



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

ZONING CASE ZN9180 Zeba LLC

PLANNING COMMISSION, April 1, 2026

Zeba LLC DISTRICT 2

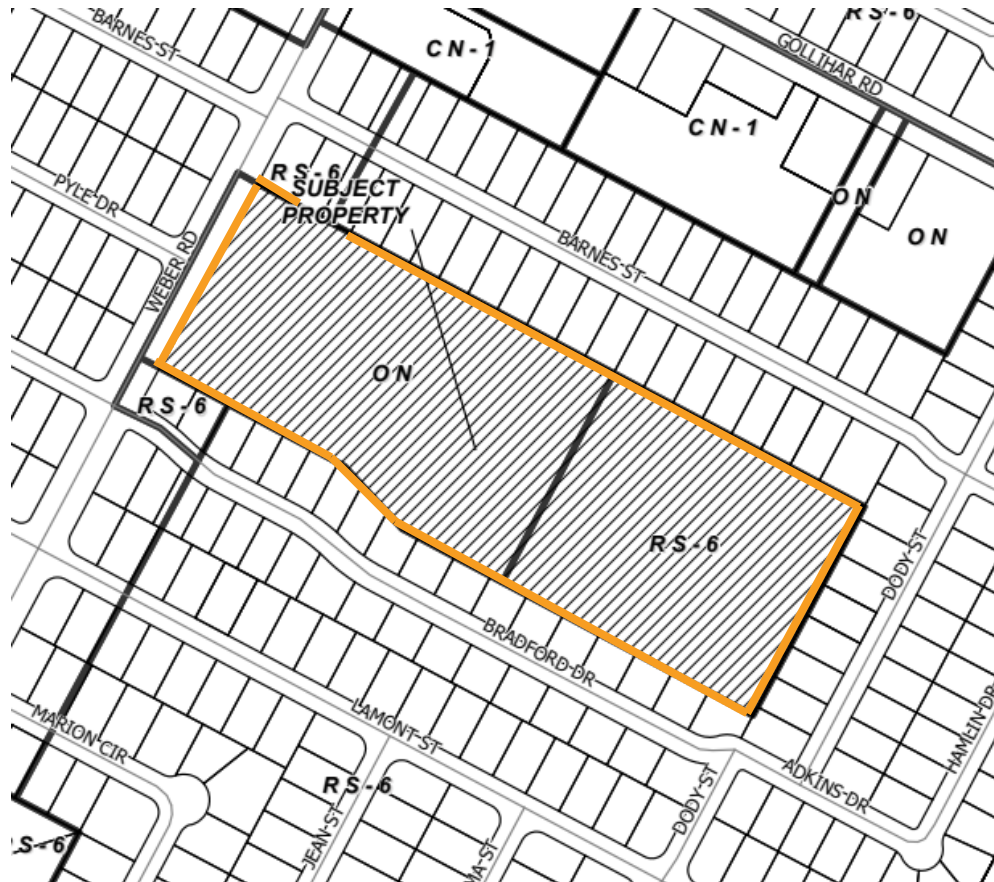


Rezoning a property at or near
4626 Weber Road
From the “ON” & “RS-6/SP”
To the “ON/SP”



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Zoning and Land Use



Proposed Use:

To allow self-storage (incl. storage for boat and RV), office space, and a caretaker’s quarter.

Area Development Plan:

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

Designated Future Land Use:

Government

Existing Zoning District:

“ON” Neighborhood Office District and “RS-6/SP” Single Family District with a Special Permit

	Existing Land Use	Zoning District
Site	Public/Semi-Public	ON and RS-6/SP
North	Low-Density Residential	RS-6
South		RS-6 and RS-6/SP
East		RS-6
West		



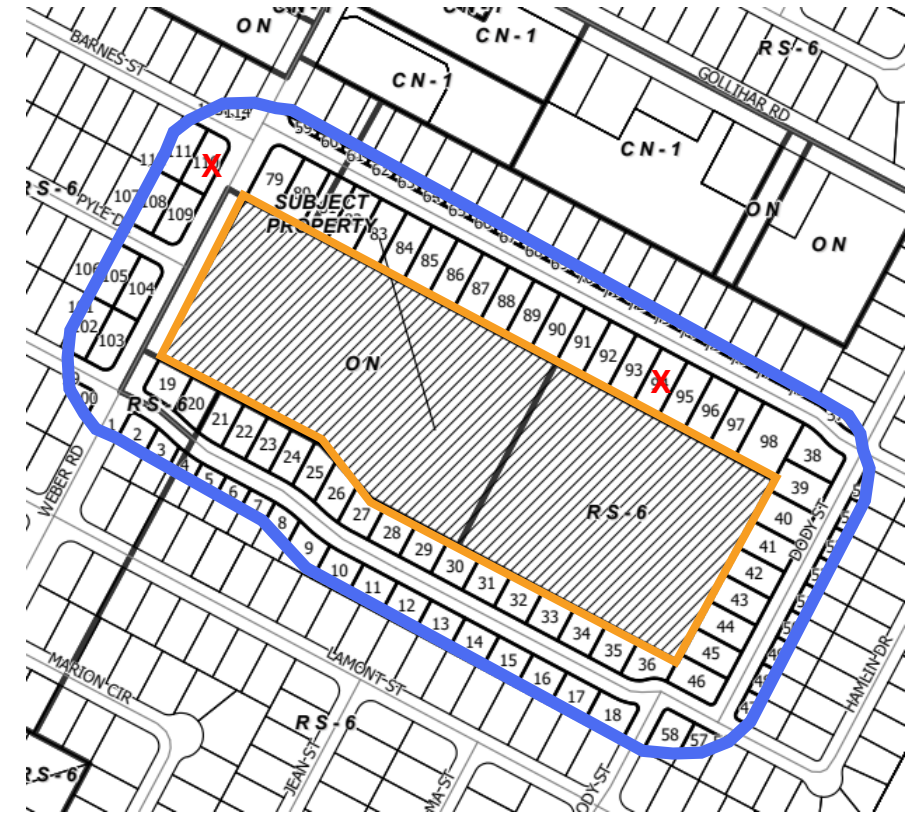
Public Notification

114 Notices mailed inside the 200' buffer
8 Notices mailed outside the 200' buffer

 Notification Area

 Opposed: 2 (1.94%)
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.



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Analysis & Recommendation

- 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.
- 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.
- 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 oversight provided by the special permit.

STAFF RECOMMENDS APPROVAL TO THE “ON/SP” NEIGHBORHOOD OFFICE WITH A SPECIAL PERMIT



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Special Permit 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.

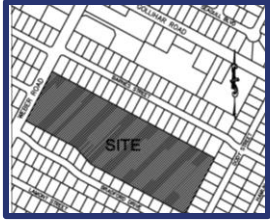
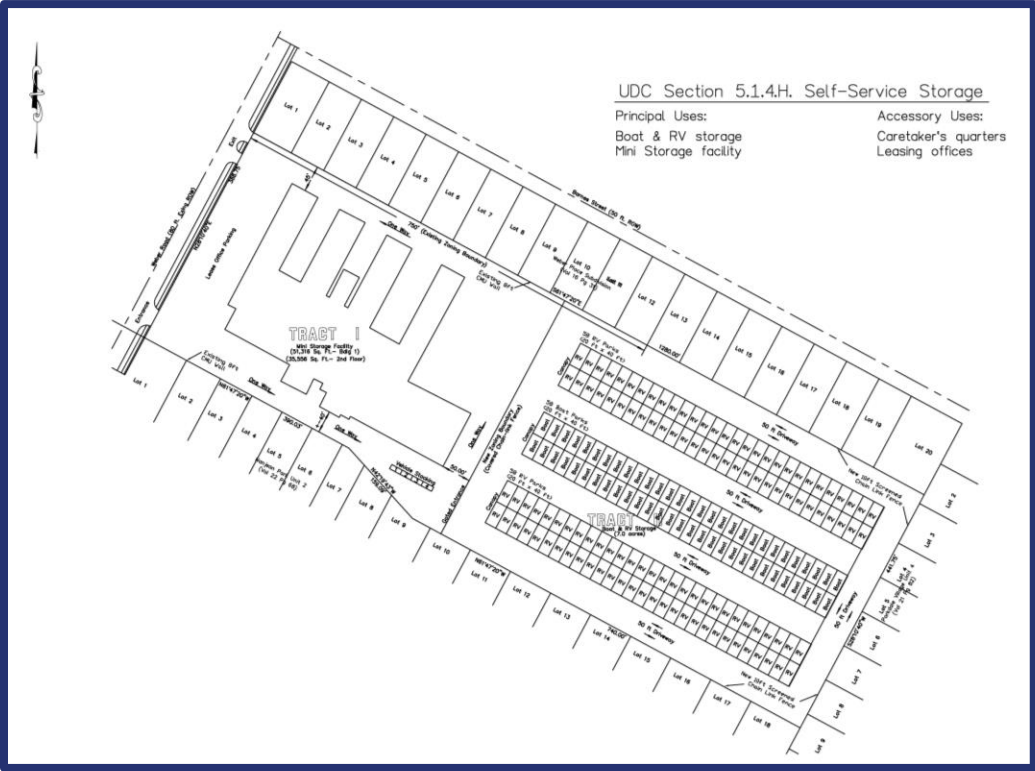
8. SIGNAGE: One freestanding sign shall be allowed. The freestanding sign must be a monument sign, which shall not exceed 8 feet in height and 32 square feet in area. Wall signs shall have an allowable total sign area as provided in Unified Development Code Section 7.5..

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.



Site Plan





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Thank you!