



CITY OF
CORPUS CHRISTI

AGENDA MEMORANDUM

Action Item for the City Council Meeting June 30, 2026

DATE: June 30, 2026

TO: Peter Zaroni, City Manager

FROM: Yvette Wallace
Interim Director of Development Services
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**Rezoning for a property at or near
14902 St Bartholomew Avenue**

CAPTION:

Zoning Case No. ZN8979, Gulfshores Joint Venture (District 4). Ordinance rezoning a property at or near 14902 St Bartholomew Avenue from the “CR-2/IO” Resort Commercial District with the Island Overlay to the “CR-2/IO/PUD” Resort Commercial District with the Island Overlay and a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

SUMMARY:

This item is to rezone the property to allow the development of a mixed-use project that incorporates commercial uses and various residential options.

BACKGROUND AND FINDINGS:

The subject property consists of approximately 81.21 acres of vacant land on Padre/Mustang Island, located south of the Packery Navigation Channel and State Highway 361, west of the Gulf of Mexico, and east of South Padre Island Drive (Park Road 22). It lies directly north of the Padre Island Sections A–C subdivisions along St. Bartholomew Avenue, a local residential street, and is accessible from Leeward Drive and Windward Drive, both classified as “C1” Minor Residential Collectors. Beach Access Road 3A also touches the property at its southeast corner, though its function is limited to providing public beach access. The property’s perimeter measures roughly 7,900 linear feet, with only about 965 linear feet unobstructed by land or water. (See Exhibit B: Existing Zoning and Notice Area Map.)

To the north, adjacent properties are zoned “RM-AT/IO” Multifamily Apartment Tourist District with the Island Overlay and “CR-2/IO” Resort Commercial District with the Island Overlay; these tracts are currently vacant. Several properties to the south share similar zoning, while others are designated “RM-AT/IO/PUD” Multifamily Apartment Tourist

District with the Island Overlay and Planned Unit Development Overlay. These southern parcels contain medium- to high-density residential uses, along with some vacant land. To the east, the zoning is “CR-2/IO” Resort Commercial District with the Island Overlay; part of this area is vacant, while the remainder is used for conservation/preservation. Properties to the west are zoned “RM-AT/IO” and “CR-2/IO,” include waterway areas, and are largely undeveloped.

The “CR-2” Resort Commercial District permits the following uses: commercial parking; indoor and outdoor recreation; office uses; overnight accommodations; restaurants; retail sales; auto rental; water-oriented uses; multifamily dwellings; community service uses; educational facilities; government facilities; medical facilities; and places of worship.

The Planned Unit Development (PUD) Overlay zoning district is intended to allow unified planning of mixed residential, commercial, office, professional, retail, or institutional uses. The purpose of the district is to permit modifications to zoning and subdivision regulations when a property is planned and developed as a single unit, provided such modifications do not compromise public health, safety, or general welfare. The PUD provides site-specific compatibility standards and allows flexibility for conditions or restrictions that would not otherwise be permitted.

The proposed rezoning is consistent with the City of Corpus Christi Comprehensive plan and the future land use designation of mixed-use.

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

Public Input Process:

Number of Notices Mailed: 127 notices were mailed within the 200-foot notification area, and 5 outside the notification area.

As of June 19, 2026

In Favor	In Opposition
0 inside notification area	1 inside notification area
0 outside notification area	0 outside notification area

A total of 0.06% of the 200-foot notification area is in opposition.

ALTERNATIVES:

None.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

Funding Detail:

Fund:4670 Development Services

Department:56

Organization:11200 Land Development

Project: N/A
Account:308300 Zoning Fees

RECOMMENDATION (May 13, 2026):

Planning Commission and Staff recommend approval of the change of zoning from the “CR-2/IO” Resort Commercial District with the Island Overlay to the “CR-2/PUD” Resort Commercial District with the Island Overlay and Planned Unit Development Overlay.

Vote Results

For: 6

Against: 0

Absent: 3

Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report