



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

ZONING CASE ZN9336 Texas
Tyler 31, LLC

PLANNING COMMISSION, JULY 22, 2026

Texas Tyler 31, LLC DISTRICT 3



Rezoning a property at or near
6316 Old Brownsville Road

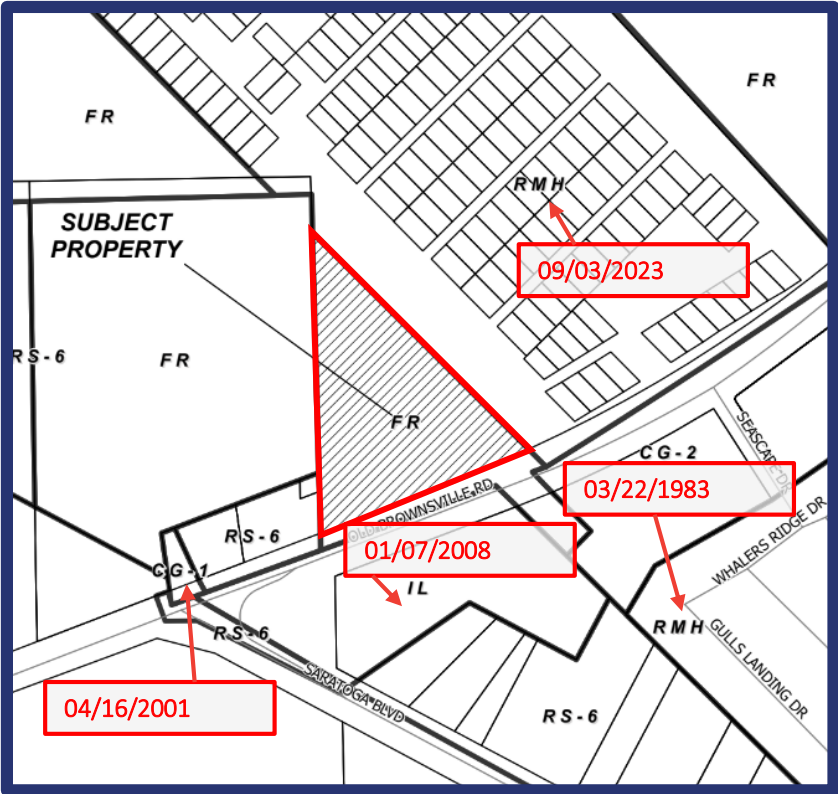
From the “FR” Farm Rural District

To the “CG-2” General Commercial District



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Zoning and Land Use



Proposed Use:

To allow a commercial development; particularly self-service storage.

Area Development Plan:

Port-Airport-Violet Area Development Plan, (Adopted on September 22, 1992, Amended on February 28, 1995)

Designated Future Land Use:

Light Industrial

Existing Zoning District:

"FR" Farm Rural District

	Existing Land Use	Zoning District
Site	Vacant	"FR" Farm Rural
North		"R-MH" Manufactured Home
South	Commercial, Low-Density Residential, Vacant	"IL" Light Industrial
East	Vacant, Residential Estate	"CG-2" General Commercial, "R-MH" Manufactured Home
West	Commercial, Vacant	"FR" Farm Rural, "RS-6" Single-Family

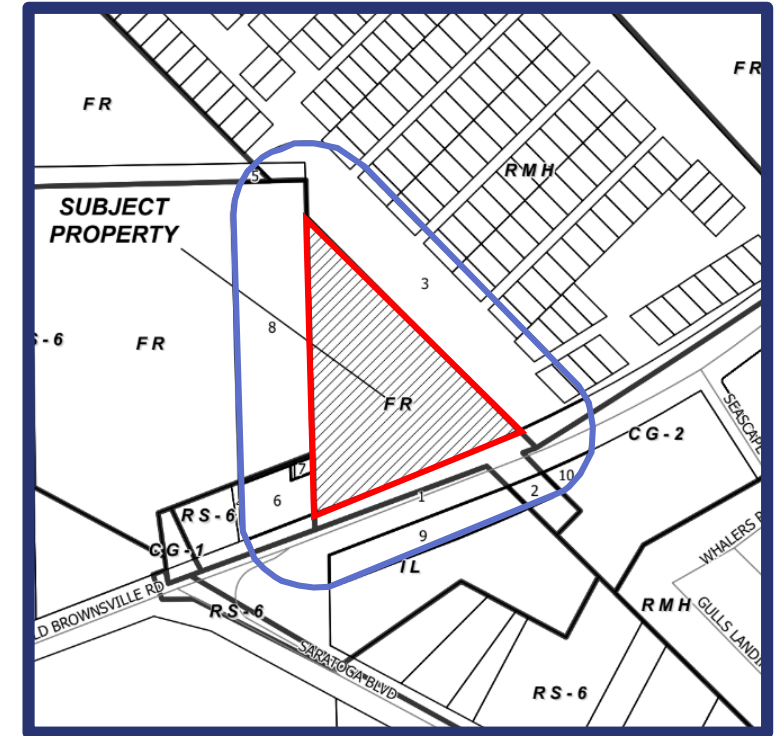


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Public Notification

10 Notices mailed inside the 200' buffer
0 Notices mailed outside the 200' buffer

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



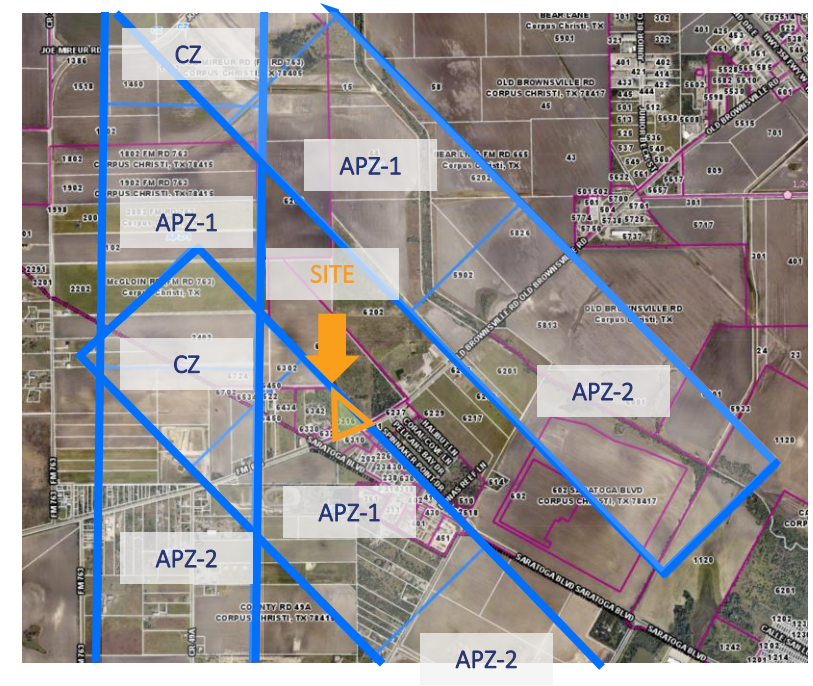
*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.



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Analysis & Recommendation

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan;
 - Although inconsistent with the future land use map, the limits imposed by the MCAOD (Military Compatibility Overlay District) will maintain the desired land use character for the area.
- The request is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area
 - Although some residential uses exist within the safety subzone, zoning reviews during permitting ensure compatibility through required buffer yards, increased setbacks for taller structure, and more.
 - The parcel is located along an arterial road, and the self-service storage use generates extremely low peak our traffic due to the infrequent tenant visits.



STAFF RECOMMENDS APPROVAL TO THE
“CG-2” GENERAL COMMERCIAL DISTRICT





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Thank you!