

# Zoning Case ZN8332



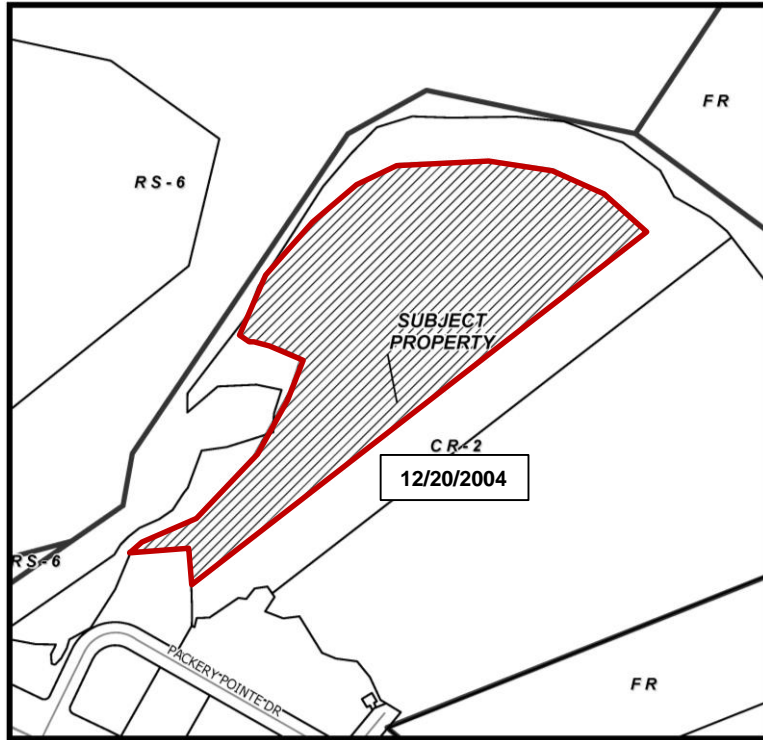
## Golden Pointe LLC District 4

Rezoning for a property at or near  
13902 S Padre Island Drive

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



# Zoning and Land Use



## **Proposed Use:**

To allow a planned unit development

## **ADP (Area Development Plan):**

Mustang/Padre Island, Adopted on June 29, 2021

## **FLUM (Future Land Use Map):**

Mixed Use

## **Existing Zoning District:**

“CR-2/IO” Resort Commercial District with an Island Overlay

## **Adjacent Land Uses:**

- North: Vacant, Water; Zoned: CR-2/IO, RS-6  
South: Vacant; Zoned: CR-2/IO  
East: Vacant; Zoned: CR-2/IO  
West: Conservation, Water, Vacant; Zoned: CR-2/IO, RS-6



# Public Notification

5 Notices mailed inside the 200' buffer  
1 Notices mailed outside the 200' buffer

## Notification Area

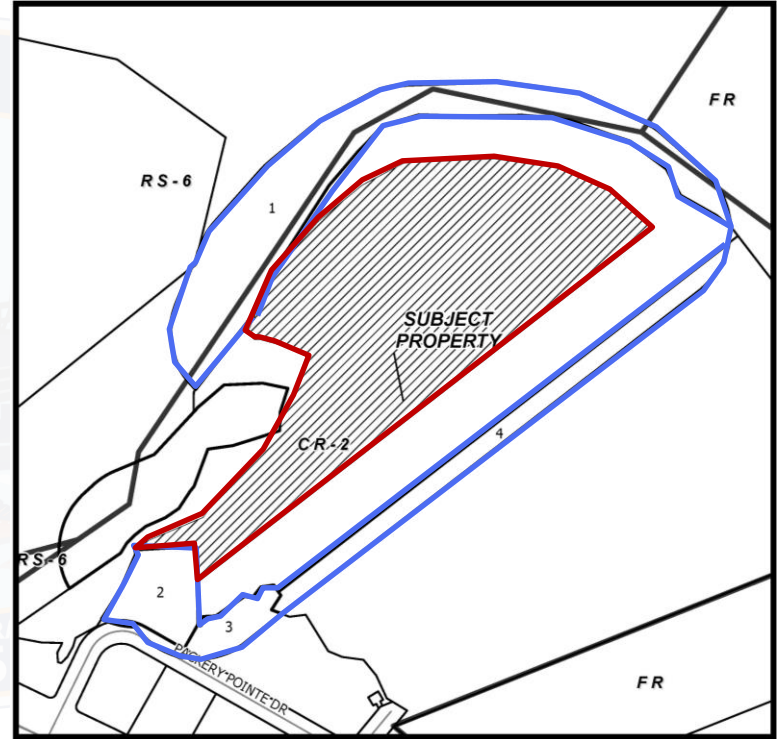


**Opposed: 0 (0.00%)**

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.*

# Proposed PUD Permitted Uses

Use	Existing Zoning	Proposed PUD	Number of Proposed Lots
Single-Family Detached		P	29
Single-Family Attached (Townhome)	P	P	16
Parks and Open Areas (Common Area)	P <sup>A</sup>	P <sup>A</sup>	2
Parks and Open Areas (Wetland/Upland)	P <sup>A</sup>	P <sup>A</sup>	1
<ol style="list-style-type: none"> <li>1. P= Permitted Principal Use; P<sup>A</sup>=Permitted Accessory; [Blank Cell]= Not Permitted</li> <li>2. In addition to the 1 wetland/upland lot to be platted, the remainder 4.89 Acres of wetland/upland property will remain unplatted.</li> </ol>			

# PUD Development Standards and Deviations

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

# PUD Improvement Standards and Deviations

IMPROVEMENT DESIGN & DIMENSIONAL STANDARDS AND DEVIATIONS				
	ROW: Marina Park & Coastline		ROW: 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		With= 6 FT; Without= 0 FT	-
Required Sidewalk Width	4 FT	5 FT	4 FT	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	No	None

# Staff Analysis and Recommendation

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- 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.
- The applicant is proposing deviations in the uses permitted in the current zoning district, and deviations to the townhome development standards in 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.

**STAFF RECOMMENDS APPROVAL.**

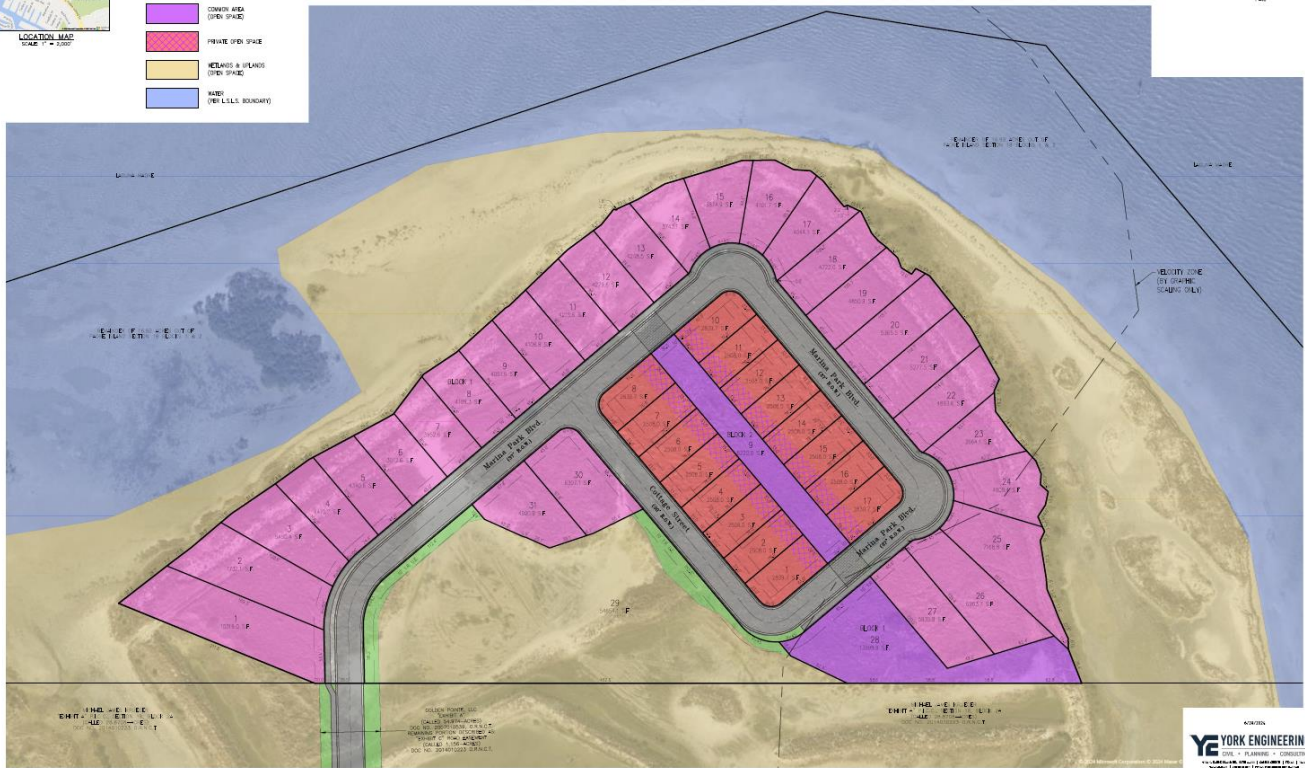
# Proposed PUD Site Plan



LAND USE LEGEND

	SINGLE FAMILY
	TOWNHOME
	CONDO AND OPEN SPACE
	PRIVATE OPEN SPACE
	MEADOWS & WETLANDS (OPEN SPACE)
	WATER (DEVELOPER BOUNDARY)

MASTER SITE PLAN  
FOR  
GOLDEN POINT P.U.D.  
29 SINGLE-FAMILY LOTS, 16 TOWNHOME LOTS



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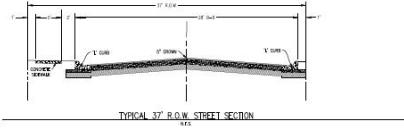
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# Proposed PUD Site Plan



OFF-SITE ACCESS  
FOR  
GOLDEN POINT P.U.D.

