

ZONING REPORT

CASE ZN9180

APPLICANT & SUBJECT PROPERTY

District: 2
Owner: Zeba, LLC.
Applicant: Roberto Cardenas
Address: 4626 Weber Road, located along the east side of Weber Road, south of Gollihar Road and Barnes Street, north of Bradford Drive, and west of Dody Street.
Legal Description: 12.77 acres, Edwin E Connor Tract
Plat Status: The subject property is platted per MRNCT (Map Records of Nueces County, Texas) Volume 37, Page 89.
Acreege of Subject Property: 12.77 acres
Pre-Submission Meeting: February 11, 2026
Code Violations: Resolved TCEQ violation for registration of structure over closed landfill.

ZONING REQUEST

From: "ON" Neighborhood Office District and "RS-6/SP" Single-Family 6 District with a Special Permit
To: "ON/SP" Neighborhood Office District with a Special Permit
Purpose of Request: To allow self-service storage (including boat and RV storage), managing offices, and caretaker's quarters usage.

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 Bayside Area Development Plan (Adopted on December 10, 2024).

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): None.

	Zoning District	Existing Land Use	Future Land Use
Site	"ON" Neighborhood Office, "RS-6" Single-Family 6	Public/Semi-Public	Government
North	"RS-6" Single-Family 6	Low-Density Residential	Medium-Density Residential
South	"RS-6/SP" Single-Family 6 with a Special Permit, "RS-6" Single-Family 6		
East	"RS-6" Single-Family 6		
West			

ROADWAY MASTER PLAN (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Weber Road	9	(A1) Minor Arterial with Center Lane	2	2	-	-	No Data Provided	No Improvements Planned
BICYCLE MOBILITY PLAN								
The subject property is approximately 675 feet away from a proposed One-Way Cycle track along the east and west of Gollihar Road, 1,570 feet away from a proposed One-Way Cycle track along the east and west of McArdle, and 2,750 feet away from a proposed Bike Boulevard along the north and south of Marie Street.								
TRANSIT INTEGRATION								
The Corpus Christi RTA provides service to the subject property via Route(s) 32 <i>Southside - outbound</i> with stops								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission					April 01, 2026			
City Council 1 st Reading					May 12, 2026			
City Council 2 nd Reading					May 19, 2026			
114	Notices mailed to property owners within 200 feet of the subject property							
2	In Opposition			0	In Favor			
1.94%	In Opposition			2	Individual Property Owners in Opposition			

Background:

The subject property is a 12.77-acre tract, legally described as Edwin E. Connor Tract, within the bayside area of the city. It is located along the east side of Weber Road, a minor arterial road, south of Gollihar Road, and north of McArdle Road.

The property is bounded to the north by the Weber Place subdivision, zoned “RS-6” Single-Family 6 District, the “RS-6” Single-Family 6 District zoned Parkdale Village Unit 4 subdivision to the east, and the “RS-6” Single-Family 6 District zoned subdivision Nanjean Park Unit 2 to the south. West of the site, and Weber Road, is also the “RS-6” Single-Family 6 zoned Willson Terrace subdivision. The surrounding uses are medium-density residential.

Currently, on site there are three abandoned structures, with the principal structure measured to be approximately 85,000 square feet, the accessory building east of the primary structure at about 7,200 square feet, and another detached and smaller accessory structure at about 2,000 square feet. Nueces County Map Records show 9.22 acres the site as a sanitary landfill to the east; which covers over 2/3 of the site.

The TCEQ (Texas Commission on Environmental Quality) has described this closed landfill as a borrow pit and landfill where household, construction, and tires, waste may have been deposited from the 1940s to 1961. The commission on environmental quality has also noted that it is unlikely hazardous waste was accepted at that location at the time. The principal and accessory structures encroach onto the sanitary landfill; hence the property being registered with TCEQ for having structures over a closed municipal solid waste landfill.

The structures appear to have been built between 1979 and 1985. Through annexation within the corporate limits of the City of Copus Christi in 1954, the property was accepted as-is, a landfill already, under the default zoning of “RS-6” Single-Family 6 District, which would have allowed the use by right. In 1980, the owner of the property petitioned the City of Corpus Christi for a special permit to allow offices, medical, and health facilities, which was granted at the exception that the east portion of the lot (the landfill area) remain undeveloped, and continuously maintained as a drained and grassed parked area. The third portion of the property along Weber Road was rezoned in 2017 from the “RS-6” Single-Family 6 District to the “ON” Neighborhood Office District with the hope of redeveloping the property with a multi-family use to capture the housing needs that would have accompanied the construction of the New Harbor Bridge per the applicant at the time. That amendment request was granted, however utilities have not been active since 2018, nor was the property ever developed for that use.

In addition to being registered with Texas Environmental Commission on Quality for a structure that is built over a closed municipal solid waste landfill, the developer may be required to obtain authorization before proceeding with any disturbance or development. The consistent use over the years have been of Public and Civic Use – Medical Facility, as categorized by the Unified Development Code. There are records from TCEQ of underground fuel storage tanks being installed; however, to date, they have all been removed.

The applicant is requesting a change of zoning to develop the property with self-service storage use. Per the applicant, the existing medical office building at the front of the property will be renovated to provide conditioned storage spaces with an office space and a caretaker’s quarter. The accessory structures at the rear appear to be slated for demolition. At the rear of the property, setback 50 feet from the side and rear property lines, there will be canopies for boat and recreational vehicle storage over the closed landfill.

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

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

- Reinvestment in existing communities’ conserves resources and sensitive environments.
 - Encourage the preservation and adaptive reuse of existing structures to reduce construction waste and conserve energy and materials.
- 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.

Bayside ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:
The proposed rezoning consistent with the Bayside ADP; however, is inconsistent with the future land use designation of medium-density residential.

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 generally consistent with the City of Corpus Christi Comprehensive Plan; however, it is inconsistent with the future land use designation of Medium-Density Residential.
 - While inconsistent with the future land use designation of Medium-Density Residential, the true intent of the future land use map is to guide long-term development patterns. It also recognizes that unique site conditions and environmental constraints may warrant deviations. Repurposing this existing building for indoor, conditioned self-storage, secure a positive redevelopment outcome, and prevents this long-abandoned structure from remaining a visual nuisance to the surrounding neighborhood.
- The base zoning to be applied by the proposed amendment, if approved, is compatible with the present zoning. It is the less intense districts of all the commercial districts and may be appropriate adjacent to residential uses. It allows very limited commercial uses that generate relatively low traffic. Additional development standards apply for non-residential developments.
 - The applicant has proposed a significant 50-foot setback from the side and rear property lines for the outdoor storage canopies for spatial and visual buffering to help preserve the character of the neighborhood.
- Given the history of the property, in determining the most appropriate recommendation, staff considered the significant public perception, the stigma of legacy landfill, possible contamination, which likely would render residential development undesirable and market infeasible, therefore find that this may be a well-suited development for the site, under the strict operational oversight provided by the special permit.
 - To accommodate the propose adaptive reuse without adverse impacts unto the surrounding neighborhood, staff drafted specific conditions for the proposed development. This ensures the site will not evolve into a more disruptive commercial enterprise in the future.

Permitting Process:

During the permitting process, zoning reviews are conducted to ensure that development compatibility is achieved; through the prescription of Unified Development Code required buffer yard width and points (UDC §7.9.5, 7.9.6), increased setbacks due to height (UDC §4.2.8.D), limitations on hours of operations with certain site features (UDC §7.2.7.B.1.a), and visual barriers such as landscaping (UDC §7.3.10) and walls to buffer noise generators (UDC §7.9.8.B). For this development, this is addressed through the special permit conditions.

Staff Recommendation:

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, staff recommends approval of the change of zoning from the “ON” Neighborhood Office District and “RS-6/SP” Single-Family 6 District with a Special Permit to the “ON/SP” Neighborhood Office District with a Special Permit.

The “ON” Neighborhood Office District permits office uses, apartments, commercial parking, overnight accommodation uses (except for a bed and breakfast home), educational facilities, government facilities (except for detention facilities), medical facilities, places of worship, and community service uses. Self-service storage is not a permitted use, and is reserved with limitation to the Resort Commercial, General Commercial, Intensive Commercial, Central Business, and Business Park districts. The special permit provides a means for developing certain uses in a manner in which the use will be compatible with adjacent property and consistent with the character of the neighborhood, without effect on the permitted uses or the waiving of the regulation of the underlying zoning district. The special permit will be subject to the following conditions:

- 1. USE:** The only use authorized by this Special Permit other than uses permitted in the base zoning district is a self-service storage use, including boat and RV storage, as established by the site plan, subject to the limitations established by Section 5.2.14 Self-Service Storage, including Boat and RV Storage of the Unified Development Code. Cleaning or maintenance of marine or recreational vehicles is strictly prohibited.
- 2. DEVELOPMENT STANDARDS:** The development of the site shall be in substantial conformance with the submitted site plan, attached as Exhibit (B) Site Plan. The special conditions herein, for parking, landscaping, dumpster location, buffer yard, lighting, signage, and hours of operation shall govern.
- 3. PARKING:** Parking, including loading, and stacking, shall adhere to Section 7.2 Off-Street Parking, Loading, and Stack of the Unified Development Code.
- 4. LANDSCAPING:** Landscaping and screening, shall adhere to Section 7.3 Landscaping Of the Unified Development Code.
- 5. DUMPSTER:** Refuse containers must be provided in a place accessible to collection vehicles and must be screened from street rights-of-way and views from adjacent residential properties. Screening must be composed of solid or opaque material that matches or compliments the building material. Refer to Section 7.10.2 Refuse and 7.10.3 Dumpsters of the Unified Development Code.
- 6. BUFFER YARD:** A type B buffer yard consisting of at least 5 feet and 10 points shall be installed, maintained, and remain in place along the property boundaries abutting residential districts.
- 7. LIGHTING:** All lighting fixtures used in the parking area and around the building shall be of the directional type and shall be installed in such a manner as to shield the adjacent residences from any directing light source and in no case shall they be greater than 15 feet above the average elevation of the site.
- 8. SIGNAGE:** One freestanding sign shall be allowed. The freestanding sign must be a monument sign, which shall not exceed 8 feet in height and 32 square feet in area. Wall signs shall have an allowable total sign area as provided in the Unified Development Code Section 7.5.

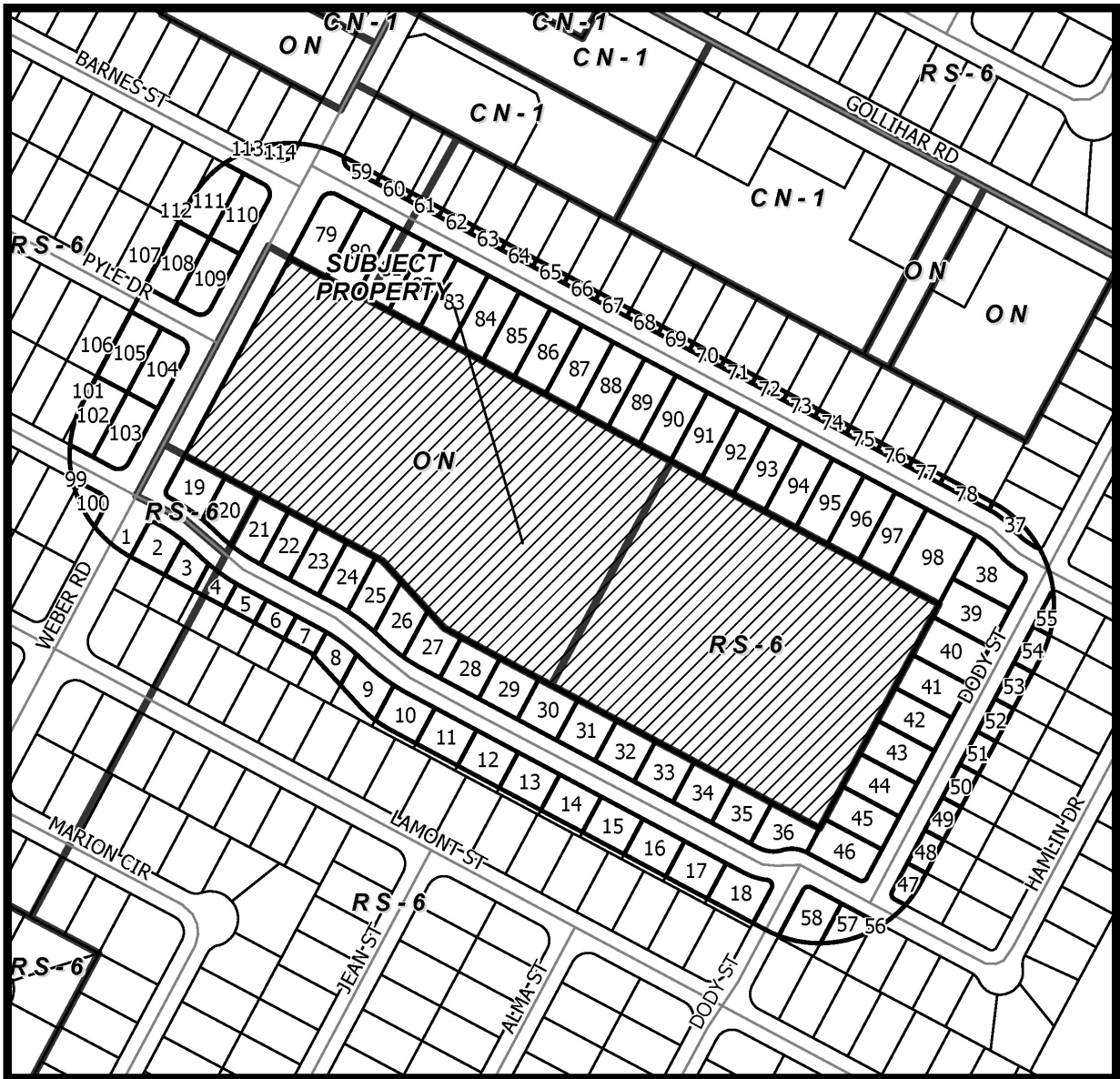
9. HOURS OF OPERATION: The hours of operation shall be limited from 08:00 AM to 08:00 PM. Customer access to the facility shall be prohibited after 08:00 PM.

10. TIME LIMIT: Per the UDC, this Special Permit shall be deemed to have expired within 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) Returned Notices

(A) Existing Zoning and Notice Area Map



CASE: ZN9180

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	

Subject Property with 200' buffer

Owners in favor

114 Owners within 200' listed in ownership table

Owners in opposition



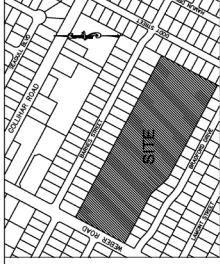
(B) Site Plan

SITE PLAN 4626 WEBER ROAD

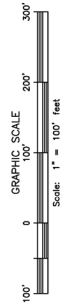
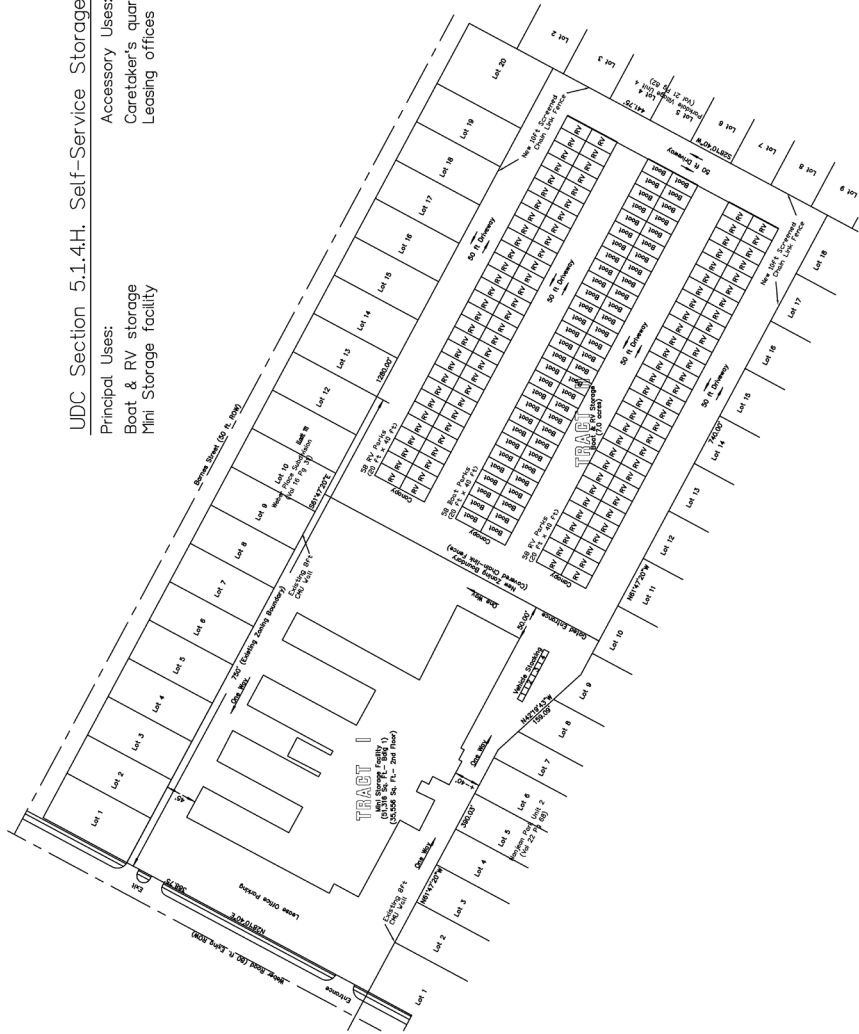
THE EDWIN E. CONNER TRACT, A SUBDIVISION OF THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 40, PAGE 95, MAP RECORDS OF NUECES COUNTY, TEXAS.

- TRACT I ON Office District to CG-2 General Commercial District
- TRACT II RS-6 Single-family Residential District to CG-2 General Commercial District

UDC Section 5.1.4.H. Self-Service Storage
 Principal Uses:
 Boat & RV storage
 Mini Storage facility
 Accessory Uses:
 Caretaker's quarters
 Leasing offices

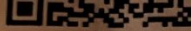


LOCATION MAP NOT TO SCALE



Mark J. Ormrod, Inc.
 Corpus Christi, TX 78401
 361.225.1111
 MARCH 24, 2028

(C) Returned Notices



Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning. For more information, please call (361) 826-3240.

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the City Secretary's Office at least 48 hours in advance at 361-826-3105.

Si usted desea dirigirse al Consejo de Ajuste y su inglés es limitado, habrá un interprete en la junta para ayudarle. Para más información, favor de llamar al Departamento de Servicios de Desarrollo (361) 826-3240.

NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

7 Tex. Admin. Code §211.006(d), Corpus Christi Unified Dev. Code §3.3.4

To be on the record, this form must be filled out, signed by the current property owner(s), and returned in its entirety via mail to the return address on this notice or to the email address below.

Property Owner(s) Name: Richard Vasquez Jr
Address: 4121 Barnes Street Phone No.: 361-445-1062

() In Favor (X) In Opposition

Reason:

[Signature]
Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone: 361-826-3240
INFOR Case No. ZN9180
Property Owner ID: 94