

ZONING REPORT

CASE ZN8979

APPLICANT & SUBJECT PROPERTY

District: 4
Owner: Gulfshores Joint Venture
Applicant: RG Miller, DCCM
Address: 14902 St Bartholomew Avenue, located along the north side of St Bartholomew Avenue, south of Zahn Road, east of South Padre Island Drive/State Highway 361.
Legal Description: 82.02 Acres of land out of Tracts C and D, Padre Island No 1
Plat Status: The subject property is not platted per MRNCT (Map Records of Nueces County, Texas).
Acreeage of Subject Property: 81.21 acres (Refer to Attachment A Metes and Bounds)
Pre-Submission Meeting: June 2, 2025
Code Violations: None.

ZONING REQUEST

From: "CR-2/IO" Resort Commercial District with the Island Overlay
To: "CR-2/PUD" Resort Commercial District with the Island Overlay and Planned Unit Development Overlay
Purpose of Request: To allow for the development of a mixed-use project that incorporates commercial uses and various residential options.

CORPUS CHRISTI COMPREHENSIVE PLAN

Plan CC: Provides a vision, goals, and strategies to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ), which was adopted in 2016.

LAND USE

ADP (Area Development Plan): According to Plan CC, the subject property is located within the Padre-Mustang Island Area Development Plan (Adopted in June 29, 2021).

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District.

	Zoning District	Existing Land Use	Future Land Use
Site	"CR-2/IO," Resort Commercial District with the Island Overlay	Vacant	Mixed-Use
North	"RM-AT/IO," Multi-Family Apartment Tourist District with an Island Overlay; "CR-2/IO," Resort Commercial District with the Island Overlay	Vacant, Navigation Channel (Packery Channel)	Mixed Use, Navigation Channel (Packery Channel)

South	“RM-AT/IO,” Multi-Family Apartment Tourist District with the Island Overlay;	Medium-Density Residential, Vacant, High-Density Residential	Mixed Use, High-Density Residential
	“RM-AT/IO/PUD,” Multi-Family Apartment Tourist District with the Island Overlay and a Planned Unit Development Overlay;		
	“CR-2/IO,” Resort Commercial District with the Island Overlay		
East	“CR-2/IO,” Resort Commercial District with the Island Overlay	Vacant, Conservation/ Preservation	Permanent Open Space
West	“CR-2/IO,” Resort Commercial District with the Island Overlay;	Vacant, Water	Mixed Use, Water
	“RM-AT/IO,” Multi-Family Apartment Tourist District with the Island Overlay		

ROADWAY MASTER PLAN (RMP)

Roadway	Service Area	RMP Designation	Existing Thru Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
St. Bartholomew Avenue	20	“C1,” Minor Residential Collector			1	1	No data	None Planned
Beach Access Road 3A	20	“C1,” Minor Residential Collector			1	1	No data	None Planned

TRANSIT INTEGRATION

The Corpus Christi RTA provides service to the subject property via Bus Route *65 Padre Island Flex near Leeward Drive and Running Light Drive* and St Bartholemew Avenue and Windward Drive.

PUBLIC HEARINGS & NOTIFICATIONS

Planning Commission	May 13, 2026
City Council 1 st Reading	June 23, 2026

City Council 2 nd Reading		June 30, 2026	
132	Notices mailed to property owners within 200 feet of the subject property		
0	In Opposition	0	In Favor
0%	In Opposition	0	Individual Property Owners in Opposition

Background:

The subject property consists of approximately 81.21 acres of vacant land on Padre/Mustang Island, located south of the Packery Navigation Channel and State Highway 361, west of the Gulf of Mexico, and east of South Padre Island Drive (Park Road 22). It lies directly north of the Padre Island Sections A–C subdivisions along St. Bartholomew Avenue, a local residential street, and is accessible from Leeward Drive and Windward Drive, both classified as “C1” Minor Residential Collectors. Beach Access Road 3A also touches the property at its southeast corner, though its function is limited to providing public beach access. The property’s perimeter measures roughly 7,900 linear feet, with only about 965 linear feet unobstructed by land or water. (See Exhibit B: Existing Zoning and Notice Area Map.)

To the north, adjacent properties are zoned “RM-AT/IO” Multi-Family Apartment Tourist District with the Island Overlay and “CR-2/IO” Resort Commercial District with the Island Overlay; these tracts are currently vacant. Several properties to the south share similar zoning, while others are designated “RM-AT/IO/PUD” Multi-Family Apartment Tourist District with the Island Overlay and Planned Unit Development Overlay. These southern parcels contain medium- to high-density residential uses, along with some vacant land. To the east, the zoning is “CR-2/IO” Resort Commercial District with the Island Overlay; part of this area is vacant, while the remainder is used for conservation/preservation. Properties to the west are zoned “RM-AT/IO” and “CR-2/IO,” include waterway areas, and are largely undeveloped.

The applicant is requesting a Planned Unit Development (PUD) Overlay on the existing “CR-2/IO” Resort Commercial District with the Island Overlay to allow single-family homes, a use not permitted by right in the current zoning. The proposed 81.21-acre mixed-use development would include commercial uses allowed in the base district, excluding truck stops with overnight accommodations, automated car washes, and recreational vehicle storage, as identified in Table 1: “CR-2” Resort Commercial District Permitted Uses. Bold designations in the second column to last represent a deviation from the Unified Development code.

The development plan includes a variety of housing types—townhomes, multi-family dwellings, and single-family homes, the land-use deviation. This range of housing options is intended to provide diverse sizes and price points for future residents. Cottage housing, which is already permitted in the base zoning district, will also be incorporated.

TABLE 1 - “CR-2” RESORT COMMERCIAL DISTRICTS PERMITTED USES		
P = Permitted Use; L = Subject to Limitations; SUE = Special Use Exception; SP = Special Permit; [blank cell] = Not Permitted <i>The above designations in bold represent a deviation from the Development Code.</i>		
	Planned Unit Development Standard	Unified Development Code Standard

Residential Uses		
Single-Family Detached	P	
Care takers quarters	L	L
Townhouse	P	P
Multi-Family dwelling	P	P
Cottage Housing Development	P	P
Upper-story residential unit within commercial business structures.	L	L
Group Living Uses (UDC Section 5.1.2)	P	P
Public/Semi-Public Uses		
As permitted by Unified Development Code 4.5.2. Permitted Uses.		
Commercial Uses		
Commercial Parking Uses (UDC Section 5.1.4.A)	P	P
Indoor Recreation Uses (UDC Section 5.1.4.B) except:	P	P
---Bar, tavern or pub	P	L
--- <u>Smoking Lounge</u>	P	P
---Sexually oriented business	See Section 4.6.2	
Office Uses (UDC Section 5.1.4.C)	P	P
Outdoor Recreation Uses (UDC Section 5.1.4.D) except:	P	P
Commercial amphitheater	SP	SP
Overnight Accommodation Uses except:	P	P
---Bed and breakfast home	L	L
---Recreational Vehicle Park	L	L
---Truck stop w/ overnight accommodations		L
Restaurant Uses (UDC Section 5.1.4.F)	P	P
Retail Sales and Service Uses, sales- and service-oriented (UDC Section 5.1.4.G) Includes personal service uses except:	P	P
<u>Game Processing</u>	L	L
Retail Sales and Service Uses, repair- oriented (UDC Section 5.1.4.G)	P	P
<u>Farmers market</u>	L	L
Self-Service Storage Uses (UDC Section 5.1.4.H) except:	L	L
---Boat storage	P	L
---RV storage	L	L
Vehicle Sales and Service Uses (UDC Section 5.1.4.I) except:		
---Auto rental	P	P
---Car wash, hand-operated	L	L

---Car Wash, Automated		L
---Bicycle or <u>watercraft</u> rental	P	P
---Fuel sales	L	L
---Vehicle service, heavy		
---Vehicle service, limited	L	L
Water-Oriented Uses (UDC Section 5.1.4.J)	P	P
Light Industrial Service Uses (UDC Section 5.1.5.A)		
Laboratory, research or experimental		
<u>Storage of explosives</u> or <u>other hazardous materials</u>	SUE	SUE
Warehouse and Freight Movement Uses (UDC Section 5.1.5.B)		
Waste-Related Uses (UDC Section 5.1.5.C) except:		
---Recycling Drop-off Center	L	L
Wholesale Trade Uses (UDC Section 5.1.5.D)		
<u>Kenel</u> or <u>animal shelter</u> , indoor		
Industrial Uses		
As permitted by Unified Development Code 4.5.2. Permitted Uses.		

The Gulfshore Joint Venture – Packery Parcel Tentative Site Plan, included in Attachment (C) Planned Unit Development Plan, identifies proposed commercial land use areas located along the eastern and southern boundaries of the property. Townhome sites are shown near the primary entrance. Cottage housing locations are distributed throughout the interior of the development. Table 2 – Planned Unit Development Land Use Breakdown indicates that the specific distribution of single-family residential use within the site is not defined.

TABLE 2 - PLANNED UNIT DEVELOPMENT LAND USE BREAK DOWN						
	Limitations	Percentage	Parcels CO	Parcels CM	Parcels SF**	Parcels TH
Single-Family	None	Not Established	X	X	X	X
Townhouses	≤20 Acres	≤24.6 %	X		X	X
Multi-Family	≤15 Acres	≤18.5 %		X	X	--
Cottage Development	≤20 Acres	≤24.6%	X	X	X	--
Commercial	≤15 Acres	≤18.5 %		X		X
Total	82.1 Acres	--				
1. CO= Cottage, CM= Commercial, SF=Single-Family, TH=Town Home 2. Parcels CM1, CM2 and CM3 may be developed for commercial/hospitality, multi-family, or detached single-family housing uses; parcels SF6 through SF29 may be developed for cottage, townhouse, or detached single-family housing uses; parcel SF30 may be developed for townhouse or detached single-family housing uses; parcels CO1 through CO4 may be developed for cottage, townhouse, or detached single-family housing uses;						

parcels TH1 and TH9 may be developed for commercial/hospitality, townhouse, or detached single-family housing uses.

The Planned Unit Development Plan applies single-family development standards equivalent to those of the “RS-4.5” Single-Family 4.5 District (refer to Table 3). Townhome development is not subject to density limits. The Unified Development Code establishes a maximum density of 44 units per acre for multi-family development, which could be applied to the entire property. The applicant proposes a maximum single-family density of 9 units per acre. The medium-density residential range is 8 to 13 units per acre, and the proposed maximum density of 9 units per acre falls within this range.

TABLE 3 - “CR-2” RESORT COMMERCIAL DISTRICTS DEVELOPMENT STANDARDS		
<i>Texts in bold represent a deviation from the Unified Development Code.</i>		
	Planned Unit Development Standard	Unified Development Code Standard
Maximum Density (units/acre)	9	--
Min. Lot Area (SQF)	4,500	--
Min. Lot Width (FT)	45	--
Min. Yards (FT)	20	--
Street (FT)	10	--
Street (Corner) (FT)	10	--
Side (single) (FT)	5	--
Side (total) (FT)	10	--
Rear (FT)	5	--
Min. Open Space (FT)	20%	--
Max. Height (FT)	35	--

The development will allow short-term rentals without the less than one month limit. Additional deviations are proposed to the Infrastructure Design Manual (IDM) right-of-way standards to create multi-modal scenic corridors (refer to Tables 4 and 5). These land-use and dimensional deviations are the basis for the PUD Overlay request. Public open spaces and other amenities will support a highly connected, walkable development.

TABLE 4 - COLLECTOR & ABOVE RIGHT-OF-WAY DIMENSIONAL STANDARDS								
Local Street Section	Right of Way Width	Street Section Width (BC)	Lanes	Median/ Turn Lane	Spacing (Miles)	Sidewalk Width**	Back of Curb to Property Line	Avg. Daily Trips
Minor Res. Collector	60 ft	40 ft	Two	No	0.25-0.50	5 ft	10 ft	1,600 – 3,000
PUD St 2	60 ft	40 ft	Two	No	0.25 -0.50	4 ft	10 ft	1,600-3,000

TABLE 5 - LOCAL STREET STANDARDS									
Local Street Section Type	Right of Way Width	Planting / Utility Areas	Street Section Width (BC)	Required Sidewalk Width	Tied Side-walk Allowed	Side-walk Required 2 sides	Lanes	Traffic Lanes	Parking Sides Allowed
UDC L-1A	50 ft	6 ft; 6 ft	28 ft	4 ft	Not Allowed	Yes	One	2-way	Two
PUD St 5 & 7	50 ft	11 ft/7 ft	28 ft	4 ft	Not Allowed	No	One	2-Way	None
PUD St 6	50 ft	0 ft/ 4 ft	26 ft	4 ft	Allowed	No	One	2-way	Two
<i>UDC L-1E</i>	<i>40 ft</i>	<i>7 ft/7ft</i>	<i>22 ft</i>	<i>4 ft</i>	<i>Not Allowed</i>	<i>No</i>	<i>One</i>	<i>2-way</i>	<i>One</i>
PUD St 8-10	40 ft	5 ft/5ft	26 ft	4 ft	Not Allowed	No	One	2-way	None

1. Bold designation reflected deviations from the UDC.
2. Bump-Out spacing parallel to curb: Minimum 150 feet, Maximum 300 feet
3. Sidewalks not required on Residential Estate Zoning District, unless required for ADA compliance.
4. Design speed for local street is 25 miles per hour (MPH).
5. Bump-outs standards for local streets are 6 feet with, and 0 feet without. Bump out spacing parallel to curb: minimum 150 feet, and maximum 300 feet.

The “CR-2” Resort Commercial District permits the following uses: commercial parking; indoor and outdoor recreation; office uses; overnight accommodations; restaurants; retail sales; auto rental; water-oriented uses; multifamily dwellings; community service uses; educational facilities; government facilities; medical facilities; and places of worship.

The Planned Unit Development (PUD) Overlay zoning district is intended to allow unified planning of mixed residential, commercial, office, professional, retail, or institutional uses. The purpose of the district is to permit modifications to zoning and subdivision regulations when a property is planned and developed as a single unit, provided such modifications do not compromise public health, safety, or general welfare. The PUD provides site-specific compatibility standards and allows flexibility for conditions or restrictions that would not otherwise be permitted.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:

The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan Elements, Goals, and Strategies for Decision Makers:

- Natural barrier-beach environments are protected.
 - Support continued enforcement of regulations that protect barrier beaches.
- Quality housing meets the diverse needs of households at all income levels and all stages of the life cycle.
 - Support the planning, regulatory and funding initiatives needed to provide a diversity of housing types—rental and ownership, market-rate and assisted—to meet community needs.

- The design of new developments promotes a broader sense of neighborhood and community rather than creating isolated subdivisions or apartment complex developments with a lack of interconnection.
 - Consider regulations, projects, incentives, and guidelines that promote interconnected development, such as developments with a well-connected street network or appropriate connections to neighboring subdivisions, destinations, or bicycle/pedestrian facilities.
- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - Encourage orderly growth of new residential, commercial, and industrial areas.
 - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
- Corpus Christi has well-designed neighborhoods and built environments.
 - Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods.

Padre/Mustang Island ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:

The proposed rezoning is consistent with the Padre/Mustang Island ADP and the FLUM designation of Mixed use. It is consistent primarily with the following vision theme, policies, and statements, of the Area Development Plan.

- Blended Residential Community and Destination Location
 - Encourage tourism and the development of local commercial businesses to build a strong economic environment and sufficiently support the year-round residential community.
 - The Island aims to be a premier destination location that seamlessly blends a coastal residential community with a lively tourism center. Commercial and mixed-use development is encouraged along PR22 to provide needed services and create entertainment opportunities to attract residents and visitors to the Island

Staff Analysis:

Staff reviewed the subject property’s background information and the applicant’s purpose for the rezoning request and conducted research into the property’s land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning’s consistency with the applicable elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive plan and the future land use designation of mixed-use.
 - Although the primary deviation is to allow single-family land use, overall the planned development supports this designation by integrating a range of commercial uses with diverse residential housing types—including townhomes, multifamily, single family, and cottage housing. Through the Planned Unit Development Overlay, It also establishes an interconnected, walkable environment that aligns with the objectives outlined in the City’s guiding documents for this area.
 - The Padre/Mustang Island Area Development Plan envisions a “blended residential community and destination location.” By incorporating short term rentals without limitation and locating commercial uses along the tract’s periphery, the development functions as a premier destination that serves both year-round residents and the

island's essential tourism sector. The development also connects to the banks of Packery Navigation Channel and to the beach to the east.

- The requested Planned Unit Overlay is compatible with the surrounding land uses and surrounding zoning framework.
 - As early as the 2000s, surrounding property owners have customarily rezoned their land from the "RS-6" Single-Family 6 to the "RM-AT/IO" Multi-Family Apartment Tourist District, and as a result, the surrounding area has evolved into a pattern of high-density residential development, and short-term rentals and overnight accommodations are also part of the community's fabric.
 - With commercial development comprising less than 20% of the parcel and townhome and multifamily uses limited to under 50%, the introduction of single-family residential uses helps moderate the overall development intensity that could otherwise occur.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment and will not have a negative impact upon the surrounding neighborhood.
 - The development is context sensitive. Although the 81.21-acre site has limited access points due to its physical characteristics, a variance has been granted to ensure continued safety and welfare. The single-family further reduces any impact.

Permitting Process:

During the permitting process, zoning reviews are conducted to ensure that development compatibility is achieved; through the prescription of Unified Development Code required buffer yard width and points (UDC §7.9.5, 7.9.6), increased setbacks due to height (UDC §4.2.8.D), limitations on hours of operations with certain site features (UDC §7.2.7.B.1.a), and visual barriers such as landscaping (UDC §7.3.10) and walls to buffer noise generators (UDC §7.9.8.B).

Staff Recommendation:

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends approval of the change of zoning from the "CR-2/IO" Resort Commercial District to the "CR-2/IO/PUD" Resort Commercial District with the Island Overlay and a Planned Unit Development Overlay.

Attachments:

- (A) Metes & Bounds Description and Exhibit.
- (B) Existing Zoning and Notice Area Map.
- (C) Planned Unit Development Document

(A) METES & BOUNDS DESCRIPTION AND EXHIBIT



METES AND BOUNDS DESCRIPTION FOR

A 81.211 acre, or 3,537,564 square feet more or less, tract of land out of that 359.93 acre tract described in a deed to Gulfshores Joint Venture recorded in Document Number 943742 of the Official Public Records of Nueces County, Texas, out of the Nicolas & Juan Jose Balli Survey, Abstract 1998, in the City of Corpus Christi, Nueces County, Texas. Said 81.211 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a set 5/8" iron rod with a yellow cap marked "Pape-Dawson" at the Northernmost intersection of St. Bartholomew Avenue, a 100 foot public right-of-way, and Leeward Drive, a 100 foot public right-of-way, both recorded in Volume 34, Pages 15-16 of the Map Records of Nueces County, Texas, and at a re-entrant corner of said 359.93 acre tract;

THENCE: Southwesterly, with a non-tangent curve to the right, the west right-of-way line of said Leeward Drive, an east line of said 359.93 acre tract, said curve having a radius of 2545.00 feet, a central angle of 04°09'43", a chord bearing and distance of S 16°31'09" W, 184.83 feet, for an arc length of 184.87 feet to a point on said right-of-way, at an east corner of said 359.93 acre tract, and the easternmost corner of the Amending Plat of the Amending Plat of Joya Del Mar Townhomes, recorded in Volume 64, Page 269 of the said Map Records;

THENCE: Departing said west right-of-way of Leeward Drive, with a southern line of said 359.93 acre tract, the northern line of said Amending Plat of the Amending Plat of Joya Del Mar Townhomes, and the northern line of the Navigation Channel of Block 1, Padre Island – Corpus Christi Section D, recorded in Volume 35, Pages 24-25 of the said Map Records, the following courses and distances:

N 66°32'54" W, a distance of 298.50 feet to a point;

Northwesterly, with a tangent curve to the right, said curve having a radius of 323.09 feet, a central angle of 12°30'02", a chord bearing and distance of N 60°17'54" W, 70.35 feet, for an arc length of 70.49 feet to a point;

N 54°02'54" W, a distance of 173.00 feet to a point;

Northwesterly, with a tangent curve to the left, said curve having a radius of 670.98 feet, a central angle of 19°30'00", a chord bearing and distance of N 63°47'54" W, 227.26 feet, for an arc length of 228.36 feet to a point;

N 73°32'54" W, a distance of 143.54 feet to a point;

Northwesterly, with a tangent curve to the right, said curve having a radius of 384.93 feet, a central angle of 33°29'58", a chord bearing and distance of N 56°47'55" W, 221.87 feet, for an arc length of 225.06 feet to a point;

N 40°02'54" W, a distance of 250.00 feet to a point;

Northwesterly, with a tangent curve to the left, said curve having a radius of 400.00 feet, a central angle of 40°58'38", a chord bearing and distance of N 60°32'13" W, 280.02 feet, for an arc length of 286.07 feet to a point on the south line of said 359.93 acre tract, the north line of said Padre Island – Corpus Christi Section D, and at a southeast corner of a called 201.21 acre tract, described in a deed to Lake Padre Development Company, LLC, recorded in Document Number 2014002762 of the said Official Public Records, from which a found 5/8" iron rod at the radius point of Granada Drive, a variable width public right-of-way, of said Padre Island – Corpus Christi Section D, bears S 08°58'57" W, a distance of 400.06 feet;

THENCE: N 11°33'57" E, departing said 359.93 acre tracts' south line, said north line of Padre Island – Corpus Christi Section D, over and across said 359.93 acre tract, with the east line of said 201.21 acre tract, a distance of 1119.11 feet to a point on the north line of said 359.93 acre tract, and at the east corner of said 201.21 acre tract, from which a found 5/8" iron rod with a cap marked "Urban Engineering" at the north corner of said 201.21 acre tract, and on the south right-of-way line of State Highway 361, a variable width public right-of-way, bears the following two courses: N 78°16'02" W, a distance of 429.81 feet, and N 37°26'39" W, a distance of 930.52 feet;

THENCE: S 78°16'02" E, with the north line of said 359.93 acre tract, a distance of 2607.01 feet to a set 5/8" iron rod with a yellow cap marked "Pape-Dawson" at the northeast corner of said 359.93 acre tract;

THENCE: S 24°21'38" W, with the east line of said 359.93 acre tract, a distance of 1503.66 feet to a set 5/8" iron rod with a yellow cap marked "Pape-Dawson" at a southeast corner of said 359.93 acre tract, and on the north line of Lot 1A, Block 45, Padre Island Corpus Christi Section A, recorded in Volume 49, Pages 20-21 of the said Map Records;

THENCE: N 63°32'37" W, with a south line of said 359.93 acre tract, the north line of said Lot 1A, a distance of 43.60 feet to a set 5/8" iron rod with a yellow cap marked "Pape-Dawson" at a re-entrant corner of said 359.93 acre tract;

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THENCE: Southwesterly, with a non-tangent curve to the right, with an east line of said 359.93 acre tract, and the west line of said Lot 1A, said curve having a radius of 375.56 feet, a central angle of $10^{\circ}09'43''$, a chord bearing and distance of $S 11^{\circ}00'42'' W$, 66.52 feet, for an arc length of 66.61 feet to a set $5/8''$ iron rod with a yellow cap marked "Pape-Dawson" at a south corner of said 359.93 acre tract, and on the north right-of-way line of said St. Bartholomew Avenue;

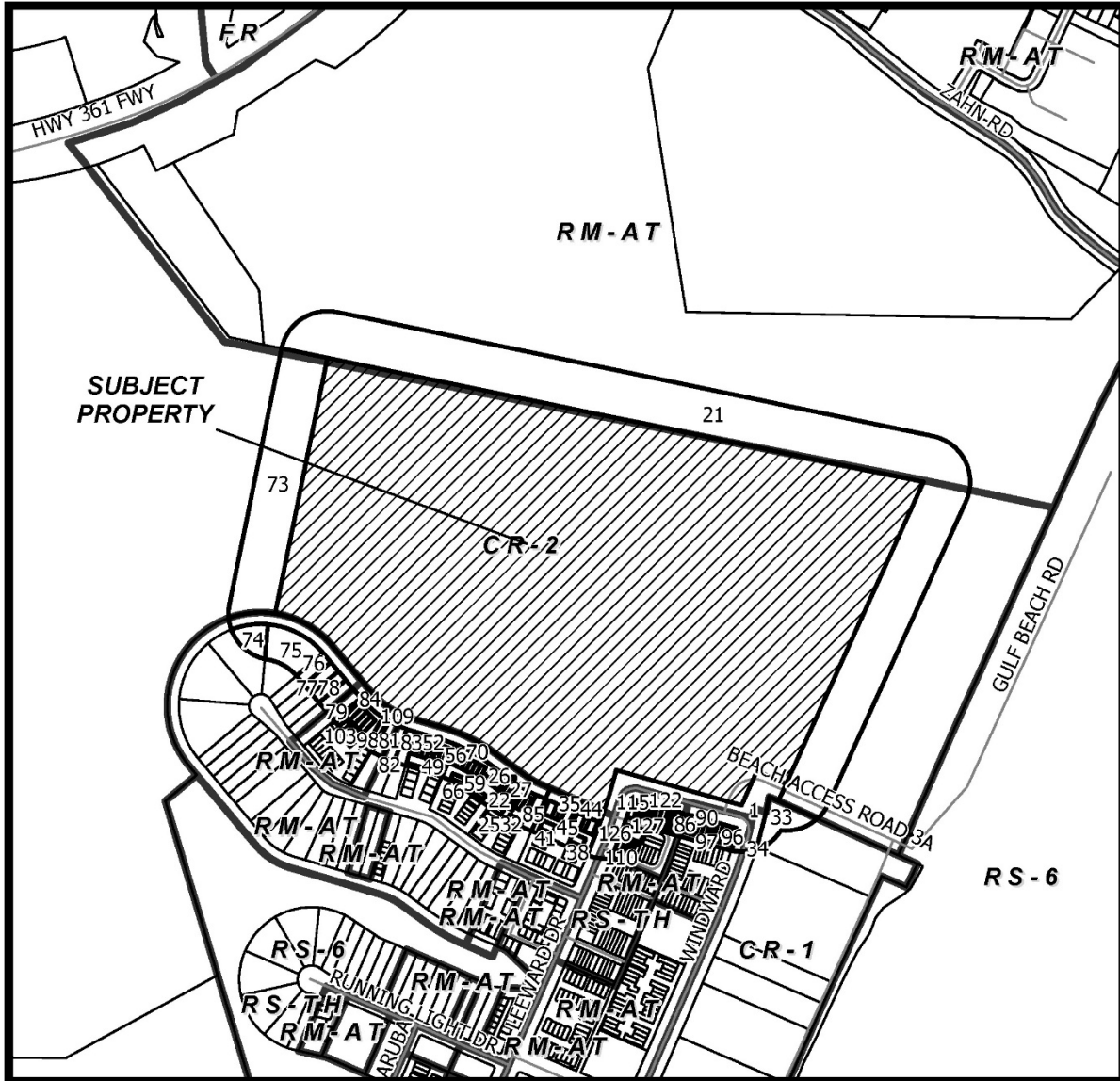
THENCE: $N 74^{\circ}26'10'' W$, with a south line of said 359.93 acre tract, the north right-of-way line of said St. Bartholomew Avenue, a distance of 670.09 feet to the POINT OF BEGINNING and containing 81.211 acres in the City of Corpus Christi, Nueces County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 21029-00 by Pape-Dawson Engineers.

PREPARED BY: Pape-Dawson Engineers
Texas Registered Survey Firm # 10028800
DATE: July 17, 2024
JOB NO. 21029-00
DOC. ID. N:\CIVIL\21029-00\Word\21029-00 FN 81.211AC.docx



A handwritten signature in blue ink that reads "Brian D. Lorentson".

(B) EXISTING ZONING & NOTICE AREA MAP



CASE: ZN8979

Zoning and notice Area

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-8 Single-Family 8
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

Subject Property with 200' buffer
 Owners in favor
 Owners in opposition
127 Owners within 200' listed in ownership table



(C) PLANNED UNIT DEVELOPMENT DOCUMENT



Planned Unit Development (PUD) Summary

Gulfshores Packery Property

1. Purpose:

Gulfshores Joint Venture proposes to develop a Planned Unit Development (PUD) on an undeveloped tract of land located on Padre/Mustang Island within the city limits of Corpus Christi, TX. Referred to herein as the "Gulfshores Packery Property" or the "Property", the tract is located at 14902 St. Bartholomew Avenue, Corpus Christi, TX 78418. The proposed development will include commercial and hospitality uses, as well as residential uses such as single-family detached houses, townhouses, and cottages.

2. Property Description:

The Gulfshores Packery Parcel is a single tract of vacant land measuring approximately 82.02 acres. It is situated within a special zoning district referred to as the Island Overlay ("IO") District, pursuant to Section 6.4 of the Unified Development Code (UDC). The Property's current zoning is CR-2 Commercial District and the proposed zoning request is for a Planned United Development (PUD), creating a CR-2/PUD designation.

The Property is located on Padre/Mustang Island immediately south of the Packery Channel. It is a peninsula with water to its north, east, west, and southwest, with the only adjoining land frontage of the site coming from the southeast along St. Bartholomew Avenue, in between Leeward Drive and Windward Drive.

3. Neighboring Property Land Use / Zoning:

The property to the north of the Gulfshores Packery Property is zoned RM-AT, the properties to the east and the west are zoned CR-2, and the multiple properties to the south are zoned RM-AT and RS-TH.

4. Site Plan:

The intent of this CR-2/PUD is to facilitate development of a mixed-use project that incorporates commercial uses and various residential options. Multiple housing types including detached single-family houses, townhouses, and cottages provide a range of size and pricing options to potential homeowners. Consistent with the goals of CR-2 zoning districts, the site plan and related variance requests are meant to create scenic pedestrian corridors, walking and bike paths, amenities, and public open spaces. A Master Site Plan is provided to display the envisioned layout and public street improvements.

5. Zoning, Permitted Uses, and Development Specifications and Deviations:

Zoning, permitted uses, and development specifications of the CR-2/PUD and related deviations from the UDC and the Property's CR-2 Zoning District are detailed as follows:

Permitted Uses (UDC 4.5.2) and Related Deviations

	CR-2/PUD Permitted Use	CR-2 Permitted Use	Standards	Notes
Single-Family Detached*	P			Deviation from CR-2
Caretakers Quarters	L	L	5.2.20	
Townhouse	P	P		
Multi Family Dwelling	P	P		
Cottage Housing Development	P	P	4.7	
Upper-Story Residential Unit with Commercial Business Structures	L	L	5.2.1	
Group Living Uses [5.1.2.B]	P	P		
Commercial Uses	CR-2/PUD Permitted Use	CR-2 Permitted Use	Standards	Notes
Commercial Parking Uses [5.1.4.A]	P	P		
Indoor Recreation Uses [5.1.4.B], except:	P	P		
Bar, Tavern or Pub	P	L	5.2.7	Deviation from CR-2
Smoking Lounge	P	P		
Sexually oriented business				
Office Uses [5.1.4.C]	P	P		
Outdoor Recreation Uses [5.1.4.D], except:	P	P		
Commercial amphitheater	SP	SP		
Overnight Accommodation Uses, except:	P	P		
Bed and Breakfast Home	L	L	5.2.8	
Recreational Vehicle Park	L	L	6.1.2	
Truck Stop with Overnight Accommodations		L	4.6.2	Deviation from CR-2
Restaurant Uses [5.1.4.F]	P	P	5.2.11	
Retail Sales & Service Uses (sales- and service-oriented) [5.1.4.G] including Personal Service Uses, except:	P	P	5.2.12	
Game Processing	L	L	5.2.25	
Retail Sales and Service Uses (repair-oriented) [5.1.4.G]	P	P	5.2.13	
Farmers Market	L	L	5.2.9	
Self-Service Storage Uses [5.1.4.H], except:	L	L	5.2.14	
Boat Storage	P	L	6.4.4	Deviation from CR-2
RV Storage	L	L	6.4.4	
Vehicle Sales and Service Uses [5.1.4.I], except:				
Auto Rental	P	P		
Car Wash, Hand-Operated	L	L	5.2.21	
Car Wash, Automated		L	5.2.21	Deviation from CR-2
Bicycle or Watercraft Rental	P	P		
Fuel Sales	L	L	5.2.10	
Vehicle Service, Heavy				
Vehicle Service, Limited	L	L	5.2.15	
Water-Oriented Uses [5.1.4.J]	P	P		

P = Permitted Use; L = Subject to Limitations; SUE = Special Use Exception; SP = Special Permit; [Blank Cell] = Not Permitted

*As short-term rentals are permitted in Residential Uses within CR-2 Commercial Districts on Padre Island, this permissibility would extend to Detached Single-Family Houses within this CR-2/PUD and no other restrictions pertaining to short-term rentals shall apply, including but not limited to Section 5.2.24 of the UDC which pertains specifically to Single-Family Districts.

CR-2/PUD Residential Development Standards for Detached Single-Family Houses*

Category	UDC Standards	CR-2/PUD Standards
Maximum Density (units/acre)	N/A	9
Minimum Lot Area (square feet)	N/A	4,500
Minimum Lot Width**	N/A	45'
Minimum Yards - Street Front	N/A	20'
Minimum Yards - Street Corner	N/A	10'
Minimum Yards - Side Single	N/A	5'
Minimum Yards - Side Total	N/A	10'
Minimum Yards - Rear	N/A	5'
Minimum Open Space (%)	N/A	20%
Maximum Height	N/A	35'

*Unless variations are expressly specified herein, development standards may not deter from the adopted development standards of the UDC.

**For Radius/Cul-de-sac Lots, the proposed Lot Frontage minimum width would be 40'.

6. Street Section Design and Dimensional Deviations:

Street design and dimensional standards, including proposed street section standards in the CR-2/PUD Master Site Plan that would deviate from those in the UDC, are detailed in the table below:

UDC 8.2.1.B - Local Street Standards

Local Street Section Type	Right of Way Width	Planting/Utility Area 1	Planting/Utility Area 2	Street Section Width (BC)	Bump-Out	Required Sidewalk Width	Tied Sidewalk	Sidewalk Required Both Sides	Thru Lane	Traffic Lanes	Parking Sides Allowed	Design Speed (MPH)	Max Trips/Day and Max Length	Cul-De-Sac and Max Length
Local UDC L-1A	50 ft	6 ft	6 ft	28 ft	With 6 ft / Without 0 ft	4 ft	Not Allowed	Yes	One	2-way	Two	25	1,600 trips/day NTE 2,640 ft	Yes (800')
PUD Street Section 1 (L-1A)	50 ft	7 ft	7 ft	28 ft	With 6 ft / Without 0 ft	4 ft	Allowed	Yes	One	2-way	Two	25	1,600/day NTE 2,640 ft	Yes (800')
PUD Street Section 2 (L-1A)	60 ft	6 ft	6 ft	40 ft	With 6 ft / Without 0 ft	4ft	Allowed	Yes	One	2-way	Zero	25	1,600/day NTE 2,640 ft	Yes (800')
PUD Street Section 3 (L-1A)	70 ft	5 ft	5 ft	40 ft	With 6 ft / Without 0 ft	6 ft	Allowed	Yes	One	2-way	One	25	1,600/day NTE 2,640 ft	Yes (800')
PUD Street Section 4 (L-1A)	80 ft	4 ft	4 ft	20 ft (divided)	With 6 ft / Without 0 ft	6 ft	Allowed	Yes	One	2-way	Zero	25	1,600/day NTE 2,640 ft	Yes (800')
PUD Street Section 5 (L-1A)	50 ft	11 ft	7 ft	28 ft	With 6 ft / Without 0 ft	4 ft	Allowed	No	One	2-way	Two	25	1,600/day NTE 2,640 ft	Yes (800')
PUD Street Section 6 (L-1A)	50 ft	0 ft	4 ft	26 ft	With 6 ft / Without 0 ft	4 ft	Allowed	No	One	2-way	Two	25	1,600/day NTE 2,640 ft	Yes (800')
PUD Street Section 7 (L-1A)	50 ft	7 ft	11 ft	28 ft	With 6 ft / Without 0 ft	4 ft	Allowed	No	One	2-way	Two	25	1,600/day NTE 2,640 ft	Yes (800')
PUD Street Section 8 (L-1A)	40 ft	5 ft	5 ft	26 ft	With 6 ft / Without 0 ft	4 ft	Allowed	No	One	2-way	Zero	25	1,600/day NTE 2,640 ft	Yes (800')
PUD Street Section 9 (L-1A)	40 ft	5 ft	5 ft	26 ft	With 6 ft / Without 0 ft	4 ft	Allowed	No	One	2-way	Zero	25	1,600/day NTE 2,640 ft	Yes (800')
PUD Street Section 10 (L-1A)	40 ft	5 ft	5 ft	26 ft	With 6 ft / Without 0 ft	4 ft	Allowed	No	One	2-way	One	25	1,600/day NTE 2,640 ft	Yes (800')

UDC 8.2.1.C - Alleys

PUD Street Section 11 (Alley)	30 ft	5 ft	5 ft	20 ft	N/A	N/A	N/A	N/A	N/A	2-way	No	25	1,600/day NTE 2,640 ft	Yes (800')
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7. Additional Conditions:

As specified in the Packery Parcel Fire Access Exhibit attached hereto, this CR-2/PUD will include two (2) fire access ways (Street Section 2 and Street Section 3) entering the development from St. Bartholomew Avenue and Leeward Drive, with the streets of such access ways having pavement widths of at least 40 feet extending to the third intersection within the development.

The specific mix of property types and corresponding unit counts within the CR-2/PUD are not mandated herein and correspondingly may vary, subject to the following requirements:

- Cottage development shall not exceed 20 acres.
- Townhouse development shall not exceed 20 acres.
- Commercial development shall not exceed 15 acres.
- Multi-family development shall not exceed 15 acres.
- There shall be no maximum acreage applicable to the development of detached single-family houses.

Accordingly, the following adjustments to the Master Site Plan and corresponding adjustments to the dimensions of such parcels shall be permissible provided that development within the CR-2/PUD does not exceed maximum unit densities permitted in this CR-2/PUD or permitted by right in the UDC for the Property's base CR-2 zoning district:

- Parcels CM1, CM2 and CM3 may be developed for commercial/hospitality, multi-family, or detached single-family housing uses.
- Parcels SF6 through SF29 may be developed for cottage, townhouse, or detached single-family housing uses.
- Parcel SF30 may be developed for townhouse or detached single-family housing uses.
- Parcels CO1 through CO4 may be developed for cottage, townhouse, or detached single-family housing uses.
- Parcels TH1 and TH9 may be developed for commercial/hospitality, townhouse, or detached single-family housing uses.

Except for deviations specified in the CR-2/PUD, development standards that are not clearly stated will default to those standards set by the UDC. In the event of a conflict between standards specified and approved in the CR-2/PUD and standards in the UDC or any other local ordinance, plan, overlay, or regulation, the CR-2/PUD shall be determinative.

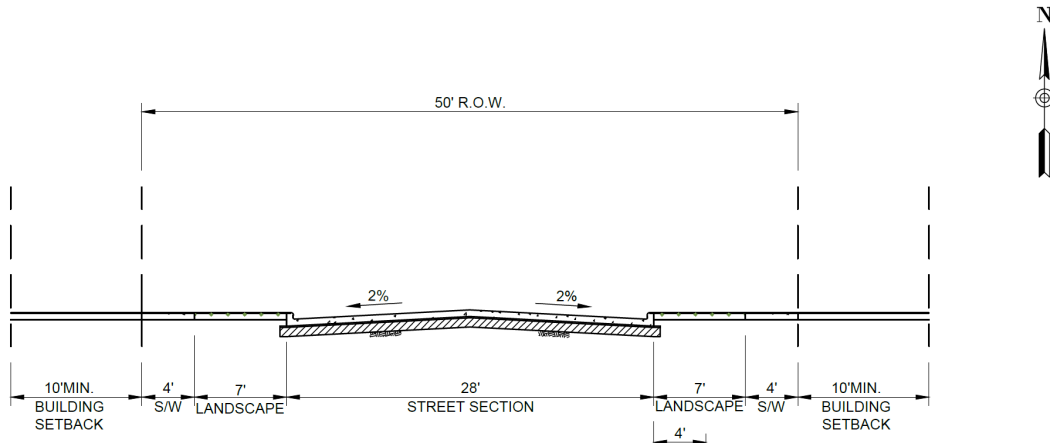


**GULFSHORE JOINT VENTURE
PACKERY PARCEL**
MASTER SITE PLAN
FOR REFERENCE ONLY

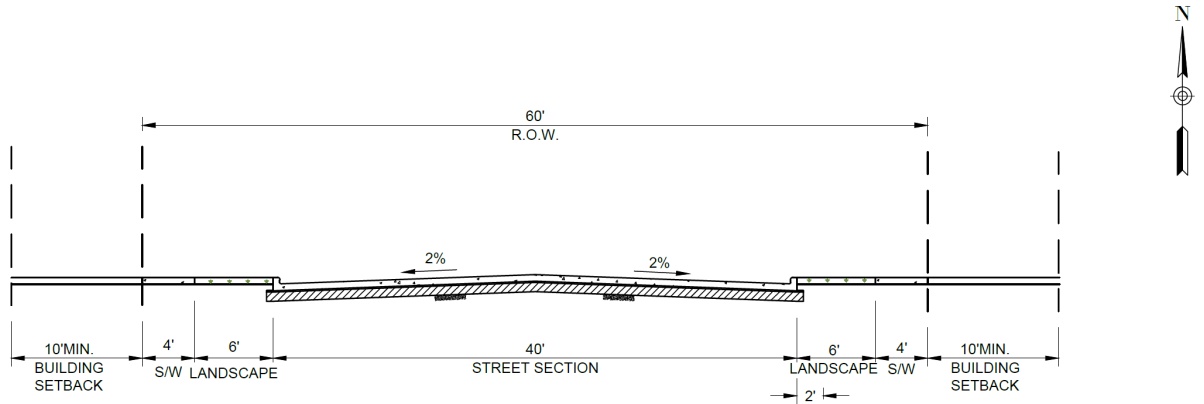
RG Miller | **BCCM**
 R.G. Miller Engineers, Inc. | Tel: 813-881-4800
 1000 Exchange Parkway, Suite 400
 Jacksonville, FL 32207
 732.441.0200 | rgmiller@rgmiller.com

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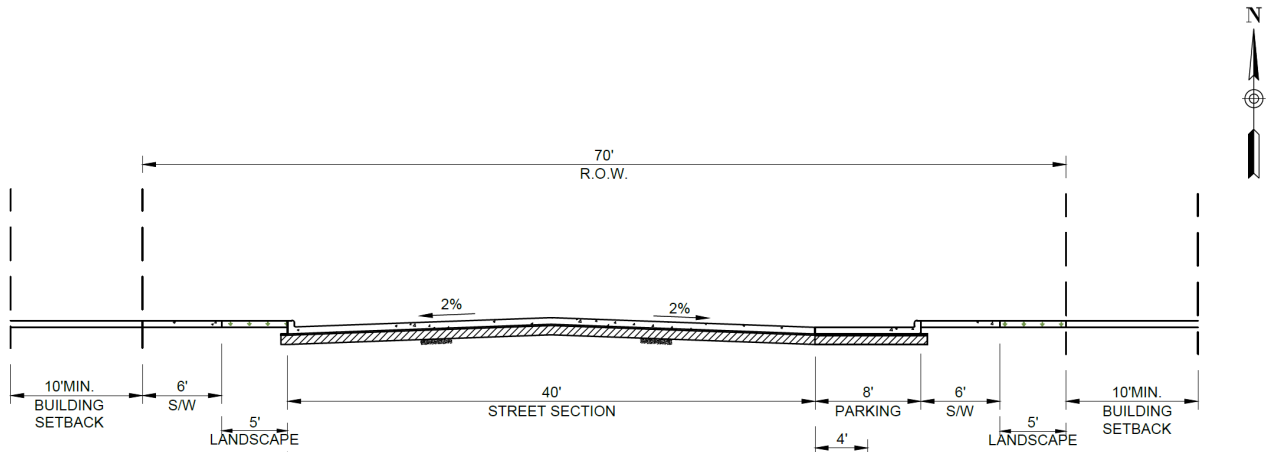
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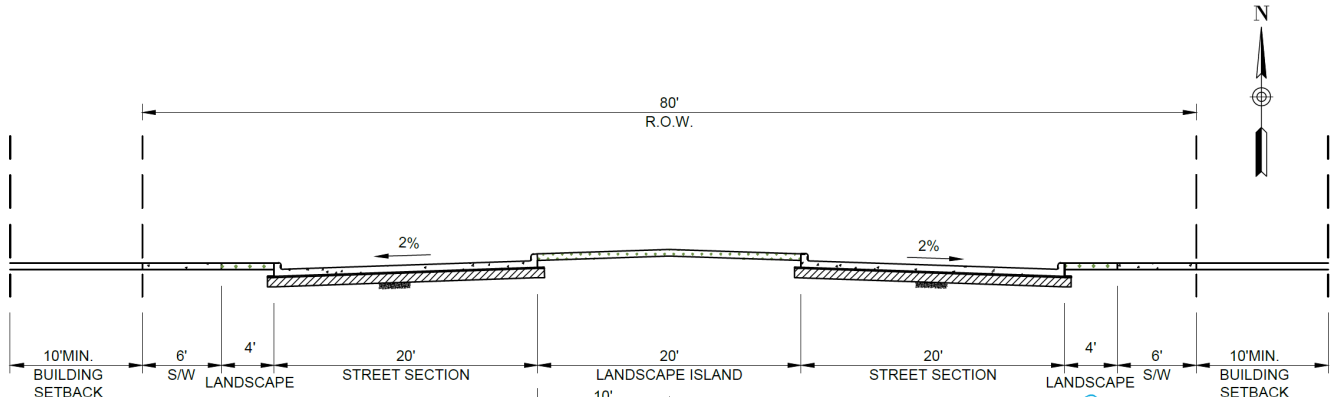
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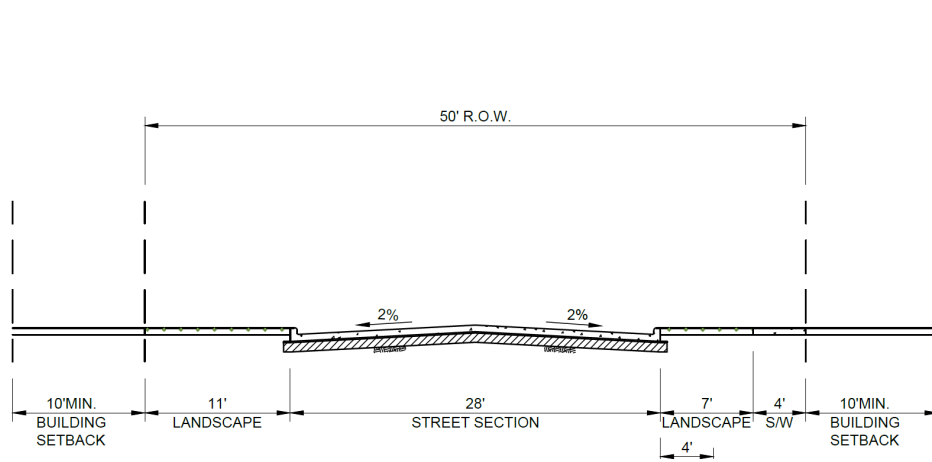
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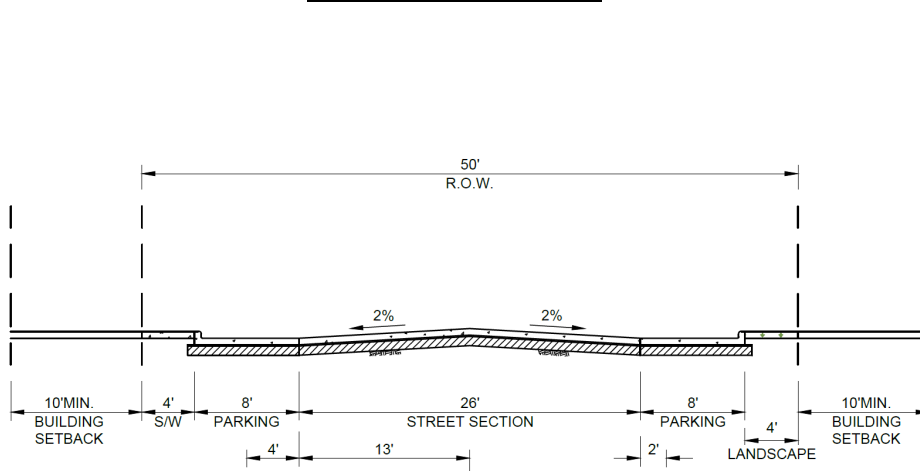
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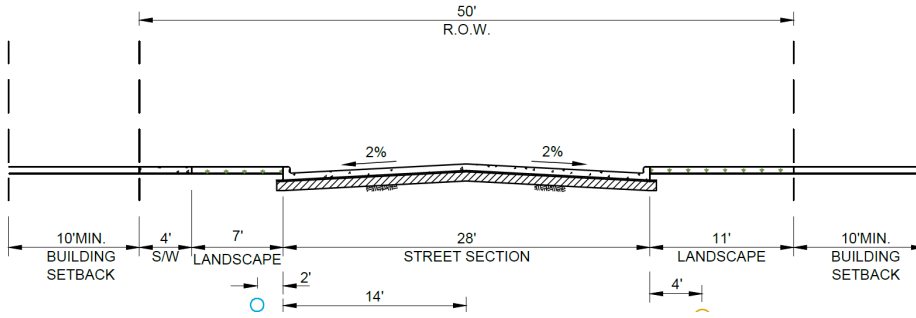
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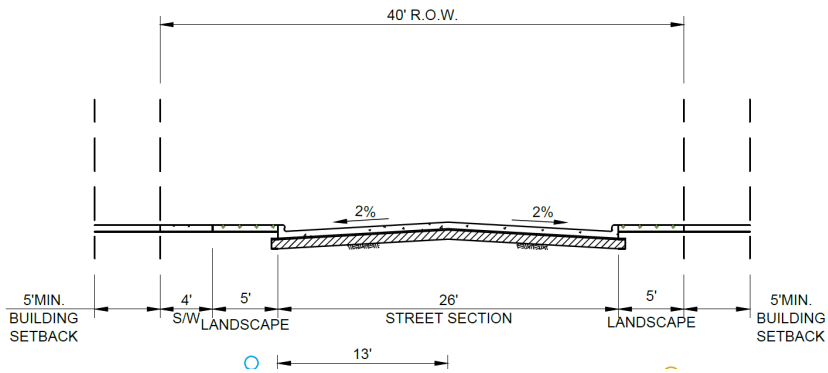
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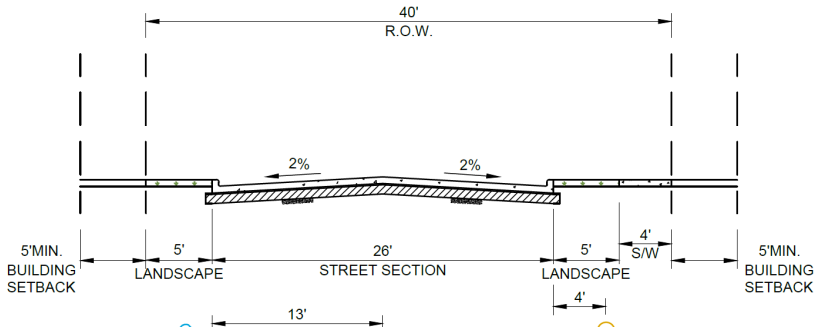
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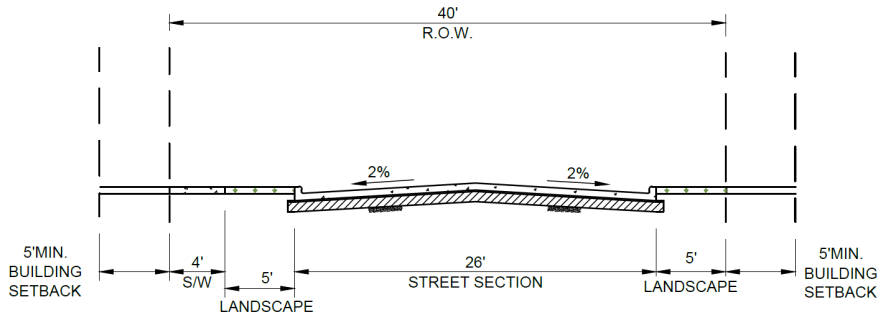
Street Section 8:



Street Section 9:



Street Section 10:



Alley (Street Section 11)

