

ZONING REPORT

CASE ZN9336

APPLICANT & SUBJECT PROPERTY

District: 3

Owner: Texas Tyler 31, LLC

Applicant: Texas Tyler 31, LLC

Address: 6316 Old Brownsville Road, located along the north side of Old Brownsville Road (FM 665, outside City limits), east of Saratoga Boulevard, south of the Corpus Christi International Airport and Bear Lane, and west of State Highway 358 (South Padre Island Drive).

Legal Description: 5.11 Acres out of Tracts 3 & 4 of the Kelly Margaret Land.

Plat Status: The subject property is not platted.

Acreage of Subject Property: 5.10 acres. Refer to Attachment A.

Pre-Submission Meeting: June 18, 2026

Code Violations: None.

ZONING REQUEST

From: "FR" Farm Rural District

To: "CG-2" General Commercial District

Purpose of Request: To allow for a commercial use; particularly a self-service storage use.

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

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is within a safety subzone of the Corpus Christi International Airport.

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

West	“FR” Farm Rural, “RS-6” Single-Family	Commercial, Vacant				Commercial, Light Industrial		
UTILITY MASTER PLANS								
Service		Existing Conditions					Master Plan Improvements	
Water		A 16” Ductile Iron transmission water line exists along the south edge of property, and a 6” Cast Iron distribution line along the north side of Old Brownsville Road. Both active and public.					No improvements planned.	
Wastewater		A 4” PVC wastewater force main (active and public) exists along the south side of Old Brownsville Road.						
Stormwater		Surface infrastructure exists along both sides of Old Brownsville Road.						
Gas		A 6” and 16” Coated Steel grid main exist along north side of Old Brownsville Road, and a 2-inch WS (active) grid main along the south side of Old Brownsville Road.					Not applicable.	
ROADWAY MASTER PLAN (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Old Brownsville Road (FM 665 outside city limits)	5	“A3” Primary Arterial	-	-	1	1	4,676 ADT at Saratoga Boulevard and Old Brownsville Road	ROW Widening Project
TRANSIT INTEGRATION								
The Corpus Christi RTA does not provide a service to the subject property.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission			July 22, 2026					
City Council 1 st Reading			September 01, 2026					
City Council 2 nd Reading			September 08, 2026					
10	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 is an undeveloped 5.11-acre tract located within the Port/Airport/Violet Area Development Plan boundaries. It lies on the north side of Old Brownsville Road, an “A3” class arterial, east of Saratoga Boulevard (a similarly classified arterial), south of the Corpus Christi International Airport and Bear Lane, and west of State Highway 358 (South Padre Island Drive). The property was included in a large City-initiated annexation and has never been platted or developed.

Due to its proximity to the airport, the property is located within the safety subzone of the Air Installations Compatible Use Zones (AICUZ). The airport is utilized by NAS-CC (Naval Air Station – Corpus Christi) for certain trainings.

To the north, a large vacant tract is zoned “R-MH” Manufactured Home District. The property to the south is zoned “IL” Light Industrial District, consisting of vacant land, commercial uses, and medium-density residential development. Properties to the east are zoned “R-MH” Manufactured Home District and “CG-2” General Commercial District, and include vacant land and residential estate uses. To the west, properties zoned “FR” Farm Rural District and “RS-6” Single-Family 6 District are occupied by a mix of vacant land and commercial uses.

The applicant is requesting a change of zoning to allow development of a self-service storage facility containing approximately 100,000 square feet of gross floor area. The lot measures 222,504 square feet in area (5.11 acres).

The “CG-2” General Commercial District permits restaurants, apartments, townhouses, overnight accommodations, educational and medical facilities, commercial parking, offices, retail sales and services, vehicle sales and services, and water-oriented uses. All permitted uses are subject to the compatibility guidelines of the Navy’s Joint Land Use Study (JLUS), which emphasizes protection of military operations and public safety.

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

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

- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - Encourage the protection and enhancement of residential neighborhoods.
 - 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.

Port-Airport-Violet ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:

The proposed rezoning is consistent with the Port-Airport-Violet ADP; however, it is inconsistent with the FLUM designation of Light Industrial.

- Although the applicant’s request does not align with the Light Industrial future land use designation, this inconsistency does not preclude approval. The proposal is consistent with the NAS-CC Joint Land Use Study, which prioritizes minimizing incompatible land

activities around the airport and supersedes the permitted uses within the base zoning district.

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, it is inconsistent with the future land use designation of Light Industrial.
 - Although inconsistent with the future land use designation of Light Industrial, 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; therefore, will not have any adverse impacts on the surrounding neighborhood.
 - The FAR (Floor Area Ratio) set by the MCAOD overlay is 1.0 for development, and it exceeds that proposed by the developer.
 - Although some residential uses exist within the safety subzone, zoning reviews during permitting ensure compatibility through required buffer yards (UDC §7.9.5, 7.9.6), increased setbacks for taller structures (UDC §4.2.8.D), limits on hours for certain site features (UDC §7.2.7.B.1.a), and visual or noise-reducing barriers such as landscaping and walls (UDC §7.3.10, UDC §7.9.8.B). New residential developments are subject to limitations.
 - The parcel is located along an arterial road as recommended by City guiding documents; however self-service storage use generates extremely low peak our traffic due to the infrequent tenant visits.
- The property to be rezoned is suitable for the use to be permitted by the special permit that would be applied by the proposed amendment.

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 "FR" Farm Rural District to the "CG-2" General Commercial District.

Attachments:

- (A) Metes & Bounds Description
- (B) Subject Zoning and Notice Map
- (C) Aerial Map
- (D) Surrounding Properties Notification Roster

(A) Metes & Bounds Description

STATE OF TEXAS
COUNTY OF NUECES

EXHIBIT A

Field notes of a 5.108 acre tract, for rezoning purpose only, being out of a 95.361 acre tract described in a deed recorded in Document No. 2022054513, Official Records Nueces County, Texas. Said 95.361 acre tract being out of Tracts 3 & 4 of the "Margaret Kelly Land" as shown on the plat recorded in Volume 8, Page 40, Map Records Nueces County, Texas. Said 5.108 acre tract being more particularly described as follows:

BEGINNING at a 5/8" re-bar found in the north right of way of Farm to Market 665 (a.k.a. Old Brownsville Road), for the southeast corner of the Michael McDonough 14.89 acre tract described in a deed recorded in Document No. 2004027432, Deed Records Nueces County, Texas, and for the common southwest corner of said 95.361 acre tract and of this exhibit, from **WHENCE** a bent 5/8" re-bar found in the north right of way of Farm to Market 665, and for the southwest corner of the Dan McDonough 15.62 acre tract described in a deed recorded in Document No. 2004027430, Deed Records Nueces County, Texas, bears South 69°12'03" West, at a distance of approximately 430 feet pass the intersection of the north right of way of Farm to Market 665, and the center of Farm to Market 357 (a.k.a. Saratoga Boulevard), and in all a total distance of 2,526.28 feet.

THENCE with the common line of said McDonough 14.89 acre tract, said 95.361 acre tract, and this exhibit, North 01°28'48" West, a distance of 792.40 feet to a point in the common line of said McDonough 14.89 acre tract, said 95.361 acre tract, and this exhibit, from **WHENCE** a 5/8" re-bar set for the northeast corner of said McDonough 14.89 acre tract, and for an inside corner of said 95.361 acre tract bears, North 01°28'48" West, a distance of 102.31 feet.

THENCE South 44°57'38" East, a distance of 810.16 feet to a point in the common curve of the north right of way of Farm to Market 665 and of said 95.361 acre tract and for the southeast corner of this exhibit, and for a point of curvature of curve to the right having a radius of 3,731.42 feet.

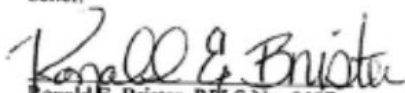
THENCE with the common curve of the north right of way of Farm to Market 665, said 95.361 acre tract, and this exhibit, a chord bearing South 67°16'45" West, a chord distance of 237.27 feet, and a total curve distance of 237.31 feet to a 5/8" re-bar set for a common outside corner of said 95.361 acre tract and this exhibit.

THENCE with the common line of the north right of way of Farm to Market 665, said 95.361 acre tract, and this exhibit, South 69°05'56" West, a distance of 356.62 feet to the **POINT** of **BEGINNING** of this exhibit, and containing 5.108 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) Set 5/8" re-bar = steel re-bar set with yellow plastic cap labeled Brister Surveying.
- 3.) This exhibit is for rezone purpose only.

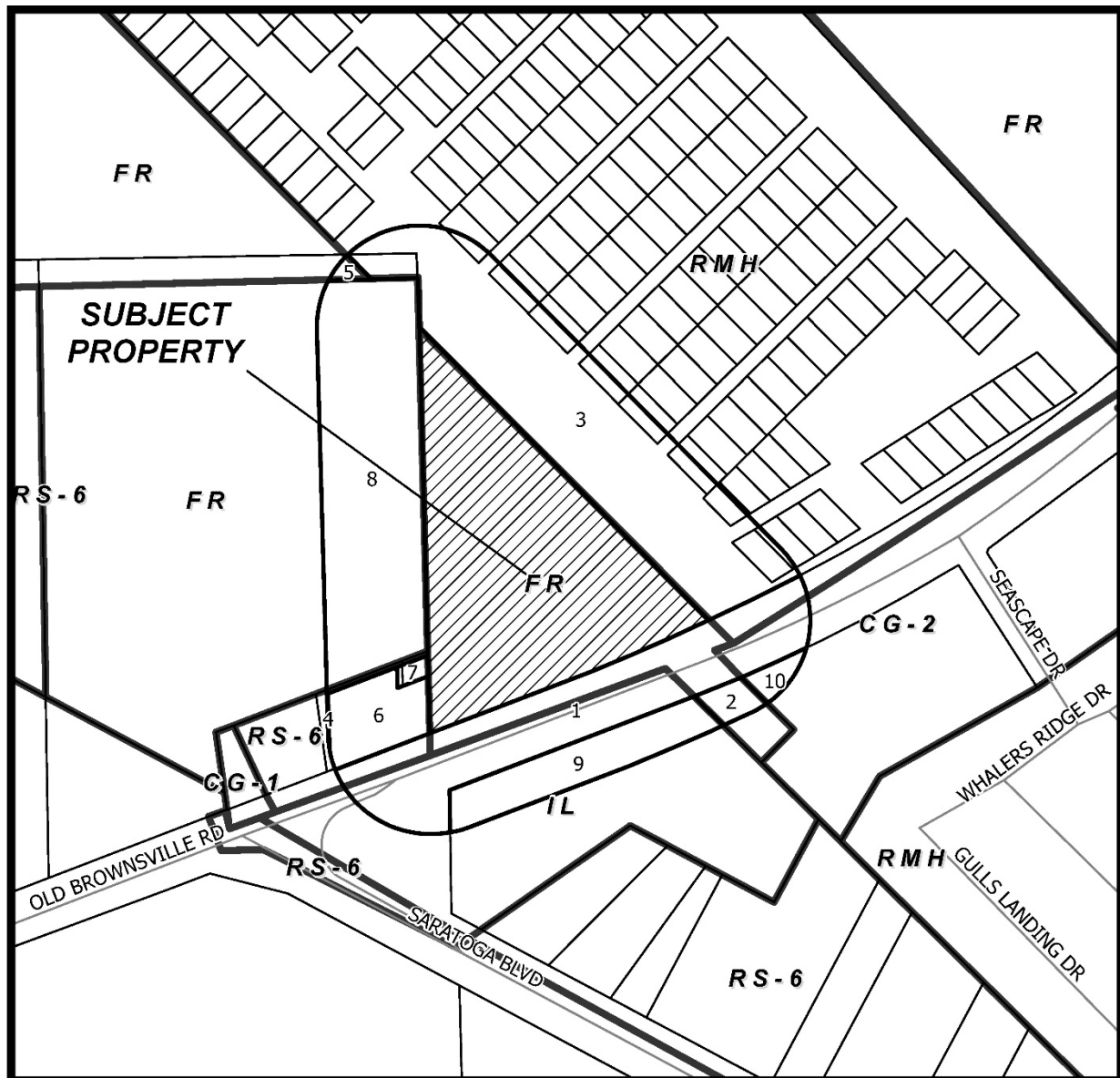
I, Ronald E. Brister do hereby certify that this exhibit of the property legally described herein was made on the ground this day September 21, 2022 and is correct to the best of my knowledge and belief.


Ronald E. Brister, RPLS No. 5407

Date: June 12, 2023.



(B) Zoning and Notice Area Map

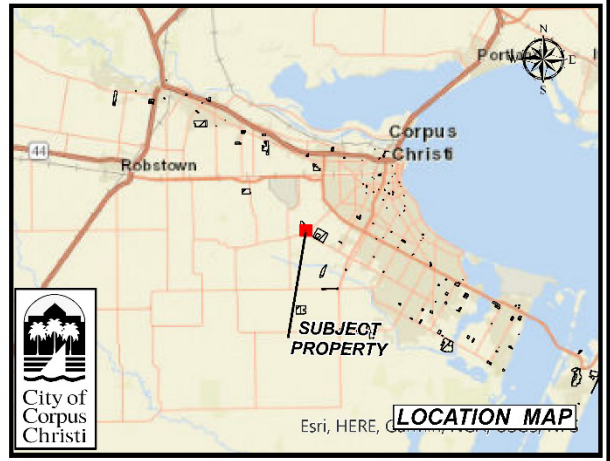


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Zoning and notice Area

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
 Owners in opposition
10 Owners within 200' listed in ownership table



(C) Aerial Map



CASE: ZN9336

Aerial View



(D) Surrounding Properties Notification Roster

[illegible]