



CITY OF
CORPUS CHRISTI

AGENDA MEMORANDUM

Action Item for the City Council Meeting July 21, 2026

DATE: July 21, 2026

TO: Peter Zanoni, City Manager

FROM: Yvette Wallace
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**Rezoning for a property at or near
3641 Mueller Street**

CAPTION:

Zoning Case No. ZN9194 Miller Street Holdings, LLC (District 1). Ordinance rezoning a property at or near 3641 Mueller Street from the "CN-1" Neighborhood Commercial District to the "CN-1/SP" Neighborhood Commercial District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval)

SUMMARY:

This item is to rezone the property to allow a wireless telecommunications facility.

BACKGROUND AND FINDINGS:

The subject property/area of request is 0.23 acres out of a platted and undeveloped lot in the Westside area of the city, at the corner of two local residential roads. The applicant is leasing a 100x100-foot pad at least 42 feet from the property line on Mueller Street, and at least 85 feet from the property boundary on Landcaster Drive.

To the north properties are zoned "RS-6" Single-Family 6 District and "RM-1" Multifamily District with current land uses of Public/Semi-Public and Medium-Density Residential uses. To the south, properties are zoned "CN-1" Neighborhood Commercial District and "CG-2" General Commercial District. Some properties are vacant, while others have commercial land use. To the east, properties are zoned "RM-1" Multifamily District and "CG-2" General Commercial District with Medium-Density Residential use, as well as vacant land use. To the west properties are zoned "CN-1" Neighborhood Commercial District and "RS-6" Single-Family District with Commercial and Public/Semi-Public land uses.

The applicant is requesting a change to a special permit to allow a 115-foot-high monopole tower with co-location, and support facilities within a 100-foot x 100-foot area to be leased.

The “CN-1” Neighborhood Commercial District permits office uses, multifamily dwellings, certain indoor recreation uses, retail sales and service uses, medical facility uses, overnight accommodation uses, and restaurant uses less than 5,000 square feet in gross floor area.

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 land use designation of commercial.
 - While the proposed amendment deviates from the designated future land use, the development addresses infrastructural needs.
- The applicant’s request is compatible with the existing zoning and conforming uses of nearby properties as a general necessity and a use with very limited on-site activities, and additionally:
 - The sleek, space-efficient monopole tower with co-location will have limited visual impact on the surrounding area, and the proposed infrastructure, generally expected be part of the landscape, is deemed a necessity, and will augment critical infrastructure.
 - To accommodate the growing demand for telecommunication services, the Unified Development Code regulates the development of telecommunication towers and facilities in a manner that addresses location needs while also balancing compatibility factors such as aesthetics, distractions, and public safety. Telecommunication towers have the ability of polluting the landscape if not properly regulated; which can result in adverse impacts on the overall aesthetic and character of a neighborhood; to become distractions to motorists; and causing damage if designed or sited poorly. The proposed tower adheres to those standards.
- The property to be rezoned is suitable for the use to be permitted by the special permit to be applied. Staff determined that the requested zoning map amendment will not have a negative impact upon the surrounding neighborhood.

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).

Public Input Process:

Number of Notices Mailed: 14 notices were mailed within the 200-foot notification area,

and 3 outside the notification area.

As of July 17, 2026

In Favor 0 inside notification area 0 outside notification area	In Opposition 0 inside notification area 0 outside notification area
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A total of 0.00% of the 200-foot notification area is in opposition.

ALTERNATIVES:

None.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

Funding Detail:

Fund: 4670 Development Services

Department: 56

Organization: 11200 Land Development

Project: N/A

Account: 308300 Zoning Fees

RECOMMENDATION (June 10, 2026):

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, Planning Commission and Staff recommend approval of the change of zoning from the “CN-1” Neighborhood Commercial District to the “CN-1/SP” Neighborhood Commercial District with a Special Permit subject to the following conditions:

1. **USE:** The only use permitted under this Special Permit, other than those permitted by right in the “CN-1” Neighborhood Commercial District, is a wireless telecommunication facility of 115 feet in height. It shall be designed to meet the adopted wind load required.
2. **ACCESS:** Access and placement shall be as per the site plan.
3. **TELECOMMUNICATIONS TOWER STANDARDS:** The wireless communication tower is subject to all requirements of Section 5.5 of the Unified Development Code (UDC). These standards pertain to setbacks, screening, landscaping, signs, and lighting.
4. **OTHER REQUIREMENTS:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
5. **TIME LIMIT:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (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.

Vote Results

For: 6

Against: 0

Absent: 3

Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report