



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

**ZN9151
MVR Construction
Company, Inc.**

PLANNING COMMISSION, August 5, 2026

MVR Construction Co. Inc. DISTRICT 3

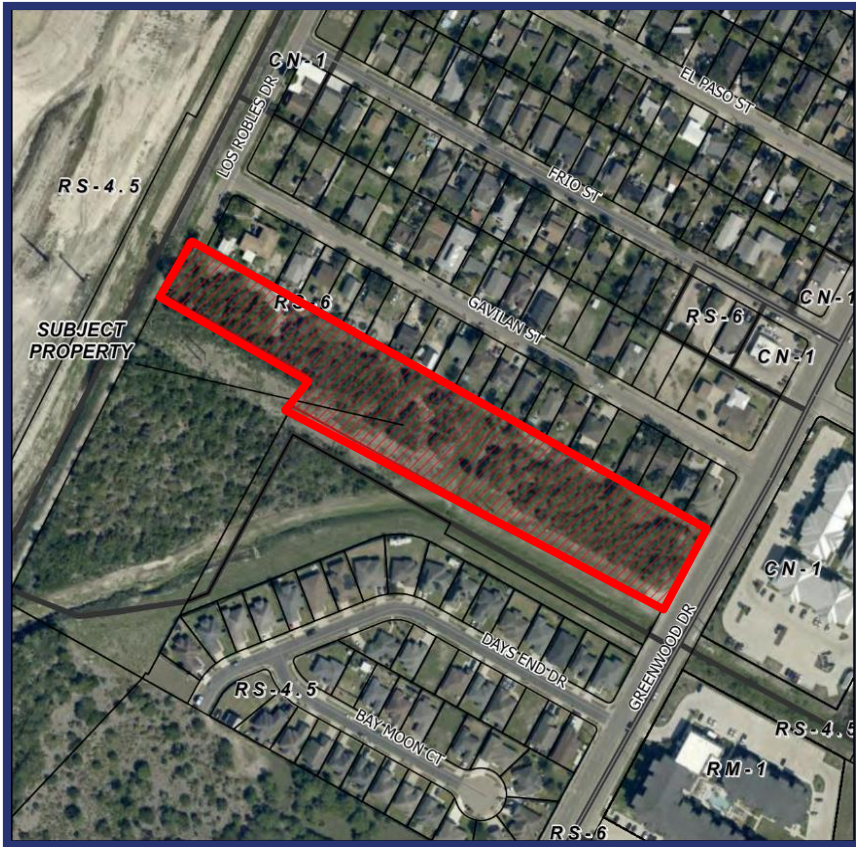


Rezoning a property at or near

6201 Greenwood Drive

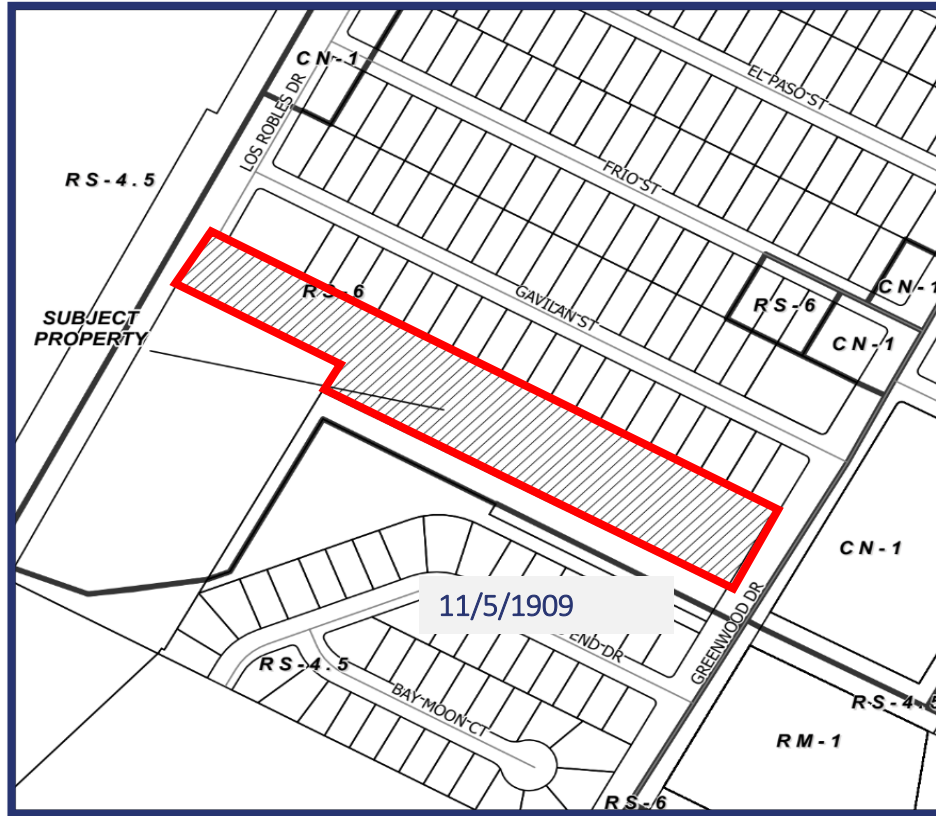
From the “RS-6” Single-Family 6 District

To the “CN-1” Neighborhood Commercial District with a Special Permit



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Zoning and Land Use



Proposed Use:

To allow a warehouse use.

Area Development Plan:

Westside Area Development Plan
(Adopted on January 10, 2023)

Designated Future Land Use:

Medium-Density Residential

Existing Zoning District:

"RS-6" Single-Family 6 District

	Existing Land Use	Zoning District
Site	Agricultural	"RS-6" Single-Family 6
North	Agricultural, Medium-Density Residential	"RS-6" Single-Family 6, "RS-4.5" Single-Family 4.5
South	High-Density Residential	"RS-4.5" Single-Family 4.5, "RM-1" Multifamily, "CN-1" Neighborhood Commercial
East	Medium- and High-Density Residential	"CN-1" Neighborhood Commercial
West	Agricultural, Vacant	"RS-4.5" Single-Family 4.5

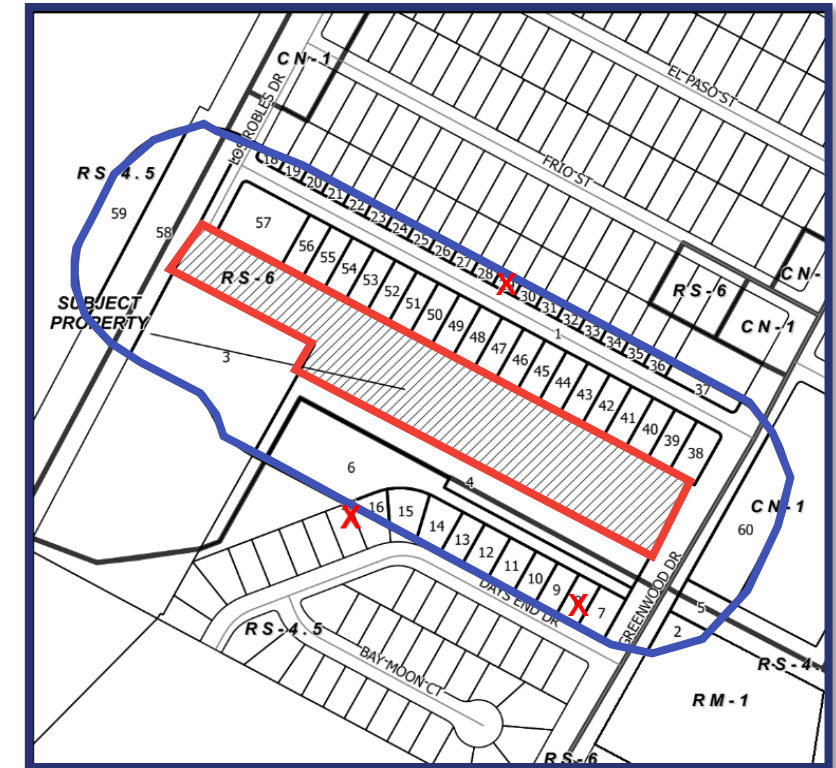


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Public Notification

60 Notices mailed inside the 200' buffer
1 Notices mailed outside the 200' buffer

- Notification Area
- Opposed: 3 (0.99%)
Separate Opposed Owners: (3)
- 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.



Analysis & Recommendation

The proposed rezoning is inconsistent with the City of Corpus Christi Comprehensive Plan and future land use designation of medium-density residential.

- Staff considered the inconsistencies to the guiding documents, the combined effect of floodway prohibitions, elevation requirements, compensatory storage needs, and stormwater management obligations, due to the location of the property within both the regulatory floodway and FEMA Flood Zone AE and has recommended a special permit that addresses the visual and operational characteristics of a warehouse with aggregate storage use.

STAFF RECOMMENDS DENIAL,
TO THE “CN-1/SP” NEIGHBORHOOD COMMERCIAL DISTRICT WITH A
SPECIAL PERMIT



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Applicants Request Special Permit Conditions

USE: The only use authorized by this Special Permit other than uses permitted in the base zoning district is a Warehouse and Freight Movement use, particularly a warehouse including office space, with aggregate storage per UDC (Unified Development Code).

DEVELOPMENT STANDARDS: Development standards shall be per the attached site plan.

BUFFER YARD: A type D buffer yard consisting of at least 20 feet and 20 points shall be installed, maintained, and remain in place along the property boundaries with residential districts or uses are adjacent.

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.

NOISE: Noise regulations shall be subject to Section 31-3 of the Municipal Code.

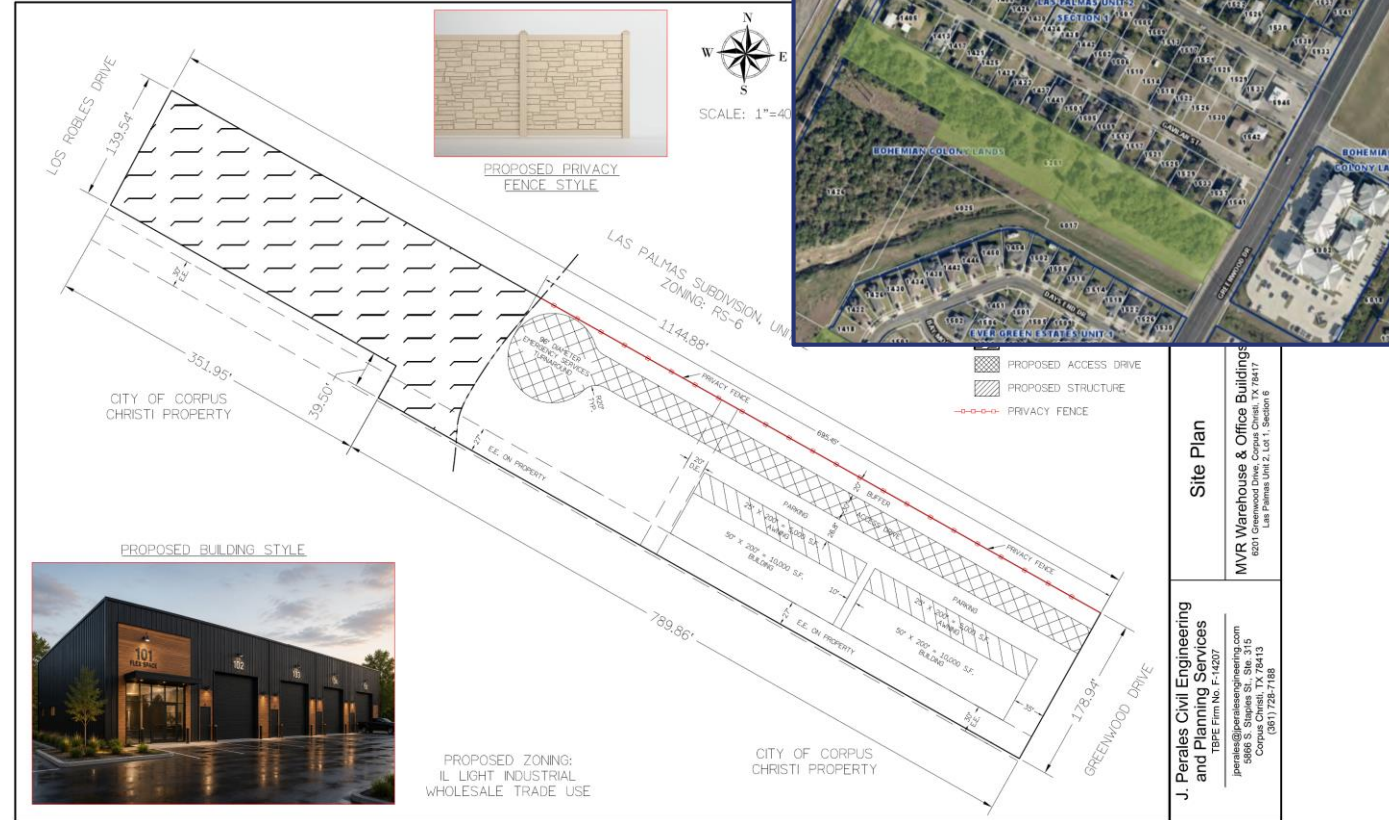
HOURS OF OPERATION: Hours of operation shall be limited to 07:00 AM to 07:00 PM.

OTHER REQUIREMENTS: These conditions do not preclude compliance with other applicable codes.



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Site Plan



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Thank you!

Staff Recommendation: Special Permit Conditions

1. **USE:** The only use authorized by this Special Permit other than uses permitted in the base zoning district is a Warehouse and Freight Movement use, particularly a storage warehouse including office space.
2. **DEVELOPMENT STANDARDS:** Development standards shall be per the attached site plan.
3. **PARKING:** Parking shall be per § 7.2 Off-Street Parking, Loading and Stacking of the UDC.
4. **LANDSCAPING:** Landscaping shall be per § 7.3 Landscaping of the UDC.
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 a solid or opaque material that matches or compliments the building material. No dumpsters or refuse receptacles shall be located within 20 feet of any property line shared with a residential use.
6. **BUFFER YARD:** Type D buffer yard consisting of at least 20 feet and 20 points shall be installed, maintained, and remain in place along the property boundaries with residential districts or uses are adjacent. An 8-foot noise attenuation wall is required along property lines shared with single-family residences.
7. **LIGHTING:** All lighting must be shielded and directed away from abutting residences and nearby streets. Cut-off shields are required for all lighting. No light projection is permitted beyond the property line.
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.
9. **NOISE:** Noise regulations shall be subject to Section 31-3 of the Municipal Code.
10. **HOURS OF OPERATION:** Hours of operation shall be limited to 7:00 AM to 5:00 PM.
11. **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.
12. **OTHER REQUIREMENTS:** The conditions of the special permit do not preclude compliance with other applicable UDC, Building, and Fire Code requirements.



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Flood Zones

