

**Zoning Case No. ZN8332, Golden Pointe, LLC. (District 4).  
Ordinance rezoning a property at or near 13902 South Padre Island Drive from the  
"CR-2/IO" Resort Commercial District with the Island Overlay to the "CR-2/IO/PUD"  
Resort Commercial 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 12.13 acres out of Padre Island Section 18, Blocks 1 and 2, as described and shown in Exhibit "A" and "B", from:

**the "CR-2/IO" Resort Commercial with the Island Overlay to the "CR-2/IO/PUD" Resort Commercial District with the Island Overlay and Planned Unit Development.**

The subject property is located at or near **13902 South Padre Island Drive**. Exhibit A, a metes and bounds description with exhibit, and Exhibit B, a map, are attached to and incorporated in this ordinance, as is Exhibit C, a planned unit development guidelines and master site plan.

**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 Owners shall develop the properties in accordance with the TGH TWO Planned Unit Development (PUD) Guidelines and Master Site Plan, attached as Exhibit C, and to the satisfaction of the Technical Review Committee (TRC).

2. Other Requirements: The conditions listed herein do not preclude compliance with other applicable UDC and 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.** 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 4.** 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 5.** 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 6.** Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter.

**SECTION 7.** 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) Metes & Bounds Description and Exhibit



SURVEY DIVISION – TBPELS Firm No. 10194688

## “EXHIBIT A-1”

### METES AND BOUNDS DESCRIPTION

#### FOR

A 12.127-acre tract of land (528,258 Square Feet) being the remaining portion of a called 16.9220-acre tract known as Block 1A, Section 18, of the Padre Island – Corpus Christi (P.I.C.C.) Subdivision, described in a deed under “Exhibit B” to J. Golden Pointe, LLC, formerly known as Golden Pointe, LLC, as recorded in Document Number 2014010223, Official Records, Nueces County, Texas, being out of a called 54.974-acre tract described in a deed to Golden Pointe, LLC as recorded in Document Number 2007010539, Official Records, Nueces County, Texas, said Block 1A being out of Block 1, Section 18, of the P.I.C.C. Subdivision, a map of which is recorded in Volume 38, Pages 69-70, Map Records, Nueces County, Texas, and being out of the Nicolas & Juan Jose Balli Grant, Abstract No. 1998, in Nueces County, Texas, said 12.127-acre tract being more particularly described with bearings based on the Texas State Plane Coordinate System of 1983 (NAD 83), South Zone (4205), with metes and bounds as follows;

**BEGINNING:** At a 5/8" iron rod found, N = 17,120,027.95, E = 1,397,157.20, for the northeast corner of Lot 2, Block 2, of the Packery Pointe Subdivision, a map of which is recorded in Volume 69, Page 85, Map Records, Nueces County, Texas, for an interior corner of the herein described tract;

**THENCE:** S 86°36'40" W, with the north line of said Lot 2, a distance of 155.17 feet to a point on the east shoreline of Packery Channel, same being the east boundary line of the State of Texas Submerged Land Tract Number 61, defined as the Line of Mean Higher High Water as determined by David L. Nesbitt, Licensed State Land Surveyor, No. 5302, on May 19<sup>th</sup>, 2023, for the southwest corner of the herein described tract;

**THENCE:** In a north, northeasterly direction with the Line of Mean Higher High Water, the following calls;

- N 47°14'14" E, a distance of 31.68 feet;
- N 67°15'42" E, a distance of 163.56 feet;
- N 32°25'38" E, a distance of 23.87 feet;
- N 42°56'09" E, a distance of 195.49 feet;
- N 29°05'29" E, a distance of 193.30 feet;
- N 18°24'37" E, a distance of 92.74 feet;
- N 65°17'09" W, a distance of 54.68 feet;
- N 74°12'01" W, a distance of 68.94 feet;
- N 89°37'03" W, a distance of 17.97 feet;
- N 46°26'16" W, a distance of 27.82 feet;
- N 23°03'34" E, a distance of 170.39 feet;
- N 41°34'43" E, a distance of 176.49 feet;
- N 50°25'38" E, a distance of 146.58 feet;
- N 61°58'27" E, a distance of 128.04 feet;
- N 87°46'26" E, a distance of 234.53 feet;
- S 81°56'02" E, a distance of 169.69 feet;
- S 64°36'12" E, a distance of 148.71 feet;

**THENCE:** S 48°25'00" E, continuing with the Line of Mean Higher High Water, a distance of 143.39 feet to a point on the south shoreline of Packery Channel, same being the southeast line of said Block 1A, and for the northeast corner of the herein described tract;

2230 Saratoga Boulevard | Corpus Christi, TX 78417 | 361.883.1984 | www.ardurra.com

Job No.: 230136.000.2  
File: U:\J Golden Properties\230136 PICC Sec 18 - State Land Boundary\000\90-Survey\Legal Desc  
Date: November 21, 2024

**THENCE:** S 52°11'27" W, with the southeast line of said Block 1A, being 150 feet northwest and parallel to the common lot line of Blocks 1 and 2, of said P.I.C.C. Subdivision, a distance of 1,496.82 feet to a point on the east line of Lot 2 of said Packery Pointe Subdivision, for the southeast corner of the herein described tract, from which a 5/8" iron rod found for an exterior corner on the east line of said Lot 2 bears S 01°39'08" E, 69.21 feet;

**THENCE:** N 01°39'08" W, with the east line of Lot 2 of said Packery Pointe Subdivision, a distance of 76.01 feet to a 5/8" iron rod found for an exterior corner on the east line of said Lot 2, and for an interior corner of the herein described tract;

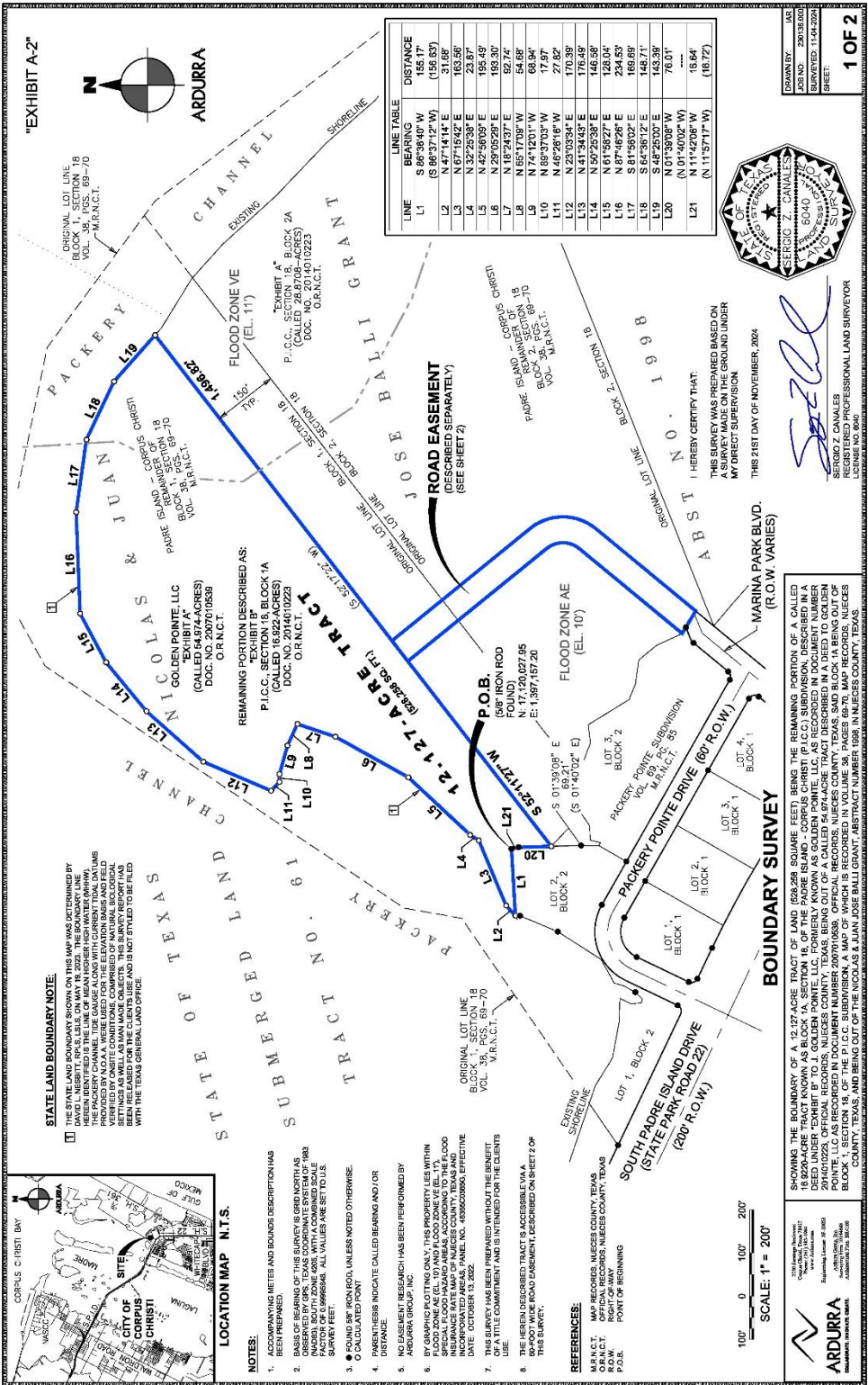
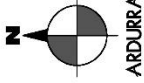
**THENCE:** N 11°42'06" W, continuing with the east line of said Lot 2, a distance of 16.64 feet to the **POINT OF BEGINNING** and containing 12.127-acres of land (528,258 square feet), more or less. Said tract is accessible via a 60-foot wide road easement, described separately, all being described in accordance with an actual survey made on the ground and a survey map prepared to accompany said description by Ardurra Group, Inc.



SERGIO Z. CANALES  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 6040



"EXHIBIT A-2"



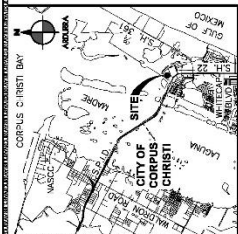
LINE	BEARING	DISTANCE
L1	S 66°37'21" W	156.837
L2	N 47°14'14" E	31.687
L3	N 67°15'42" E	163.567
L4	N 32°25'38" E	23.877
L5	N 42°59'09" E	196.497
L6	N 29°05'29" E	193.307
L7	N 65°17'03" W	64.687
L8	N 74°12'01" W	68.947
L9	N 89°37'03" W	17.977
L10	N 46°28'18" W	27.827
L11	N 25°03'34" E	170.397
L12	N 41°34'43" E	176.497
L13	N 15°33'59" E	158.037
L14	N 81°58'29" E	158.037
L15	N 87°48'26" E	234.537
L16	N 87°48'26" E	186.697
L17	S 81°58'02" E	148.717
L18	S 64°38'12" E	143.397
L19	N 01°39'08" W	76.017
L20	(N 01°40'02" W)	(18.647)
L21	(N 11°37'17" W)	(18.727)

STATE LAND BOUNDARY NOTE:  
THE STATE LAND BOUNDARY SHOWN ON THIS MAP WAS DETERMINED BY THE TEXAS GENERAL LAND OFFICE. THE BOUNDARY OF THE STATE LAND IS IDENTIFIED BY THE LINK OF HEAVY GREEN WATERWAY. THE PACKERY CHANNEL, THE GAUGE ALONG WITH CURRENT TIDAL DATUMS AND THE STATE OF TEXAS SUBMERGED LAND TRACT NO. 1911 BOUNDARY WERE VERIFIED BY ON-SITE CONDITIONS, COMPRISED OF NATURAL BIODIVERSITY, VEGETATION, AND OTHER FIELD EVIDENCE. THIS SURVEY HAS BEEN RELEASED TO THE CLIENTS USE, AND IS NOT TO BE FILED WITH THE TEXAS GENERAL LAND OFFICE.

REMAINING PORTION DESCRIBED AS:

"EXHIBIT B"  
P.L.C.C. SECTION 18, BLOCK 1A  
(CALLED 54,874-ACRES)  
DOC. NO. 2007010589  
O.R.N.C.T.

"EXHIBIT A"  
P.L.C.C. SECTION 18, BLOCK 2A  
(CALLED 28,878-ACRES)  
DOC. NO. 2014010223  
O.R.N.C.T.



NOTES:

1. ACCOMPANYING METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED.
2. BASIS OF BEARING OF THIS SURVEY IS GRID NORTH AS SHOWN ON THE 2011 NATIONAL GRID (NAD83), SOUTH ZONE AXIS, WITH A COMBINED SCALE FACTOR OF 0.999994. ALL VALUES ARE SET TO U.S. FEET.
3. CURVED BEARINGS, UNLESS NOTED OTHERWISE, © CALCULATED POINT.
4. PARENTS/ISSUES INDICATE CALLED BEARING AND/OR DISTANCE.
5. NO EASEMENT RESEARCH HAS BEEN PERFORMED BY ARDURRA GROUP, INC.
6. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN THE FLOOD HAZARD AREA (FHA) AS SHOWN ON THE SPECIAL FLOOD HAZARD MAP OF NUECES COUNTY, TEXAS, AND INSURANCE RATE MAP OF NUECES COUNTY, TEXAS, AND DATE: OCTOBER 13, 2022. FLOOD HAZARD AREA IDENTIFICATION NUMBER: 1505555595.
7. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND IS INTENDED FOR THE CLIENTS USE ONLY. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF ANY RECORDS REFERENCED HEREIN, EXCEPT FOR THE RECORDS REFERENCED ON SHEET 2 OF THIS SURVEY.

REFERENCES:  
U.S.N.C.T. MAP RECORDS, NUECES COUNTY, TEXAS  
O.R.N.C.T. OFFICIAL RECORDS, NUECES COUNTY, TEXAS  
R.O.W. RIGHT-OF-WAY RECORDS, NUECES COUNTY, TEXAS  
P.O.B. POINT OF BEGINNING



**ARDURRA**  
PROPERTY SURVEY GROUP

2024 Texas Survey License #15822  
1200 East Broadway, Suite 200  
Corpus Christi, Texas 78401  
www.ardurra.com  
Phone: 361.425.9200  
Fax: 361.425.9201  
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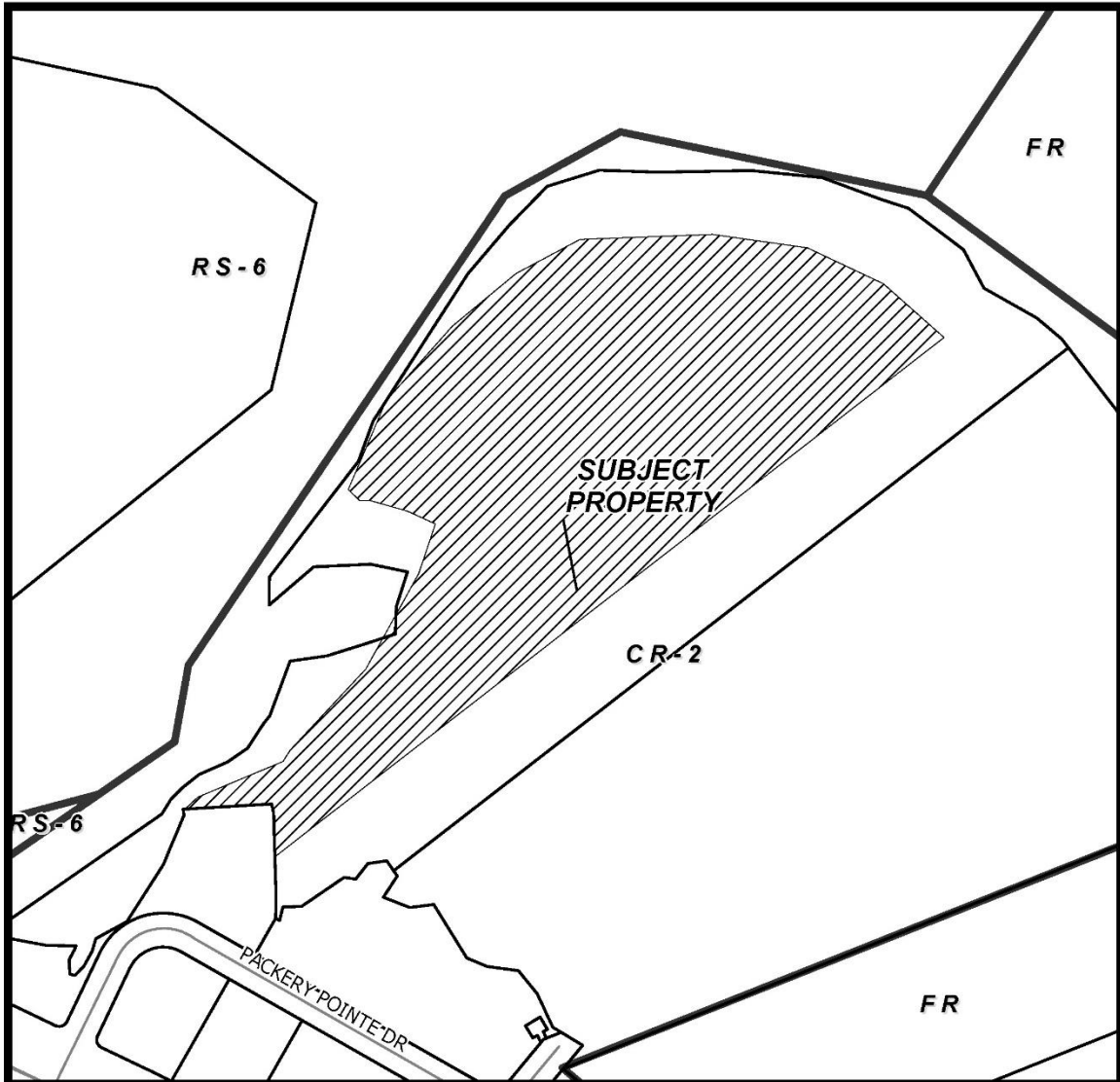
SHOWING THE BOUNDARY OF A 12.127-ACRE TRACT OF LAND (638.288 SQUARE FEET), BEING THE REMAINING PORTION OF A CALLED 16,920-ACRE TRACT KNOWN AS BLOCK 1A, SECTION 18, OF THE PADRE ISLAND - CORPUS CHRISTI (P.L.C.C.) SUBDIVISION, DESCRIBED IN A DEED UNDER EXHIBIT B TO J. GOLDEN POINTE, LLC, FORMERLY KNOWN AS GOLDEN POINTE, LLC, AS RECORDED IN DOCUMENT NUMBER 2007010589, NUECES COUNTY, TEXAS, AND BEING OUT OF BLOCK 1, SECTION 18, OF THE P.L.C.C. SUBDIVISION, A MAP OF WHICH IS RECORDED IN VOLUME 38, PAGES 66-70, MAP RECORDS, NUECES COUNTY, TEXAS, AND BEING OUT OF THE NICOLAS & JUAN JOSE BALLI GRANT, ABSTRACT NUMBER 1998, IN NUECES COUNTY, TEXAS.

THIS SURVEY WAS PREPARED BASED ON THE GROUND UNDER MY DIRECT SUPERVISION.  
THIS 21ST DAY OF NOVEMBER, 2024  
I HEREBY CERTIFY THAT:  
SERGIO Z. CANALES  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 6940



DRAWN BY: JAC  
JOB NO.: 2007010589  
SURVEYED: 11-24-2024  
SHEET: 1 OF 2

(Exhibit B) Existing Zoning and Notice Area Map



**CASE: ZN8332**  
**SUBJECT PROPERTY WITH ZONING**  
 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-6 Single-Family 6
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	

B-5 Primary Business District	SP Special Permit
B-6 Primary Business District	T-15 Tractor Trailer Park District
BD Corpus Christi Bay District	T-16 Manufactured Home Park District
F-R Farm Rural Attached ownership table	T-17 Manufactured Home Subdivision District
HC Historical-Cultural Landmark Preservation	



## (Exhibit C) Planned Unit Development Plan

### Golden Pointe P.U.D. Summary



#### **DEVELOPMENT DESCRIPTION**

Golden Pointe, LLC proposes to develop the Golden Pointe Planned Unit Development (PUD) on a vacant waterfront tract of land located north of the intersection of Marina Park Boulevard and Packery Pointe Drive. The proposed development will consist of 29 single-family lots and 16 Townhome lots with the intent to construct 8 attached-duplex style townhomes.

The subdivision will feature homes constructed on piers to accommodate the low elevation and code requirements regarding flood zones. The proposed development will consist of single-family detached, attached-duplex townhomes, and open space. The construction type will allow for the ability to have parking underneath the structures.

#### **PROPERTY AND ADJOINING LAND USE AND ZONING**

The property is currently vacant waterfront property. The current zoning is CR-2 with an Island Overlay and the requested zoning is CR-2 PUD with an Island Overlay.

To the north, northeast, and northwest of the property is the Laguna Madre navigable channel. The property to the southeast is vacant and zoned CR-2. The property to the south and southwest is partially developed (Packery Pointe Subdivision) and includes public streets and commercial business such as Starbucks, Sonic, and a hotel.

#### **VICINITY AND LOCATION**

The subject property is located on Padre Island north of the intersection of Marina Park Boulevard and Packery Pointe Drive. See "Off-Site Access" Exhibit.

#### **SITE PLAN & LOT LAYOUT**

A Master Site Plan Exhibit is provided which illustrates the proposed layout of lots and street improvements. Block 1 will be the single family lots. Lots 1-27, Block 1 will be single family lots with backyards facing the Laguna Madre. Lot 28, Block 1, will be a common area lot for future installation of amenities which will be open to all residents of this development as well as their guests. The amenities will not be open to the public. Lots 30-31, Block 1 will be single family lots with rear yards facing the wetlands and uplands which will remain native. Block two will be the townhome lots. Lots 1-8 will have 4 two-family townhomes. Lots 10-17 will have 4 two-family townhomes. Lot 9 will be a common area lot for open access as well as shared amenity and play area for residents and their guests. The project will be constructed in a single phase.

# Golden Pointe P.U.D. Summary



## **DEVELOPMENT STANDARDS DEVIATIONS**

Deviations from the proposed CR-2 zoning requirements are as follows:

1. Single family (detached Structures) will be permitted.
2. The minimum lot area for Townhome lots shall be 2,500 S.F.
  - a. Lots 1-8 & 10-17, Block 2

## **DEVELOPMENT DEVIATIONS**

Deviations from the subdivision standards are as follows:

1. Street right-of-way width shall be 37 feet minimum for residential street.
  - a. Constructed street shall be a typical 28' B-B street with curb & gutter.
2. 5 foot wide Sidewalk shall be provided on one side of the street only.

## **MISCELLANEOUS P.U.D. PROVISIONS**

This development will allow short term rentals.

The area of Lot 29, Block 1 which consists of wetlands and uplands shall contribute toward the required open space.

Any amenities constructed on Lot 28, Block 1, and/or Lot 9, Block 2 shall not take away from the open space provided by said lots.

The main structures in Lots 1-8 & 9-17, Block 2 shall be setback a minimum of 20' creating 20' of private open space in each townhome's rear yard which is contiguous to the common open space in Lot 9, Block 2. Pools and related structures shall be permitted within the 20' rear yard private open space.

The developer shall have the right to install and maintain landscaping plantings and features including landscape lighting and within the green space outside of the street and sidewalk pavement along the off-site access portion which is located in a 60 foot wide road easement. This right shall pass to the HOA once established. It is acknowledged that the city of Corpus Christi shall have no responsibility for replacement of landscaping improvements damaged due to required street and/or utility maintenance.



# Golden Pointe P.U.D. Summary



TABLES

<b>PUD Deviations (Single Family - Detached)</b>		
Item	CR-2	PUD
minimum lot area for residential		<b>3,500</b>
Minimum lot width		<b>45ft</b>
Street (front)		<b>10ft</b>
Corner setback (sideyard abutting street)		<b>10ft</b>
Street right-of-way width for residential street*		<b>37ft</b>
side yard setback (single)		<b>5ft</b>
sideyard setback (total)		<b>10ft</b>
rear setback		<b>10ft</b>
sidewalks required alongside of street		<b>One side, none**</b>
sidewalk minimum width		<b>5ft</b>
Min. Open Space		<b>30%</b>
*street width will remain standard 28ft B-B per UTP		
**Upland View Rd. (30' ROW) has no proposed sidewalk		

<b>PUD Deviations (Attached-Duplex Townhomes; Front Access)</b>		
Item	CR-2	PUD
minimum lot area for residential	2,600	<b>2,500</b>
Minimum lot width	26ft	33ft
Street (front)	10ft	20ft
Corner setback (sideyard abutting street)	10ft	10ft
Street right-of-way width for residential street	50ft	37ft, 30ft*
side yard setback (single)	0	5ft
Min. Building Separation	10ft	10ft
zero lot line allowed	NO	YES**
rear setback	5ft	20ft
sidewalks required alongside of street	both sides	<b>One side, none***</b>
sidewalk minimum width	4ft	5ft
Min. Open Space	30%	30%
*street width will remain standard 28ft B-B per UTP		
**Zero lot line only allowed for shared lot line at center of attached-duplex townhomes.		
***Upland View Rd. (30' ROW) does not include sidewalk		

# Golden Pointe P.U.D. Summary



**TABLES (cont.)**

PUD Permitted Use Deviations		
	CR-2	PUD
Single Family (detached)		P
Single Family (attached-duplex Townhomes)	P	P
Parks and Open Areas	P	P

P=Permitted Use; [Blank Cell]=Not Permitted

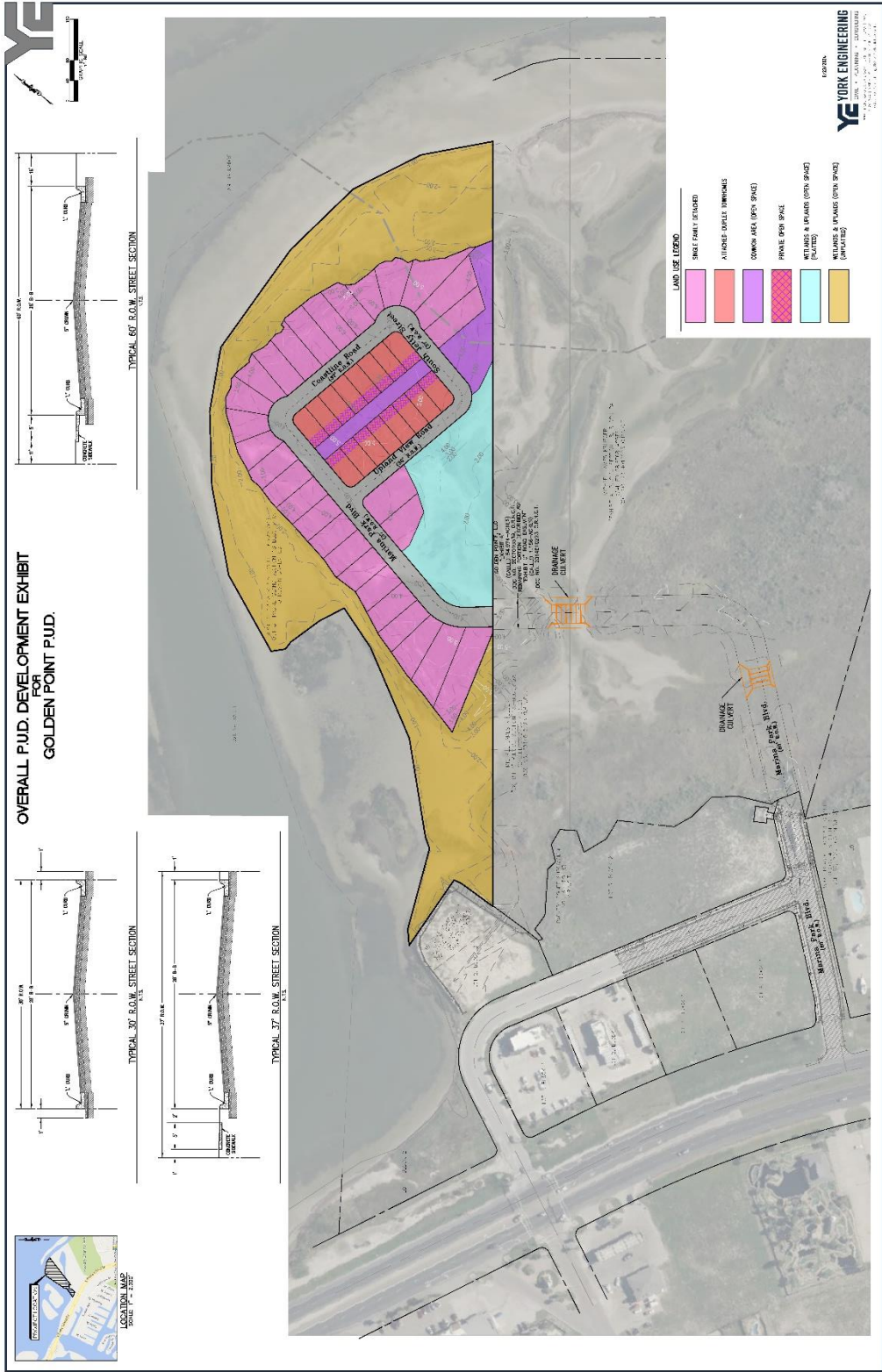
Proposed Land Use Area Breakdown			
	Area (ac.)	%of PUD area	Cum %of PUD area
Single-family detached (Blk 1 Lots 1-27, & 30-31) (buildable)	3.34	28%	28%
attached-duplex townhomes (Blk 2 Lots 1-8, & 10-17) (buildable)	0.95	8%	36%
Transportation (Marina Park Blvd.; Upland View Rd.; South Jetty St.; Coastline Rd.) (non-buildable, public right-of-way)	1.18	10%	46%
Open Space- Common area (Blk 2 Lot 9 & Blk 1 Lot 28) (buildable)	0.51	4%	50%
Open Space- Wetland/upland area (Blk 1 Lot 29) (non-buildable, unplatted)	1.25	10%	60%
Open Space- Wetland/upland area (non-buildable, unplatted)	4.89	40%	100%
<b>Total PUD Area</b>	<b>12.13</b>	<b>100%</b>	
<b>Total PUD area to be platted</b>	<b>7.24</b>	<b>60%</b>	<b>43%</b>

Proposed Lot Breakdown	
	No. Lots
single-family detached	29
attached-duplex townhomes	16
common area	2
wetland/upland*	1

\*In addition to the 1 wetland/upland lot to be platted there will be a remainder of 4.89 acres of wetland/upland property which will remain unplatted.

**NOTE:**

This development shall comply with the Unified Development Code's development standards unless otherwise noted.





**MASTER SITE PLAN  
FOR  
GOLDEN POINT PUD**  
24 SINGLE-FAMILY UNITS, 8 TOWNHOUSE UNITS



- LAND USE LEGEND**
- SINGLE FAMILY DETACHED
  - ATTACHED-ROWED TOWNHOUSES
  - COMMON AREA (OPEN SPACE)
  - PRIVATE OPEN SPACE
  - DRIVEWAY & LAUNDRY (OPEN SPACE)
  - DRIVEWAY & LAUNDRY (OPEN SPACE)
  - DRIVEWAY & LAUNDRY (OPEN SPACE)
  - DRIVEWAY & LAUNDRY (OPEN SPACE)

