



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, October 29, 2025

5:30 PM

Council Chambers

The Planning Commission shall be responsible to and act as an advisory body to City Council; shall review and make recommendations to City Council regarding the adoption/implementation of a comprehensive plan; regarding all proposals to adopt/amend land development regulations for the purpose of establishing consistency with the comprehensive plan; regarding zoning or requests for zoning changes in a manner to ensure consistency with the adopted comprehensive plan; regarding the City's annual capital budget and any capital improvement bond program. The Planning Commission also exercises control (approving body) over platting/subdividing land within the corporate limits and the extraterritorial jurisdiction of the City in a manner to ensure the consistency of all plats with the adopted comprehensive plan.

I. Call to Order, Roll Call

II. PUBLIC COMMENT: Citizens will be allowed to attend and make public comments in person at City Planning Commission meetings. The public is invited to speak on any agenda item and any other items that pertain to the Planning Commission. Comments are limited to three minutes. If you choose to speak during this period, you will not be allowed to speak again when the specific item is being considered in order of the agenda. Electronic media that you would like to use may only be introduced into the City system IF approved by the City's Communications Department at least 24 hours prior to the Meeting. Please contact IT at 826-3211 to coordinate.

III. Approval of Absences: Commissioner Teifke (10.15.2025 meeting)

IV. Approval of Minutes: October 15, 2025 Meeting Minutes

1. [25-1687](#) October 15, 2025 Meeting Minutes

Attachments: [10.15.25 PC Meeting Minutes- DRAFT](#)

V. Consent Public Hearing: Discussion and Possible Action (Items A & B)

A. Plat

**2. [25-1672](#) PL8774
FINAL: Countiss
Lot 3 Block 2
(0.51 Acres)**

(District 1). Generally located at 4544 Sharpsburg Road, north of Interstate

37 and Up River Road, and south of Figueroa Street.

Attachments: [PL8774FinalPlatCoverTab](#)
[PL8774ClosedCommentReport](#)
[PL8774LatestPlat](#)

B. Zoning

3. [25-1679](#) Zoning Case No. ZN8725, 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. (Staff recommends approval)

Attachments: [ZN8725 Coastal Dunes LLC Staff Report](#)
[ZN8725 Coastal Dunes LLC PowerPoint Presentation](#)

4. [25-1680](#) Zoning Case No. ZN8874, Pasadena Land Holdings, Inc. (District 4). Ordinance rezoning a property at or near 7801 Wooldridge Road from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8874 Pasadena Land Holdings Inc. Staff Report](#)
[ZN8874 Pasadena Land Holdings Inc. PowerPoint Presentation](#)

5. [25-1681](#) Zoning Case No. ZN8885, Andrea and Daovone Xayasene (District 3). Ordinance rezoning a property at or near 5113 Larcade Drive from the “RS-6” Single-Family 6 District to the “RS-6/SP” Single-Family 6 District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8885 Andrea & Daovone Xayasene](#)
[ZN8885 Daovone and Andrea Xayasene PowerPoint Presentation](#)

6. [25-1682](#) Zoning Case No. ZN8910, Paul and Melba Savoy (District 1). Ordinance rezoning a property at or near 3202 East Causeway Boulevard from the “CR-1” Resort Commercial District to the “RM-AT” Multifamily Apartment Tourist District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8910 Paul and Melba Savoy Staff Reprot](#)
[ZN8910 Paul and Melba Savoy PowerPoint Presentation](#)

VI. Director's Report

VII. Future Agenda Items

VIII. Adjournment

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Jessica Martinez, at 361-826-3202 or jessicam2@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.



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Meeting Minutes - Draft

Planning Commission

Wednesday, October 15, 2025

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Madam Chair Salazar-Garza called the meeting to order at 5:33pm. A quorum was present to conduct the meeting with Commissioner Teifke absent.

II. PUBLIC COMMENT: None.

III. Approval of Absences: Commissioners Miller and Teifke (October 1, 2025 meeting)

Vice Chairman Mandel made a motion to approve the absences of Commissioners Miller and Teifke. Commissioner Teichelman seconded. Vote: All Aye. Motion passed.

IV. Approval of Minutes: October 1, 2025 Meeting Minutes

Commissioner Munoz made a motion to approve the meeting minutes from October 1, 2025, as presented by staff. Commissioner Budd seconded. Vote: All Aye. Motion passed.

1. [25-1621](#) Planning Commission Meeting Minutes DRAFT 10.1.2025

V. Consent Public Hearing: Discussion and Possible Action (Items A & B)

Andrew Dimas, Assistant Director Development Services introduced item 5 under Plats into the record, a plat for Yellowstone Unit 7, Staff and the Technical Review Committee have reviewed the plat and have determined it is in compliance with the Texas Local Government Code as well as the UDC and Staff recommends approval.

With there being no questions for staff Madam Chair Salazar-Garza open the Public Comment. There being none, Madam Chair Salazar-Garza closed the Public Comment and asked for a motion.

Vice Chairman Mandel moved to approve Item 5 as presented by staff. Commissioner Cantu seconded the motion. The vote was unanimous in favor, with Commissioner Hedrick abstaining. The motion carried.

Andrew Dimas, continue to introduce item 2,3 and 4, those are three remaining Plats on the agenda, Staff and the Technical Review Committee have reviewed the plat and have

determined it is in compliance with the Texas Local Government Code 3.8.5.D as well as the UDC and Staff recommends approval.

Under letter B for Zoning staff introduce into the record item 6 Zoning Case ZN8741 Troy Creamean located in District 4, the request is from: "RM-AT/IO" Multi-Family Apartment Tourist District with an Island Overlay to: "RM-AT/IO/PUD" Multi-Family Apartment Tourist District with an Island Overlay and a Planned Unit Development Overlay. Staff recommends approval of the change of zoning.

Item number 7 is Zoning Case ZN8908, Big Fish Enterprises, LLC located in District 2, the request is from the "RS-6" Single-Family 6 District to: "CN-1" Neighborhood Commercial District. Staff as well recommends approval.

Madam Chair asked the Commissioners if they had any questions for staff. Commissioner Hedrick raised a question regarding Item number 4, asking whether sidewalks would be installed on both the Highway and Weber sides of the property, or only on one side. He noted that, as this is the first commercial development on that side of the street, it's important to establish the right precedent.

Staff confirmed that sidewalks will be installed on both sides during the Public Improvement stage.

With no further questions from the Commissioners, Madam Chair Salazar-Garza opened the Public Comment period for items 2, 3, 4, 6, and 7.

Elizabeth Castio with Big Fish Consulting is representing the property at 645 Everhart. The entire street consists of former residential homes that have since been converted to commercial use. These properties have completed the necessary steps to obtain proper commercial zoning, and 645 Everhart is following the same process to ensure compliance.

Michael Witson, representing Dr. Troy Cremean regarding item number 6—the proposed PUD on Granada Drive—spoke to express their gratitude for your consideration and to thank the staff for their dedication and hard work. Their vision is to create an "island community" designed for like-minded individuals, and they are excited about the opportunity to elevate the development potential of Granada Drive.

With no further public comments, Madam Chair Salazar-Garza closed the Public Comment portion of the meeting and invited a motion or further discussion from Staff. Commissioner Hedrick inquired about item number 6, specifically regarding the parking requirements—asking what the standard is per unit and whether the proposal meets those requirements.

Staff responded that for town homes, the current requirement is typically one parking space per unit. In this case, the inclusion of garages on the first floor satisfies that

requirement.

Staff also noted that as part of the ongoing Unified Development Code (UDC) study, the City has identified that it is significantly over-parked based on existing ratios. As a result, the City is exploring strategies to reduce parking requirements to one space per unit across all residential types.

Commissioner Hedrick noted that, based on the proposed design, parking will be limited to garage spaces, with no additional parking along the driveways that could obstruct access.

Staff responded that, in accordance with fire safety regulations, the development must maintain 20 feet of unobstructed access. This requirement effectively prevents vehicles from parking in driveways and ensures emergency access is preserved.

Commissioner Hedrick asked one final question regarding item number 7, noting that the property appears to have been operating as a business. He inquired about the reason for the proposed zoning change.

Staff responded that the property has always been zoned for single-family residential use. It was likely functioning as a non-conforming business for several years, surrounded by similar zoning. To bring the property into compliance and support its continued use, a conversion to CN-1 (Neighborhood Commercial) or ON (Office Neighborhood) zoning is being proposed as it moves forward.

Commissioner Miller made a motion to approve the consent agenda items 2,3,4,5 and 6 as presented by staff. Seconded by Commissioner Hedrick. Vote: All Aye. Motion passes.

A. Plat

2. [25-1600](#) PL8935
Replat - Bluff Portion
Lot 1R and 2R Block 3
(1.29 Acres)

(District 1). Generally located at 606 N. Carancahua Street, east of Carancahua Street and north of Mestina Street.

3. [25-1599](#) PL8911
FINAL - Nueces Gardens No. 1
Lot 10A
(0.39 Acres)

(District 1) Generally located at 3938 Violet Road, southeast of Violet Road and northeast of Sunny Drive

4. [25-1598](#) PL8824
FINAL - Checkout London Weber
Lot 1, Block 1
(2.19 acres)

(District 3) Generally located at 1001 Farm to Market Road 43 (Weber Road) on the southwest corner of FM 43 and Hwy. 286.

5. [25-1622](#) PL8887
FINAL-Yellowstone Unit 7
67 Lots
(10.21 acres)

(District 1). Generally located at 11202 Haven Road, north of Haven Road and west of Warrior Drive.

B. Zoning

6. [25-1617](#) Zoning Case No. ZN8741, Troy Creamean (District 4). Ordinance rezoning a property at or near 14865 and 14861 Granada Drive from the "RM-AT/IO" Multifamily Apartment Tourist District with the Island Overlay to the "RM-AT/IO/PUD" Multifamily Apartment Tourist District with the Island Overlay and a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).
7. [25-1618](#) Zoning Case No. ZN8908, Big Fish Enterprises, LLC. (District 2). Ordinance rezoning a property at or near 645 Everhart Road from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

VI. Director's Report

There was no Director's Report. Madam Chair Salazar-Garza asked staff about the upcoming November meeting, noting that it is currently scheduled for the day before Thanksgiving. Staff confirmed that the meeting prior to the holiday has been cancelled. They also noted that the 2026 meeting calendar will be presented in November for review and approval.

VII. Future Agenda Items: NONE

VIII. Adjournment

With no other business to conduct, Madam Chair Salazar-Garza adjourned the meeting at 5:42 pm.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
October 29, 2025**

PL8774

FINAL: Countiss Subdivision

Lot 3 Block 2

(0.51 Acres)

(District 1). Generally located at 4544 Sharpsburg Road, north of Interstate 37 and Up River Road, and south of Figueroa Street.

Zoned: RS-6

Owner: Dionicio R. Montes and Veronica J. Montez

Surveyor: Voss Engineering

The applicant proposes to replat the property to build a house. All Technical Review Committee comments have been addressed. The submitted Replat complies with the requirements of the Unified Development Code and State Law. Staff recommends **approval**.

**Merged Document Report****Application No.: PL8774**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
24-4823-Replat(2).pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Mina Trinidad	minar@cctexas.com	361-826-3259
Alex Harmon	alexh2@cctexas.com	361-826-1102

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
13	Alex Harmon : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No B. Water: No Fire hydrants: No C. Wastewater: No D. Stormwater: No E. Public open space: No F. Permanent monument markers: No Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	

Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
5	P001	Note	Mina Trinidad : DS	Closed	If application is a replat, please provide the previous recordation documents or the volume and page number of the previous recordation.	
6	P001	Note	Mark Zans : LD	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 7/23/2025. The deadline for revisions to be submitted is 7/14/2025	
7	P001	Note	Mark Zans : LD	Closed	Add Michael York , Chairman and add signature line.	
8	P001	Note	Mark Zans : LD	Closed	Change title to Final Plat of Countiss	
9	P001	Note	Mark Zans : LD	Closed	this plat is Final Plat.	
10	P001	Note	Mark Zans : LD	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 7/23/2025. The deadline for revisions to be submitted is 7/14/2025	
11	P001	Note	Mark Zans : LD	Closed	The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
12	P001	Note	Mark Zans : LD	Closed	A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to res olve Open comments. This request must be made directly to Development Services within the 30-day initial period.	

WE, DIONICIO R. MONTES & VERONICA J. MONTES, HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 3, BLOCK 2, EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP; THAT WE HAD SAID LAND SURVEYED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF THE PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION,

DIONICIO R. MONTES
OWNER

VERONICA J. MONTES
OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, DIONICIO R. MONTES & VERONICA J. MONTES, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

NOTARY PUBLIC IN AND FOR NUECES CO., TEXAS

I, RONALD A VOSS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF VOSS ENGINEERING, INC., HAVE PREPARED THE FOREGOING MAP FROM SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREIN AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

RONALD A. VOSS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF
THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION

**CHAIRMAN,
MICHAEL YORK**

SECRETARY,
MICHAEL DICE

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

BRIA WHITMIRE, P.E., C.F.M., C.P.M.
DEVELOPMENT SERVICES ENGINEER

I, KARA SANDS, CLERK OF THE COUNTY COURT, IN AND FOR NUECES COUNTY TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS ____ DAY OF _____, 2025 AT ____ O'CLOCK ____ M AND DULY RECORDED IN VOLUME ____, PAGE ____ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF _____, 2025.

KARA SANDS, COUNTY CLERK

DEPUTY TO THE COUNTY CLERK

SPILLWAY TRACTS A & B
(OWNER: CITY OF CORPUS CHRISTI)

S 21° 51' 35" E 75.00'

LOT 3
②
22,484.31 S.F.
0.516 AC.

LOTS 1 & 2
GREGORIO FARIAS GRANT
DOC. #2016030594
(O.P.R.N.C.T.)

**COUNTISS ADDITION
LOT 4, BLOCK 2
DOC. #1998020626
(O.R.N.C.T.)**

N 68° 04' 49" E 299.84'

S 68° 05' 32" W 300.00'

0.5 ACRES
OUT OF GREGORIO
FARIAS GRANT

**A TRACT OUT OF
8.88 ACRES
OUT OF GREGORIO
FARIAS GRANT**

(115.70"
[115.72"]

[115.72]

N 21° 44' 05" W 74.94'

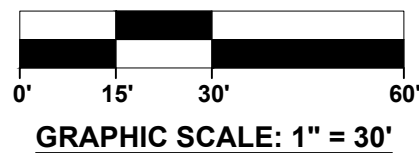
(74.66')
[75.00']

[75.00']

4544 SHARPSBURG ROAD
(60' R.O.W.)



FIRM NO. F-166
6838 GREENWOOD DRIVE,
CORPUS CHRISTI, TEXAS 78415-9760
Phone: (361) 854-6202
FAX: (361) 853-4696



DATE:

05/27/2025

REVISED:

OFFICE:

RV & PP

JOB #:

24-4823



VICINITY MAP (NTS)

LEGEND:

	PLAT BOUNDARY	Y.R.	YARD REQUIREMENT
	ROAD CENTERLINE	B.L.	BUILDING LINE
	ADJACENT LOT LINE	U.E.	UTILITY EASEMENT
	YARD REQUIREMENT / BUILDING LINE	E.E.	ELECTRICAL EASEMENT
	EASEMENT	D.E.	DRAINAGE EASEMENT
	FOUND PROPERTY CORNER	B.C.	BLOCK CORNER
	SET PROPERTY CORNER	D.H.	DRILL HOLE
	SET PROPERTY CORNER	I.R.	IRON ROD
	SET PROPERTY CORNER	D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TX
	CENTERLINE OF ROADWAY	M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TX
	GRADE ELEVATION	O.R.N.C.T.	OFFICIAL RECORDS OF NUECES COUNTY, TX

NOTES:

1. THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
2. FOUND 5/8-INCH IRON ROD AT ALL LOT CORNERS, P.T.'S, BLOCK CORNERS ETC., UNLESS OTHERWISE SPECIFIED. "S" DENOTES SET 5/8-INCH IRON ROD.
3. THIS PROPERTY LIES WITHIN FLOOD ZONE AE (12' & 13'), COMMUNITY #48355C, PANEL 0280G (CITY OF CORPUS CHRISTI), AND IS WITHIN THE 100 YEAR FLOOD PLAIN. REFER TO MAPS INDEX DATED 10/13/2022.
4. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUCES RIVER DOWNSTREAM OF THE CALALLEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUCES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUCES RIVER AS "HIGH". THE TCEQ ALSO CATEGORIZED THE NUCES RIVER AS "CONTACT RECREATION".
5. TOTAL PLATTED AREA IS 0.516 ACRE.
6. BASIS OF BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH (2010.00).
7. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REQUIREMENT WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

ZONING REPORT

Case ZN8725

APPLICANT & SUBJECT PROPERTY

District: 4
Owner: Coastal Dunes LLC
Applicant: Urban Engineering | DCCM
Address: 6753-6853 State Highway 361(SH-361), located along the east side of SH-361, and north of Beach View Drive, and south of Beachcomber Drive.
Legal Description: Lot 47-49, Block 1, Mustang Island Section 2
Plat Status: The subject property is platted.
Acreage of Subject Property: 34.12 acres (Refer to Attachment A)
Pre-Submission Meeting: January 26, 2024
Code Violations: None

ZONING REQUEST

From: "RM-AT" Multi-Family Apartment Tourist District
To: "RM-AT/PUD" Multi-Family Apartment Tourist District with a Planned Unit Development Overlay
Purpose of Request: To allow for a Planned Unit Development

CORPUS CHRISTI COMPREHENSIVE PLAN

Plan CC: Provides a vision, goals, and strategies to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ), which was adopted in 2016.

LAND USE

ADP (Area Development Plan): According to Plan CC, the subject property is located within the Mustang/Padre Island Area Development Plan (Adopted on June 29, 2021).

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District.

	Zoning District	Existing Land Use	Future Land Use
Site	"RM-AT" Multi-Family Apartment Tourist	Vacant	Planned Development
North	"FR" Farm Rural, "RM-AT" Multi-Family Apartment Tourist	Vacant, Transportation (SH 361),	Planned Development, Transportation (SH-361)
South	"RM-AT" Multi-Family Apartment Tourist	High-Density Residential, Medium-Density Residential, Vacant, Conservation/Preservation	Planned Development, Permanent Open Space
East	"RS-6" Single-Family 6	Conservation/Preservation	Planned Development

West	“FR” Farm Rural	Vacant, Transportation (SH 361)				Planned Development, Transportation (SH 361)		
ROADWAY MASTER PLAN (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
SH-361 (State Highway 361)	Service Area 18	“RA3” Primary Rural Arterial	2	1	-	-	None Reported	Proposed
BICYCLE MOBILITY PLAN								
The subject property is approximately 10 miles north of any proposed bicycle mobility infrastructure.								
TRANSIT INTEGRATION								
The Corpus Christi RTA does not service the area around the subject property.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission			October 29, 2025					
Tentative City Council 1 st Reading			December 16, 2025					
Tentative City Council 2 nd Reading			January 6, 2026					
7	Notices mailed to property owners within 200 feet of the subject property							
0	In Opposition		0		In Favor			
0%	In Opposition		0		Individual Property Owners in Opposition			

Background:

The subject property is a 34.12-acre undeveloped tract, located along 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, out of the Mustang Island Area.

The properties to the north of the subject parcel are zoned "RM-AT" Multi-Family Apartment Tourist District and "FR" Farm Rural District, with current land uses of High-Density Residential and vacant parcels. Those to the south are zoned "RM-AT" Multi-Family Apartment Tourist District with High-Density Residential and Conservation/Preservation land uses. The property is bounded to the east by the Gulf of Mexico, and to the west by State Highway 361. Further west of State Highway 361, a property is zoned "FR" Farm Rural District and is vacant.

The applicant is requesting a Planned Unit Development overlay to allow deviations from the single-family development standards particular to the "RM-AT" Multi-Family Apartment Tourist District and the townhouse development standards. The layout is affected by site constraints;

imposed by the Open Beaches Act, Texas Natural Resources Code, The Dune Protection Act, and the Coastal Public Lands Act, and the presence of wetlands.

Coastal Dunes Planned Unit Development – Land Use Breakdown					
Block No.	Lots	Land Use	Total 1-Family Lots	Total Townhome Lots	Total Common Areas
1	1-11	Townhome		11	
	12-35	Single-Family	41		
	36-52	Single-Family			
	36A	Common Area w/ Dune Walkover			1
	53-54	Single-Family	2		
2	1-2	Single-Family	2		
3	1-29	Single-Family	29		
	30A	Private Right-of-Ways			1
	39A	Private Streets/Access			1
4	1-13	Townhome		13	
	3A	Private Access, drainage, utilities, Non-residential structures (i.e. amenity buildings and community structures, signs, benches, barbeque pits, shade structures, etc.)			1
	14-38	Single-Family	25		
	33A	Private Access, drainage, utilities, Non-residential structures (i.e. amenity buildings and community structures, signs, benches, barbeque pits, shade structures, etc.)			1
5	1A	Private Access, drainage, utilities, Non-residential structures (i.e. amenity buildings and community structures, signs, benches, barbeque pits, shade structures, etc.)			1
	1-8	Townhomes		8	
Total Lots (per Land Use)			99	32	6

The property, as illustrated in the master site plan within the Planned Unit Development Plan under attachment A, will include single-family developments ranging from 2,900-square-foot minimum in size to 4,900 square feet, townhomes lots that are at least 1,700 square feet in lot area. Most of blocks 1 and 4 and all of blocks 2-3 lie seaward of the beachfront construction line and the 1,000-foot dune protection line, while some lots appear to be encroaching unto the erosion setback line. The development will be supplemented with sidewalks on one side of the street; all connected to one another. Amenities for this development include swimming pools, a dune walkover, walkways, and decks. The Planned Unit Development Plan also includes additional development standards for the common areas. The deviations in majority are for the

minimum lot area, lot width, and street yard requirements. The 34.12-acre development is to include 132 residential lots with amenities and common areas.

Coastal Dunes Planned Unit Development – Development Standards						
	Single-Family – Detached (Padre/Mustang/North Beach)					
	UDC Standards	PUD Standards	PUD Standards	PUD Standards	PUD Standards	PUD Standards
		Block 1, Lots 12-35	Block 1, Lots 36-52 Except Lot 36A	Block 1, Lots 53-4 Block 2, Lots 1-2	Block 3, Lots 1-29	Block 4, Lots 14-38 Except Lot 33A
Min. Lot Area (SQF)	5,000	<u>2,900</u>	<u>4,900</u>	<u>3,900</u>	<u>3,400</u>	<u>3,700</u>
Min. Lot Width (Ft)	50	<u>35</u>	<u>49</u>	<u>40</u>	<u>34</u>	<u>35</u>
Min. Street Yard (Ft)	20	<u>10</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>
Min. Street Yard - Corner (Ft)	10	10	20	10	10	10
Min. Side Yard – Single (Ft)	5	5	5	5	5	5
Min. Side Yard – Total (Ft)	10	10	10	10	10	10
Min. Rear Yard	5	5	5	5	5	5
Min. Open Space (Percent)	30	30	30	30	30	30
Maximum Height (Ft)	Per UDC 4.2.8.C, 4.2.8.D, 4.2.8.E	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>
Items in <u>bold and underlined</u> communicate a deviation from the Unified Development Code standards.						

Coastal Dunes Planned Unit Development Standards		
	Townhome Development Standards	
	UDC Standards (Front Access)	PUD Standards
		Block 1, Lots 1-11
		Block 4, Lots 1-13
		Block 5, Lots 1-8
Min. Lot Area (SQF)	2,600	<u>1,700</u>
Min. Lot Width (Ft)	26	<u>22</u>

Min. Street Yard (Ft)	10	10
Min. Street Yard - Corner (Ft)	10	10
Min. Side Yard – Single (Ft)	5	5
Min. Rear Yard	5	5
Min. Building Separation (Ft)	10	
Min. Open Space (Percent)	30	30
Maximum Height (Ft)	45	45
Items in <u>bold and underlined</u> communicate a deviation from the Unified Development Code standards.		

The “RM-AT” Multi-Family 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.

The Planned Unit Development overlay encourages the unified design of a mix of residential, commercial, office, professional, retail or institutional uses, and is a recognition that at times greater quality of development can be achieved by permitting modification of established zoning and subdivision regulations and that when property is planned and developed as a unit, modification to standard regulations is possible without endangering the health, safety and general welfare of the public. In this scenario, it provides site-specific compatibility standards. A planned unit development may be used to permit new or innovative concepts in land utilization, master-planned communities or mixed-use developments that other zoning districts do not easily accommodate.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:

The proposed rezoning is consistent with the following Elements, Goals and Strategies for Decision Makers:

- Natural System, Parks, & Recreation
 - Natural barrier-beach environments are protected.
 - Support continued enforcement of regulations that protect barrier beaches.
 - Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - Encourage the protection and enhancement of residential neighborhoods.
 - Promote the stabilization, revitalization, and redevelopment of older neighborhoods.
 - Encourage orderly growth of new residential, commercial, and industrial areas.
 - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.

- Corpus Christi has well-designed neighborhoods and built environments.
 - Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods.
 - Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses.

Padre/Mustang Island ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:

The proposed rezoning is consistent with the Padre/Mustang Island ADP and the future land use designation of Planned Development.

Staff Analysis:

Staff reviewed the subject property's background information and the applicant's purpose for the rezoning request and conducted research into the property's land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning's consistency with the applicable elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan (Plan CC) and the future land use designation of Planned Development.
 - Planned development areas are lands that are currently undeveloped or underutilized but may be suitable in the future for a variety of uses, taking into account environmental and other constraints. Designated on Padre and Mustang Islands and in the potential annexation areas, planned development areas are expected to require a rezoning tied to a master planning process or an Area Development Plan process.
- 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.

Staff Recommendation:

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends approval of the change of zoning from the "RM-AT" Multi-Family Apartment Tourist District to the "RM-AT/PUD" Multi-Family Apartment Tourist District with the Planned Unit Development Overlay.

Attachment(s):

- (A) Metes & Bounds Description and Exhibit
- (B) Planned Unit Development Plan
- (C) Existing Zoning and Notice Area Map
- (D) Wetlands Map

(A) Metes and Bounds Description with Exhibit



Job No. 5604
Date: April 24, 2025

Metes and Bounds Description for a 34.12-Acre Tract

STATE OF TEXAS
COUNTY OF NUECES

Being, a 34.12 acre tract out of Lots 47-49, Block 1, Mustang Island Section - 2, a map recorded Volume 38, Pages 183-185, Map Records of Nueces County, Texas; said 34.12 acre Tract and being more particularly described by metes and bounds as follows:

Beginning, at a found 1-inch iron pipe, on the Southeast Right-of-Way of State Highway 361 (a public roadway), also being the common corner of Lot 50A, Block 1, Mustang Island, a map recorded in Volume 43, Page 66, of said Map Records, the said Lot 49 and this Tract;

Thence, North 30°19'10" East, with said Southeast Right-of-Way and the Northwest boundary lines of said Lots 47-49, a distance of 900.24 Feet, to a found 5/8 inch iron rod with a red plastic cap stamped "URBAN ENGR CCTX", on said Southeast Right-of-Way of Highway 361, for the North corner of said Lot 47 and this Tract, from where a found 5/8 inch iron rod with a red plastic cap, bears North 30°19'10" East, a distance of 1.48 feet;

Thence, South 58°21'11" East, with said Southwest boundary line of Lot 40A, Block 1, Mustang Island Section 2, a map recorded in Volume 54, Pages 150-151, of said Map Records, and Lot 46, Block 1, of said Mustang Island Section - 2 and the Northeast line of said Lot 47, a distance of 1658.46 feet, to a point on said common boundary line of Lots 46 & 47 for the East corner of this Tract;

Thence, over and across said Lots 47, 48 and 49, with the Southeast boundary of this Tract, (said Southeast boundary as shown on survey prepared by Urban Engineering | DCCM, dated January 30, 2024 and being the same Littoral Boundary shown on said survey, as determined by David L. Nesbitt, L.S.L.S. License No. 5302), as follows:

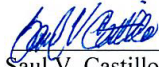
- South 33°22'27" West, a distance of 4.58 feet;
- South 29°35'51" West, a distance of 44.77 feet;
- South 33°19'40" West, a distance of 90.33 feet;
- South 29°29'23" West, a distance of 97.99 feet;
- South 31°41'27" West, a distance of 97.74 feet;
- South 33°00'35" West, a distance of 97.88 feet;
- South 30°08'24" West, a distance of 97.55 feet;
- South 28°48'12" West, a distance of 84.89 feet;
- South 32°18'10" West, a distance of 93.27 feet;
- South 30°00'51" West, a distance of 91.94 feet;
- South 30°36'02" West, a distance of 99.42 feet, to the South corner of this Tract;

Thence, North 58°21'11" West, with the Northeast lines of Lots 50A & 50C, Block 1, of said Mustang Island and the Southwest said Lot 49, at a distance of 191.07 Feet pass a found 5/8 inch iron rod, on said Northeast line, continuing a total distance of 1647.85 feet, to the Point of Beginning, containing 1,486,404 square feet or 34.12 acres of land, more or less.

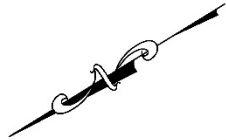
Bearings shown hereon are Grid Bearings, referenced to the Texas State Plane Coordinate System of 1983, Texas South Zone 4205, and based on the North American Datum of 1983 (2011) Epoch 2010.00.

Unless this metes and bounds description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy. *Also reference accompanying sketch of tract described herein.*



 04/24/2024
Saul V. Castillo, R.P.L.S.
R.P.L.S. 6192

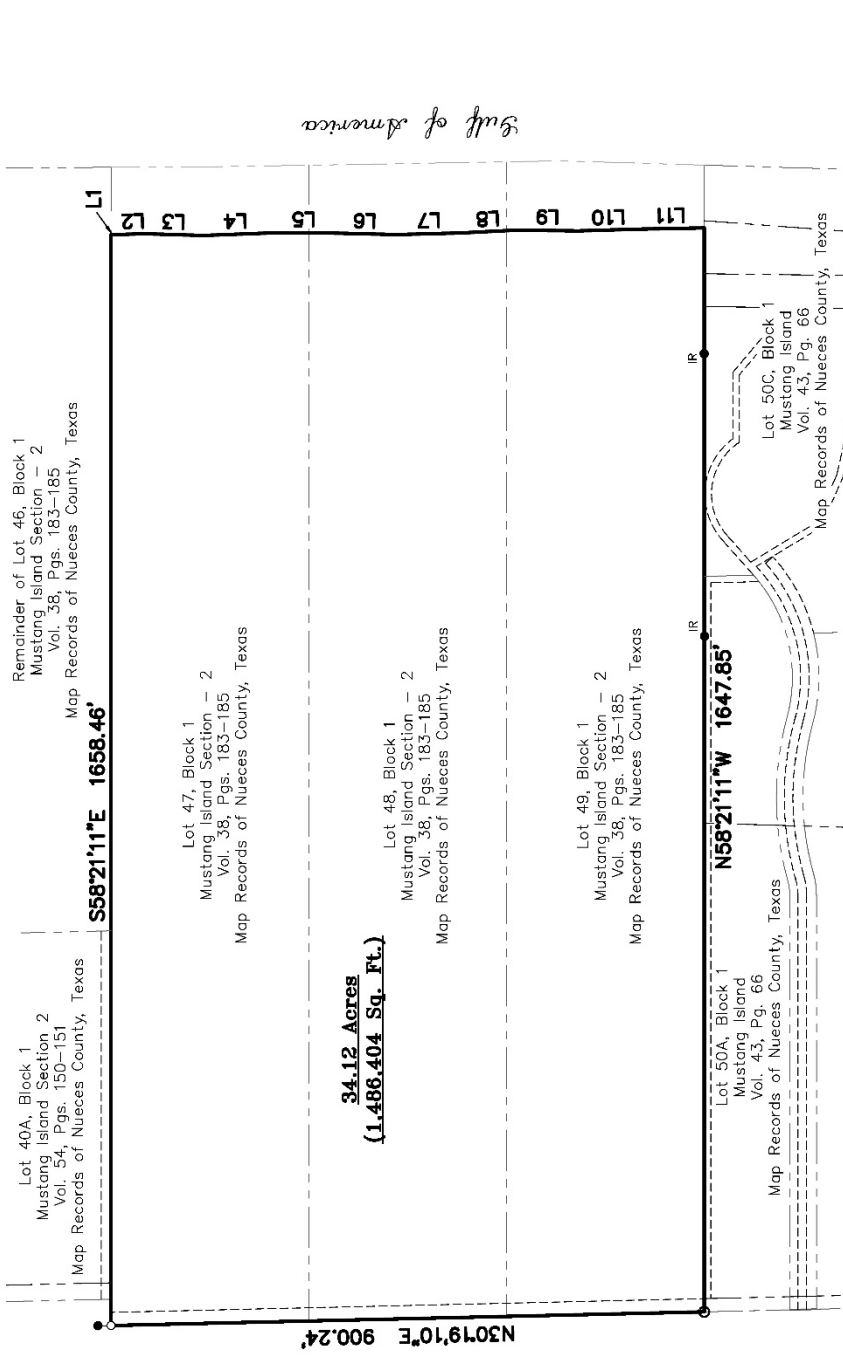
LINE	BEARING	DISTANCE
L1	S33°22'27"W	4.58'
L2	S29°35'51"W	44.77'
L3	S33°19'40"W	90.33'
L4	S29°29'23"W	97.99'
L5	S31°41'27"W	97.74'
L6	S33°00'35"W	97.86'
L7	S30°08'24"W	97.55'
L8	S28°48'12"W	84.89'
L9	S32°18'10"W	93.27'
L10	S30°00'51"W	91.94'
L11	S30°36'02"W	99.42'



Legend:

- IR ● 5/8 Inch Iron Rod Found
- 5/8 Inch Iron Rod with a red plastic cap Found
- 1 Inch Iron Pipe Found
- 5/8 Inch Iron Rod with a red plastic cap etomped "URBAN ENGR CCTX" Found

State Highway 361



General Notes:

- 34.12 Acre Tract is located within the City limits of Corpus Christi, Texas and a subdivision based on an sketch/description may be in violation of the current City of Corpus Christi subdivision ordinance.

Exhibit

A 34.12 acre tract out of Lots 47-49, Block 1, Mustang Island Section - 2, a map recorded Volume 38, Pages 183-185, Map Records of Nueces County, Texas.

Urban **URBAN**

DATE: 4/24/25
SCALE: 1"=200'
JOB NO.: 5604
SHEET: 1 OF 1
DRAWN BY: XG
usurveying@dcam.com

TIPRELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400
2725 SWANNIER DR. CORPUS CHRISTI, TX 78404
PHONE: 361.654.3107 URBANURBAN.COM

(B) Planned Unit Development Plan

Coastal Dunes, P.U.D.

Owners/Developers

Coastal Dunes, LLC

Submitted by

Urban Engineering

Revised: August 7, 2025



TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400

2725 Swantner Drive, Corpus Christi, Texas 78404

Phone: (361)854-3101 Fax: (361) 854-6001

**Single Family Residential Standards per
City of Corpus Christi Unified Development Code
(Property is zoned RM-AT)**

Minimum Lot Area – 5,000sf
Minimum Lot Width – 50'
Minimum Street Yard – 20' (front) 10' (corner)
Minimum Side Yard – 5'
Minimum Rear Yard – 5'
Minimum Open Space – 30%
Maximum Height – 35'

**Townhome Development Standards per
City of Corpus Christi Unified Development Code**

Townhome Minimum Units – Two (Attached)
Minimum Lot Area – 2,600sf (front access)
Minimum Lot Width – 26' (front access)
Minimum Street Yard – 10' (front) 10' (corner)
Minimum Side Yard – 0'
Minimum Rear Yard – 5'
Minimum building separation – 10'
Minimum Open Space – 30%
Maximum Height – 45'

**Single Family Residential Standards per
PUD Requirements**

Block 1, Lots 12 through 35

Minimum Lot Area – 2,900sf
Minimum Lot Width – 35'
Minimum Street Yard – 10' (front)
Minimum Side Yard – 5'
Minimum Rear Yard – 5'
Minimum Open Space – 30%
Maximum Height – 35'

**Block 1, Lots 36 through 52
(save and except Lot 36A)**

Minimum Lot Area – 4,900sf
Minimum Lot Width – 49'
Minimum Street Yard – 20' (front), 15' along knuckle-sac
Minimum Side Yard – 5'
Minimum Rear Yard – 5'
Minimum Open Space – 30%
Maximum Height – 35'

**Block 1, Lots 53 and 54
Block 2, Lots 1 and 2**

Minimum Lot Area – 3,900sf
Minimum Lot Width – 40'
Minimum Street Yard – 20' (front), 10' (corner) and 15' along knuckle-sac
Minimum Side Yard – 5'
Minimum Rear Yard – 5'
Minimum Open Space – 30%
Maximum Height – 35'

Block 3, Lots 1 through 29

Minimum Lot Area – 3,400sf
Minimum Lot Width – 34'
Minimum Street Yard – 20' (front) 10' (corner)
Minimum Side Yard – 5'
Minimum Rear Yard – 5'
Minimum Open Space – 30%
Maximum Height – 35'

Block 4, Lots 14 through 38 (save and except Lot 33A)

Minimum Lot Area – 3,700sf
Minimum Lot Width – 35'
Minimum Street Yard – 20' (front) 10' (corner)
Minimum Side Yard – 5'
Minimum Rear Yard – 5'
Minimum Open Space – 30%
Maximum Height – 35'

**Townhome Development Standards per
PUD Requirements**

Block 1, Lots 1 through 11

Block 4, Lots 1 through 13

Block 5, Lots 1 through 8

Townhome Minimum Units – One (Detached)

Minimum Lot Area – 1,700sf

Minimum Lot Width – 22'

Minimum Street Yard – 10' (front) 10' (corner)

Minimum Side Yard – 5'

Minimum Rear Yard – 5'

Minimum Open Space – 30%

Maximum Height – 45'

**Townhome Development Standards per
PUD Requirements**

Block 1, Lots 1 through 11

Block 4, Lots 1 through 13

Block 5, Lots 1 through 8

Townhome Minimum Units – One (Detached)

Minimum Lot Area – 1,700sf

Minimum Lot Width – 22'

Minimum Street Yard – 10' (front) 10' (corner)

Minimum Side Yard – 5'

Minimum Rear Yard – 5'

Minimum Open Space – 30%

Maximum Height – 45'

Lots 3A and 33A, Block 4; Lot 1A, Block 5

Use – Private Access, drainage, utilities, Non-residential Structures (i.e. Amenity Buildings and Community structures, signs, benches, barbeque pits, shade structures, etc.) for enjoyment and benefit of Coastal Dunes, P.U.D. Community.

Lot Area – N/A

Lot Width – N/A

Yard Requirements:

Street: N/A

Street corner: N/A

Side Yard: N/A

Maximum building Height: None

Minimum Building Spacing: As required per International Building Code

Parking Requirement: 0 spaces

Maintenance: Homeowner's Association

Allowed Improvements: Amenity buildings, Signs, Community structures/amenities, including: decks, walkways, boardwalks/walkovers, pavement, fencing, landscaping, utilities, swimming pools, gazebos, benches, barbeque pits, etc.

Lot 36A, Block 1

Use – Dune walkover

Lot Area – N/A

Lot Width – N/A

Yard Requirements:

Street: N/A

Street corner: N/A

Side Yard: N/A

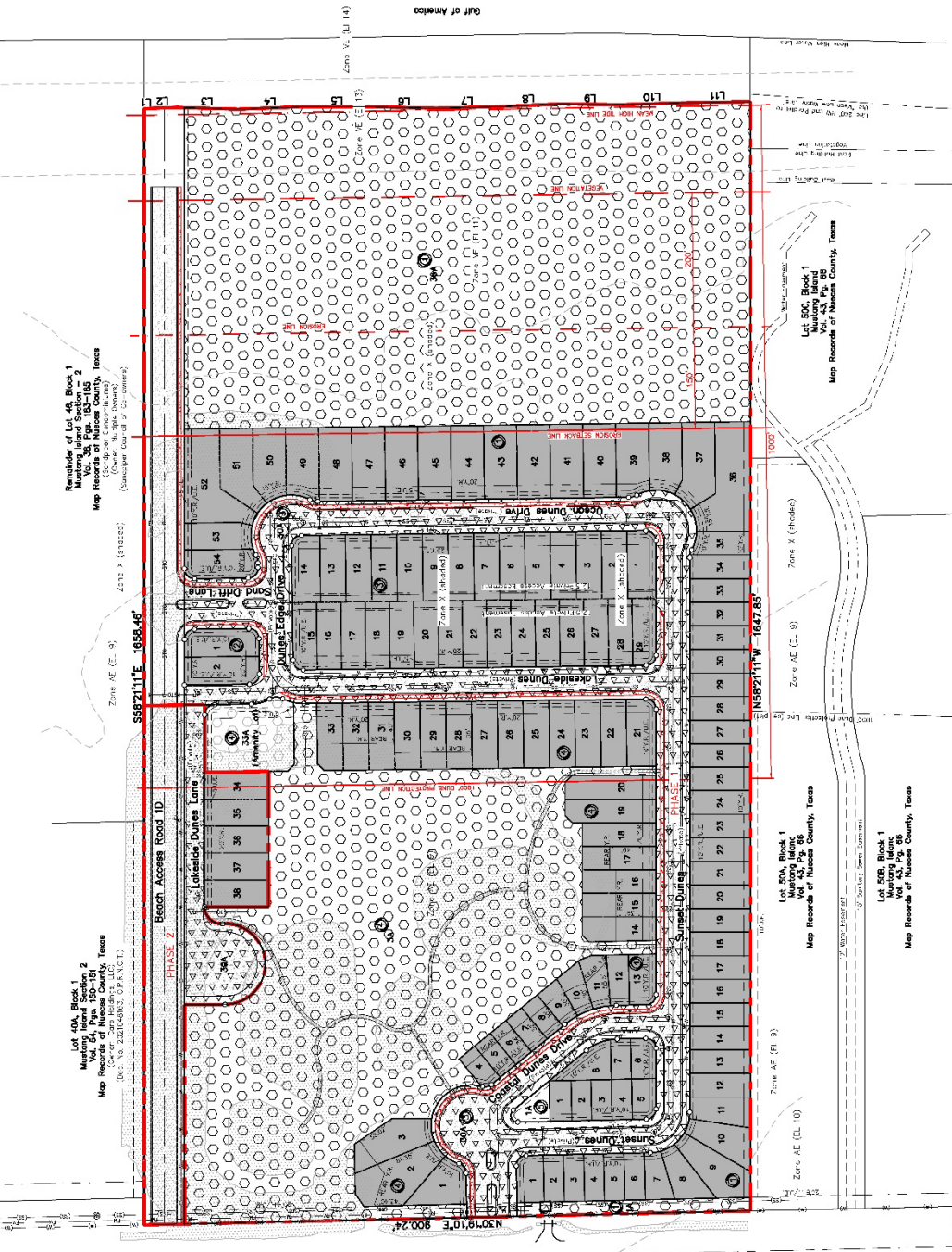
Maximum building Height: None

Minimum Building Spacing: As required per International Building Code

Parking Requirement: 0 spaces

Maintenance: Homeowner's Association

Allowed Improvements: Signs, Community structures/amenities, including: decks, walkways, boardwalks, pavement, fencing, landscaping, utilities, swimming pools, gazebos, benches, barbeque pits, etc.

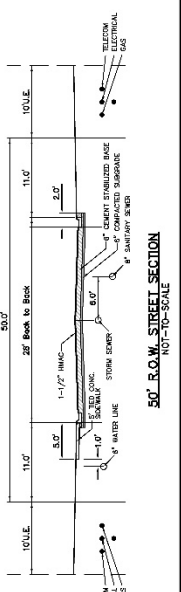


LEGEND:

- PLANNED UNIT DEVELOPMENT BOUNDARY
- RESIDENTIAL LOT
- COMMON AREA
- PRIVATE STREETS (PRIVATE ACCESS)
- OUTDOOR STORAGE
- WALKWAY/PATHWAY

NOTE:

1. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY IN ZONES "X" (SHADE), "AE" (EL 9'), "AE" (EL 10'), "VE" (EL 11') AND "VE" (EL 13'). THE FLOOD INSURANCE RATE MAP (FIRM) FOR NUTCRACKER COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IT IS A FLOOD HAZARD AREA. THE FIRM PANEL 4835505600 IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).



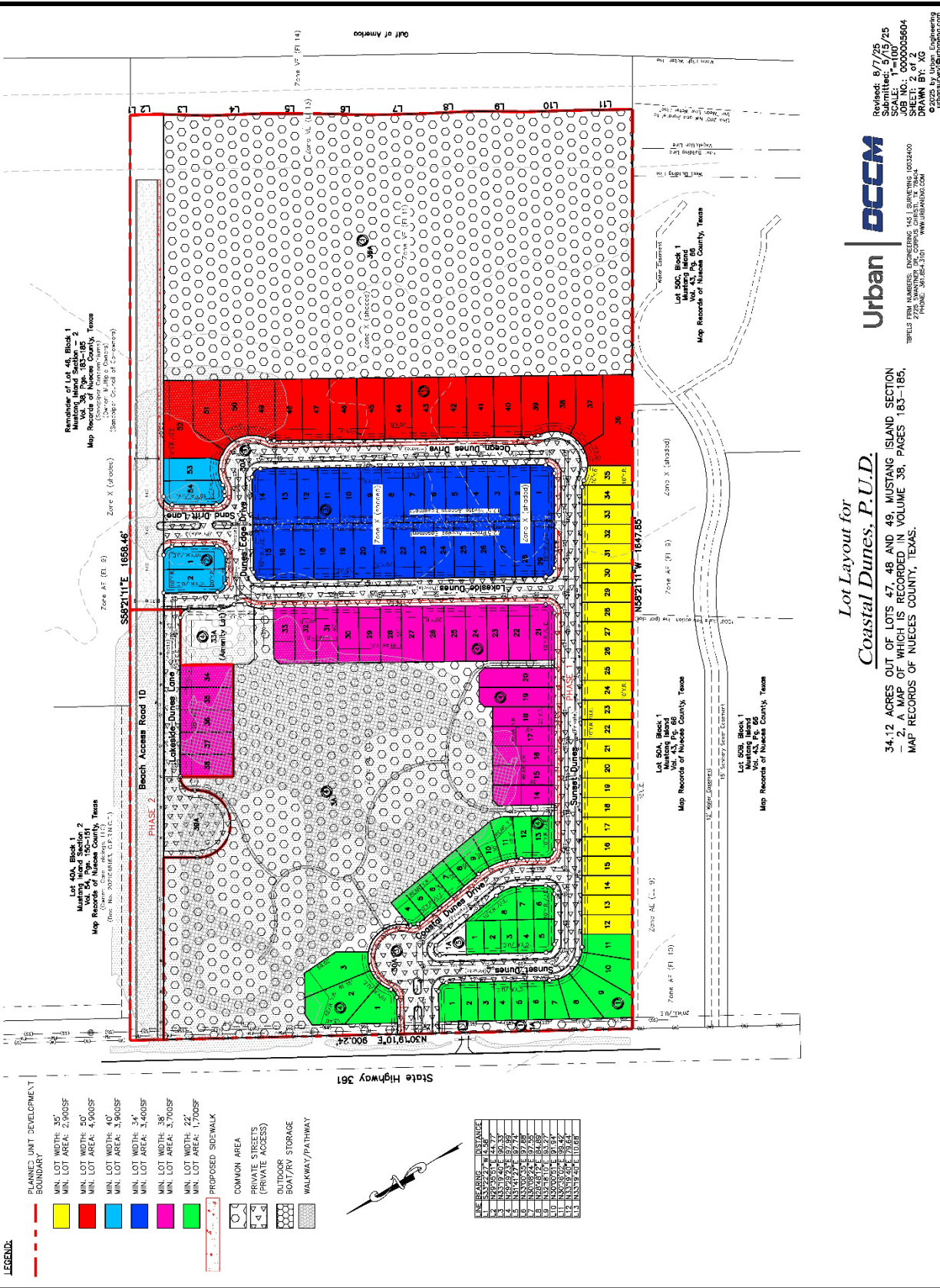
Master Site Plan for Coastal Dunes, P.U.D.

34.12 ACRES OUT OF LOTS 47, 48 AND 49, MUSTANG ISLAND SECTION
- 2, A MAP OF WHICH IS RECORDED IN VOLUME 38, PAGES 183-185,
MAP RECORDS OF NUECES COUNTY, TEXAS.

Urban **BCCM**

TEPILLS FIRM NUMBER: ENGINEERING 451 SURVEYING 1003400
2725 SWARTWOUT DRIVE, SUITE 100, DALLAS, TEXAS 75244
PHONE: 214.354.3301 WWW.URBANBCCM.COM

Revised: 8/7/25
SCALE: 1"=100'
JOB NO.: 000005604
SHEET: 1 OF 8
DRAWN BY: BCCM
CHECKED BY: BCCM
DATE: 8/7/25



Urban **DCCM**

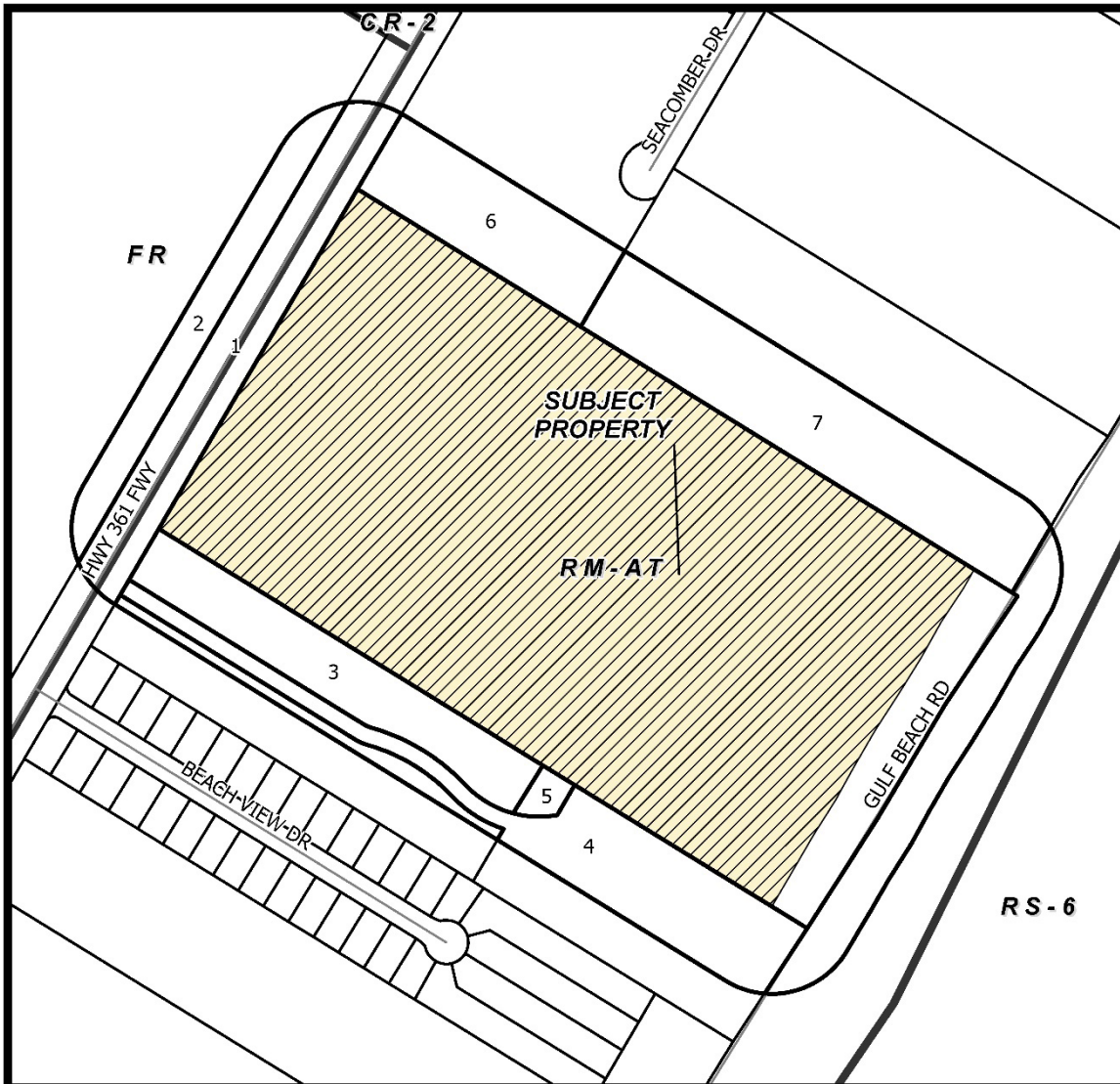
Lot Layout for Coastal Dunes, P.U.D.

Revised: 8/7/25
Submitted: 5/15/25
Scale: 1"=100'
Job No.: 000005604
Drawn By: JG
© 2025 by Urban Engineering
urbanengineering.com

34.12 ACRES OUT OF LOTS 47, 48 AND 49, MUSTANG ISLAND SECTION
2. A MAP OF WHICH IS RECORDED IN VOLUME 38, PAGES 183-186,
MAP RECORDS OF NUECES COUNTY, TEXAS.

TIBBELL FIRM ENGINEERS, INC. (SHEETING 10032400)
2725 SHAWNEE TR., CORPUS CHRISTI, TEXAS 78404
PHONE: 361.655.0151 WWW.TIBBELLFIRM.COM

(C) Existing Zoning and Notice Area Map



CASE: ZN8725 Zoning and notice Area

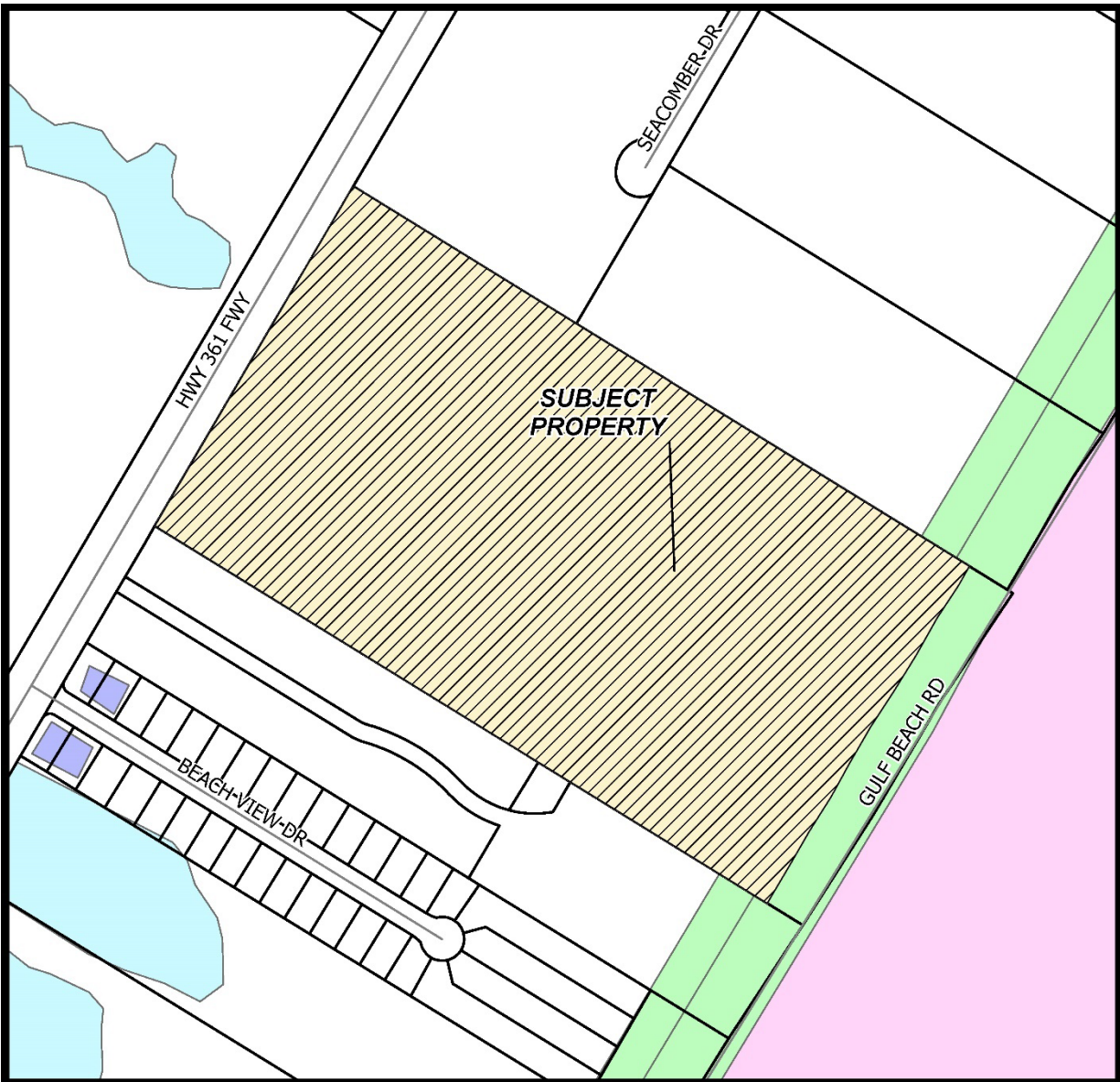
RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-1F 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	

Subject Property with 200' buffer
 Owners within 200' listed in ownership table

Owners in favor
 Owners in opposition



(D)Wetlands Map



CASE: ZN8725 **City Wetlands**

Wetland Type

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine





ZONING CASE ZN8725

PLANNING COMMISSION, OCTOBER 29, 2025

COASTAL DUNES LLC DISTRICT 2



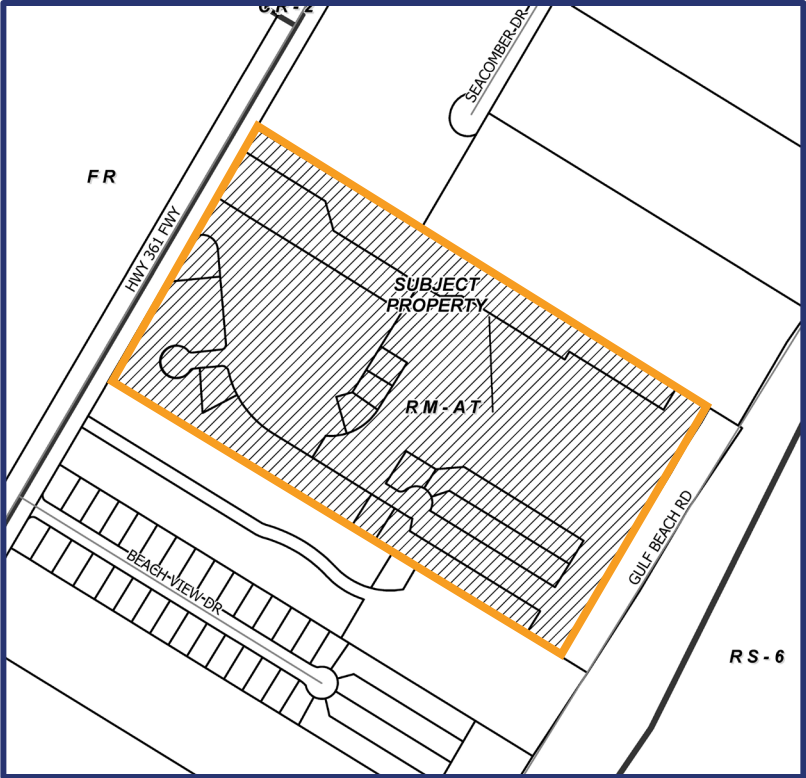
Rezoning a property at or near
6753-6853 STATE HWY 361

From the "RM-AT" District,
to the "RM-AT/PUD" District



CITY OF
**CORPUS
CHRISTI**

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” Multi-Family Apartment Tourist District

	Existing Land Use	Zoning District
Site	Vacant	“RM-AT” Multi-Family Apartment Tourist
North	Vacant, Transportation (SH 361),	“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, Transportation (SH 361)	“FR” Farm Rural



Public Notification

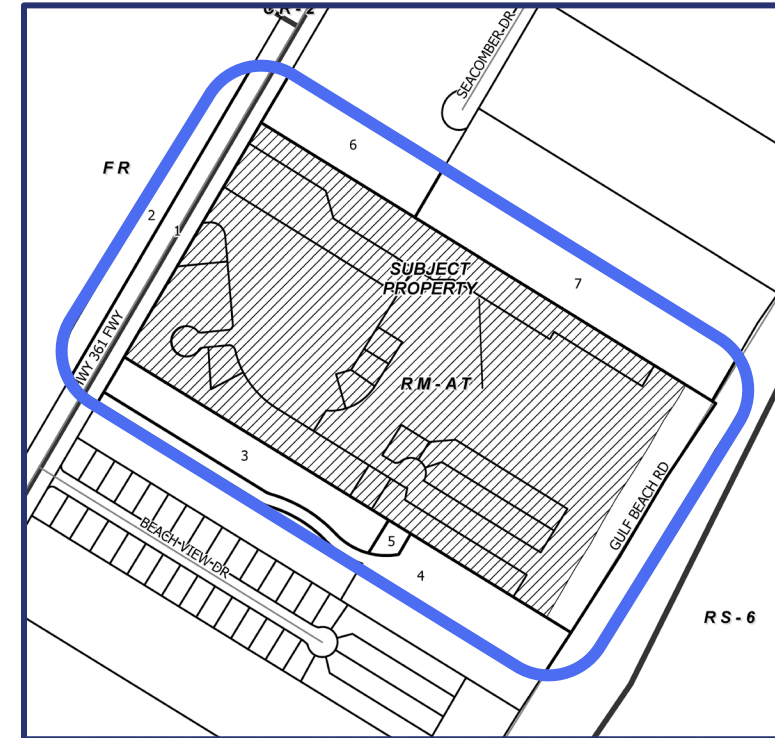
7 Notices mailed inside the 200' buffer
0 Notices mailed outside the 200' buffer

— Notification Area

X **Opposed: 0 (0.00%)**
Separate Opposed Owners: (0)

O **In Favor: 0 (0.00%)**

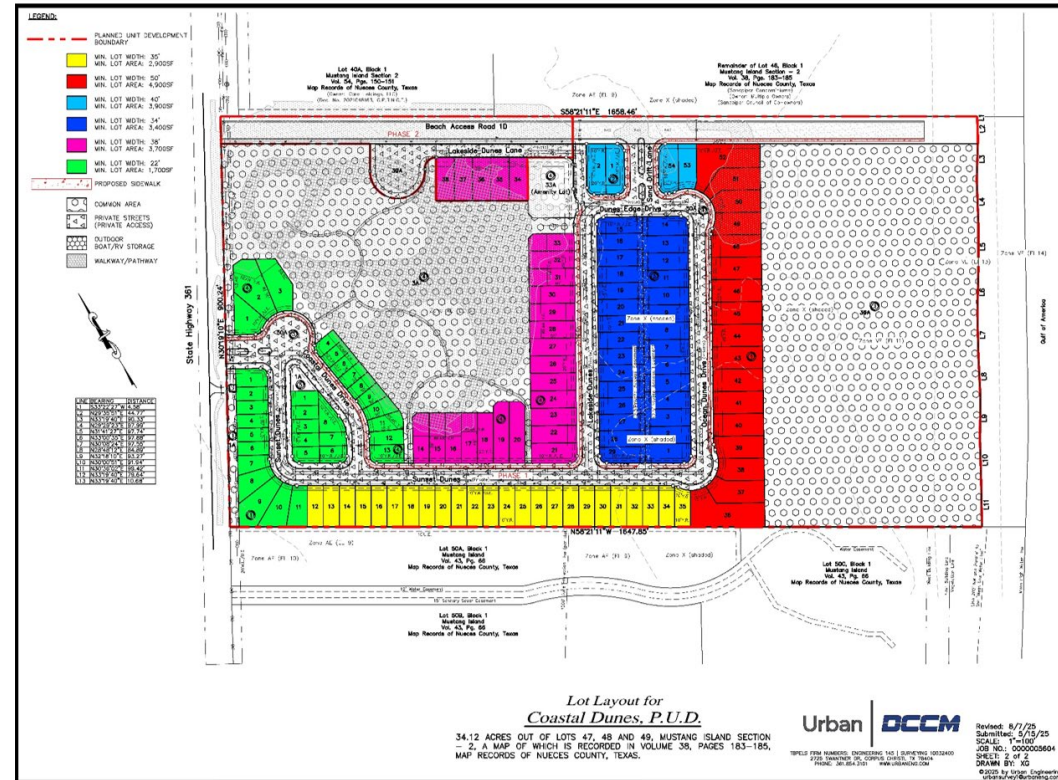
*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.



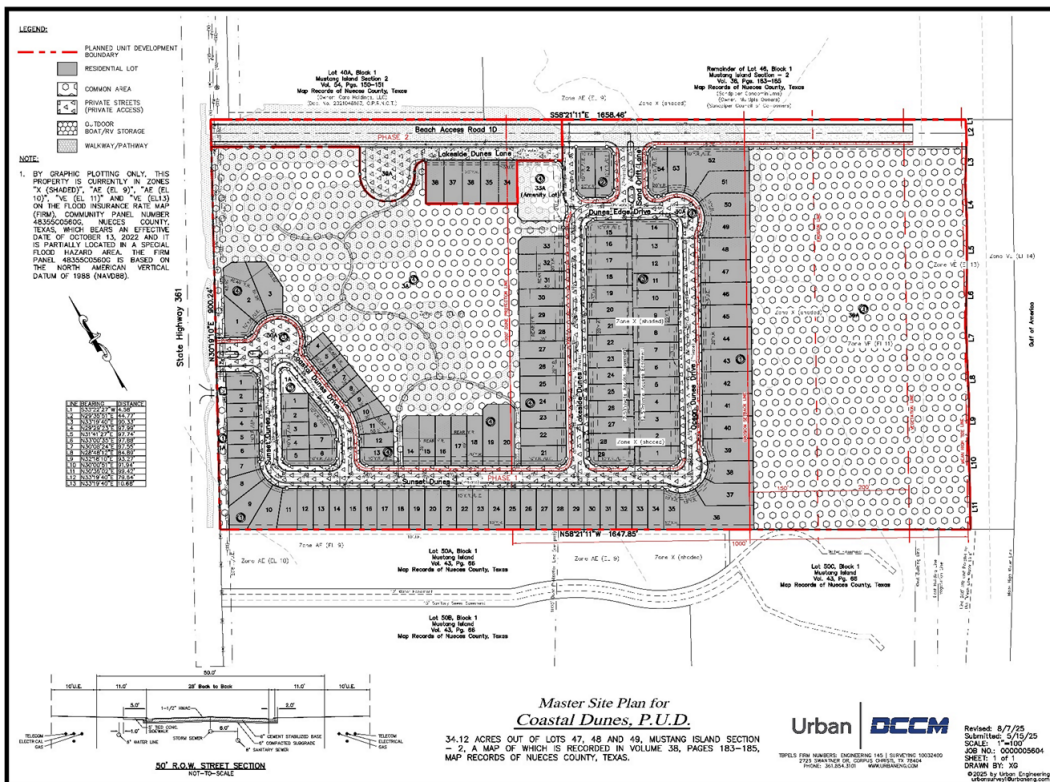
CITY OF
**CORPUS
CHRISTI**

PUD Land Use Breakkdown

Coastal Dunes Planned Unit Development – Land Use Breakdown					
Block No.	Lots	Land Use	Total 1-Family Lots	Total Townhome Lots	Total Common Areas
1	1-11	Townhome	41	11	
	12-35	Single-Family			
	36-52	Single-Family			
	36A	Common Area w/ Dune Walkover			
	53-54	Single-Family	2		1
2	1-2	Single-Family	2		
3	1-29	Single-Family	29		
	30A	Private Right-of-Ways			1
	39A	Private Streets/Access			1
4	1-13	Townhome		13	
	3A	Private Access, drainage, utilities, Non-residential structures (i.e. amenity buildings and community structures, signs, benches, barbeque pits, shade structures, etc.)			
	14-38	Single-Family	25		
	33A	Private Access, drainage, utilities, Non-residential structures (i.e. amenity buildings and community structures, signs, benches, barbeque pits, shade structures, etc.)			1
5	1A	Private Access, drainage, utilities, Non-residential structures (i.e. amenity buildings and community structures, signs, benches, barbeque pits, shade structures, etc.)			1
	1-8	Townhomes		8	
Total Lots (per Land Use)			99	32	6



PUD Site Plan & Standards



Coastal Dunes Planned Unit Development – Development Standards						
	Single-Family – Detached (Padre/Mustang/North Beach)					
	UDC Standards	PUD Standards	PUD Standards Block 1, Lots 36-52 Except Lot 36A	PUD Standards Block 1, Lots 53-4 Block 2, Lots 1-2	PUD Standards Block 3, Lots 1-29	PUD Standards Block 4, Lots 14-38 Except Lot 33A
Min. Lot Area (SQF)	5,000	<u>2,900</u>	<u>4,900</u>	<u>3,900</u>	<u>3,400</u>	<u>3,700</u>
Min. Lot Width (Ft)	50	<u>35</u>	<u>49</u>	<u>40</u>	<u>34</u>	<u>35</u>
Min. Street Yard (Ft)	20	<u>10</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>
Min. Street Yard - Corner (Ft)	10	10	20	10	10	10
Min. Side Yard – Single (Ft)	5	5	5	5	5	5
Min. Side Yard – Total (Ft)	10	10	10	10	10	10
Min. Rear Yard	5	5	5	5	5	5
Min. Open Space (Percent)	30	30	30	30	30	30
Maximum Height (Ft)	Per UDC 4.2.8.C, 4.2.8.D, 4.2.8.E	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>

Coastal Dunes Planned Unit Development Standards		
	Townhome Development Standards	
	UDC Standards (Front Access)	PUD Standards
		Block 1, Lots 1-11
		Block 4, Lots 1-13
		Block 5, Lots 1-8
Min. Lot Area (SQF)	2,600	<u>1,700</u>
Min. Lot Width (Ft)	26	<u>22</u>
Min. Street Yard (Ft)	10	10
Min. Street Yard - Corner (Ft)	10	10
Min. Side Yard – Single (Ft)	5	5
Min. Rear Yard	5	5
Min. Building Separation (Ft)	10	
Min. Open Space (Percent)	30	30
Maximum Height (Ft)	45	45



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.
 - Planned development areas are lands that are currently undeveloped or underutilized but may be suitable in the future for a variety of uses, taking into account environmental and other constraints. Designated on Padre and Mustang islands and in the potential annexation areas, planned development areas are expected to require a rezoning tied to a master planning process or an Area Development Plan process.
- 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.

STAFF RECOMMENDS APPROVAL





Thank you!

ZONING REPORT

Case ZN8874

APPLICANT & SUBJECT PROPERTY

District: 4

Owner: Pasadena land Holdings, Inc.

Applicant: Benavides Engineering

Address: 7801 Woolridge Road, located along the south side of Woolridge Road, west of Oso Parkway, and east of Ennis Joslin Road.

Legal Description: 17.92 Acres out of Lot 24, Section 27, Flour Bluff and Encinal Farm Garden Tract and 37.19 Acres out of Lots 21-23, Section 27, Flour Bluff and Encinal Farm Garden Tract.

Plat Status: The subject property is not platted.

Acreage of Subject Property: 12.54 acres (Refer to Attachment A)

Pre-Submission Meeting: January 22, 2025

Code Violations: None

ZONING REQUEST

From: "FR" Farm Rural District

To: "RS-4.5" Single-Family 4.5 District

Purpose of Request: To allow for a medium-density residential subdivision.

CORPUS CHRISTI COMPREHENSIVE PLAN

Plan CC: Provides a vision, goals, and strategies to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ), which was adopted in 2016.

LAND USE

ADP (Area Development Plan): According to Plan CC, the subject property is located within the Southside Area Development Plan (Adopted on March 17, 2020).

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District.

	Zoning District	Existing Land Use	Future Land Use
Site	"FR" Farm Rural	Agricultural	Medium-Density Residential
North		Agricultural, Transportation (Woolridge Road), Public/Semi-Public	Medium-Density Residential, Government
South	"RS-4.5" Single-Family 4.5	Medium-Density Residential, Park	Medium-Density Residential, Permanent Open Space

East			Park, Medium-Density Residential				Permanent Open Space Medium-Density Residential	
West	“FR” Farm Rural,		Agricultural				Medium-Density Residential	
Roadway Master Plan (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Woolridge Road	14	“C1” Minor Residential Collector	-	-	1	1	None Reported	None.
Bicycle Mobility Plan								
The subject property is approximately 0.35 miles west from a planned one-way cycle track on either side of Oso Parkway.								
TRANSIT INTEGRATION								
The Corpus Christi RTA does not provide service to the subject property. The nearest stop is 1-1/4 mile to the north, along South Padre Island Drive.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission				October 29, 2025				
Tentative City Council 1 st Reading				December 9, 2025				
Tentative City Council 2 nd Reading				December 16, 2025				
66	Notices mailed to property owners within 200 feet of the subject property							
0	In Opposition			0	In Favor			
0%	In Opposition			0	Individual Property Owners in Opposition			

Background:

The subject property is a 12.45-acre undeveloped parcel out of an 80-acre parent and unplatted tract slated to be developed as a medium-density residential subdivision. The parcel is located along the south side of Woolridge Road, west of Oso Parkway, and east Rodd Field Road and Victoria Park Drive.

The property to the north of the subject parcel is zoned "FR" Farm Rural District with a current land use of Public/Semi-Public and Low-Density Residential. To the south is the "RS-4.5" Single-Family (the densest of the medium-density residential districts), Victoria Park subdivision with current land uses of medium-density residential. A park out of the Lost Vientos at Terra Mar subdivision, abuts the parcel immediately to the east. To the west is the remainder of the larger tract.

The applicant is requesting a change of zoning to allow denser residential subdivision. The “RS-4.5” Single-Family 4.5 District permits single-family detached houses and group homes. A limited number of public and civic uses are allowed, subject to the restrictions necessary to preserve and protect the single-family character of the neighborhood.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:

The proposed rezoning is consistent with the following Elements, Goals and Strategies for Decision Makers:

- Housing and Neighborhoods:
 - New cost-effective residential subdivisions are established in high-growth corridors to support the demand for new housing.
- Future Land Use, Zoning, and Urban Design
 - Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - Encourage the protection and enhancement of residential neighborhoods.
 - Encourage orderly growth of new residential, commercial, and industrial areas.
 - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
 - Corpus Christi has well-designed neighborhoods and environments.
 - Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods.

Southside ADP (Area Development Plan) and FLUM (Future Land Use Map)

Consistency:

The proposed rezoning is consistent with the Area ADP and the future land use designation of Medium-Density Residential.

Staff Analysis:

Staff reviewed the subject property’s background information and the applicant’s purpose for the rezoning request and conducted research into the property’s land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning’s consistency with the applicable elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

- The rezoning request is consistent with the City of Corpus Christi Comprehensive plan and the future land use designation of the Medium-Density Residential.
- The proposed request is compatible with the present zoning districts and conforming uses of nearby properties and to the character of the surrounding area.
 - Woolridge Road is lined primarily with medium-density residential developments with, followed by modest low-density residential uses, and public/semi-public uses, which are all compatible with the applicant’s proposed zoning district. This pattern is consistent between Holly Road and the Oso and Oso Parkway, east of Rodd Field Road, and although less prominent, is also particular to the west of Rodd Field Road.

- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment. The applicant's request, if approved, will not have a negative impact upon the surrounding neighborhood.

Staff Recommendation:

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends approval of the change of zoning from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District.

Attachment(s):

- (A) Metes & Bounds Description and Exhibit.
- (B) Existing Zoning and Notice Area Map.

(A) Metes & Bounds Description and Exhibit

STATE OF TEXAS COUNTY OF NUECES

Field notes of a 12.545 acre tract being a portion of Lot 23 and Lot 24, Section 27, "Flour Bluff and Encinal Farm and Garden Tracts" as shown on the plat recorded in Volume "A", Pages 41 – 43, Map Records Nueces County, Texas. Said 12.545 acre tract also being out of a 37.980 acre tract described in a deed recorded in Document No. 2013005688, Deed Records Nueces County, Texas, and a 20.111 acre tract described in a deed recorded in Document No. 2010007433, Deed Records Nueces County, Texas. Said 12.545 acre tract being more particularly described as follows:

BEGINNING at a point in the center of Wooldridge Road, for the east corner of said Lot 24, and for the east corner of this survey.

THENCE with the common line of said Lot 24 and this survey, South $28^{\circ} 43' 37''$ West, at a distance of 32.51 feet pass a $5/8''$ re-bar set as an offset in the southwest right of way of Wooldridge Road and for the north corner of Lot 23, Block 1, "Los Vientos at Terra Mar Unit 1", as shown on a plat recorded in Volume 64, Pages 185 – 186, Map Records Nueces County, Texas, and in all a total distance of 1,323.94 feet to a $5/8''$ re-bar found for the west corner of a 0.64 acre tract described in a deed recorded in Document No. 2004010371, Deed Records Nueces County, Texas, for the north corner of Lot 3, Block 2 of said "Los Vientos at Terra Mar Unit 1", for the east corner of Lot 20, Block 20, "Victoria Park Unit 7", as shown on a plat recorded in Volume 62, Pages 131 – 132, Map Records Nueces County, Texas, for the south corner of said Lot 24, and for the south corner of this survey, from **WHENCE** a $5/8''$ re-bar previously found in the southwest right of way of Calgary Drive and for the north corner of Lot 1, Block 3 of said "Los Vientos at Terra Mar Unit 1", bears South $09^{\circ} 05' 54''$ West, a distance of 168.18 feet.

THENCE with the common line of said Lot 20, said Lot 24 and this survey, North $61^{\circ} 20' 30''$ West, a distance of 985.55 feet to a $5/8''$ re-bar set in the southeast right of way of Regina Drive, for the north corner of Lot 1, Block 20, "Victoria Park Unit 5", as shown on a plat recorded in Volume 61, Pages 91 - 92, Map Records Nueces County, Texas, in the southwest line of said Lot 23, and for the west corner of this survey, from **WHENCE** a $5/8''$ re-bar found in the southeast right of way of Victoria Park Drive, for the north corner of Lot 1, Block 13, "Victoria Park Unit 3", as shown on a plat recorded in Volume 56, Page 93, Map Records Nueces County, Texas, and in the southwest line of Lot 22 of said "Flour Bluff and Encinal Farm and Garden Tracts", bears North $61^{\circ} 20' 30''$ West, a distance of 925.65 feet.

THENCE across said Lot 23 and with an outside line of this survey, North $28^{\circ} 39' 30''$ East, a distance of 65.00 feet to a $5/8''$ re-bar set for an outside corner of this survey.

THENCE across said Lot 23 and with an inside line of this survey, South $61^{\circ} 20' 30''$ East, a distance of 580.00 feet to a $5/8''$ re-bar set for an inside corner of this survey.

THENCE across said Lot 24 and with an inside line of this survey, North 28° 39' 30" East, a distance of 178.50 feet to a 5/8" re-bar set for an outside corner of this survey.

THENCE across said Lot 24 and with an inside line of this survey, South 61° 20' 30" East, a distance of 27.03 feet to a 5/8" re-bar set for an inside corner of this survey.

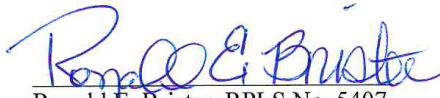
THENCE across said Lot 24 and with an inside line of this survey, North 28° 39' 27" East, at a distance of 1,050.25 feet pass a 5/8" re-bar set as an offset in the southwest right of way of Wooldridge Road, and in all a total distance of 1,080.26 feet to a point in the center of Wooldridge Road, in the northeast line of said Lot 24, and for the north corner of this survey.

THENCE with the common line of the center of Wooldridge Road, said Lot 24 and this survey, South 61° 22' 09" East, a distance of 380.12 feet to the **POINT of BEGINNING** of this tract, and containing 12.545 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" re-bar = re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein was made on the ground this day June 27, 2025 and is correct to the best of my knowledge and belief.

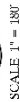


Ronald E. Brister, RPLS No. 5407

Date: July 7, 2025



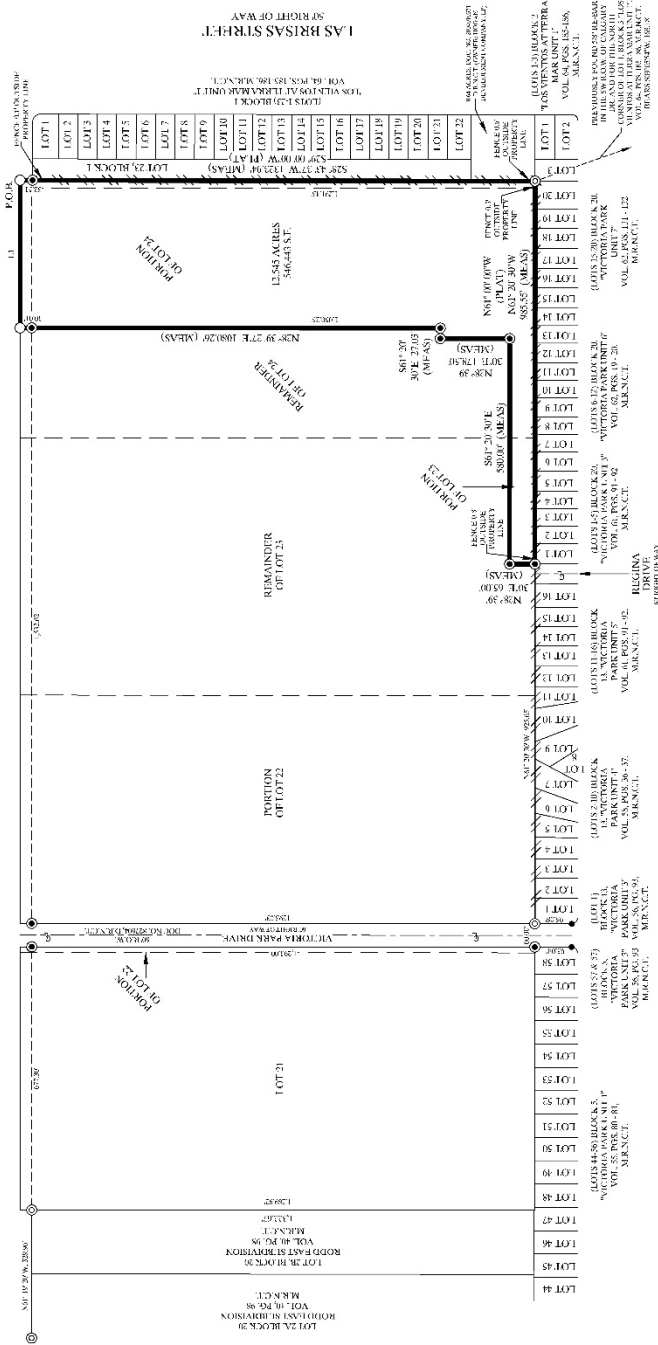
Job No. 250899



A 12.545 ACRE TRACT BEING: A PORTION OF LOT 23 AND LOT 24, SECTION 27, T40R10E, R10E AND FYNVAL FARM AND GARDIN TRACTS AS SHOWN ON THIS PLAT RECORDED IN VOLUME "A", PAGES 41-43, MAP RECORDS NUICES COUNTY, TEXAS. SAID 12.545 ACRE TRACT ALSO BEING OUT OF A 37.980 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2010065688, DEED RECORDS NUICES COUNTY, TEXAS, AND A 20.111 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2010007433, DEED RECORDS NUICES COUNTY, TEXAS.

T.1 = S61° 22' (09'E)
380.12' (MTAS)
L.1 = S61° 30' (00'E)
(PLAT)

WOOLDRIDGE ROAD
RIGHT OF WAY VARIES



THIS SURVEY DOES NOT INCLUDE THE RESEARCH, INVESTIGATION, OR LOCATIONS OF ALL SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR EULATIONS ON THIS PROPERTY.

SURVEY NOTES:
 1) TOTAL SURVEYED AREA IS 12.42 ACRES.
 2) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93-4206 DATUM).
 3) SET 5/8" RL-BAR = STILL RL-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
 4) A METERS AND INCHES IN DESCRIPTION OF POINT DATA ACCOMPANY THIS SURVEY.



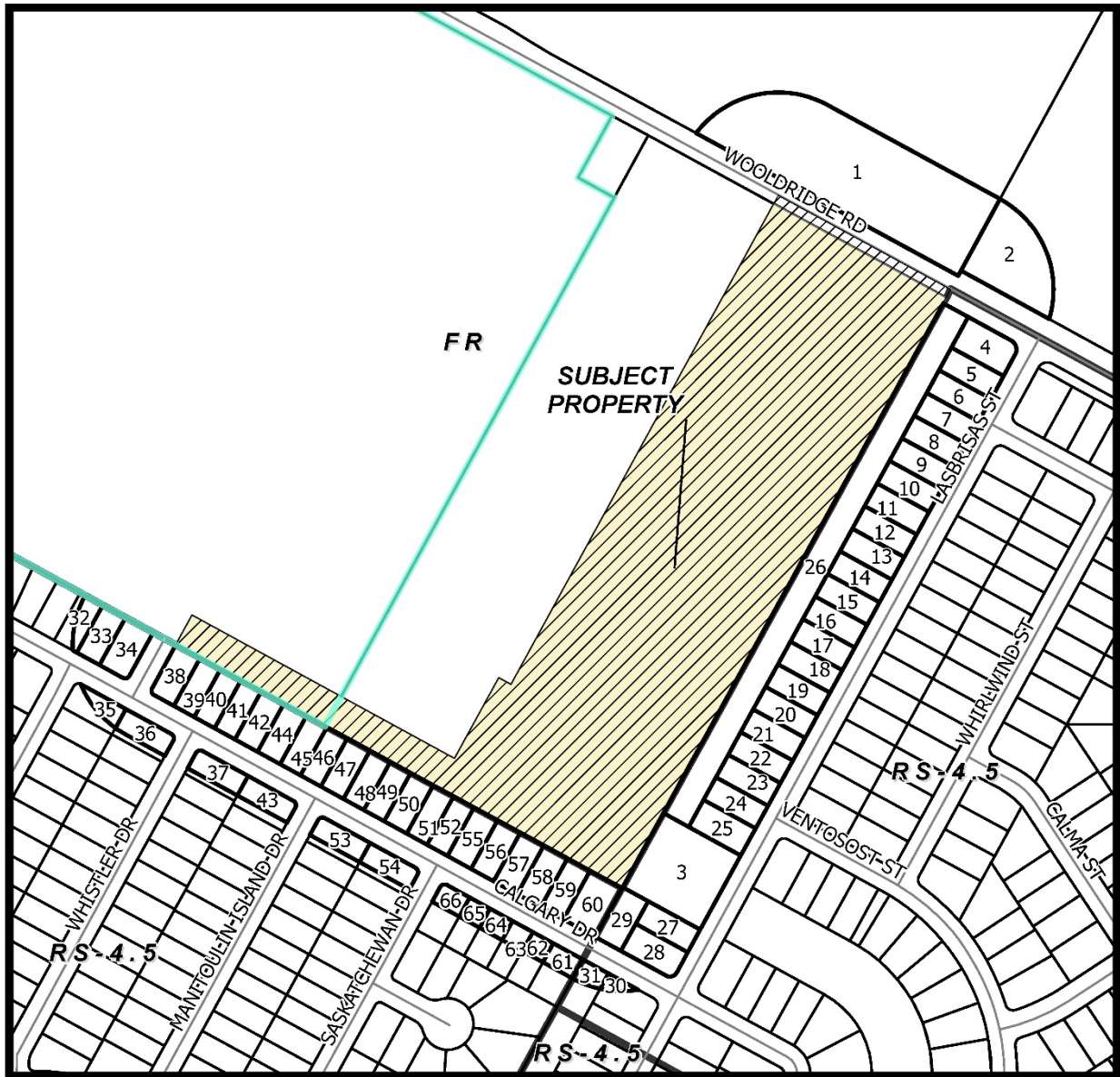
Ronald E. Beuten

'THE BENEFIT OF A DUBIOUS COMMITMENT.'

668052 ON BLOT

[illegible]

(B) Existing Zoning and Notice Area Map



CASE: ZN8874 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		

Subject Property with 200' buffer
66 Owners within 200' listed in ownership table

Owners in favor
 Owners in opposition

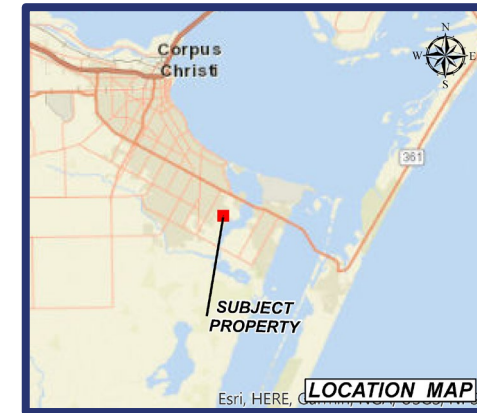




ZONING CASE ZN8874

PLANNING COMMISSION, OCTOBER 29, 2025

PASADENA LAND HOLDINGS DISTRICT 4

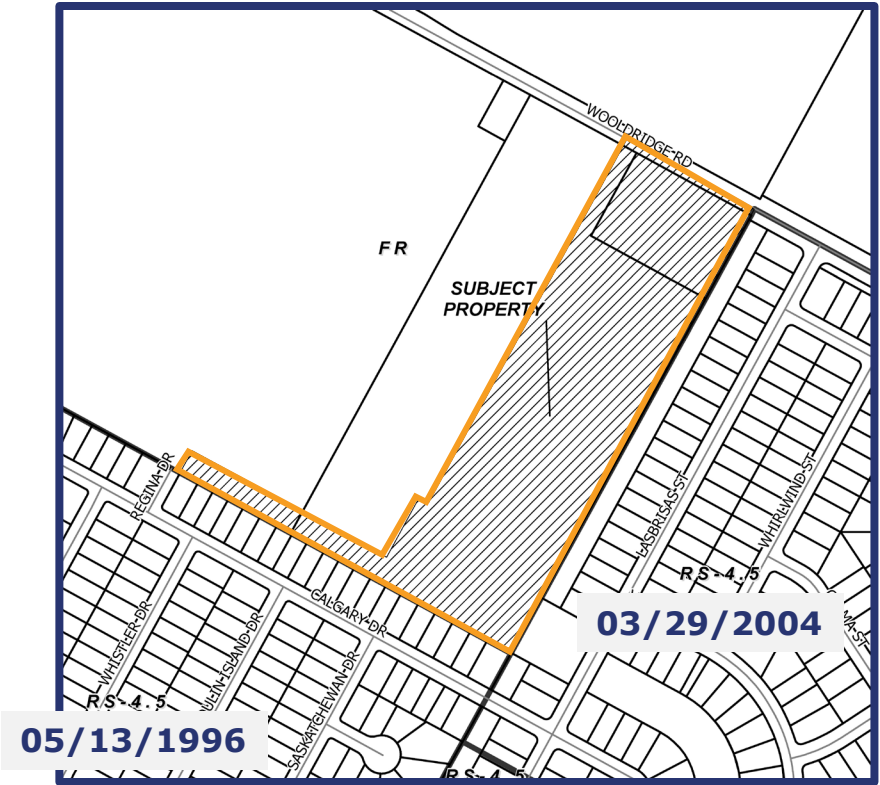


Rezoning a property at or near
7801 WOOLDRIDGE ROAD

From the “FR” District,
to the “RS-4.5” District



Zoning and Land Use



Proposed Use:

To allow a medium-density residential subdivision

Designated Future Land Use:

Medium-Density Residential

Existing Zoning District:

“FR” Farm Rural District

Area Development Plan:

Southside, Adopted March 17, 2020

	Existing Land Use	Zoning District
Site	Agricultural	“FR” Farm Rural
North	Agricultural, Transportation (Woolridge Road), Public/Semi-Public	
South	Medium-Density Residential, Park	“RS-4.5” Single-Family 4.5
East	Park, Medium-Density Residential	
West	Agricultural	“FR” Farm Rural,



Public Notification

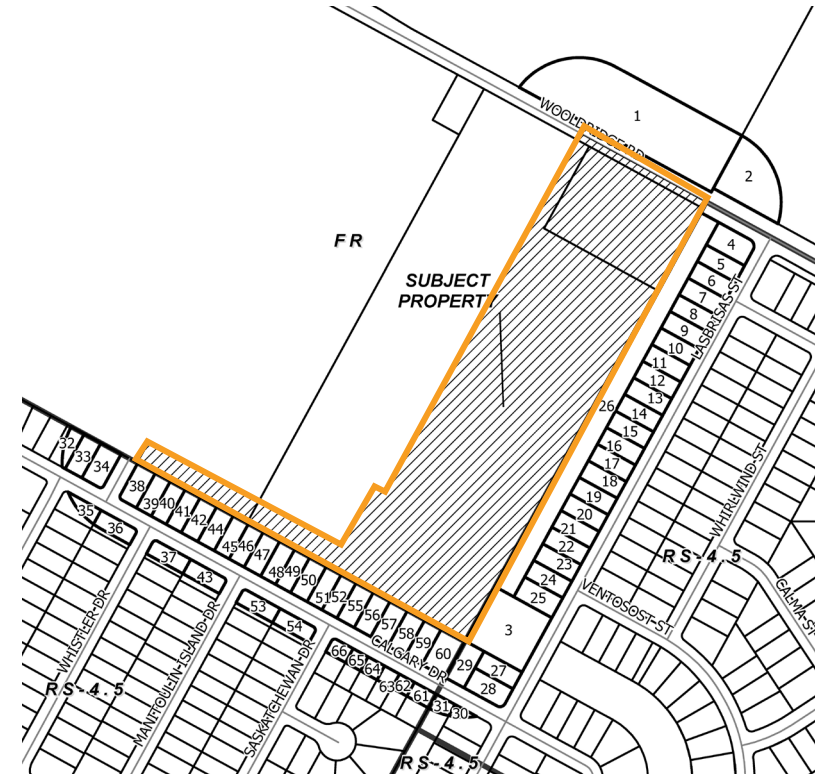
66 Notices mailed inside the 200' buffer
0 Notices mailed outside the 200' buffer

— Notification Area

X **Opposed: 0 (0.00%)**
Separate Opposed Owners: (0)

O **In Favor: 0 (0.00%)**

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



CITY OF
**CORPUS
CHRISTI**

Analysis & Recommendation

- The rezoning request is consistent with the City of Corpus Christi Comprehensive plan and the future land use designation of the Medium-Density Residential.
- The proposed request is compatible with the present zoning districts and conforming uses of nearby properties and to the character of the surrounding area.
 - Woolridge Road is lined primarily with medium-density residential developments with, followed by modest low-density residential uses, and public/semi-public uses, which are all compatible with the applicant's proposed zoning district. This pattern is consistent between Holly Road and the Oso and Oso Parkway, east of Rodd Field Road, and although less prominent, is also particular to the west of Rodd Field Road.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment. The applicant's request, if approved, will not have a negative impact upon the surrounding neighborhood.

STAFF RECOMMENDS APPROVAL





Thank you!

ZONING REPORT

Case ZN8885

APPLICANT & SUBJECT PROPERTY

District: 3
Owner: Andrea and Daovone Xayasene
Applicant: Andrea and Daovone Xayasene
Address: 5113 Larcade Drive, located along the west side of Larcade Drive, south of South Padre Island Drive, north of Windswept Street, and east of Richter Street.
Legal Description: Lot 6, Block 0, Lexington Village
Plat Status: The subject property is platted per MRNCT (Map Records of Nueces County, Texas) Volume 12 Page 29.
Acreage of Subject Property: 0.24 acre
Pre-Submission Meeting: July 9, 2025
Code Violations: None.

ZONING REQUEST

From: "RS-6" Single-Family 6 District
To: "RS-6/SP" Single-Family 6 District with a Special Permit
Purpose of Request: To supplement parking need.

CORPUS CHRISTI COMPREHENSIVE PLAN

Plan CC: Provides a vision, goals, and strategies to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ), which was adopted in 2016.

Land Use

ADP (Area Development Plan): According to Plan CC, the subject property is located within the Southside Area Development Plan (Adopted on March 17, 2020).

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District.

	Zoning District	Existing Land Use	Future Land Use
Site	“RS-6” Single-Family 6	Medium-Density Residential	Medium-Density Residential
North	“CG-2” General Commercial	Commercial	Commercial
South	“RS-6” Single-Family 6	Medium-Density Residential	Medium-Density Residential
East	“RS-6” Single-Family 6, “CG-2” General Commercial		
West		Commercial, Medium-Density Residential	Commercial, Medium-Density Residential

Roadway Master Plan (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Larcade Drive	11	“Local” Residential	-	-	1	1	None Reported	No improvements planned.
Bicycle Mobility Plan								
The subject property is approximately 0.4 miles north from a proposed one-way cycle track along either side of Sokol Drive.								
TRANSIT INTEGRATION								
The Corpus Christi RTA provides service to the subject property via Routes 24 S Sunday Los Encinos/Kostoryz near Sacky Drive and Richter Street, and 15 Kostoryz near Richter Street and Sokol Drive.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission				October 29, 2025				
City Council 1 st Reading				December 9, 2025				
City Council 2 nd Reading				December 16, 2025				
25	Notices mailed to property owners within 200 feet of the subject property							
0	In Opposition			0	In Favor			
0%	In Opposition			0	Individual Property Owners in Opposition			

Background:

The subject property is a 0.24-acre lot, within the developed medium-density Lexington Village subdivision, in the southside area, located along the west side of Larcade Drive, south of South Padre Island Drive. The property is nestled between a commercial lot and residential lot bound by plat.

The property to the north is zoned "CG-2" General Commercial with current land uses of commercial. The properties to the east are zoned "RS-6" Single-Family 6 District and "CG-2" General Commercial District with medium-density residential uses and commercial uses, and the properties to the south are zoned "RS-6" Single-Family 6 District with Medium-Density Residential land uses.

The applicant is requesting a change of zoning to accommodate parking for an office use to be conducted on the lot immediately to the north of the subject parcel. The "RS-6" Single-Family 6 Residential District allows for single-family detached houses and group homes. A limited number of public and civic uses are allowed, subject to the restrictions necessary to preserve and protect the single-family character of the neighborhood.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:

The proposed rezoning is consistent with the following Elements, Goals and Strategies for Decision Makers:

- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - Encourage the protection and enhancement of residential neighborhoods.
 - Explore the creation of a City redevelopment authority or similar agency.
 - Encourage orderly growth of new residential, commercial, and industrial areas.

Southside ADP (Area Development Plan) and FLUM (Future Land Use Map)**Consistency:**

The proposed rezoning is generally consistent with the Southside ADP, and it is consistent with the future land use designation of Medium-Density Residential.

Staff Analysis:

Staff reviewed the subject property's background information and the applicant's purpose for the rezoning request and conducted research into the property's land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning's consistency with the applicable elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

- The proposed request is generally consistent with the City of Corpus Christi Comprehensive Plan, and it is consistent with the future land use designation of medium-density residential.
- The amendment, if approved, will be made compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area through the Special Permit requirements established by the Unified Development Code when commercial districts are immediately adjacent to residential use.
 - The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment; and staff is not anticipating adverse impacts on the surrounding properties and area.

Permitting Process:

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).

Staff Recommendation:

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, Staff recommends approval of the change of zoning from the "RS-6" Single-Family 6 District to the "RS-6/SP" Single-Family 6 District with a Special Permit.

The Special Permit will be subject to the following conditions:

1. **Use:** The only principal use authorized by this Special Permit, other than uses permitted by right in the base zoning district, is off-street vehicle parking as defined by Section 1.11 of the Unified Development Code (UDC).
2. **Hours of Operation:** The hours of operation will occur daily within the hours of 8:00 AM to 8:00 PM.
3. **Buffer Yard:** A Type B Buffer Yard, as defined by Section 7.9.5.A of the Unified Development Code (UDC), shall be required where the subject property shares a property line with a residential zoning district and/or residential uses.
4. **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code. Outside paging, speakers, telephone bells, or similar devices are prohibited.
5. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
6. **Time Limit:** Applicable permits shall be applied for within one year of approval of the Special Permit, or the Special Permit shall expire in accordance with the UDC. Discontinuance of the use for a period of six (6) months shall cause the Special Permit to expire.

Attachments: Existing Zoning and Notice Area Map.

(A) Existing Zoning and Notice Map



CASE: ZN8885 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		

Subject Property with 200' buffer

Owners in favor

Owners within 200' listed on attached ownership table

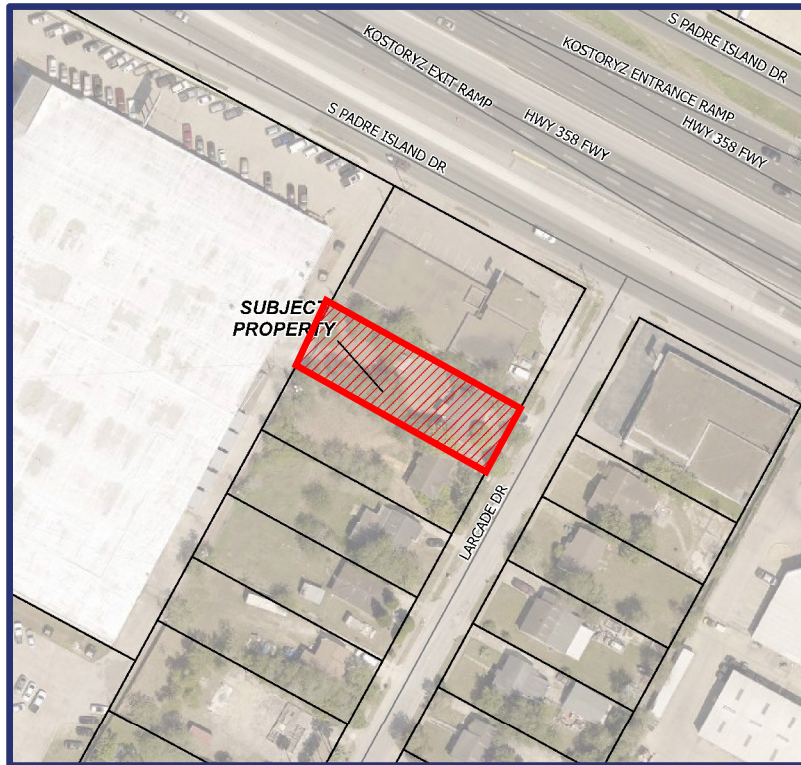
Owners in opposition



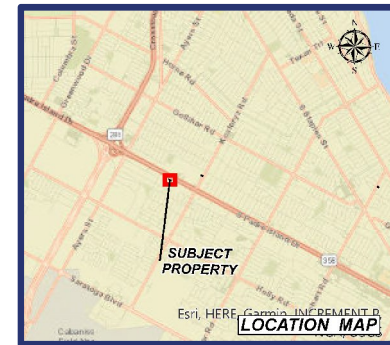


ZONING CASE ZN8885 Andrea & Daovone Xayasene

PLANNING COMMISSION, OCTOBER 29, 2025



ANDREA & DAOVONE XAYASENE DISTRICT 3



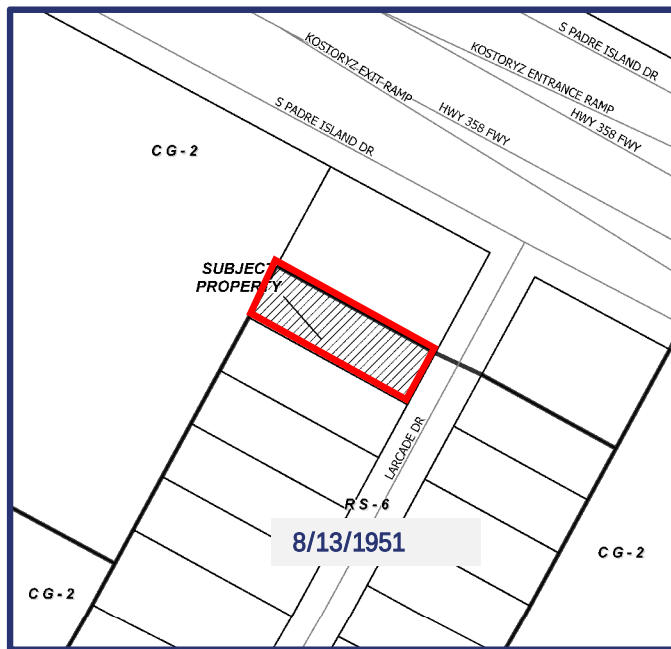
Rezoning a property at or near

5113 LARCADE DRIVE

From the “RS-6” Single-Family 6 District To the “RS-6/SP” Single-Family 6 District with a Special Permit



Zoning and Land Use



Proposed Use:

To supplement parking need

Area Development Plan:

Southside, Adopted March 17, 2020

Designated Future Land Use:

Medium-Density Residential

Existing Zoning District:

"RS-6" Single-Family 6

	Existing Land Use	Zoning District
Site	Medium-Density Residential	"RS-6" Single-Family 6
North	Commercial	"CG-2" General Commercial
South	Medium-Density Residential	"RS-6" Single-Family 6
East		"RS-6" Single-Family 6, "CG-2" General Commercial
West	Commercial, Medium-Density Residential	



Public Notification

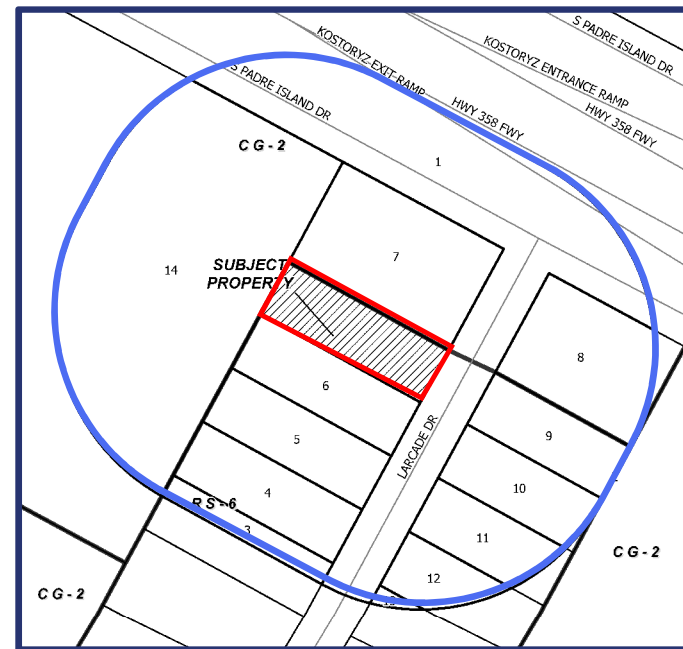
25 Notices mailed inside the 200' buffer
0 Notices mailed outside the 200' buffer

 Notification Area

 Opposed: 0 (0.00%)
Separate Opposed Owners: (0)

 In Favor: 0 (0.00%)

*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 request is generally consistent with the City of Corpus Christi Comprehensive Plan, and it is consistent with the future land use designation of medium-density residential.
- The amendment, if approved, will be made compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area through the Special Permit requirements established by the Unified Development Code when commercial uses are immediately adjacent to residential use.
 - The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment; and staff is not anticipating adverse impacts on the surrounding properties and area.

**STAFF RECOMMENDS APPROVAL TO THE “RS-6/SP” SINGLE-FAMILY 6 DISTRICT WITH
A SPECIAL PERMIT**



Special Permit Conditions

The Special Permit will be subject to the following conditions:

1. **Use:** The only principal use authorized by this Special Permit, other than uses permitted by right in the base zoning district, is off-street vehicle parking as defined by Section 1.11 of the Unified Development Code (UDC).
2. **Hours of Operation:** The hours of operation will occur daily within the hours of 8:00 AM to 8:00 PM.
3. **Buffer Yard:** A Type B Buffer Yard, as defined by Section 7.9.5.A of the Unified Development Code (UDC), shall be required where the subject property shares a property line with a residential zoning district and/or residential uses.
4. **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code. Outside paging, speakers, telephone bells, or similar devices are prohibited.
5. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
6. **Time Limit:** Applicable permits shall be applied for within one year of approval of the Special Permit, or the Special Permit shall expire in accordance with the UDC. Discontinuance of the use for a period of six (6) months shall cause the Special Permit to expire.





Thank you!

32ZONING REPORT

Case ZN8910

APPLICANT & SUBJECT PROPERTY

District: 1

Owner: Paul and Melba Savoy

Applicant: Paul and Melba Savoy

Address: 3202 E. Causeway Boulevard, located along the east side of Causeway Boulevard, north of Bridgeport Avenue and Breakwater Avenue, south of Plum Street, and west of State Highway 181 (SH-181)

Legal Description: Lots 6, 8, and 10, less portion of ROW, Brooklyn Addition.

Plat Status: The subject property is not platted.

Acreage of Subject Property: 0.20 acre

Pre-Submission Meeting: August 15, 2015

Code Violations: None

ZONING REQUEST

From: "CR-1" Resort Commercial District

To: "RM-AT" Multi-Family Apartment Tourist District

Purpose of Request: To allow for a single-family use.

CORPUS CHRISTI COMPREHENSIVE PLAN

Plan CC: Provides a vision, goals, and strategies to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ), which was adopted in 2016.

Land Use

ADP (Area Development Plan): According to Plan CC, the subject property is located within the Downtown Area Development Plan (Adopted on March 27, 2018).

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District.

	Zoning District	Existing Land Use	Future Land Use
Site	"CR-1" Resort Commercial	Vacant	Transportation
North		Transportation (Plum Street), Medium-Density Residential	
South		Vacant, Medium-Density Residential	
East			

West	“CG-1” General Commercial District		Transportation (E. Causeway), Vacant					
Roadway Master Plan (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
E. Causeway Boulevard	8	“A1” Primary Arterial	3	3	-	-	None Reported	No improvements planned
Bicycle Mobility Plan								
The subject property is immediately adjacent to a multi-use side path along the east side of East Causeway Boulevard, and a one-way cycle track along both sides of Breakwater avenue, a quarter of a mile to the south.								
TRANSIT INTEGRATION								
The Corpus Christi RTA provides service to the subject property.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission			October 29, 2025					
Tentative City Council 1 st Reading			December 16, 2025					
Tentative City Council 2 nd Reading			January 6, 2026					
15	Notices mailed to property owners within 200 feet of the subject property							
0	In Opposition		0	In Favor				
0%	In Opposition		0	Individual Property Owners in Opposition				

Background:

The subject property is a 0.20-acre parcel of land out of the North Beach Area, located along the east side of East Causeway Boulevard and Plum Street, north of Elm Street, and west of State Highway 181. The parcel is undeveloped and abuts several vacant lots and some residential uses.

The properties to the north of the parcel and plum street are zoned “CR-1” Resort Commercial with medium-density residential use and some vacant lots. The properties immediately to the east, are vacant and zoned “CR-1” Resort Commercial, those to the south are zoned “CR-1” Resort Commercial with Public/Semi-Public uses. To the west of the site, is the E Causeway Boulevard with a “CG-1” General Commercial District along its west side.

The “RM-AT” Multi-Family Tourist Apartment District permits 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. This zoning district is used in areas having convenient access to collector and arterial streets, and nearby civic and commercial uses, as well as employment opportunities, and is appropriate adjacent to nonresidential districts.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:

The proposed rezoning is consistent with the following Elements, Goals and Strategies for Decision Makers:

- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.

Downtown ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:

The proposed rezoning is consistent with the Downtown ADP; however, it is inconsistent with the future land use designation of Transportation.

Staff Analysis:

Staff reviewed the subject property's background information and the applicant's purpose for the rezoning request and conducted research into the property's land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning's consistency with the applicable elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

- The proposed request is generally consistent with the City of Corpus Christi Comprehensive Plan; however, is inconsistent with the future land use designation of transportation.
- The amendment is compatible with the present zoning and conforming uses of nearby property. There are several single-family homes within the vicinity and some public/semi-public uses nearby.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment, and staff does not foresee any adverse impacts unto neighboring properties or the area.

Staff Recommendation:

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends approval of the change of zoning from the "CR-1" Resort Commercial District to the "RM-AT" Multi-Family Apartment Tourist District.

Attachment(s):

- (A) Metes & Bounds Description and Exhibit.
- (B) Existing Zoning and Notice Area Map.

(A) Metes & Bounds Description and Exhibit

STATE OF TEXAS
COUNTY OF NUECES

EXHIBIT _____

Field notes of a 0.203 acre tract, for zoning purposes only, being the remaining portions of Block 86, Lots 6, 8, and 10, "Brooklyn Addition", as shown on a map recorded in Volume A, Pages 30 - 32, Map Records of Nueces County, Texas and being the same tract described in a deed recorded in Document No. 2023041880, Official Records of Nueces County, Texas. Said 0.203 acre tract also being the proposed Lot 6R, "Brooklyn Addition". Said 0.203 acre tract being more particularly described as follows:

BEGINNING at a 5/8" re-bar found at the intersection of the southeast right of way of Plum Street and the northwest right of way of a 20 foot alley, in the southeast line of said Lot 10, for the southeast corner of a 0.39 acre tract conveyed to the State of Texas and described in a deed recorded in Volume 735, Pages 449 - 451, Deed Records of Nueces County, Texas, and for the northeast corner of this exhibit, from **WHENCE** a disc monument found at the intersection of the southeast right of way of Plum Street and the southeast right of way of said 20 foot alley, bears North 87°57'52" East, a distance of 23.93 feet.

THENCE with the common line of said Lot 10, said 20 foot alley, and this exhibit, South 31°39'34" West, a distance of 136.05 feet to a 5/8" re-bar set for the common east corner of Lots 4 and 6 of said "Brooklyn Addition", and for the south corner of this exhibit.

THENCE with the common line of said Lots 4, 6, and this exhibit, North 58°23'10" West, a distance of 106.81 feet to a disc monument found in the southeast right of way of Plum Street, for an outside corner of said 0.39 acre tract, and for the west corner of this exhibit.

THENCE with the common line of the southeast right of way of Plum Street, said 0.39 acre tract, and this exhibit, North 55°56'39" East, a distance of 54.12 feet to a disc monument found in the common line of said Lots 6 and 8, for an inside corner of said 0.39 acre tract, and for an outside corner of this exhibit.

THENCE with the common line of the southeast right of way of Plum Street, said 0.39 acre tract, and this exhibit, North 68°50'19" East, a distance of 63.60 feet to a 5/8" re-bar found in the common line of said Lots 8 and 10, for an inside corner of said 0.39 acre tract, and for an outside corner of this exhibit.

THENCE with the common line of the southeast right of way of Plum Street, said 0.39 acre tract, and this exhibit, North 83°35'24" East, a distance of 58.58 feet to the **POINT of BEGINNING** of this exhibit, and containing 0.203 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" re-bar = re-bar set with yellow plastic cap labeled Brister Surveying.
- 4.) This exhibit is intended for rezoning purposes only and does not represent a boundary survey.

I, Ronald E. Brister do hereby certify that this exhibit of the property legally described herein was made on the ground this day September 3, 2025 and is correct to the best of my knowledge and belief.

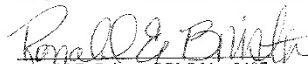
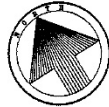

Ronald E. Brister, RPLS No. 5407
Date: September 9, 2025

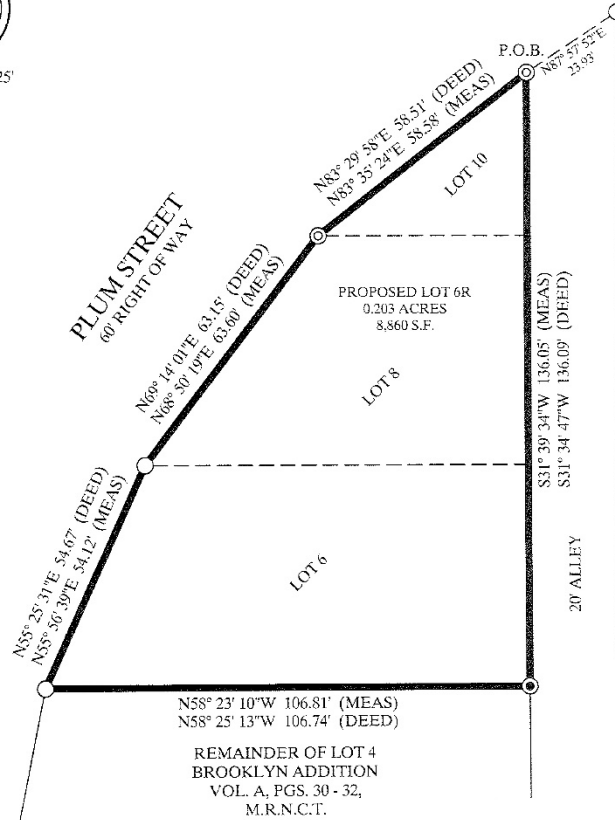


EXHIBIT OF

A 0.203 ACRE TRACT, FOR ZONING PURPOSES ONLY, BEING THE REMAINING PORTIONS OF BLOCK 86, LOTS 6, 8, AND 10, BROOKLYN ADDITION, AS SHOWN ON A MAP RECORDED IN VOLUME A, PAGES 30 - 32, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING THE SAME PROPERTY DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2023041880, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS. SAID 0.203 ACRE TRACT ALSO BEING THE PROPOSED LOT 6R, "BROOKLYN ADDITION".



SCALE 1" = 25'



- = SET 5/8" RE-BAR
- ⊙ = FOUND 5/8" RE-BAR
- = FOUND DISC MONUMENT

PAGE 2 OF 2

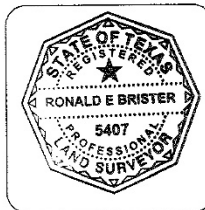
EXHIBIT



Brister Surveying

3509 Cain Drive
Corpus Christi, Texas 78411
Off 361-850-1800
Fax 361-850-1802
BristerSurveying@comcast.net
Firm Registration No. 110172801

- NOTES:
- 1.) TOTAL AREA OF EXHIBIT IS 0.203 ACRES.
 - 2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (G) 4265 DATUM.
 - 3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
 - 4.) A MUTES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS EXHIBIT.
 - 5.) THIS EXHIBIT IS INTENDED FOR REZONING PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.



THIS EXHIBIT DOES NOT INCLUDE THE RESEARCH, INVESTIGATION, OR LOCATIONS OF ALL SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY.

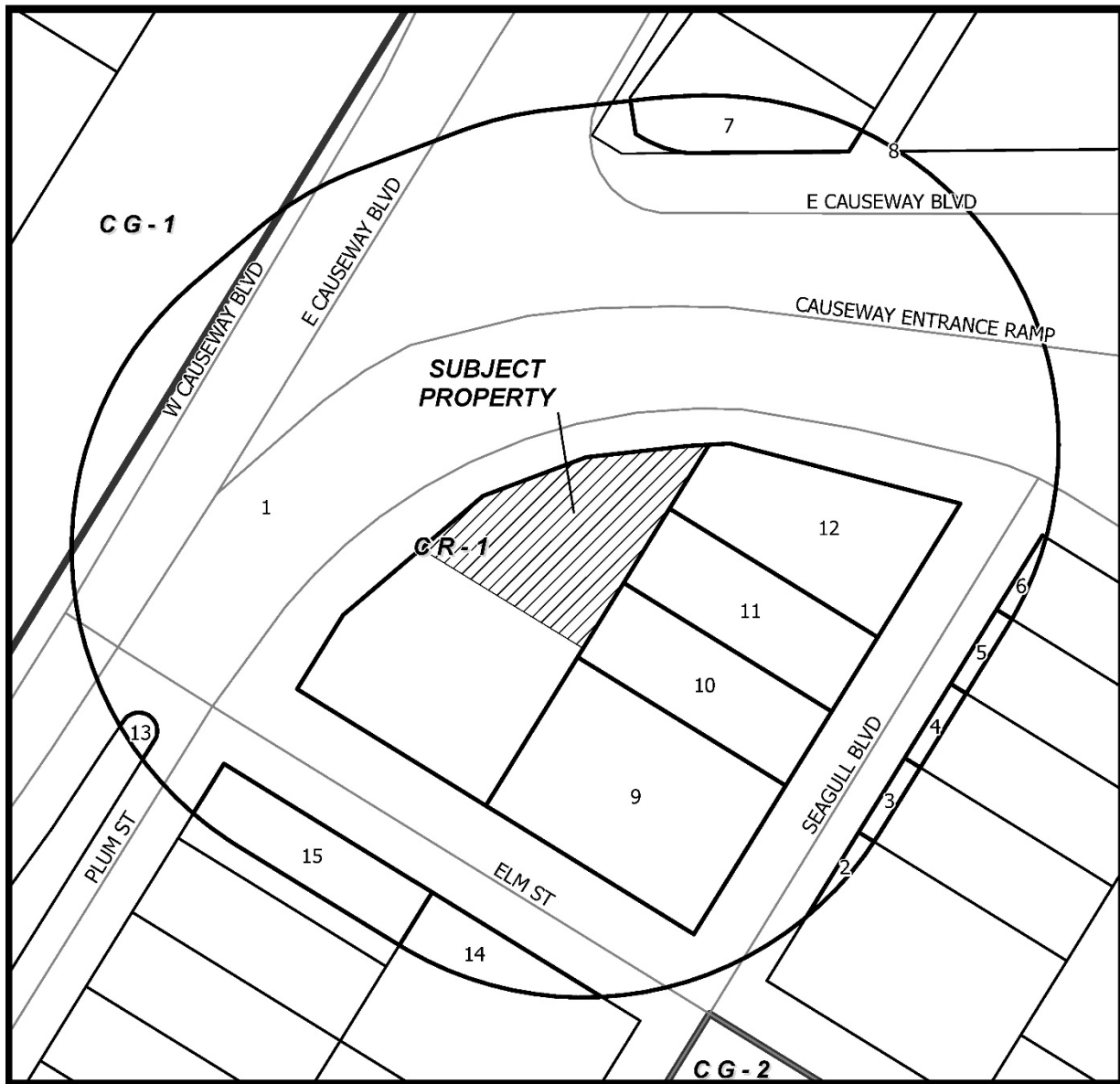
I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS EXHIBIT OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY SEPTEMBER 9, 2025 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ronald E. Brister
RONALD E. BRISTER R.P.L.S. NO. 5407

SURVEY DATE SEPTEMBER 9, 2025

JOB NO. 251247-3

(B) Existing Zoning and Notice Area Map



CASE: ZN8910 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	

Subject Property with 200' buffer

15 Owners within 200' listed in ownership table

Owners in favor

X Owners in opposition

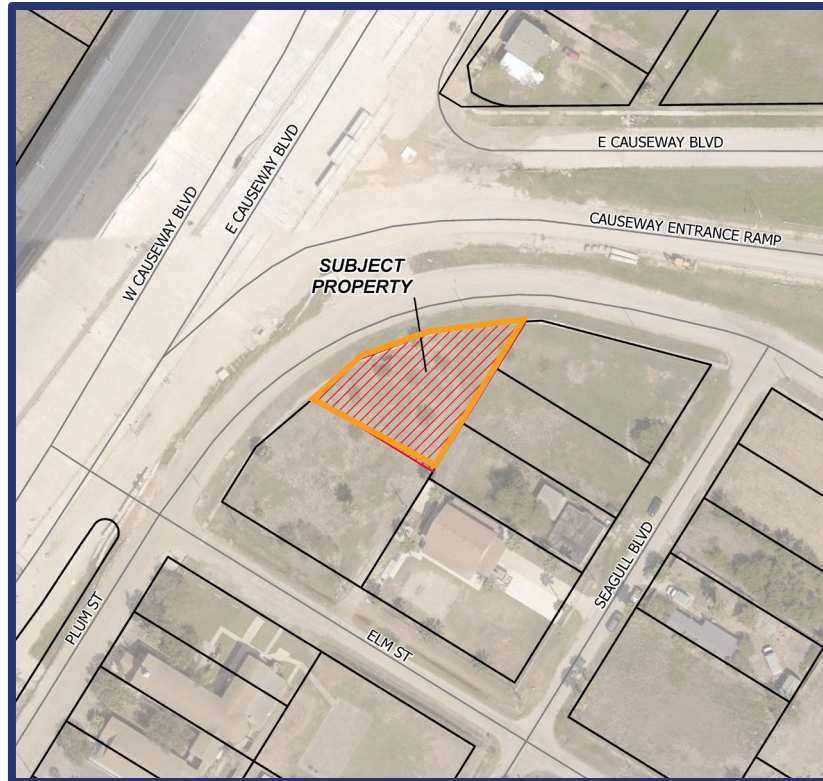




ZONING CASE ZN8910

PLANNING COMMISSION, OCTOBER 29, 2025

PAUL & MELBA SAVOY DISTRICT 1

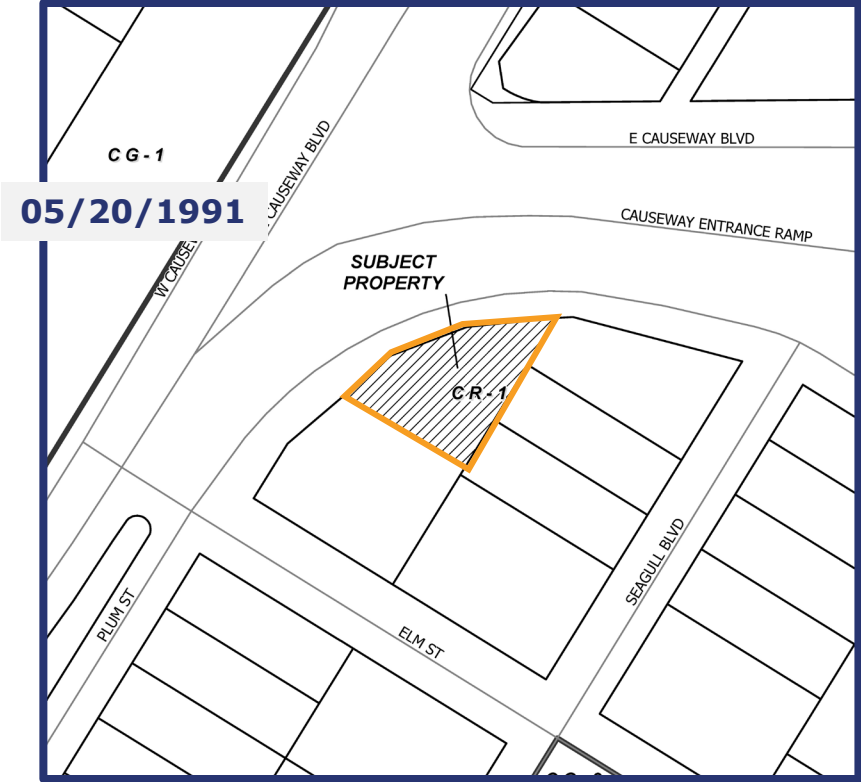


Rezoning a property at or near
3202 E CAUSEWAY BLVD
From the "CR-1" District,
to the "RM-AT" District



CITY OF
**CORPUS
CHRISTI**

Zoning and Land Use



Proposed Use:

To allow a single-family use

Area Development Plan:

Downtown, Adopted March 27, 2018

Designated Future Land Use:

Transportation

Existing Zoning District:

“CR-1” Resort Commercial

	Existing Land Use	Zoning District
Site	Vacant	“CR-1” Resort Commercial
North	Transportation (Plum Street), Medium-Density Residential	
South	Vacant, Medium-Density Residential	
East		
West	Transportation (E. Causeway), Vacant	“CG-1” General Commercial District



Public Notification

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



Notification Area



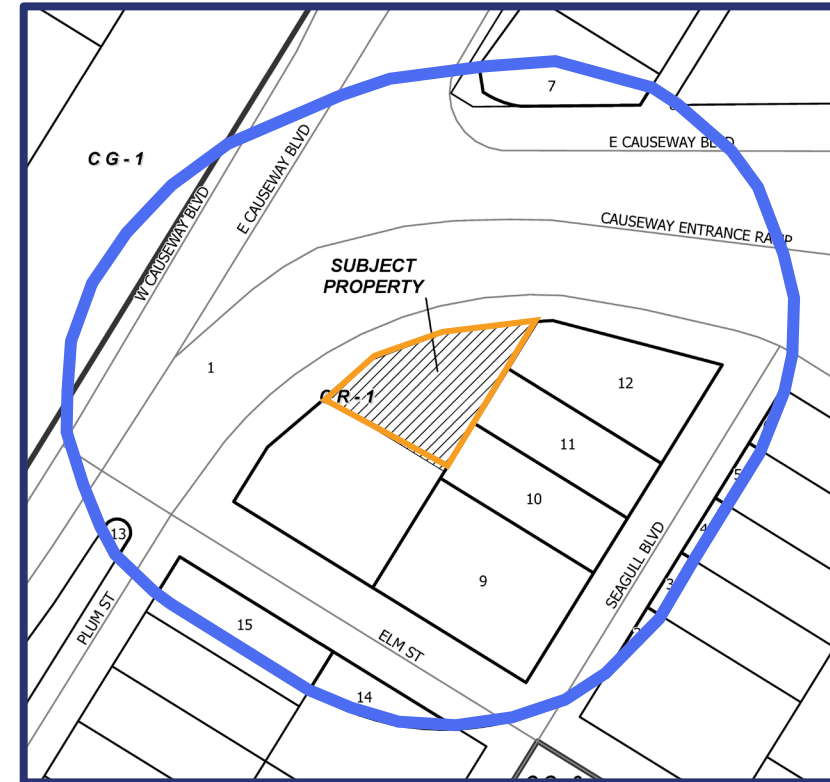
Opposed: 0 (0.00%)

Separate Opposed Owners: (0)



In Favor: 0 (0.00%)

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



**CITY OF
CORPUS
CHRISTI**

Analysis & Recommendation

- The proposed request is generally consistent with the City of Corpus Christi Comprehensive Plan; however, is inconsistent with the future land use designation of transportation.
- The amendment is compatible with the present zoning and conforming uses of nearby property. There are several single-family homes within the vicinity and some public/semi-public uses nearby.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment, and staff does not foresee any adverse impacts unto neighboring properties or the area.

STAFF RECOMMENDS APPROVAL





Thank you!