



CITY OF  
**CORPUS CHRISTI**

**AGENDA MEMORANDUM**

Action Item for the City Council Meeting June 23, 2026

**DATE:** May 29, 2026

**TO:** Peter Zaroni, City Manager

**FROM:** Yvette Wallace  
Interim Director of Development Services  
[YvetteDo@corpuschristitx.gov](mailto:YvetteDo@corpuschristitx.gov)  
(361) 826-3840

**Rezoning for a property at or near  
6753 State Highway 361**

**CAPTION:**

Zoning Case No. ZN9288, Coastal Dunes, LLC. (District 4). Ordinance rezoning a property at or near 6753 State Highway 361 (SH 361) from the "RM-AT" Multifamily Apartment Tourist District to the "RM-AT/PUD" Multifamily Apartment Tourist District with a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

**SUMMARY:**

This item is to rezone the property to allow a planned unit development with 131 residential lots that deviate from the single-family and townhome development standards established by the Unified Development Code.

**BACKGROUND AND FINDINGS:**

The subject property is a 34.12-acre undeveloped tract on Mustang Island, located on the east side of State Highway 361 (SH 361), north of the Beach View Estates subdivision and Beach View Drive, and south of Beachcomber Drive. The site lies approximately 1.5 miles south of the Port Aransas city limit line and is bounded to the east by the Gulf of Mexico. Because the property is on a barrier island, it is subject to the Open Beaches Act, the Dune Protection Act, the Coastal Public Lands Act, and related provisions of the Texas Natural Resources Code.

The properties to the north of the subject parcel are zoned "RM-AT" Multi-family Apartment-Tourist District and "FR" Farm Rural District and are vacant. Those to the south are zoned "RM-AT" Multi-family Apartment Tourist District with High- and Medium-Density residential uses, some vacant parcels, and Conservation/Preservation land uses. To the west of the subject property and State Highway 361, a property is zoned "FR" Farm Rural District and is vacant.

The applicant is petitioning the city for a Planned Unit Development overlay. The property, as illustrated in the master site plan within the Planned Unit Development Plan under attachment B, will include single-family developments ranging from 2,900-square-foot minimum in size to 4,900 square feet, and townhomes lots that are at least 1,700 square feet in lot area. The plan includes one-sided sidewalks connected throughout the development and amenities such as swimming pools, a dune walkover, walkways, and decks. Deviations are to the minimum lot width for single-family developments and minimum lot area for townhome developments.

The “RM-AT” Multifamily Apartment-Tourist District, the current base zoning district, allows single-family houses, apartments, two-family houses, townhouses, cottage housing developments, group homes, educational facilities, parks and open areas, places of worship, bed and breakfast inns, apartment hotels, hotels, and motels.

A PUD overlay is intended to allow innovative land use concepts, master planned communities, or mixed-use developments that standard zoning districts do not readily accommodate. In this case, the PUD provides site specific compatibility standards to address the unique coastal constraints, wetlands, and public access considerations present on the property.

The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan (Plan CC) and the future land use designation of Planned Development.

During the permitting process, zoning reviews are conducted to ensure that development compatibility is achieved; through the prescription of Unified Development Code required buffer yard width and points (UDC §7.9.5, 7.9.6), increased setbacks due to height (UDC §4.2.8.D), limitations on hours of operations with certain site features (UDC §7.2.7.B.1.a), and visual barriers such as landscaping (UDC §7.3.10) and walls to buffer noise generators (UDC §7.9.8.B).

**Public Input Process:**

Number of Notices Mailed: 156 notices were mailed within the 200-foot notification area, and 4 outside the notification area.

*As of June 19, 2026*

|                             |                             |
|-----------------------------|-----------------------------|
| In Favor                    | In Opposition               |
| 0 inside notification area  | 12 inside notification area |
| 0 outside notification area | 0 outside notification area |

A total of 6.00% of the 200-foot notification area is in opposition.

**ALTERNATIVES:**

None.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**Funding Detail:**

Fund: 4670 Development Services  
Department: 56  
Organization: 11200 Land Development

Project: N/A  
Account: 308300 Zoning Fees

**RECOMMENDATION (June 10, 2026):**

Planning Commission and Staff recommend approval of the change of zoning from the "RM-AT" Multifamily Apartment-Tourist District to the "RM-AT/PUD" Multifamily Apartment-Tourist District with a Planned Unit Development Overlay.

**June 25, 2026 Update:**

The applicant has agreed to adjust the following standards for the lots adjacent to the Lost Colony Subdivision

1. The front yard setback will remain at 10 feet to accommodate utilities and provide adequate separation between the structure and the street.
2. The rear yard setback will be increased to 15 feet to create additional distance between the existing single-family homes and the proposed development.
3. The maximum height of the proposed homes will be further reduced to 25 feet.

**Vote Results**

For: 6  
Against: 0  
Absent: 3  
Abstained: 0

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
Presentation - Aerial Map  
Planning Commission Final Report