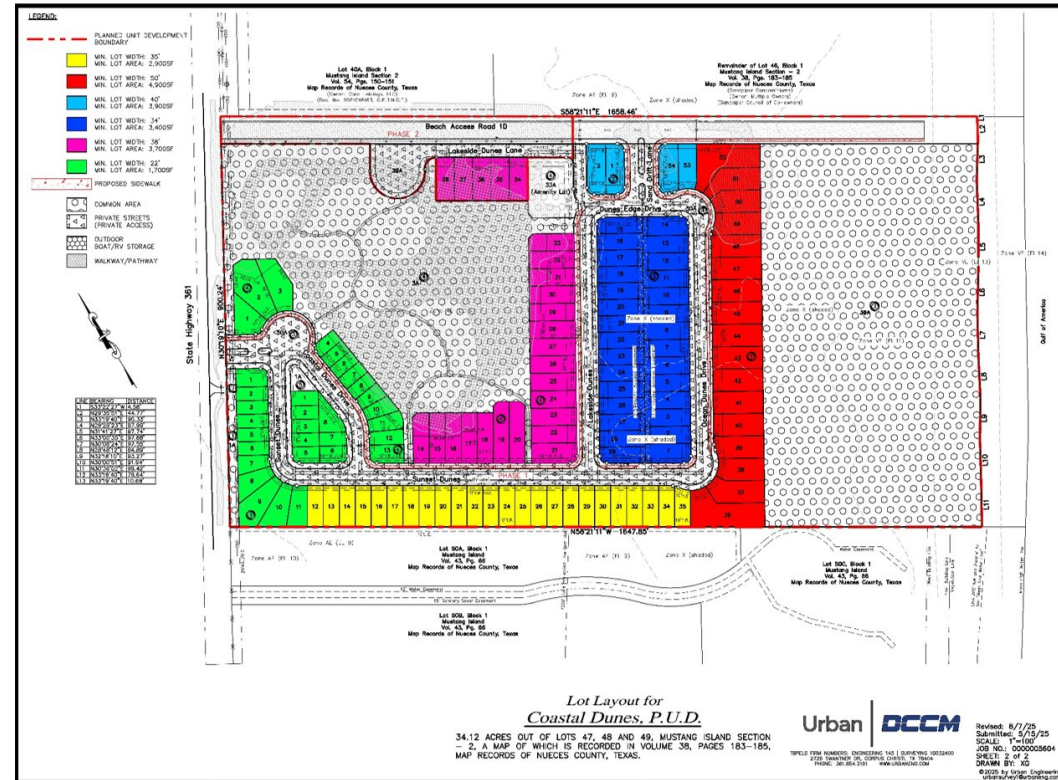
O **In Favor: 0 (0.00%)**

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

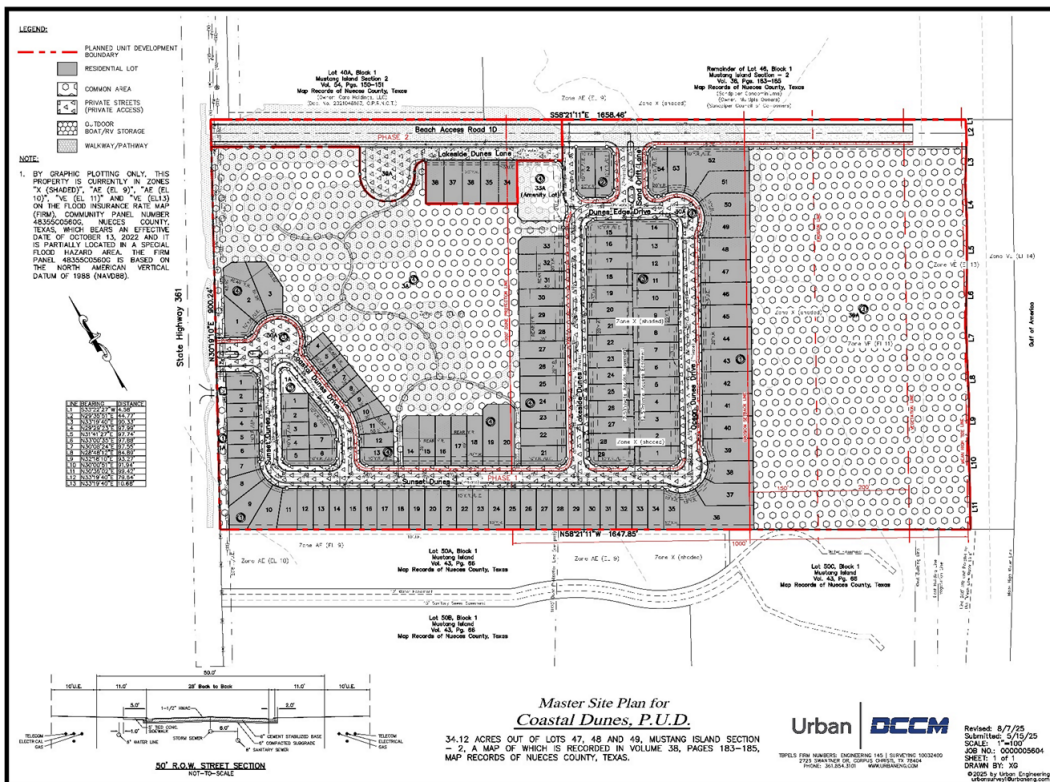


PUD Land Use Breakkdown

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 – Development Standards						
	Single-Family – Detached (Padre/Mustang/North Beach)					
	UDC Standards	PUD Standards	PUD Standards Block 1, Lots 36-52 Except Lot 36A	PUD Standards Block 1, Lots 53-4 Block 2, Lots 1-2	PUD Standards Block 3, Lots 1-29	PUD Standards Block 4, Lots 14-38 Except Lot 33A
Min. Lot Area (SQF)	5,000	<u>2,900</u>	<u>4,900</u>	<u>3,900</u>	<u>3,400</u>	<u>3,700</u>
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, 4.2.8.E	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>

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	<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



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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!