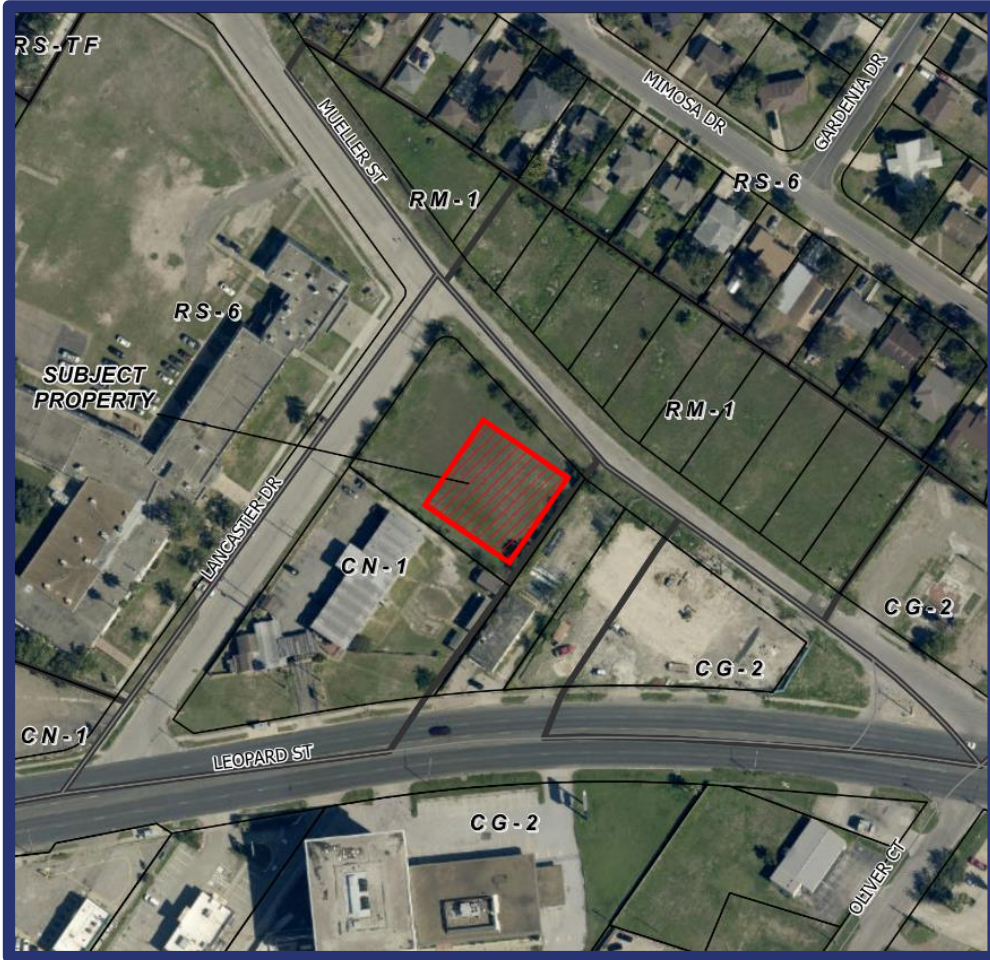




CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

**ZONING CASE ZN9194 Miller
Street Holdings, LLC**

CITY COUNCIL, JULY 21, 2026



Miller Street Holdings, LLC DISTRICT 1



Rezoning a property at or near

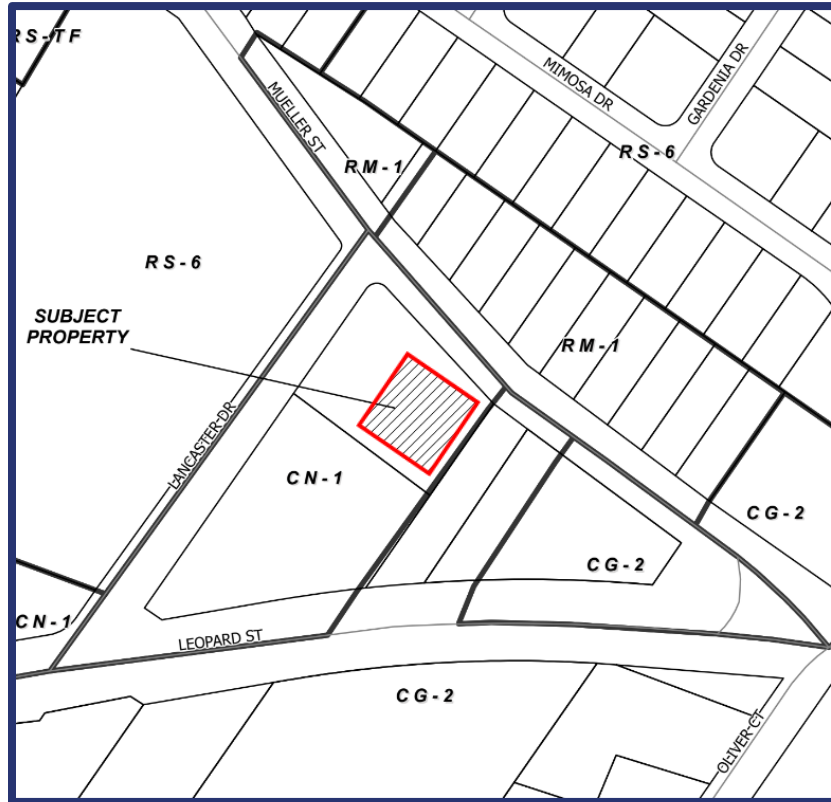
3641 Mueller Street

From the “CN-1” Neighborhood Commercial District
To the “CN-1/SP” Neighborhood Commercial District
with a Special Permit



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Zoning and Land Use



Proposed Use:

To allow a wireless telecommunications facility.

Area Development Plan:

Westside Area Development Plan,
Adopted on (January 10, 2023)

Designated Future Land Use:

Commercial

Existing Zoning District:

"CN-1" Neighborhood Commercial District

	Existing Land Use	Zoning District
Site	Vacant	"CN-1" Neighborhood Commercial
North	Public/Semi-Public Use, Medium-Density Residential	"RS-6," Single-Family; "RM-1," Multifamily
South	Commercial, Vacant	"CN-1," Neighborhood Commercial; "CG-2," General Commercial
East	Vacant, Medium-Density Residential	"RM-1" Multifamily
West	Public/Semi-Public, Commercial	"CN-1," Neighborhood Commercial; "RS-6" Single-Family

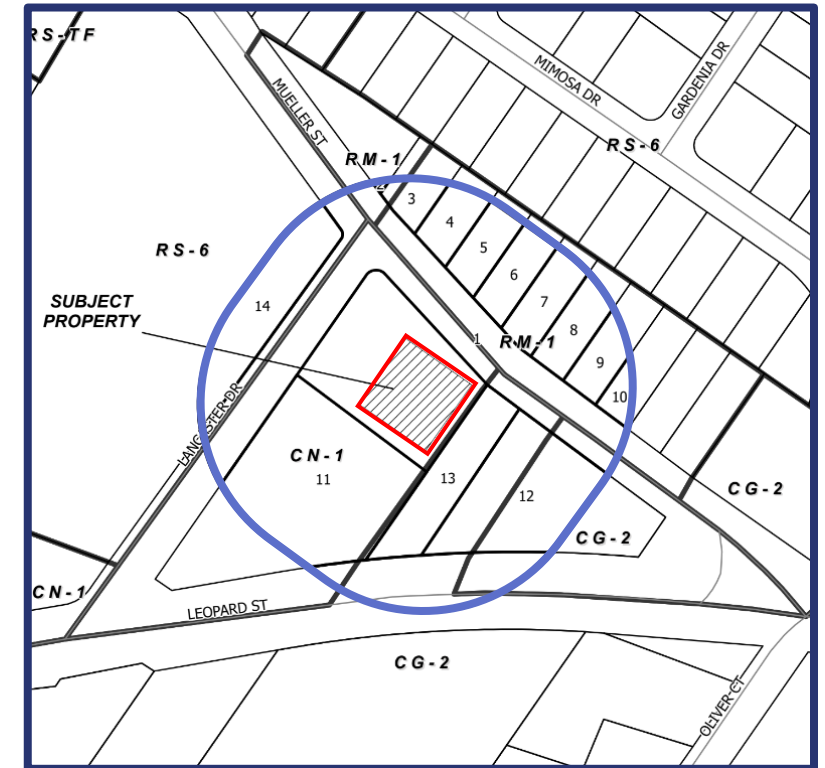


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Public Notification

14 Notices mailed inside the 200' buffer
3 Notices mailed outside the 200' buffer

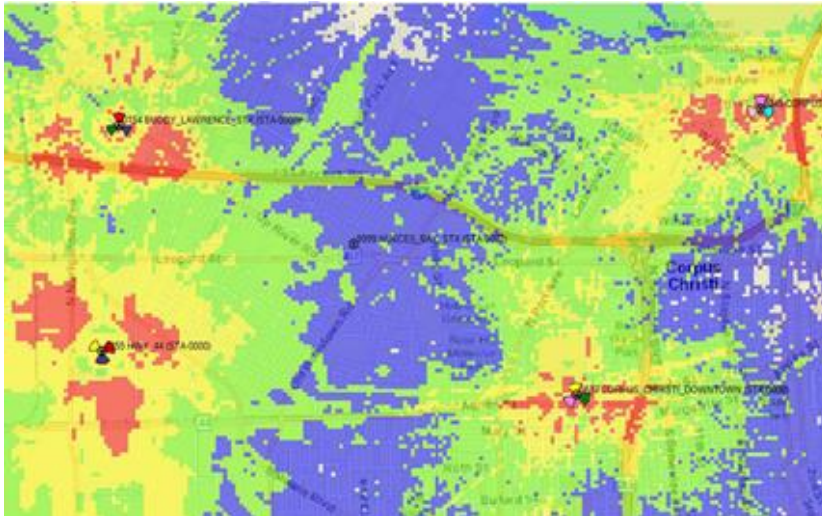
-  Notification Area
-  Opposed: 0 (0.00%)
Separate Opposed Owners: (0)
-  In Favor: 0 (0.00%)



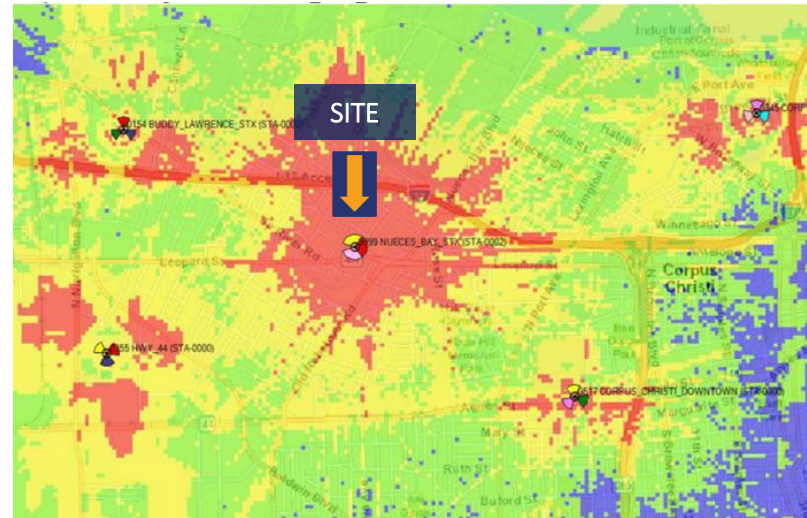
*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.



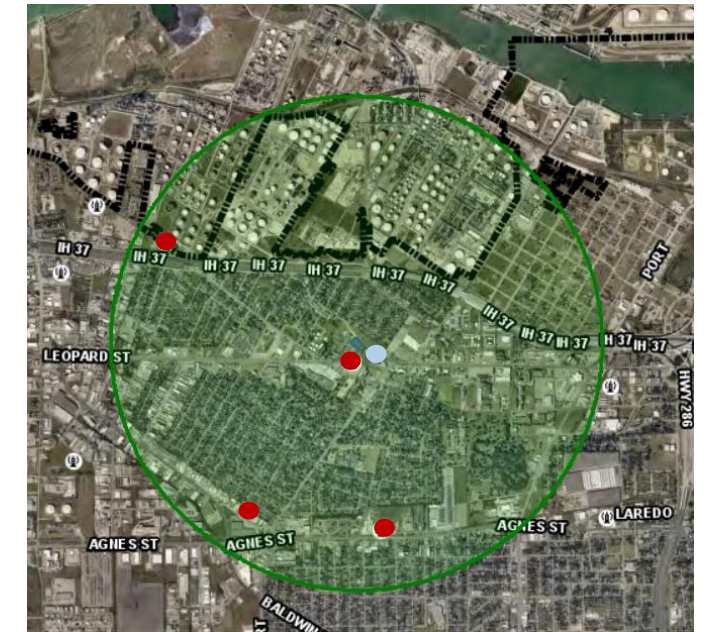
Cover & Existing Towers



Coverage Before*



Coverage After*



Surrounding (4) Towers within one mile

* Blue indicates uncovered areas while red indicates coverage by cell towers.

● = Existing Cell Towers
● = Proposed Cell Tower



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Analysis & Recommendation

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan; however, is inconsistent with the land use designation of commercial.
- The applicant's request is compatible with the existing zoning and conforming uses of nearby properties as a general necessity and a use with very limited on-site activities.
- The property to be rezoned is suitable for the use to be permitted by the special permit to be applied. Staff determined that the requested zoning map amendment will not have a negative impact upon the surrounding neighborhood.

**PLANNING COMMISSION AND STAFF RECOMMEND
APPROVAL OF THE SPECIAL PERMIT**

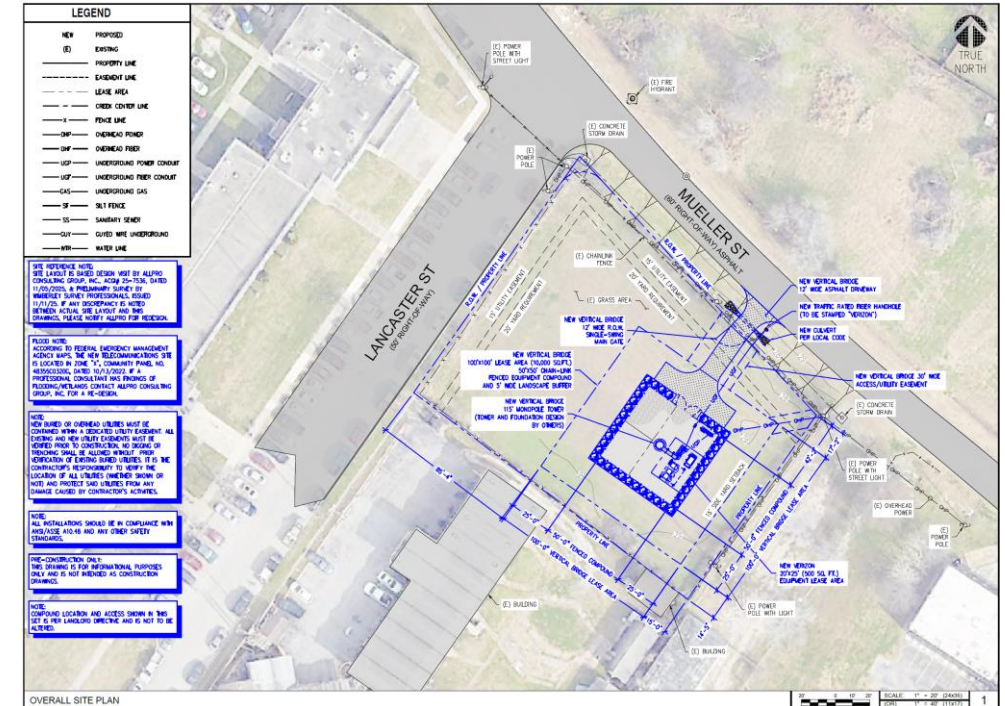


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Special Permit Conditions

The Special Permit will be subject to the following conditions:

- **Use:** The only use permitted under this Special Permit, other than those permitted by right in the “CN-1” Neighborhood Commercial District, is a wireless telecommunication facility of 115 feet in height. It shall be designed to meet the adopted wind load required.
- **Access:** Access and placement shall be as per the site plan.
- **Telecommunications Tower Standards:** The wireless communication tower is subject to all requirements of Section 5.5 of the Unified Development Code (UDC). These standards pertain to setbacks, screening, landscaping, signs, and lighting.
- **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
- **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (12) months of this ordinance, unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.



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Thank you!