

ZONING REPORT

Case ZN9194

APPLICANT & SUBJECT PROPERTY

District: 1

Owner: Miller Street Holdings, LLC

Applicant: The Towers, LLC – Vertical Bridge

Address: 3641 Mueller Street, located north of Leopard Street, east of Lancaster Drive, south of Mueller Street, and west of Oliver Court

Legal Description: Lot 1, Block 1, McWhorter Tract

Plat Status: The subject property is platted per MRNCT (Map Records of Nueces County, Texas) Volume 68 Page 942.

Acres of Subject Property: 0.23 acre (Area of Request – Tower and Facilities Site. Refer to Attachment A Metes and Bounds Description with Exhibit).

Pre-Submission Meeting: February 25, 2026

Code Violations: None.

ZONING REQUEST

From: “CN-1” Neighborhood Commercial District

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

Purpose of Request: To allow a Public and Civic Use – Utility, particularly a new 115-foot wireless telecommunication tower, to replace a deficient tower.

CORPUS CHRISTI COMPREHENSIVE PLAN

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), which was adopted in 2016.

LAND USE

ADP (Area Development Plan): According to Plan CC, the subject property is located within the Westside Area Development Plan (Adopted on January 10, 2023).

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District.

	Zoning District	Existing Land Use	Future Land Use
Site	“CN-1,” Neighborhood Commercial	Vacant	Commercial
North	“RS-6,” Single-Family; “RM-1,” Multifamily	Public/Semi-Public Use, Medium-Density Residential	Institutional, Medium-Density Residential

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

ROADWAY MASTER PLAN (RMP)

Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Planned Improvements
			NB	SB	EB	WB		
Mueller Street	6	Local	1	1	-	-	No Data Available	None
Landcaster Drive	6	Local	1	1	-	-	No Data Available	None

TRANSIT INTEGRATION

The Corpus Christi RTA provides service to the subject property via Routes 28 *Leopard/Omaha* and 27S *Leopard* with stops along the north and south sides of Leopard Street.

PUBLIC HEARINGS & NOTIFICATIONS

Planning Commission		June 10, 2026	
City Council 1 st Reading		July 21, 2026	
City Council 2 nd Reading		July 28, 2026	
14	Notices mailed to property owners within 200 feet of the subject property		
0	In Opposition	0	In Favor
0%	In Opposition	0	Individual Property Owners in Opposition

Background:

The subject property/area of request is 0.23 acres out of a platted and undeveloped lot in the Westside area of the city, at the corner of two local residential roads. The applicant is leasing a 100'x100' pad at least 42 feet from the property line on Mueller Street, and at least 85 feet from the property boundary on Landcaster Drive.

To the north properties are zoned "RS-6" Single-Family 6 District and "RM-1" Multifamily District with current land uses of Public/Semi-Public and Medium-Density Residential uses. To the south, properties are zoned "CN-1" Neighborhood Commercial District and "CG-2" General Commercial District. Some properties are vacant, while others have commercial land use. To the east, properties are zoned "RM-1" Multifamily District and "CG-2" General Commercial District with medium-density residential use, and vacant. To the west properties are zoned "CN-1" Neighborhood Commercial District and "RS-6" Single-Family 6 District with commercial and Public/Semi-Public land uses.

The applicant is requesting a change to a special permit to allow a 115-foot-high monopole tower with co-location, and support facilities within a 100-foot x 100-foot area to be leased.

The "CN-1" Neighborhood Commercial District permits office uses, multifamily dwellings, certain indoor recreation uses, retail sales and service uses, medical facility uses, overnight accommodation uses, and restaurant uses less than 5,000 square feet in gross floor area.

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

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

- Corpus Christi has state-of-the-art broadband and telecommunications services.
 - Support continued state-of-the-art high-speed Internet and telecommunications access to all City departments and services.
 - Support continued cooperation with telecommunications providers through franchise agreements to allow access to the City's public right-of-way to provide state-of-the-art services to residents and businesses.
- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - 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.

Westside ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:

The proposed rezoning is consistent with the Westside ADP; however, it is inconsistent with the future land use designation of commercial.

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 rezoning is consistent with the City of Corpus Christi Comprehensive Plan; however, is consistent with the land use designation of commercial.
 - While the proposed amendment deviates from the designated future land use, the development addresses infrastructural needs.
- 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, and additionally:
 - The sleek, space-efficient monopole tower with co-location will have limited visual impact on the surrounding area, and the proposed infrastructure, generally expected be part of the landscape, is deemed a necessity, and will augment critical infrastructure.
 - To accommodate the growing demand for telecommunication services, the Unified Development Code regulates the development of telecommunication towers and facilities in a manner that addresses location needs while also balancing compatibility factors such as aesthetics, distractions, and public safety. Telecommunication towers have the ability of polluting the landscape if not properly regulated; which can result in adverse impacts on the overall aesthetic and character of a neighborhood; to become distractions to motorists; and causing damage if designed or sited poorly. The proposed tower adheres to those standards.
- 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 Recommendation (June 10, 2026):

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 "CN-1" Neighborhood Commercial District to the "CN-1/SP" Neighborhood Commercial District with a Special Permit subject to the following conditions:

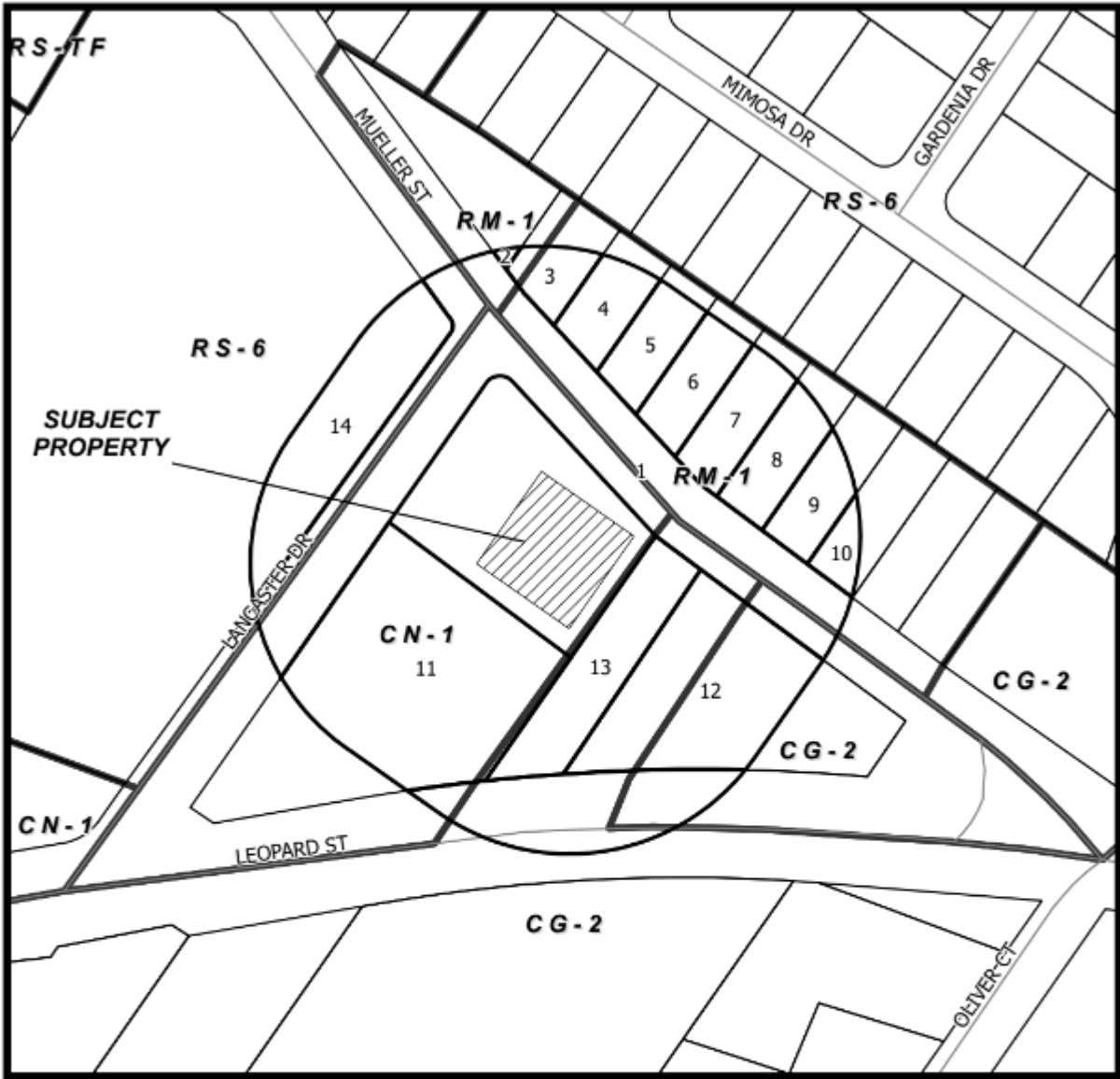
1. **Use:** The only use permitted under this Special Permit, other than those permitted by right in the "CN-1" Neighborhood Commercial District, is a wireless telecommunication facility not to exceed 115 feet in height. It shall be designed to meet the adopted wind load required.
2. **Access:** Access and placement shall be as per the site plan.
3. **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.
4. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
5. **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.

Attachment(s):

(A) Existing Zoning and Notice Area Map

- (B) Site Plan
- (C) Surrounding Properties Ownership Notification List
- (D) Coverage Necessity Map

(A) Existing Zoning and Notice Area Map



CASE: ZN9194

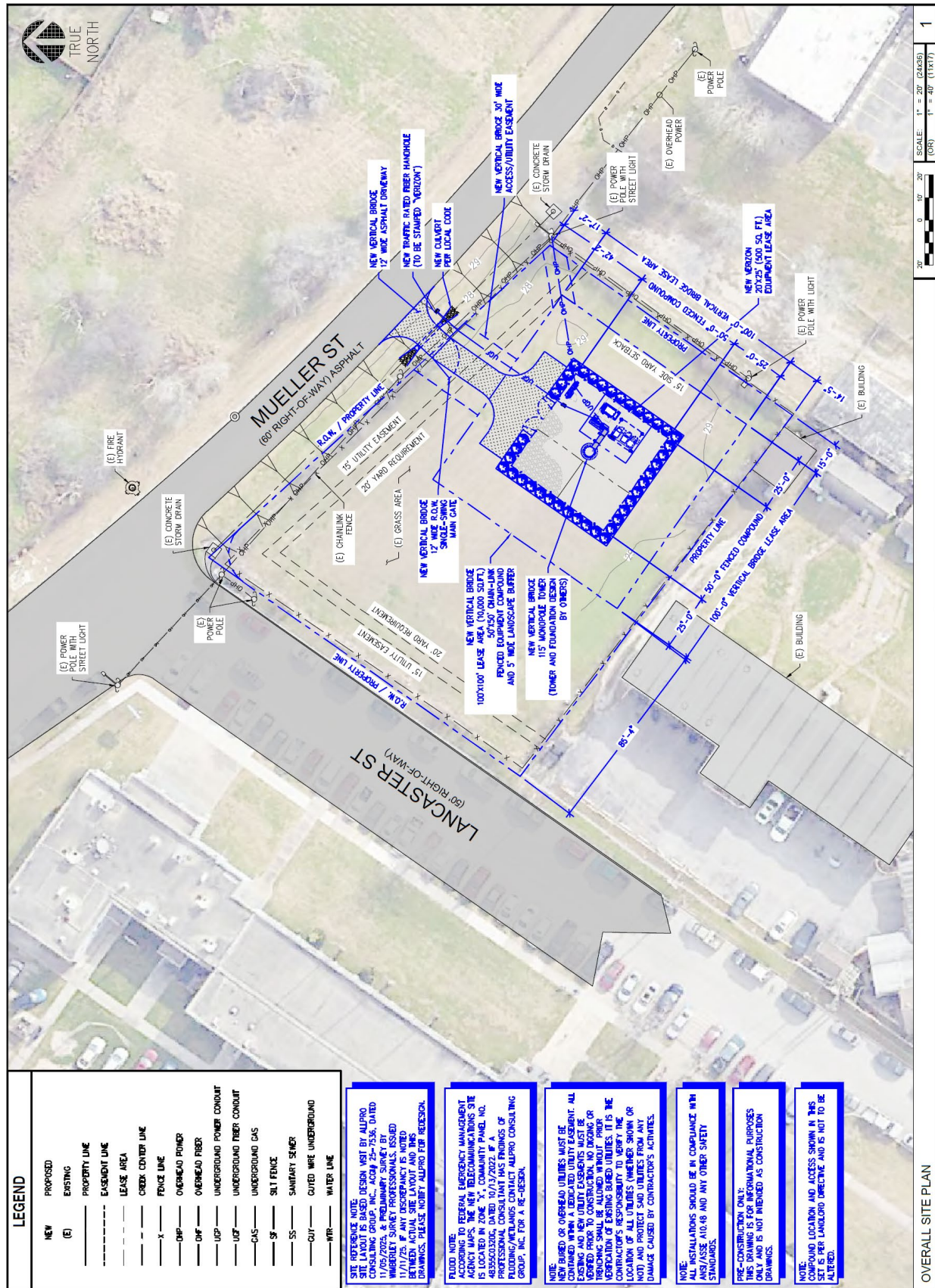
Zoning and notice Area

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-TM 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	

 Subject Property with 200' buffer
 Owners in favor
 Owners in opposition
14 Owners within 200' listed in ownership table



(B) Site Plan



(C) Surrounding Properties Ownership Notification List

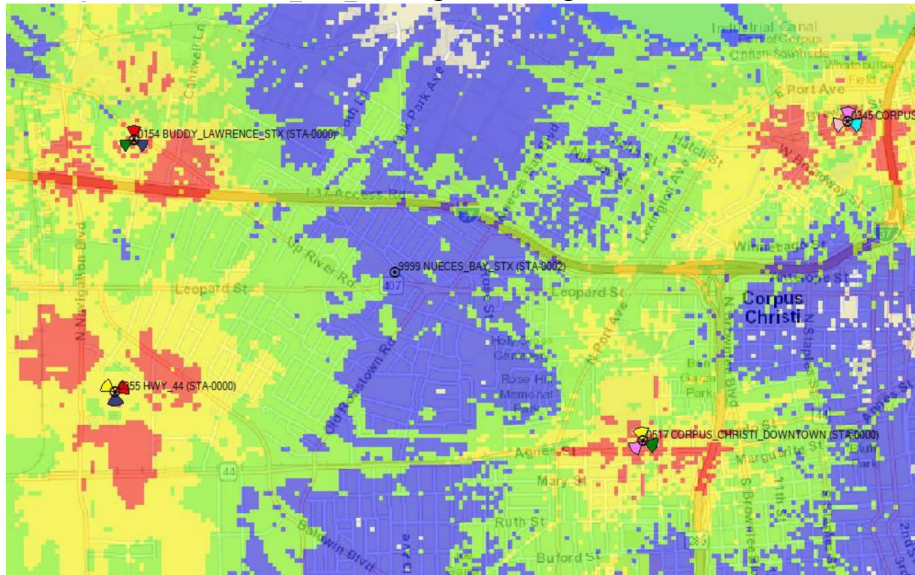
FID	TAXID	NAME	ADDRESS	CITY	STATE	ZIP	IL DESCRIP	CASE	AREA	RCENT AREA
1	Renee Cou ROW	2525 Hygeia Street	Corpus Chi TX	78415	ZN9194	60791.64	32.7676			
2	216400071	THANKSGI 3701 Ayers St	Corpus Chi TX	78415-461	DRISCOLL ZN9194	228.7411	0.123295			
3	216400071	THANKSGI 3701 Ayers St	Corpus Chi TX	78415-461	DRISCOLL ZN9194	3377.86	1.820717			
4	216400071	THANKSGI 3701 Ayers St	Corpus Chi TX	78415-461	DRISCOLL ZN9194	4881.78	2.631353			
5	216400071	THANKSGI 3701 Ayers St	Corpus Chi TX	78415-461	DRISCOLL ZN9194	5256.863	2.833528			
6	216400071	THANKSGI 3701 Ayers St	Corpus Chi TX	78415-461	DRISCOLL ZN9194	5802.215	3.127481			
7	216400071	THANKSGI 3701 Ayers St	Corpus Chi TX	78415-461	DRISCOLL ZN9194	6282.692	3.386465			
8	216400071	THANKSGI 3701 Ayers St	Corpus Chi TX	78415-461	DRISCOLL ZN9194	5937.695	3.200507			
9	216400071	THANKSGI 3701 Ayers St	Corpus Chi TX	78415-461	DRISCOLL ZN9194	4737.956	2.553829			
10	216400071	THANKSGI 3701 Ayers St	Corpus Chi TX	78415-461	DRISCOLL ZN9194	2192.874	1.181992			
11	499500001	VAISHNO \ 1023 DULLES AVE	STAFFORD TX	77477	MCWHOR ZN9194	34913.36	18.81882			
12	499500001	PAWN TX \ 1600 W 7th St	Fort Worth TX	76102-250	MCWHOR ZN9194	22263.66	12.00045			
13	499500001	PALMA AN 1801 BATTISTA ST	EDINBURG TX	78542-142	MCWHOR ZN9194	12463.49	6.718006			
14	593900001	CHURCH U 7451 Bay Area Dr	Corpus Chi TX	78415-569	OAK PARK ZN9194	16392.79	8.835958			
						185523.6	100			

1-mile radius of schools

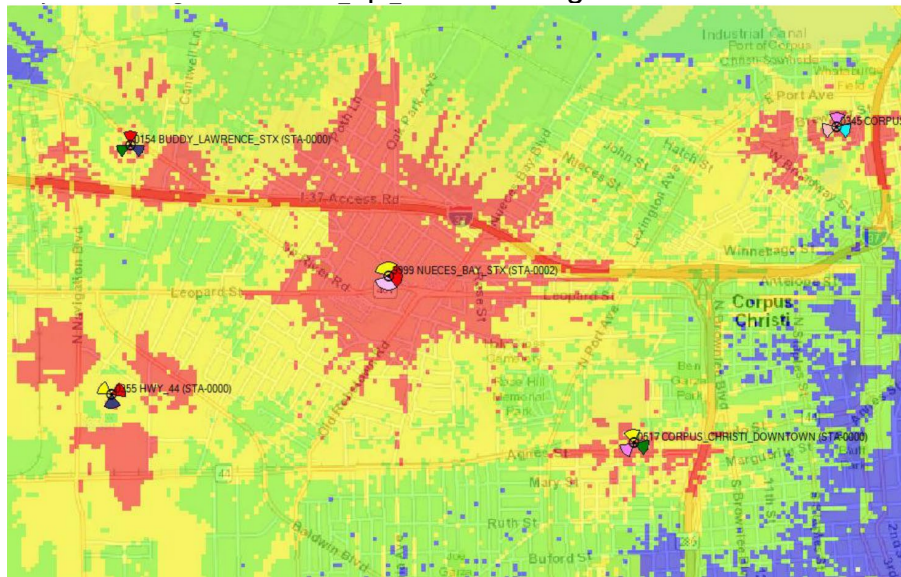
ES28	CURRENT \ OAK PARK 3801 LEOPARD ST.	CORPUS CITX	78408
HS5	CURRENT \ ROY MILLE 1 BATTLIN BUC BLVD.	CORPUS CITX	78408
MS6	CURRENT \ ROBERT DI 3501 KENWOOD DR.	CORPUS CITX	78408

(D) Coverage Necessity Map

Existing Coverage



Proposed Coverage



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