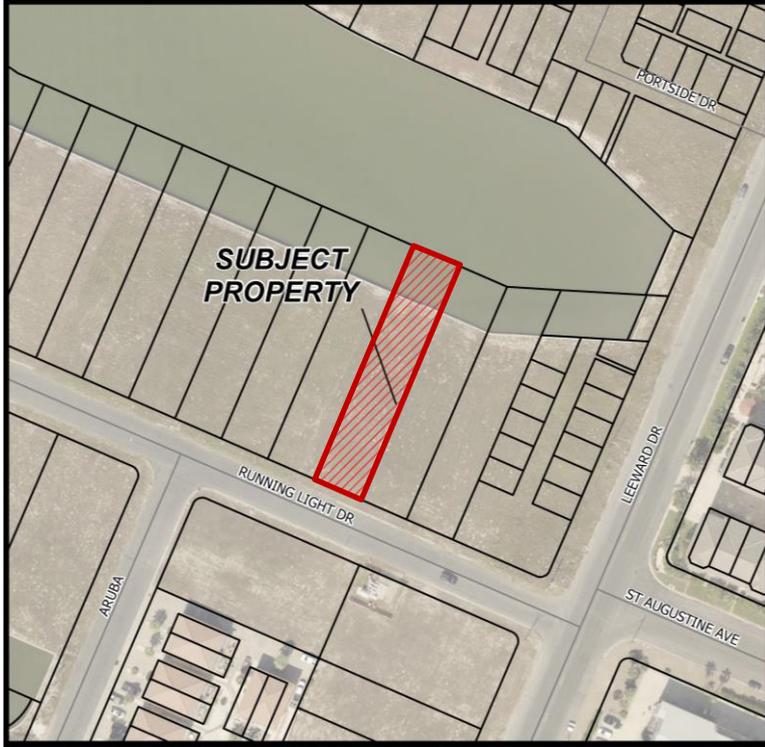


Zoning Case ZN8622



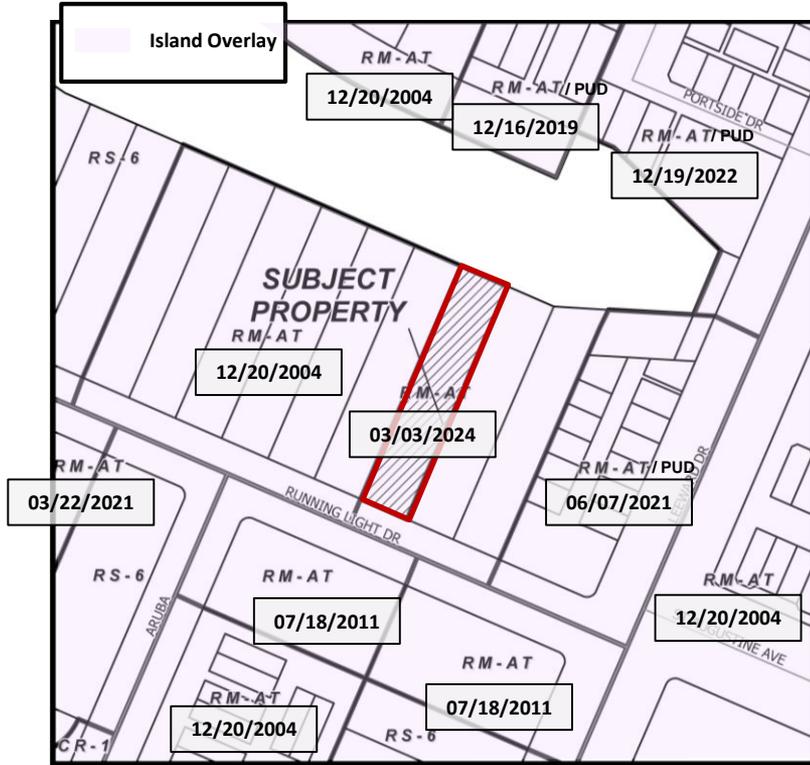
John Tompkins
District 3

Rezoning for a property at or near
14762 Running Light Drive
From the "RM-AT/IO," to the
"RM/AT/IO/PUD"



Planning Commission
August 6, 2025

Zoning and Land Use



Proposed Use:

To allow a mixed-use residential development.

ADP (Area Development Plan):

Padre/Mustang Island, Adopted on June 29, 2021

FLUM (Future Land Use Map):

Mixed Use

Existing Zoning District:

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

Adjacent Land Uses:

North: Waterway, Vacant; Zoned: “RM-AT/IO”

South: Vacant; Zoned: “RM-AT/IO/PUD”

East: Waterway, Vacant; Zoned: “RM-AT/IO,” and “RM-AT/IO/PUD”

West: Vacant; Zoned: “RM-AT/IO”



Public Notification

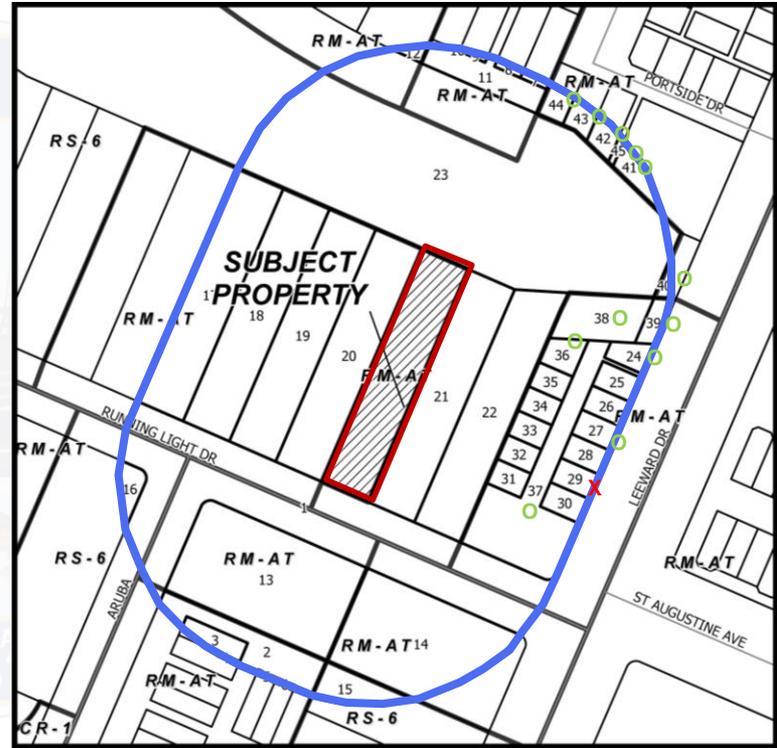
44 Notices mailed inside the 200' buffer
0 Notices mailed outside the 200' buffer

Notification Area

Opposed: 1 (0.44%)
Separate Opposed Owners: (1)



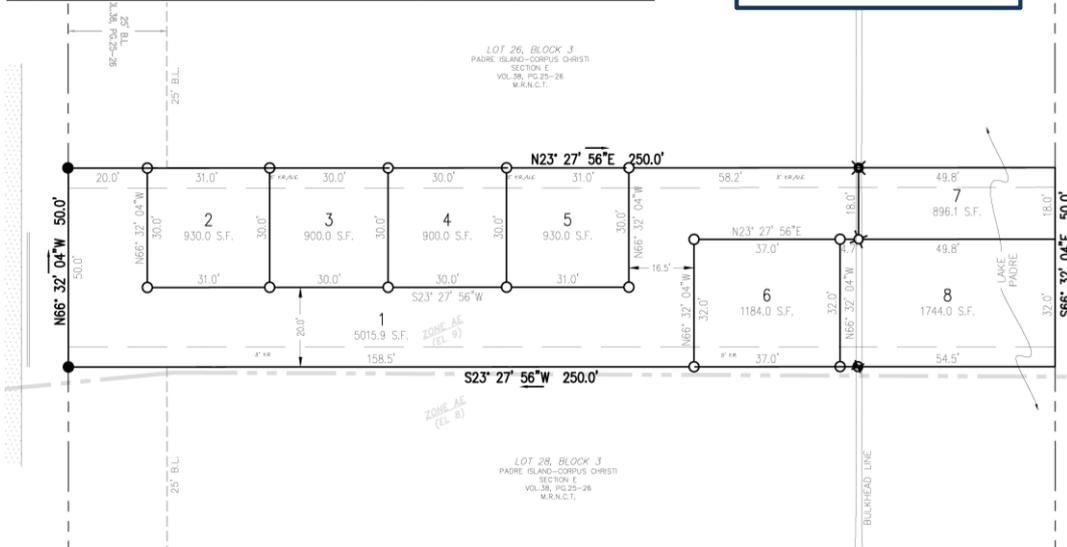
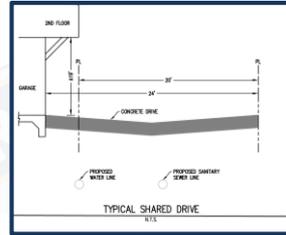
In Favor: 12 (9.14%)



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

PUD Development Standards & Layout

Breezeway Townhomes Land Use Breakdown			
Lot	Land Use	Lot Area (SQF)	PUD Percentage
1	Common Area – Transportation, Utilities, Amenities	5,015	40%
2	Single-Family – Attached (Townhomes)	930	38%
3		900	
4		930	
5	Single-Family – Detached (Single-Family)	1,184	
6	Common Area – Deck and Dock	896	
7		1,744	22%
8			



	Breezeway Townhomes Planned Unit Development Standards			
	Single-Family – Attached (Townhomes) Standards		Single-Family – Detached (Single-Family House) Standards	
	UDC Standards	PUD Standards	UDC Standards	PUD Standards
Min. Lot Area (SQF)	2,600	900	5,000	1,184
Min. Lot Width (Ft)	26	30	50	32
Min. Street Yard (Ft)	10	10	20	20
Min. Street Yard - Corner (Ft)	10	10	10	0
Min. Side Yard – Single (Ft)	0	0	5	0
Min. Side Yard – Total (Ft)	0	0	10	0
Min. Rear Yard	5	5	5	5
Min. Building Separation	10	0		
Min. Open Space	30	25	25	25
Maximum Height (F)	45	45	Per UDC 4.2.8.C; 4.2.8.D; 4.2.8.E	Per UDC 4.2.8.C; 4.2.8.D; 4.2.8.E

¹Overhangs, from lots 2-5, unto Lot 1 (a common area), are allowed.

1. Unless otherwise stated in the deviation table, the development will conform with the Unified Development Code.
2. Items in **bold and underlined** communicate a deviation from the Unified Development Code standards.

Staff Analysis and Recommendation

- The proposed rezoning is consistent with the City of Corpus Christi's comprehensive plan; however, it is inconsistent with the future land use designation of mixed use.
- While not necessarily consistent with all the guiding documents of the city, the amendment to be applied if approved is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
 - As early as the 2000s, surrounding property owners have customarily rezoned their land from the "RS-6" Single-Family 6 District with an Island overlay to the "RM-AT/IO" Multi-Family Apartment Tourist District with an Island overlay or "RM-AT/IO/PUD" Multi-Family Apartment Tourist District with an Island and Planned Unit Development overlay.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

STAFF RECOMMENDS APPROVAL