



# ZONING CASE ZN8741 Creamean Troy Louis LVG Trust

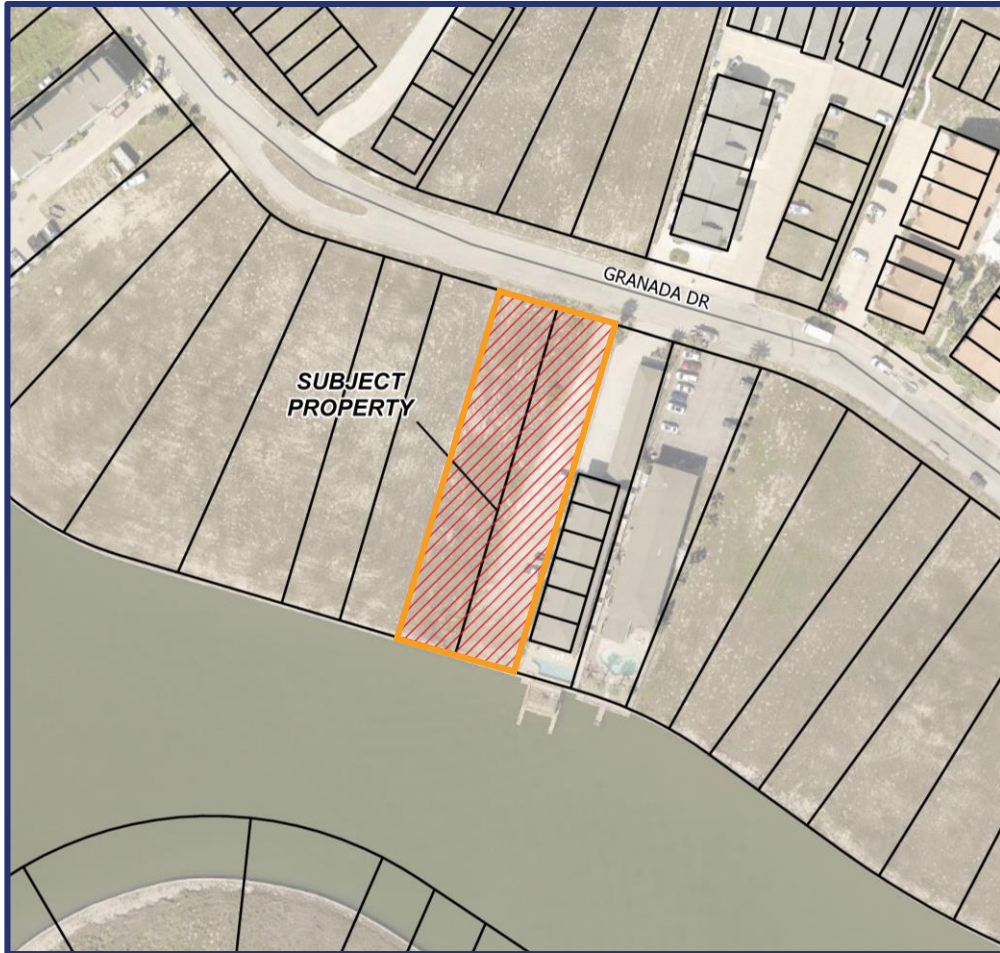
CITY COUNCIL, DECEMBER 9, 2025



## CREAMEAN TROY LOUIS LVG TRUST DISTRICT 4

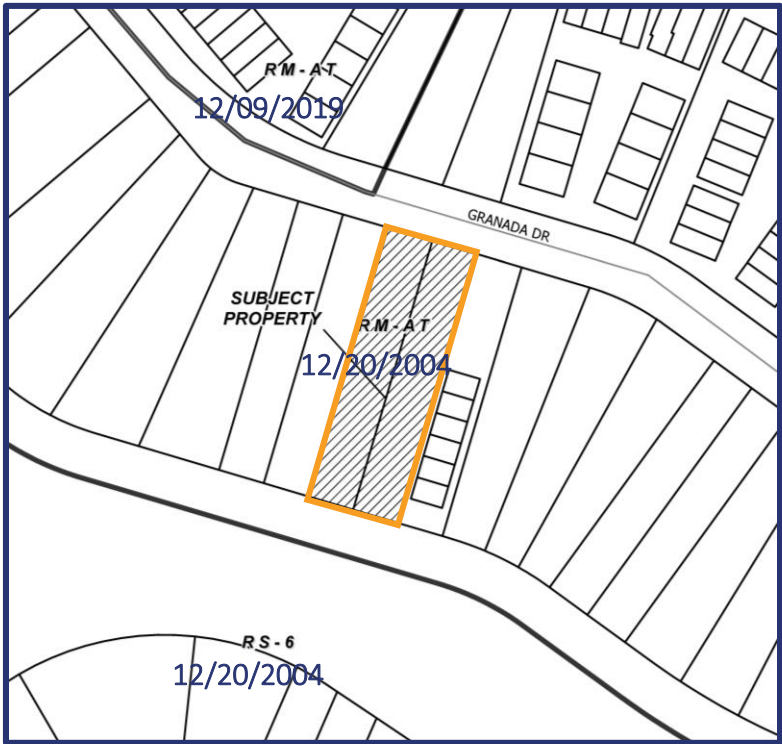


Rezoning a property at or near  
**14861 AND 14865 Granada Drive**  
From the “RM-AT/IO” District  
to the “RM-AT/IO/PUD” District



CITY OF  
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CHRISTI**

# Zoning and Land Use



**Proposed Use:**

To allow a townhome community.

**Area Development Plan:**

Padre/Mustang Island, Adopted on January 29, 2021

**Designated Future Land Use:**

High-Density Residential

**Existing Zoning District:**

“RM-AT/IO” Multi-Family Apartment Tourist with the Island Overlay




	Existing Land Use	Zoning District
North	Vacant	“RM-AT/IO”
South	Waterway, Vacant	“RS-6/IO”
East	Medium-Density Residential	“RM-AT/IO”
West	Vacant	“RM-AT/IO”





# Public Notification

33 Notices mailed inside the 200' buffer  
0 Notices mailed outside the 200' buffer

-  Notification Area
-  Opposed: 0 (0.00%)  
Separate Opposed Owners: (0)
-  In Favor: 2 (10.53%)

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



# Analysis & Recommendation

- The proposed rezoning is consistent with the Future Land Use Map designation of high-density residential and is also consistent with the City of Corpus Christi Comprehensive Plan.
- The amendment to be applied, if approved, is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

**PLANNING COMMISSION AND STAFF RECOMMEND APPROVAL TO THE “RM-AT/IO/PUD” DISTRICT**

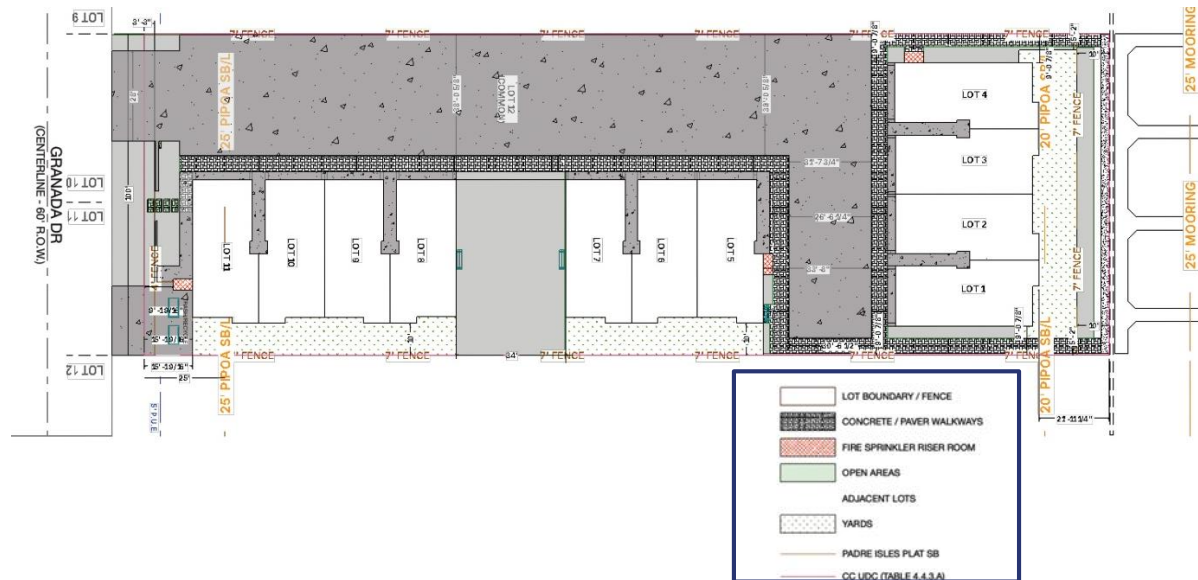
# Site Plan & Standards

Planned Unit Development Land Use Breakdown				
	Land Use	Lot Area (SQF)	PUD Percentage	Number of Lots
1	Common Area—Transportation, Utilities, Amenities	12,311	52%	1
2	(Townhomes)	14,309	48%	11

Planned Unit Development Standards		
	UDC Standards	PUD Standards
Min. Lot Area (SQF)	2,600	<b><u>1263</u></b>
Min. Lot Width (Ft)	26	<b><u>20</u></b>
Min. Street Yard (Ft)	10	13
Min. Street Yard - Corner (Ft)	10	10
Min. Side Yard – Single (Ft)	0	0
Min. Side Yard – Total (Ft)	0	0
Min. Rear Yard	5	10
Min. Building Separation	10	30
Min. Open Space	30%	<b><u>10%</u></b> <sup>1, 2, 3</sup>
Maximum Height (F)	45	49.2 <sup>4</sup> (54.1) <sup>5</sup>

**Note:** Items that are bold and underlined indicate a deviation.

<sup>1</sup>In addition to planned courtyard-styled common area, the PUD will incorporate open space within available street and rear lawn (or setback) areas with landscape plan demonstrating aesthetic, and natural elements. <sup>2</sup>Waterfront area is designated as open space and common uses. Amenities include boat slips, docks, water frontage lawn space, and planned over-water shared deck. <sup>3</sup>The development is designed to be walkable and the common areas are intended for residents and guests only. <sup>4</sup>Top of guardrail of rooftop deck. <sup>5</sup>Top of penthouse mean roof height.



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Thank you!