CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

ZN8979, GULFSHORE JOINT VENTURE

CITY COUNCIL, June 30, 2026

Gulfshores Joint Venture
DISTRICT 4

Rezoning a property at or near

14902 St Bartholomew Avenue

From the “CR-2/IO,”

To the “CR-2/IO/PUD”

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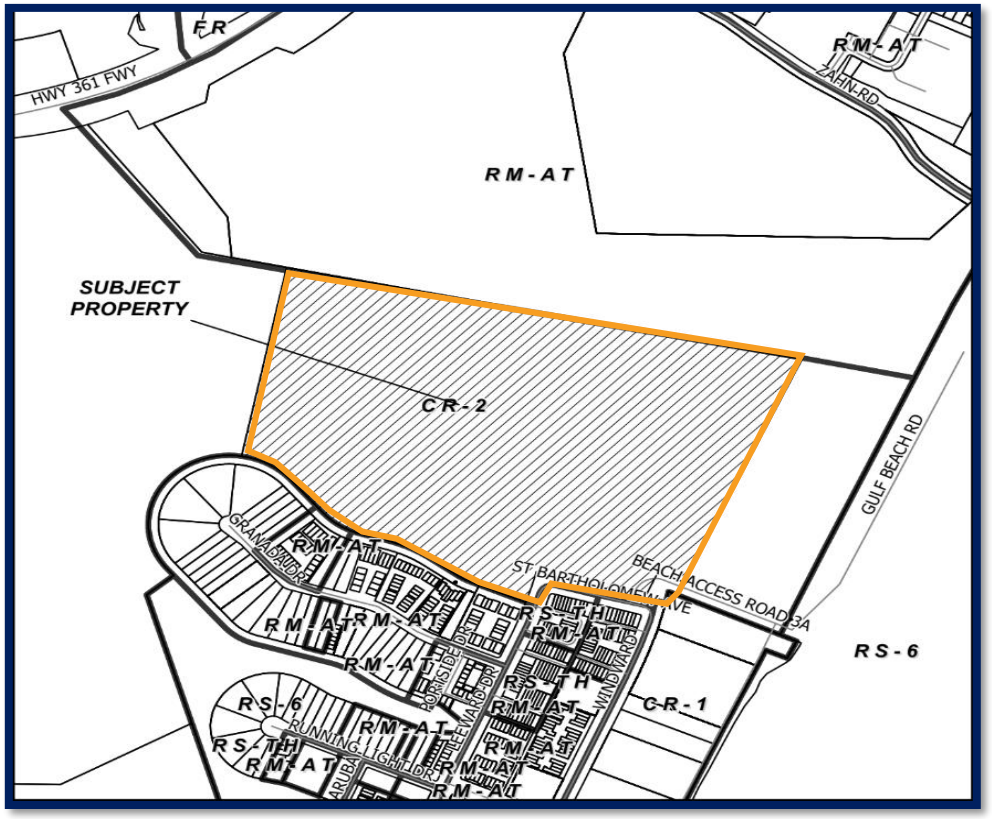
Zoning and Land Use



Proposed Use:

To allow the development of a mixed-use project that incorporates commercial uses and residential options.

Area Development Plan:

Padre-Mustang Island, Adopted in (June 29,2021)

Designated Future Land Use:

Commercial

Existing Zoning District:

"CR-2/IO" Resort Commercial District with the Island Overlay

	Existing Land Use	Zoning District
Site	Vacant	"CR-2/IO
North	Vacant, Navigation Channel	"RM-AT/IO," "RM-AT/IO/PUD," "CR-2/IO"
South	Medium- to High-Density Residential, Vacant	"CR-2/IO"
East	Vacant, Conservation/Preservation	"RM-AT/IO," "CR-2/IO"
West	Vacant, Water	

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Public Notification

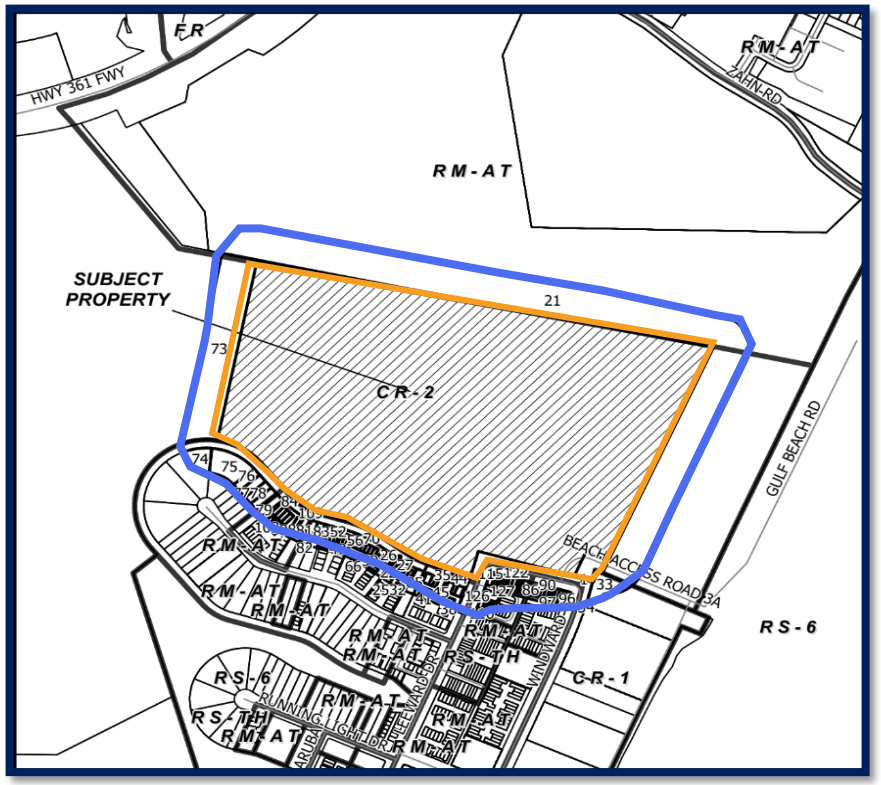
127 Notices mailed inside the 200' buffer
5 Notices mailed outside the 200' buffer

Notification Area

X **Opposed: 1 (0.06%)**
Separate Opposed Owners: (1)

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.



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Site Plan & Deviations

TABLE 2 - PLANNED UNIT DEVELOPMENT LAND USE BREAKD 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=Singel-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.

Site Plan & Deviations (Continued)

TABLE 3 - "CR-2" RESORT COMMERCIAL DISTRICTS DEVELOPMENT STANDARDS		
Texts in bold represent a deviation from the Unified Development Code.		
	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	--

TABLE 4 - COLLECTOR & ABOVE RIGHT-OF-WAY DIMENSIONAL STANDARDS								
Local Street Section Type	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
UDC L-1E	**40 ft**	**7 ft/7ft**	**22 ft**	**4 ft**	**Not Allowed**	**No**	**One**	**2-way**	**One**
PUD St 8-10	40 ft	**5 ft/5ft**	26 ft	4 ft	Not Allowed	No	One	2-way	None

1. Bump-Out spacing parallel to curb: Minimum 150 feet, Maximum 300 feet
2. Sidewalks not required on Residential Estate Zoning District, unless required for ADA compliance.
3. Design speed for local street is 25 miles per hour (MPH).
4. 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.

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Analysis & Recommendation

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive plan and the future land use designation of mixed-use.
- The requested Planned Unit Overly is compatible with the surrounding land uses and surrounding zoning framework.
- 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.

PLANNING COMMISSION & STAFF RECOMMEND APPROVAL

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Site Access Overview

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Thank you!