



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

ZN9288
Coastal Dunes, LLC.

CITY COUNCIL, June 23, 2026

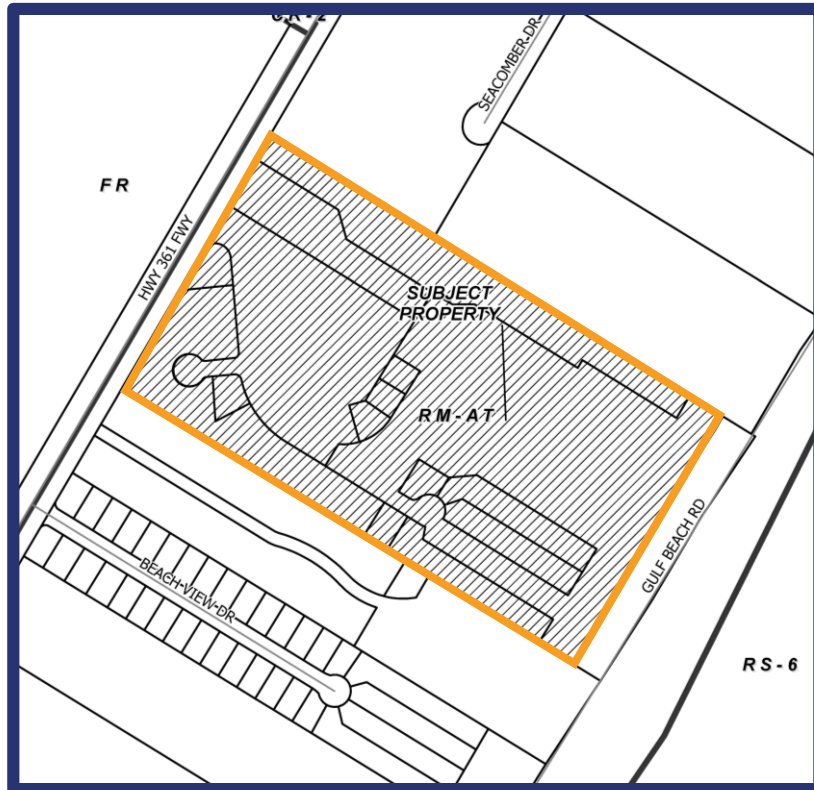
COASTAL DUNES LLC DISTRICT 4



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" Multifamily Apartment-Tourist District

	Existing Land Use	Zoning District
Site	Vacant	"RM-AT" Multi-Family Apartment Tourist
North	Vacant	"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	"FR" Farm Rural



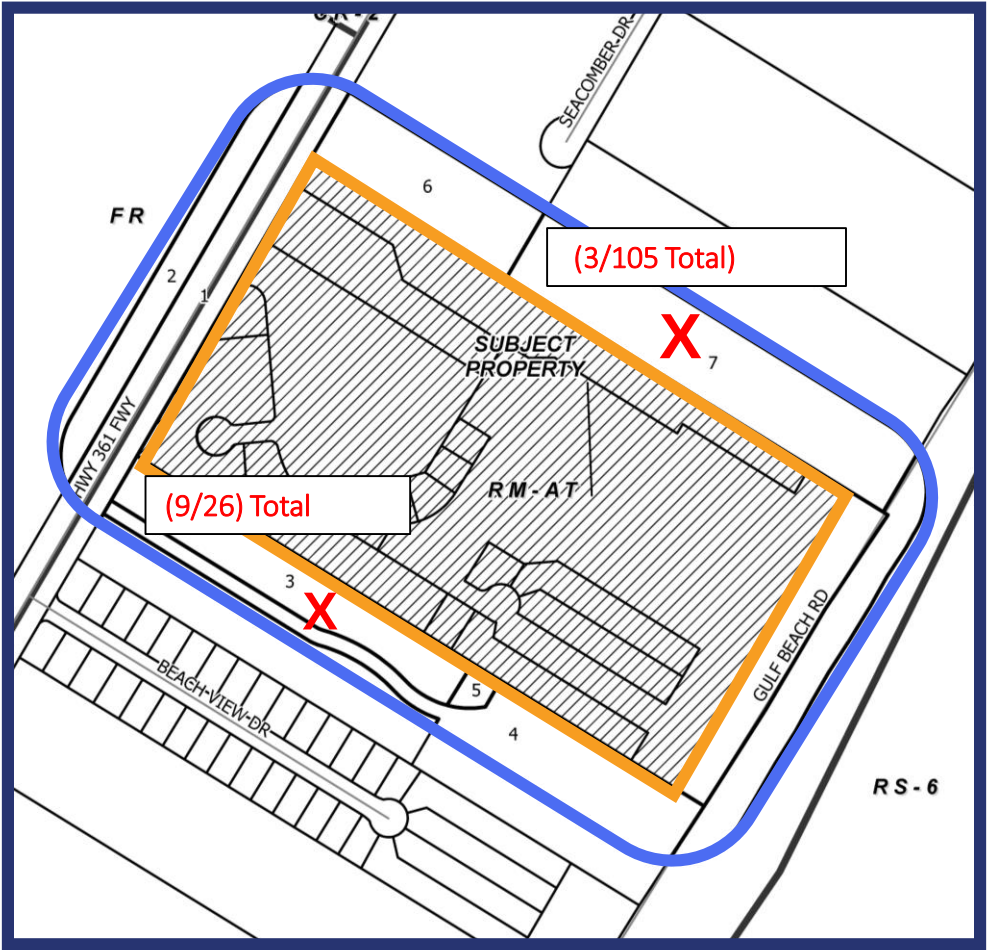
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Public Notification

156 Notices mailed inside the 200' buffer
4 Notices mailed outside the 200' buffer

- Notification Area
- X** Opposed: 12 (6.00%)
Separate Opposed Owners: (12)
- O** In Favor: 0 (0%)

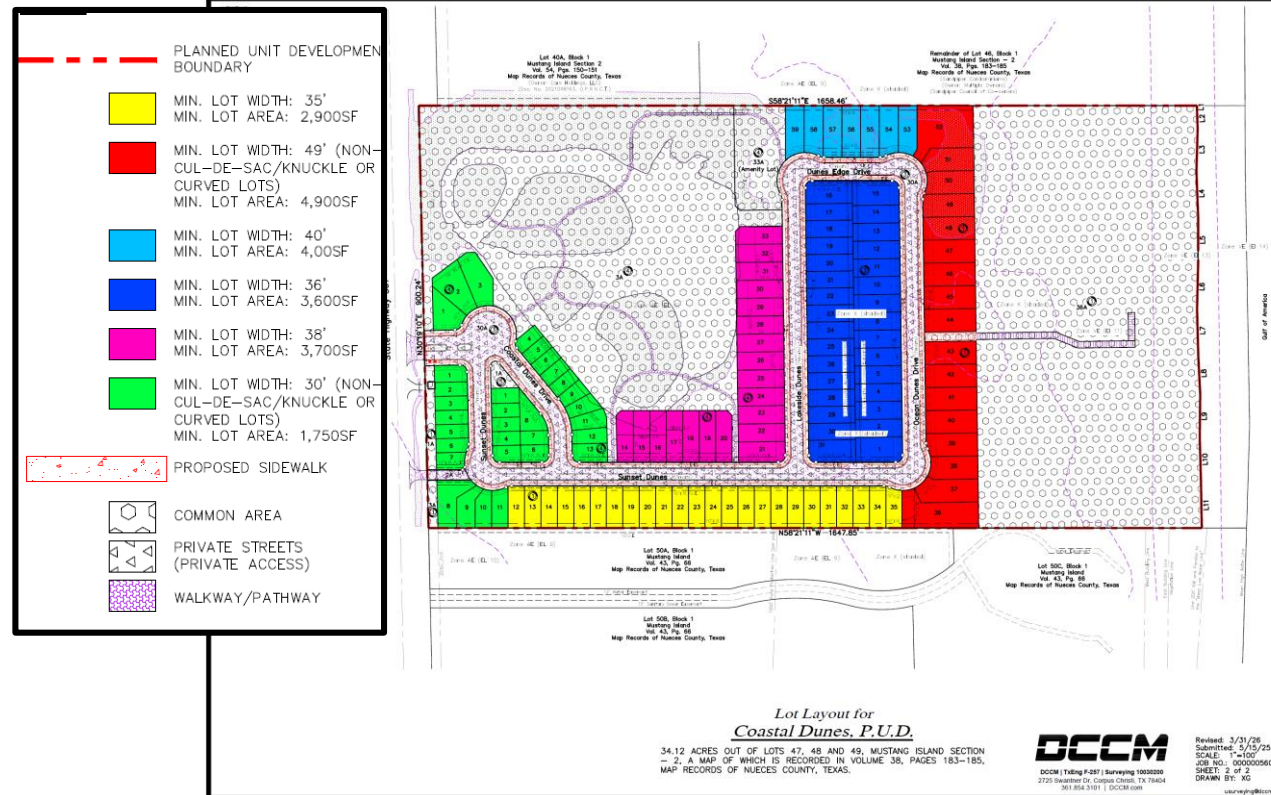
*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.



Property ID 3 consists of 26 individual property owners (Lost Colony Villas)
Property ID 4 consists of 21 individual property owners (Lost Colony Condos)
Property ID 7 consists of 105 individual property owners (Sandpiper Condos)



Land Use & PUD Deviations

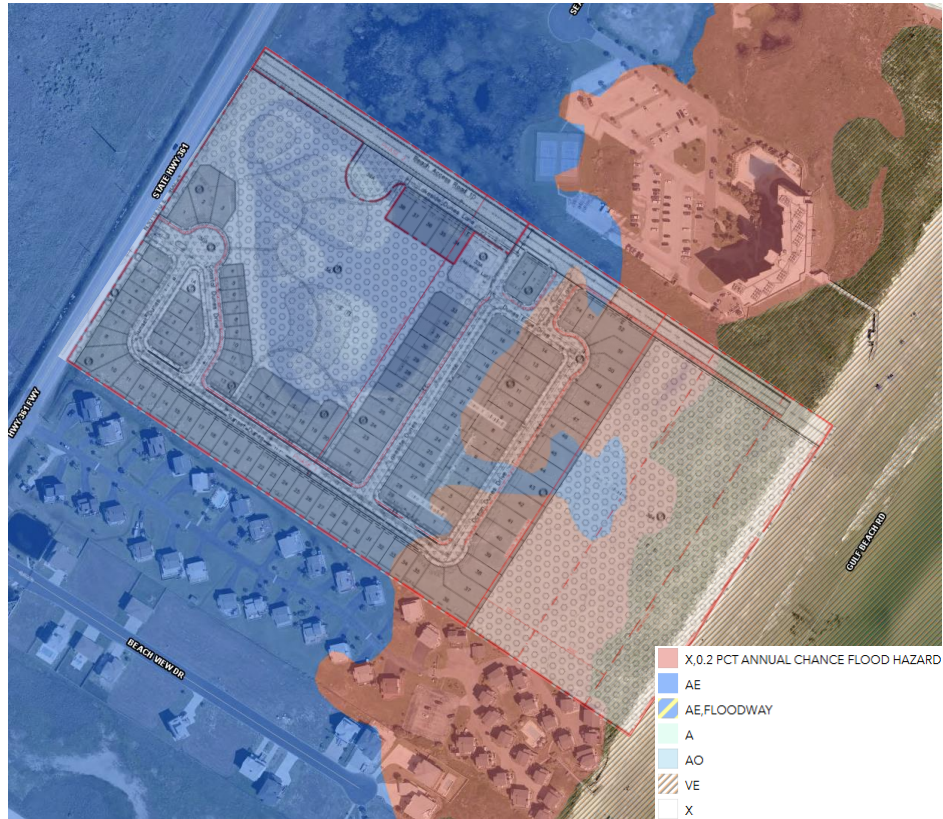


- 131 residential units
- Deviations:
 - Single-Family lot width
 - Single-family lot area
 - Townhome lot width
 - External access.

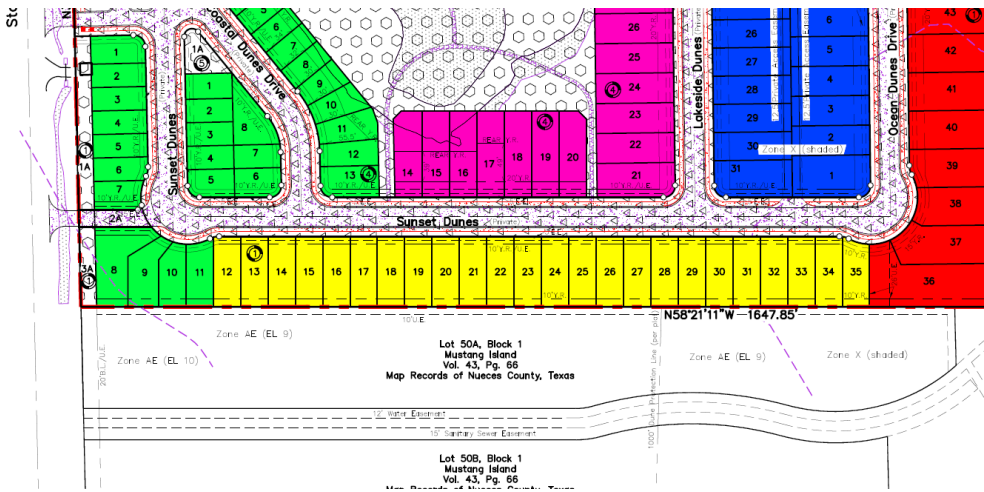


**CITY OF
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Floodplain and Wetlands



PUD Adjustment and Renderings



- PUD Total Density:
 - 3.84 du/ac
 - 131 Lots
- “Yellow Lots”: 24 Lots
- Adjusted Setbacks:
 - Front yard setback: 10’
 - Rear yard setback: 15’
 - Maximum height: 25’
- UDC: “RM-AT” District
 - Density: 18 du/ac
 - 614 Lots
- Setbacks
 - Front yard setback: 20’
 - Rear yard setback: 5’
 - Maximum height: None



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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.
- 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.

PLANNING COMMISSION AND STAFF RECOMMENDS APPROVAL TO THE “RM-AT/PUD” DISTRICT





Thank you!