

Zoning Case No. ZN9288, Coastal Dunes, LLC. (District 4). Ordinance rezoning a property at or near 6753 State Highway 361 (SH 361) from the "RM-AT" Multifamily Apartment Tourist District to the "RM-AT/PUD" Multifamily Apartment Tourist District with a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission, during which all interested persons were allowed to appear and be heard;

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application for an amendment to the City of Corpus Christi's Unified Development Code ("UDC") and corresponding UDC Zoning Map;

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the City Council, during which all interested persons were allowed to appear and be heard;

WHEREAS, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

WHEREAS, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS, THAT:

SECTION 1. The Unified Development Code ("UDC") and corresponding UDC Zoning Map of the City of Corpus Christi, Texas are amended by changing the zoning on the subject property being Lot 47-49, Block 1, Mustang Island Section 2, as described and shown in Exhibit "A" and "B", from:

the "RM-AT" Multifamily Apartment-Tourist District to the "RM-AT/PUD" Multifamily Apartment-Tourist District with a Planned Unit Development Overlay.

The subject property is located at or near **6753 State Highway 361**. Exhibit A, a metes and bounds, and Exhibit B, a map, and Exhibit C, are attached to and incorporated in this ordinance.

SECTION 2. The Planned Unit Development Overlay granted in Section 1 of this ordinance is subject to the Owner following the conditions listed below:

1. **Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the properties in accordance with the Coastal Dunes, P.U.D. (Planned Unit Development) Guidelines and Master Site Plan, attached as Exhibit C, and to the satisfaction of the Technical Review Committee (TRC).

2. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.

3. Time Limit: An approved development plan shall expire 24 months after the date that the development plan was approved, unless a complete building permit application has been submitted, or if no building permit is required, a certificate of occupancy has been issued.

SECTION 3. To the extent this amendment to the UDC represents a deviation from the City's Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as it is amended by this ordinance.

SECTION 4. All ordinances or parts of ordinances specifically pertaining to the zoning of the subject property that conflict with this ordinance are hereby expressly superseded except for the Military Compatibility Area Overlay Districts. This ordinance does not amend or supersede any Military Compatibility Area Overlay Districts, which, as adopted by Ordinance #032829, remain in full force and effect.

SECTION 5. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable by a fine not to exceed \$2,000.00 for each offense; as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

SECTION 6. Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter.

SECTION 7. This ordinance shall become effective upon publication.

Introduced and voted on the _____ day of _____, 2026.

PASSED and APPROVED on the _____ day of _____, 2026.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary

EXHIBIT A



Job No. 5604
Date: April 24, 2025

Metes and Bounds Description for a 34.12-Acre Tract

STATE OF TEXAS
COUNTY OF NUECES

Being, a 34.12 acre tract out of Lots 47-49, Block 1, Mustang Island Section - 2, a map recorded Volume 38, Pages 183-185, Map Records of Nueces County, Texas; said 34.12 acre Tract and being more particularly described by metes and bounds as follows:

Beginning, at a found 1-inch iron pipe, on the Southeast Right-of-Way of State Highway 361 (a public roadway), also being the common corner of Lot 50A, Block 1, Mustang Island, a map recorded in Volume 43, Page 66, of said Map Records, the said Lot 49 and this Tract;

Thence, North 30°19'10" East, with said Southeast Right-of-Way and the Northwest boundary lines of said Lots 47-49, a distance of 900.24 Feet, to a found 5/8 inch iron rod with a red plastic cap stamped "URBAN ENGR CCTX", on said Southeast Right-of-Way of Highway 361, for the North corner of said Lot 47 and this Tract, from where a found 5/8 inch iron rod with a red plastic cap, bears North 30°19'10" East, a distance of 1.48 feet;

Thence, South 58°21'11" East, with said Southwest boundary line of Lot 40A, Block 1, Mustang Island Section 2, a map recorded in Volume 54, Pages 150-151, of said Map Records, and Lot 46, Block 1, of said Mustang Island Section - 2 and the Northeast line of said Lot 47, a distance of 1658.46 feet, to a point on said common boundary line of Lots 46 & 47 for the East corner of this Tract;

Thence, over and across said Lots 47, 48 and 49, with the Southeast boundary of this Tract, (said Southeast boundary as shown on survey prepared by Urban Engineering | DCCM, dated January 30, 2024 and being the same Littoral Boundary shown on said survey, as determined by David L. Nesbitt, L.S.L.S. License No. 5302), as follows:

- South 33°22'27" West, a distance of 4.58 feet;
- South 29°35'51" West, a distance of 44.77 feet;
- South 33°19'40" West, a distance of 90.33 feet;
- South 29°29'23" West, a distance of 97.99 feet;
- South 31°41'27" West, a distance of 97.74 feet;
- South 33°00'35" West, a distance of 97.88 feet;
- South 30°08'24" West, a distance of 97.55 feet;
- South 28°48'12" West, a distance of 84.89 feet;
- South 32°18'10" West, a distance of 93.27 feet;
- South 30°00'51" West, a distance of 91.94 feet;
- South 30°36'02" West, a distance of 99.42 feet, to the South corner of this Tract;

Thence, North 58°21'11" West, with the Northeast lines of Lots 50A & 50C, Block 1, of said Mustang Island and the Southwest said Lot 49, at a distance of 191.07 Feet pass a found 5/8 inch iron rod, on said Northeast line, continuing a total distance of 1647.85 feet, to the Point of Beginning, containing 1,486,404 square feet or 34.12 acres of land, more or less.

Bearings shown hereon are Grid Bearings, referenced to the Texas State Plane Coordinate System of 1983, Texas South Zone 4205, and based on the North American Datum of 1983 (2011) Epoch 2010.00.

Unless this metes and bounds description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy. *Also reference accompanying sketch of tract described herein.*



Saul V. Castillo 04/24/2024
Saul V. Castillo, R.P.L.S.
R.P.L.S. 6192

LINE	BEARING	DISTANCE
L1	S33°22'27"W	4.58'
L2	S29°35'51"W	44.77'
L3	S33°19'40"W	90.33'
L4	S29°29'23"W	97.99'
L5	S31°41'27"W	97.74'
L6	S33°00'35"W	97.88'
L7	S30°08'24"W	97.55'
L8	S28°48'12"W	84.89'
L9	S32°18'10"W	93.27'
L10	S30°00'51"W	91.94'
L11	S30°36'02"W	99.42'

State Highway 361

N30°19'10"E 900.24'

34.12 Acres
(1,486,404 Sq. Ft.)

Lot 40A, Block 1
Mustang Island Section 2
Vol. 54, Pgs. 150-151
Map Records of Nueces County, Texas

S58°21'11"E 1658.46'

Remainder of Lot 46, Block 1
Mustang Island Section - 2
Vol. 38, Pgs. 183-185
Map Records of Nueces County, Texas

Lot 47, Block 1
Mustang Island Section - 2
Vol. 38, Pgs. 183-185
Map Records of Nueces County, Texas

Lot 48, Block 1
Mustang Island Section - 2
Vol. 38, Pgs. 183-185
Map Records of Nueces County, Texas

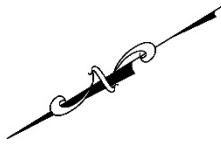
Lot 49, Block 1
Mustang Island Section - 2
Vol. 38, Pgs. 183-185
Map Records of Nueces County, Texas

Lot 50A, Block 1
Mustang Island
Vol. 43, Pg. 66
Map Records of Nueces County, Texas

N58°21'11"W 1647.85'

Lot 50C, Block 1
Mustang Island
Vol. 43, Pg. 66
Map Records of Nueces County, Texas

Gulf of America



Legend:

- IR ● 5/8 Inch Iron Rod Found
- 5/8 Inch Iron Rod with a red plastic cap Found
- 1 Inch Iron Pipe Found
- 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found

General Notes:

1. 34.12 Acre Tract is located within the city limits of Corpus Christi, Texas and a subdivision based on this sketch/description may be in violation of the current City of Corpus Christi subdivision ordinance.

DATE: 4/24/25
SCALE: 1"=200'
JOB NO.: 5604
SHEET: 1 OF 1
DRAWN BY: XG
usurveying@dcccm.com

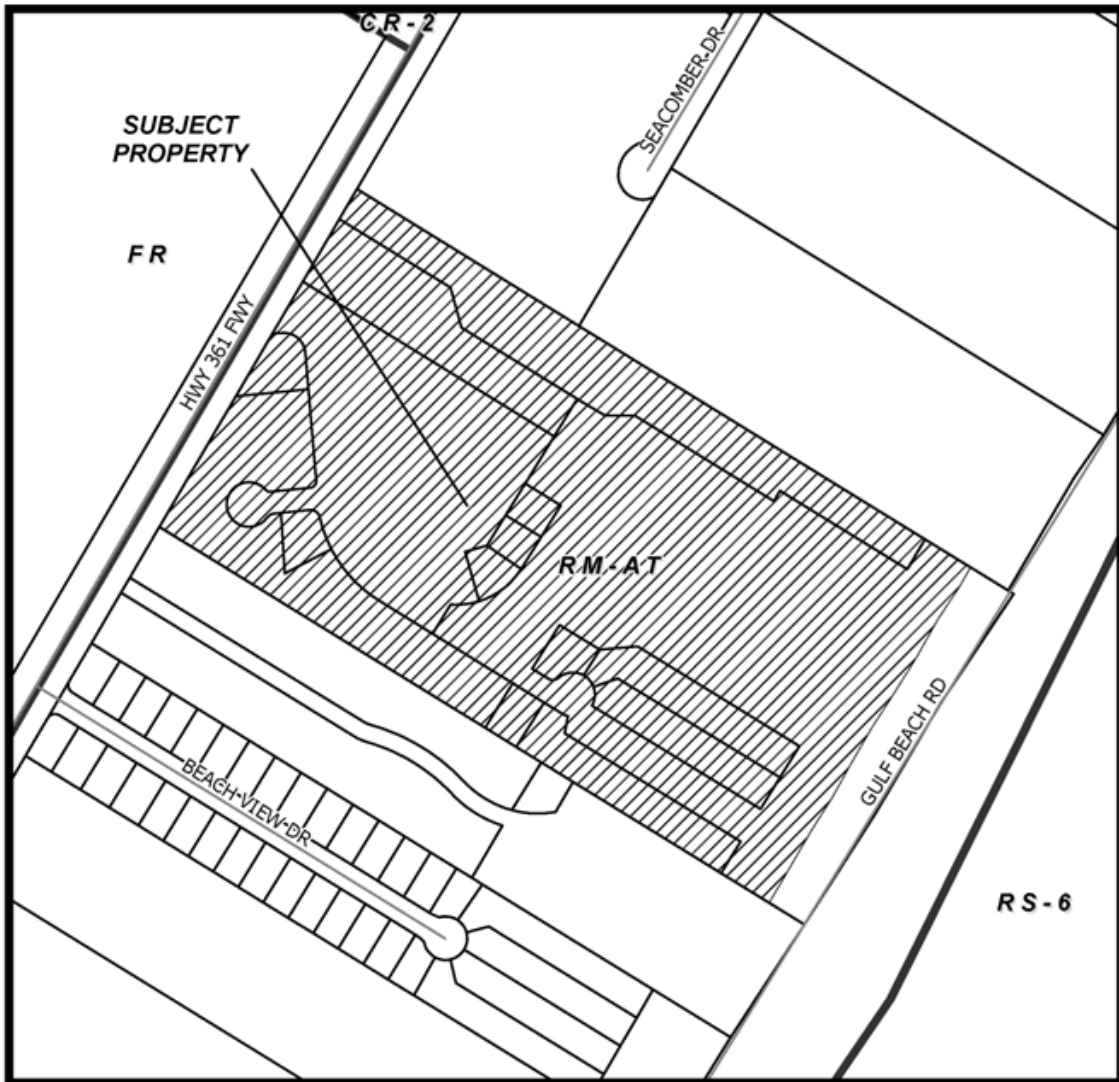
Urban **DCCCM**

TRIPLES FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400
2772 SWANTNER DR. CORPUS CHRISTI, TX 78404
PHONE: 361.664.5101 URBAN.DCCCM.COM

Exhibit

A 34.12 acre tract out of Lots 47-49, Block 1, Mustang Island Section - 2, a map recorded Volume 38, Pages 183-185, Map Records of Nueces County, Texas.

Exhibit B



CASE: ZN9288 SUBJECT PROPERTY WITH ZONING



Subject Property

A-1 Apartment House District	I-1 Limited Industrial District
A-1A Apartment House District	I-2 Light Industrial District
A-2 Apartment House District	I-3 Heavy Industrial District
AB Professional Office District	PUD Planned Unit Development
AT Apartment-Tourist District	R-1A One Family Dwelling District
B-1 Neighborhood Business District	R-1B One Family Dwelling District
B-1A Neighborhood Business District	R-1C One Family Dwelling District
B-2 Bayfront Business District	R-2 Multiple Dwelling District
B-2A Barrier Island Business District	RA One Family Dwelling District
B-3 Business District	RE Residential Estate District
B-4 General Business District	R-TH Townhouse Dwelling District
B-5 Primary Business District	SP Special Permit
B-6 Primary Business Core District	T-1A Travel Trailer Park District
BD Corpus Christi Beach Design Dist.	T-1B Manufactured Home Park District
F-R Farm Rural District	T-1C Manufactured Home Subdivision District
HC Historical-Cultural Landmark Preservation	



EXHIBIT C

Coastal Dunes, P.U.D.

Owners/Developers

Coastal Dunes, LLC

Submitted by

DCCM

Revised: May 13, 2026



TXENG F-257 | SURVEYING 10030200

2725 Swantner Drive, Corpus Christi, Texas 78404

Phone: (361)854-3101 Fax: (361) 854-6001

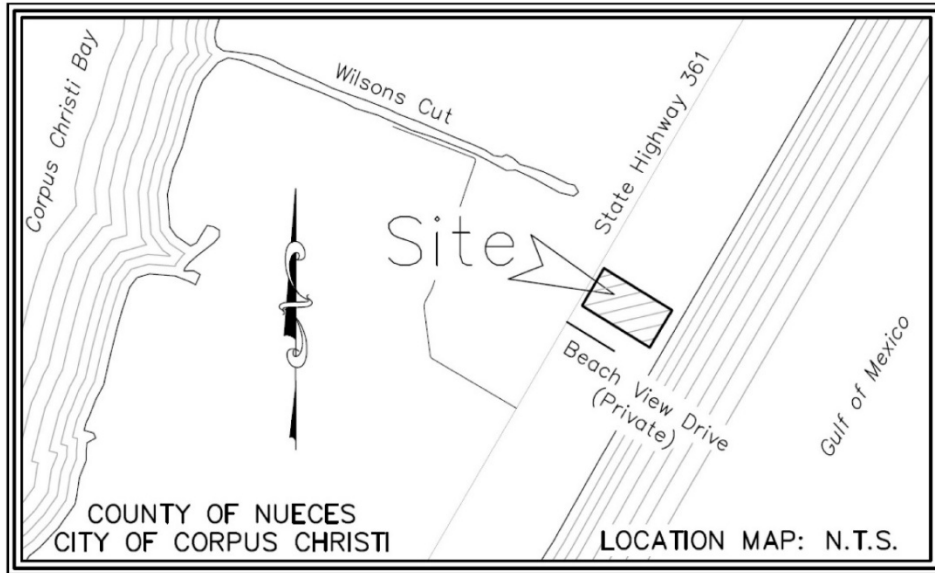
Coastal Dunes, P.U.D.

Corpus Christi, Texas

Development Description:

The developer is proposing to final plat the property into 138 Lots which will be developed as a single phase. The development will consist of 131 residential lots (32 detached townhomes and 99 single-family houses). The final plat will cover 34.12 Acres out of Lots 47, 48 and 49, Mustang Island Section - 2.

Location Map:



**Single Family Residential Standards per
City of Corpus Christi Unified Development Code
(Property is zoned RM-AT)**

Minimum Lot Area – 5,000sf
Minimum Lot Width – 50'
Minimum Street Yard – 20' (front) 10' (corner)
Minimum Side Yard – 5'
Minimum Rear Yard – 5'
Minimum Open Space – 30%
Maximum Height – 35'

**Townhome Development Standards per
City of Corpus Christi Unified Development Code**

Townhome Minimum Units – Two (Attached)
Minimum Lot Area – 2,600sf (front access)
Minimum Lot Width – 26' (front access)
Minimum Street Yard – 10' (front) 10' (corner)
Minimum Side Yard – 0'
Minimum Rear Yard – 5'
Minimum building separation – 10'
Minimum Open Space – 30%
Maximum Height – 45'

**Single Family Residential Standards per
PUD Requirements**

Block 1, Lots 12 through 35

Minimum Lot Area – 2,900sf
Minimum Lot Width – 35'
Minimum Street Yard – 10' (front)
Minimum Side Yard – 5'
Minimum Rear Yard – 5'
Minimum Open Space – 30%
Maximum Height – 35'

**Block 1, Lots 36 through 52
(save and except Lot 36A)**

Minimum Lot Area – 4,900sf
Minimum Lot Width – 49' (Non cul-de-sac/knuckle or curved lots)
Minimum Street Yard – 20' (front), 15' along knuckle-sac
Minimum Side Yard – 5'
Minimum Rear Yard – 5'
Minimum Open Space – 30%
Maximum Height – 35'

Block 1, Lots 53 through 59

Minimum Lot Area – 4,000sf
Minimum Lot Width – 40'
Minimum Street Yard – 20' (front), 10' (corner) and 15' along knuckle-sac
Minimum Side Yard – 5'
Minimum Rear Yard – 5'
Minimum Open Space – 30%
Maximum Height – 35'

Block 3, Lots 1 through 31

Minimum Lot Area – 3,600sf
Minimum Lot Width – 36'
Minimum Street Yard – 20' (front) 10' (corner)
Minimum Side Yard – 5'
Minimum Rear Yard – 5'
Minimum Open Space – 30%
Maximum Height – 35'

Block 4, Lots 14 through 33

Minimum Lot Area – 3,700sf
Minimum Lot Width – 35'
Minimum Street Yard – 20' (front) 10' (corner)
Minimum Side Yard – 5'
Minimum Rear Yard – 5'
Minimum Open Space – 30%
Maximum Height – 35'

**Townhome Development Standards per
PUD Requirements**

Block 1, Lots 1 through 11
Block 4, Lots 1 through 13
Block 5, Lots 1 through 8

Townhome Minimum Units – One (Detached)

Minimum Lot Area – 1,700sf

Minimum Lot Width – 30' (Non cul-de-sac/knuckle or curved lots)

Minimum Street Yard – 10' (front) 10' (corner)

Minimum Side Yard – 5'

Minimum Rear Yard – 5'

Minimum Open Space – 30%

Maximum Height – 45'

Development Guidelines For Common Areas

Lot 2A, Block 1 and 30A Block 3 (Private streets)

Use – Private Access, drainage, utilities, Non-residential Structures (i.e. signs, benches, barbeque pits, shade structures, etc.) for enjoyment and benefit of Coastal Dunes, P.U.D. Community.

Allowed Improvements: Signs, Community structures/amenities, including: decks, walkways, boardwalks, pavement, fencing, landscaping, utilities, gazebos, benches, barbeque pits, etc.

Lots 1A and 3A, Block 1

Use – Utility Easement, Private Access, drainage, retention Ponds, utilities, signs.

Lot Area – N/A

Lot Width – N/A

Yard Requirements:

Street: N/A

Street corner: N/A

Side Yard: N/A

Maximum building Height: None

Minimum Building Spacing: As required per International Building Code

Parking Requirement: 0 spaces

Maintenance: Homeowner's Association

Allowed Improvements: Signs, Community structures/amenities, including: decks, walkways, boardwalks, pavement, fencing, landscaping, utilities, etc.

Lots 3A and 33A, Block 4; Lot 1A, Block 5

Use – Private Access, drainage, utilities, Non-residential Structures (i.e. Amenity Buildings and Community structures, signs, benches, barbeque pits, shade structures, etc.) for enjoyment and benefit of Coastal Dunes, P.U.D. Community.

Lot Area – N/A

Lot Width – N/A

Yard Requirements:

Street: N/A

Street corner: N/A

Side Yard: N/A

Maximum building Height: None

Minimum Building Spacing: As required per International Building Code

Parking Requirement: 0 spaces

Maintenance: Homeowner's Association

Allowed Improvements: Amenity buildings, Signs, Community structures/amenities, including: decks, walkways, boardwalks/walkovers, pavement, fencing, landscaping, utilities, swimming pools, gazebos, benches, barbeque pits, etc.

Lot 36A, Block 1

Use – Dune walkover

Lot Area – N/A

Lot Width – N/A

Yard Requirements:

Street: N/A

Street corner: N/A

Side Yard: N/A

Maximum building Height: None

Minimum Building Spacing: As required per International Building Code

Parking Requirement: 0 spaces

Maintenance: Homeowner's Association

Allowed Improvements: Signs, Community structures/amenities, including: decks, walkways, boardwalks, pavement, fencing, landscaping, utilities, swimming pools, gazebos, benches, barbeque pits, etc.

Additional Exceptions requested per P.U.D.

- No minimum stay on short-term rentals
- Detached townhomes

