

**ZONING
CASE ZN8332**

Applicant & Subject Property			
<p>District: 4 Owner: John Golden Applicant: Golden Pointe LLC Address: 13902 S Padre Island Drive, located along the north side of South Padre Island Drive and south of Corpus Christi Bay. Legal Description: 16.9 acres out of Padre Island Section 18, Blocks 1 and 2. Acreeage of Subject Property: 12.13 acres. Refer to Attachment (A) Metes and Bounds.</p>			
Zoning Request			
<p>From: "CR-2/IO" Resort Commercial District with the Island Overlay To: "CR-2/IO/PUD" Resort Commercial District with the Island Overlay and a Planned Unit Development Overlay Purpose of Request: To allow a development with single-family and townhomes.</p>			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"CR-2/IO" Resort Commercial with the Island Overlay	Vacant	Mixed-Use
North	"CR-2/IO" Resort Commercial with the Island Overlay; "RS-6" Singe-Family 6	Vacant, Water	Permanent Open Space; Water
South	"CR-2/IO" Resort Commercial with the Island Overlay	Vacant	Mixed Use; Commercial
East	"CR-2/IO" Resort Commercial with the Island Overlay	Vacant	Mixed Use
West	"RS-6" Single-Family 6; "CR-2/IO" Resort Commercial with the Island Overlay	Conservation/Preservation; Water (Packery Channel); Vacant	Permanent Open Space; Water (Packery Channel); Mixed Use; Commercial
<p>Plat Status: The subject property is not platted; and will require a land subdivision permit to accommodate the planned unit development proposed by the applicant. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District. Code Violations: None.</p>			

Transportation and Circulation

	Designation	Section Proposed	Section Existing
Marina Park Boulevard (Proposed)	"Local" Residential	60-Foot ROW 2 Thru Lanes, No Median/Center Turn Lane	-NA-

Transit: The Corpus Christi RTA does not provide service to the subject property.

Bicycle Mobility Plan: The subject property is approximately 3/8 of a mile from the nearest 1-Way Cycle Track (Both Sides), along South Padre Island Drive.

Utilities

Gas: An 2-inch Polyethylene (Active and Public) gas main exists along the north side of the existing portion of Marina Park Boulevard.
Stormwater: An 18-inch RCP (active and public) line exists along the north side of the existing portion of Marina Park Boulevard.
Wastewater: An 8-inch PVC (active and public) gravity main exists along the north side of the existing portion of Marina Park Boulevard.
Water: An 8-inch PVC (active and public) distribution line exists along direction and/or side Insert ROW Name.

Corpus Christi Comprehensive Plan (Plan CC)

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) was adopted in 2016.
ADP (Area Development Plan): According to Plan CC the subject property is located within the Padre/Mustang Island ADP (Adopted on June 29, 2021).
Water Master Plan: No improvements have been proposed.
Wastewater Master Plan: No improvements have been proposed.
Stormwater Master Plan: No improvements have been proposed.
Roadway Master Plan: No improvements have been proposed.

Public Notification

Number of Notices Mailed	5 within a 200-foot notification area 4 outside 200-foot notification area
In Opposition	0 inside the notification area 0 outside the notification area 0 % in opposition within the 200-foot notification area (0 individual property owner)

Public Hearing Schedule

Planning Commission Hearing Date: February 19, 2025
City Council 1st Reading/Public Hearing Date: April 8, 2025
City Council 2nd Reading Date: April 15, 2025

Background:

The subject property is a vacant and undeveloped 12.13-acre tract in District 4, out of a larger tract, south of and along Packery Channel, and north of South Padre Island Drive; with nearly 5 acres of wetlands to be preserved.

The subject property is surrounded by properties zoned "CR-2/IO" Resort Commercial with the Island Overlay, that are vacant, with the Packery Channel having an existing land use of Conservation/Preservation.

The applicant is requesting an amendment to the current zoning district for a Planned Unit Development Overlay. The Planned Unit Development will include mostly single-family homes, and some townhomes (single-family-attached structures), and include private open spaces to support the development.

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

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

- **Natural Systems, Parks, & Recreation**

(Natural Systems)

- Corpus Christi Bay, the Nueces River, Oso Bay, Oso Creek, and other water resources meet or exceed federal and state quality standards, provide environmentally healthy aquatic and wetland habitats, and meet EPA water quality standards for their specific designated uses.
 - Support initiatives to improve water quality so that aquatic life can thrive throughout the city's natural water bodies.
 - Promote preservation of watersheds and environmentally sensitive land and water using public funds or incentives to developers.
- Wetland areas are protected or effectively replaced so that there is no net loss of wetlands.
 - Support initiatives to preserve wetlands in the estuary.
- Important natural areas are preserved and protected as usable habitat networks with ecological integrity.
 - Support initiatives for the preservation of bird rookeries and similar critical habitat sites.

- **Housing and Neighborhoods**

(Neighborhoods)

- The design of new developments promotes a broader sense of neighborhood and community rather than creating isolated subdivisions or apartment complex developments with a lack of interconnection.
 - Consider regulations, projects, incentives, and guidelines that promote interconnected development, such as developments with a well-connected street network or appropriate connections to neighboring subdivisions, destinations, or bicycle/pedestrian facilities.
 - Support making safe pedestrian and bicycle routes available in new and redeveloped areas where appropriate and consider offering financial or non-financial incentives.
- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - 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 convenient access from medium-density residential development to arterial roads.

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; however, is inconsistent with the future land use designation of mixed use 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 zoning is consistent with the City of Corpus Christi Comprehensive Plan; however inconsistent with the future land use designation of mixed use development.
- The requested amendment is compatible with the present zoning and conforming uses of nearby property. It is suitable for the uses permitted by the zoning district that would be applied by the proposed amendment.
- In determining whether to approve the applicant’s request for a Planned Unit Development Overlay, staff considered the development’s harmony with the character of the surrounding area, and the variety in housing type to be offered, and compatibility and flexibility due to site conditions and restrictions.
- The applicant is proposing deviations in the uses permitted in the current zoning district, and deviations to the townhome development standards in the lot area and is also deviating from certain right-of-way design and dimensional standards, as indicated in their Permitted Uses and Uses Breakdown, Development Standards and Deviation Summary, and Improvement Design & Dimensional Standards and Deviations tables. The Planned Unit Development Plan is also attached.

Planned Unit Development Uses Breakdown			
	Zoning District		Number of lots
	CR-2/IO	CR-2/IO/PUD	
Single-Family Detached		P	29
Single-Family Attached (Townhome)	P	P	16
Parks and Open Areas (Common Area)	P	P	2
Parks and Open Areas (Wetland/Upland)	P	P	1
1. P= Permitted Principal Use; [Blank Cell]= Not Permitted 2. In addition to the 1 wetland/upland lot to be platted, the remainder 4.89 Acres of wetland/upland property will remain unplatted.			

*Bold, under deviations, highlights a deviation, lower than the minimum, from the Unified Development Code

Planned Unit Development Standards for Development

	Single-Family Detached		Single-Family Attached Townhome (Front Access)	
	UDC Standard	Deviations	UDC Standard	Deviations
Min. Lot Area		3,500 SQF	2,600 SQF	2,500 SQF
Min. Lot Width		45 FT	26 FT	33 FT
Street Yard		10 FT	10 FT	20 FT
Street (Corner) Yard		10 FT	10 FT	10 FT
Side Yard		5 FT	0 FT	5 FT
Rear Yard		10 FT	5 FT	20 FT
Min. Open Space		30%	30%	30%
Max. Height		35 FT	45 FT	45 FT
Min. Building Separation		-	10 FT	10 FT

Refer to page 3 of the Golden Pointe PUD Development Plan and Guideline. Unless otherwise specified, the development shall comply with the prescribed Unified Development Code standards.

*Bold, under deviations, highlights a deviation, lower than the minimum, from the Unified Development Code

Planned Unit Development Improvement Design & Dimension Standards				
	Marina Park, Coastline, & Jetty		Upland View Road	
	UDC Standard	Deviations	UDC Standard	Deviations
Right-of-Way Width	50 FT	30 FT	46 FT	37 FT
Planting/Utility Area	6 FT	0 FT	7 FT	2 FT
Street Section Width (BC)	28 FT	28 FT	28 FT	28 FT
Bump Out	With= 6 FT; Without= 0 FT	0 FT	With= 6 FT; Without= 0 FT	0 FT
Required Sidewalk/ Sidewalk Width	Both Sides; 4 FT	One Side; 5 FT	Not Required on Both Sides; 4 FT	None; 0 FT
Tied Sidewalk	Not Allowed	0 FT	Not Allowed	-
Thru Lane	One	2	One	2
Traffic Lanes	Two	2	Two	2
Parking Sides Required (Both Sides)	Both Sides	One Side	Both Sides	None

*Bold, under deviations, highlights a deviation, lower than the minimum, from the Unified Development Code

Planning Commission and Staff Recommendation (February 19, 2025):

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, 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/IO/PUD" Resort Commercial District with the Island Overlay and a Planned Unit Development Overlay.

Attachments:

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

(A) Metes & Bounds Description and Exhibit



SURVEY DIVISION – TBPELS Firm No. 10194688

“EXHIBIT A-1”

METES AND BOUNDS DESCRIPTION

FOR

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

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

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

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


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

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

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

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

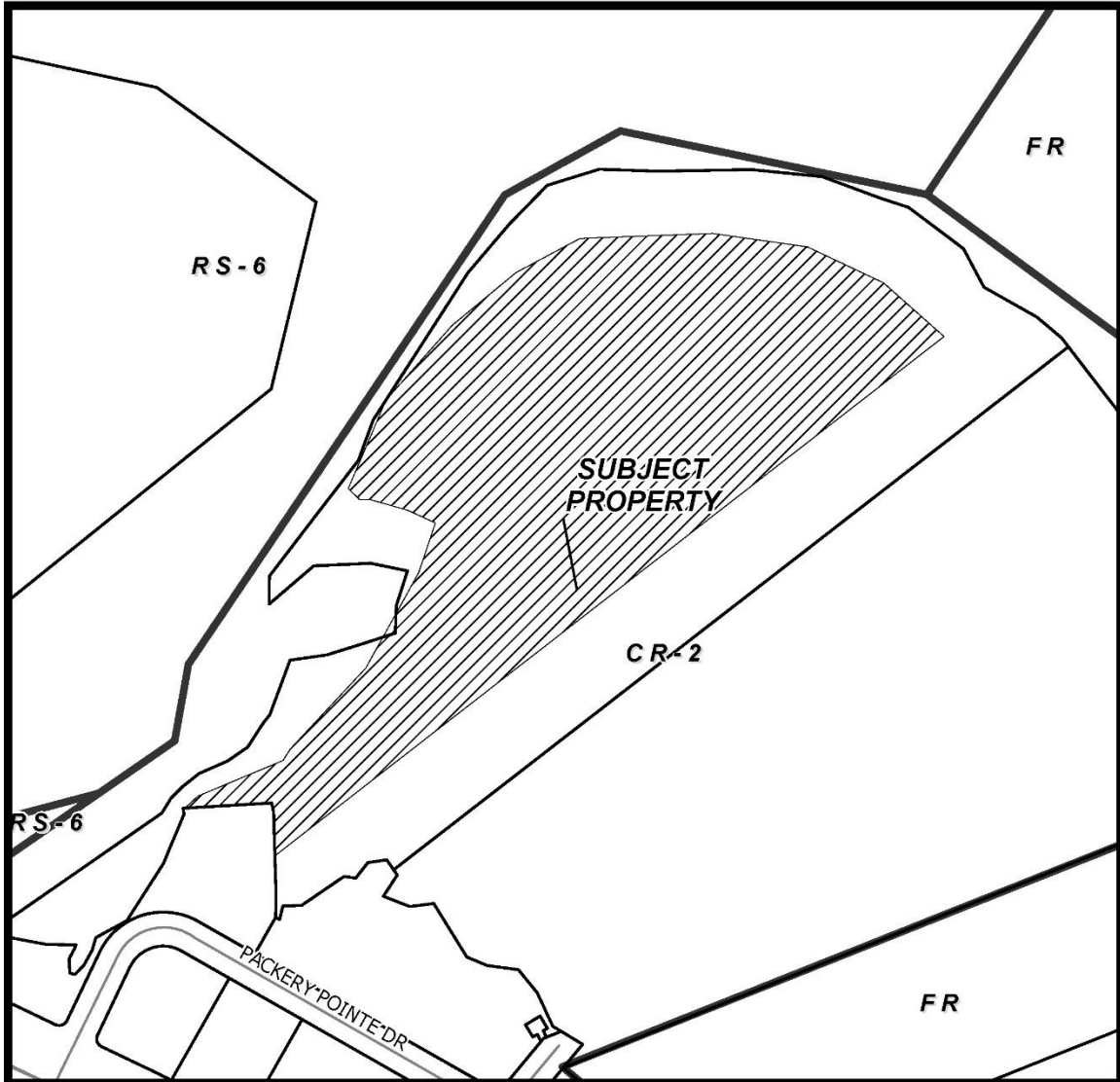
THENCE: N 11°42'06" W, continuing with the east line of said Lot 2, a distance of 16.64 feet to the **POINT OF BEGINNING** and containing 12.127-acres of land (528,258 square feet), more or less. Said tract is accessible via a 60-foot wide road easement, described separately, all being described in accordance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



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



(B) Existing Zoning and Notice Area Map



CASE: ZN8332
SUBJECT PROPERTY WITH ZONING
 Zoning and Notice Area

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

B-5 Primary Beach	SP Special Permit
B-6 Primary Beach	T-Traffic Signal District
BD Corpus Christi Beach	T-11 Manufactured Home Park District
F-R Farm Rural	T-12 Manufactured Home Subdivision District
HC Historical-Cultural Landmark Preservation	



(C) Planned Unit Development Plan

Golden Pointe P.U.D. Summary



DEVELOPMENT DESCRIPTION

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

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

PROPERTY AND ADJOINING LAND USE AND ZONING

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

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

VICINITY AND LOCATION

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

SITE PLAN & LOT LAYOUT

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

Golden Pointe P.U.D. Summary



DEVELOPMENT STANDARDS DEVIATIONS

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

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

DEVELOPMENT DEVIATIONS

Deviations from the subdivision standards are as follows:

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

MISCELLANEOUS P.U.D. PROVISIONS

This development will allow short term rentals.

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

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

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

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

Golden Pointe P.U.D. Summary



TABLES

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

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

Golden Pointe P.U.D. Summary



TABLES (cont.)

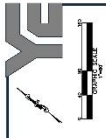
PUD Permitted Use Deviations		
	CR-2	PUD
Item		
Single Family (detached)		P
Single Family (attached-duplex Townhomes)	P	P
Parks and Open Areas	P	P
P=Permitted Use; [Blank Cell]=Not Permitted		

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

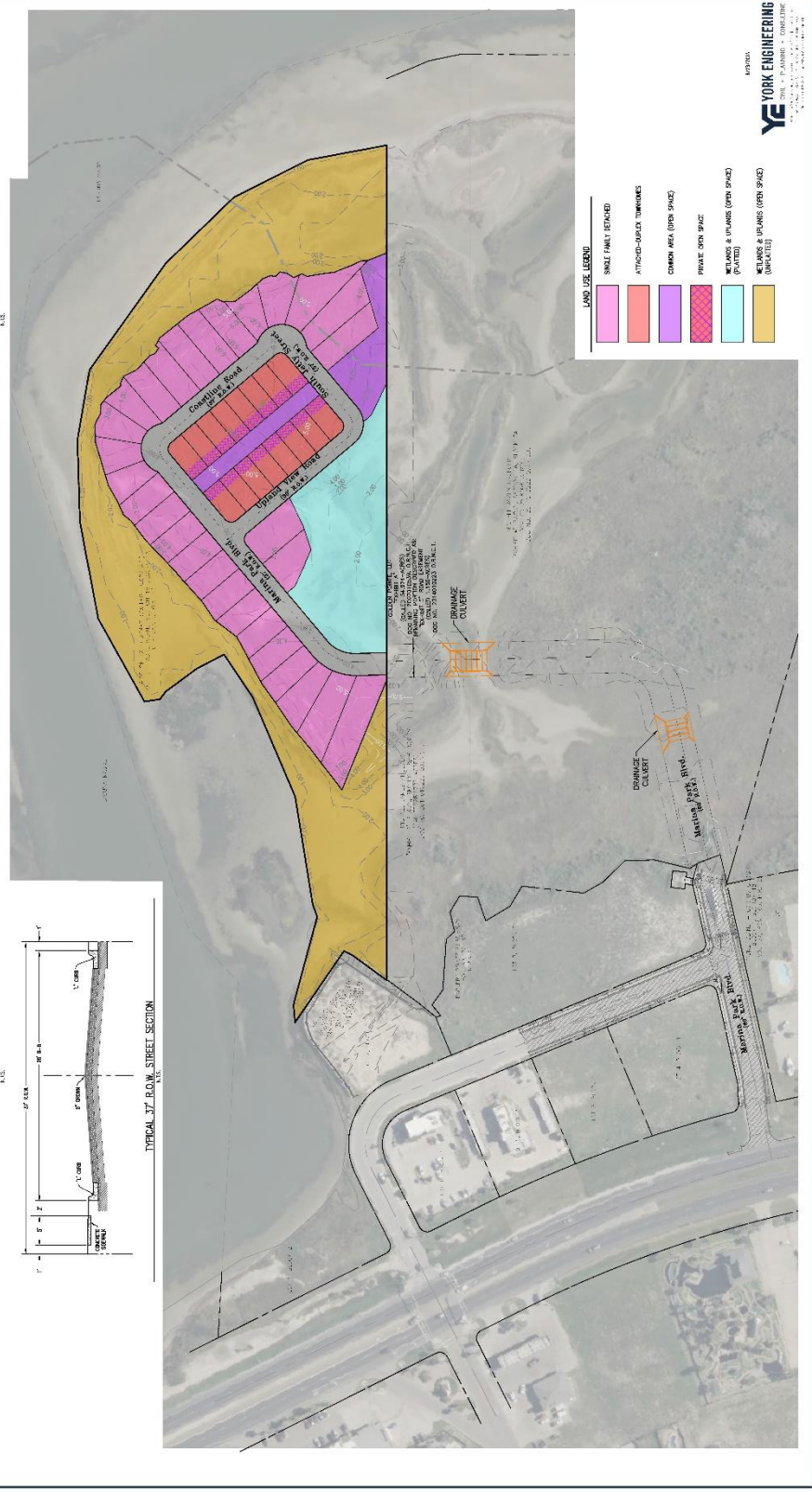
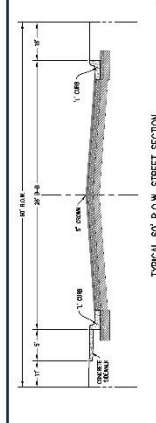
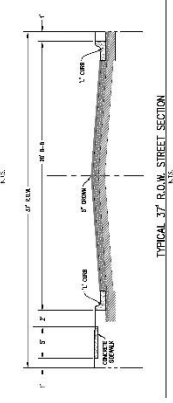
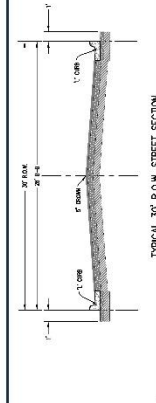
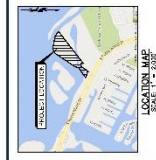
Proposed Lot Breakdown	
	No. Lots
Lot Type	
single-family detached	29
attached-duplex townhomes	16
common area	2
wetland/upland*	1
*In addition to the 1 wetland/upland lot to be platted there will be a remainder of 4.89 acres of wetland/upland property which will remain unplatted.	

NOTE:

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



**OVERALL P.U.D. DEVELOPMENT EXHIBIT
FOR
GOLDEN POINT P.U.D.**



LAND USE LEGEND

[Pink Box]	SINGLE FAMILY RESIDENTIAL
[Red Box]	ATTACHED-DUPLEX/TOWNHOMES
[Purple Box]	COMMON AREA (OPEN SPACE)
[Blue Box]	PRIVATE OPEN SPACE
[Light Blue Box]	WETLANDS & JURISDICTIONS (OPEN SPACE)
[Yellow Box]	WETLANDS & JURISDICTIONS (OPEN SPACE) (UNBUFFERED)





**MASTER SITE PLAN
FOR
GOLDEN POINT P.U.D.**
29 SPACES - 1986-1, 2012, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29



- LAND USE LEGEND**
- SINGLE FAMILY DETACHED
 - ATTACHED-JUXTA-TOWNHOMES
 - COMMON AREAS (OPEN SPACE)
 - PRIVATE OPEN SPACE
 - RETAILERS & SERVICES (OPEN SPACE) (PLANTED)
 - RETAILERS & SERVICES (OPEN SPACE) (UNPLANTED)

