

Zoning Case No. ZN8622, John Tompkins (District 4).

Ordinance rezoning property at or near 14762 Running Light Drive from the “RM-AT/IO” Multifamily District with the Island Overlay to the “RM-AT/IO/PUD” Multifamily District with the Island Overlay and 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 27 of the Padre Island Section E Subdivision, from:

The RM-AT/IO Multifamily District with the Island Overlay to the RM-AT/IO/PUD Multifamily District with the Island Overlay and a Planned Unit Development Overlay

The subject property is located at or near **14762 Running Light Drive**. Exhibit A, the PUD (Planned Unit Development) guideline document is attached and incorporated.

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 Owner shall develop the properties in accordance with the Development (PUD) Guidelines and Master Site Plan, attached as Exhibit A, and to the satisfaction of the Technical Review Committee (TRC).
2. **Other Requirements:** The conditions of the Planned Unit Development do not preclude compliance with other applicable Unified Development Code (UDC), 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. The UDC and corresponding UDC Zoning Map of the City, made effective July 1, 2011 and as amended from time to time, except as changed by this ordinance, both remain in full force and effect including the penalties for violations as made and provided for in Article 10 of the UDC.

SECTION 4. 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 5. 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 6. 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 7. Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter.

SECTION 8. This ordinance shall become effective upon publication.

Introduced and voted on the _____ day of _____, 2025.

PASSED and APPROVED on the _____ day of _____, 2025.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary

Exhibit A

Breezeway Town Homes P.U.D. Summary

DEVELOPMENT DESCRIPTION

The landowner proposes to develop the Breezeway Town Homes Planned Unit Development (PUD) on a vacant tract of land located north of the intersection of Leeward Drive and Running Light Drive. The proposed development will consist of five residential lots to be developed with townhomes and a single-family home, one common area lot, and two amenity lots for decks & docks.

PROPERTY AND ADJOINING LAND USE AND ZONING

The property is currently vacant undeveloped property and measures 50-feet wide and approximately 250-feet long. The current zoning is RM-AT/IO. The concept for the Breezeway Town Homes Planned Unit Development (PUD) is for a group of townhomes with a common area. Lot 2-5 will range from 900 sq. ft. – 930 sq. ft. and will be developed with one connected structure with 4 townhome units. Additionally, Lots 2-5 will have frontage onto a common area lot to be used for access, utilities, and amenities. Lot 6 will be 1,184 sq. ft. and will be developed with a single-family detached structure.

The properties to the West and the properties to the South of Running Light Drive are vacant and zoned RM-AT/IO. The property to the east of the property is vacant, zoned RS-6/IO. The property to the North, across the canal, is currently vacant and is zoned RM-AT with Island Overlay.

VICINITY AND LOCATION

The subject property is located in Corpus Christi north of the intersection of Leeward Drive and Running Light Drive. The property has waterfront access to a canal on Lake Padre. See the Master Site Plan.

SITE PLAN & LOT LAYOUT

The Master Site Plan provided illustrates the proposed layout of lots and a pedestrian common area. The purpose of the request is to develop the Breezeway Town Homes PUD land. Lots 2-6 are single family residential lots. Lot 1 is a common area lot and consists of shared access, utilities, and amenity area. Lots 7 & 8 are located on the water and will be for decks & docks. The plat required infrastructure for this project will be constructed in a single phase.

MISCELLANEOUS

This development will allow short term rentals.

Breezeway Town Homes P.U.D. Summary

DEVELOPMENT DEVIATIONS

Deviations from the Townhome Development Standards (Lot 2-5) are as follows:

1. Building setbacks will be zero at the rear, on the sides, and at the front interior to the PUD. A 20' YR will be provided along Running Light Drive. A 5' YR will be provided along the perimeter of the development where it borders adjacent lots.
2. The minimum lot area is reduced to 900 square feet.
3. The minimum lot width is 30-feet.
4. Balconies & eaves will be permitted to extend over a property line and into Lot 1 (common area).

Deviations from the Single-Family Development Standards (Lot 6) are as follows:

1. Building setbacks will be zero at the rear, on the sides, and at the front interior to the PUD. A 20' YR will be provided along Running Light Drive. A 5' YR will be provided along the perimeter of the development where it borders adjacent lots.
2. The minimum lot area is reduced to 1,184 square feet.
3. The minimum lot width is reduced to 32-feet.
4. Balconies & eaves will be permitted to extend over a property line and into Lot 1 (common area).

TABLES

Lot 2-5 will be developed with one connected structure with 4 townhome units. Lot 6 will be a standalone unit, categorizing lot 6 as a lot to be developed with a single-family detached structure.

Townhome Development Standards (Lot 2-5, highlighted in the site plan below) for the Padre/Mustang Island Area (Table 4.4.3.A Two Family and Townhouse Districts – Table 2)

<i>Townhouse Development (Front Access)</i>		
	Unified Development Code Standard	PUD Development Standard (UDC Deviations)
<i>Min. Lot Area (Sqf)</i>	2600	900
<i>Min. Lot Width (Ft)</i>	26	30
<i>Min. Street Yard (Ft)</i>	10	10
<i>Min. Street Yard - Corner (Ft)</i>	10	10
<i>Min. Side Yard - Single (Ft)</i>	0	0
<i>Min. Side Yard - Total (Ft)</i>	0	0
<i>Min. Rear Yard</i>	5	5
<i>Min. Building Separation</i>	10	0
<i>Min. Open Space</i>	30	25
<i>Maximum Height (Ft)</i>	45	45 **Balconies & eaves will be permitted to extend over a property line and into Lot 1 (common area).

Breezeway Town Homes P.U.D. Summary

Single-Family Development Standards (Lot 6) for the Padre/Mustang Island Area (Table 4.4.3.B Multi-Family Zoning Districts)

Single-Family - Detached - Development Standards		
	Unified Development Code Standard	PUD Development Standard (UDC Deviations)
Min. Lot Area (Sqf)	5000	1,184
Min. Lot Width (Ft)	50	32
Min. Street Yard (Ft)	20	20
Min. Street Yard - Corner (Ft)	10	0
Min. Side Yard - Single (Ft)	5	0
Min. Side Yard - Total (Ft)	10	0
Min. Rear Yard	5	5
Min. Open Space	25	25
Maximum Height (Ft)	Subject to Section 4.2.8.C; 4.2.8.D; 4.2.8.E	Subject to Section 4.2.8.C; 4.2.8.D; 4.2.8.E **Balconies & eaves will be permitted to extend over a property line and into Lot 1 (common area).

Proposed Land Use Area Breakdown		
Land use	Area (SF)	% of PUD area
<i>proposed single-family area</i>	4966	40%
<i>proposed common area</i>	4809	38%
<i>proposed water lot (decks & docks)</i>	2725	22%
property area in PUD	12500	100%

Proposed Land Use Breakdown		
	Number of Lots	Acreage/Lot Number
Single-Family (Attached)/Townhomes	4	Lots 2-5
Single-Family (Detached)	1	Lot 6
Common Area	3	Lots 1, 7, and 8

**The development will conform with the Unified Development Code, unless otherwise stated in the deviation tables above.

