



CITY OF CORPUS CHRISTI  
**DEVELOPMENT  
SERVICES**

**ZN9151  
MVR Construction  
Company, Inc.**

PLANNING COMMISSION, July 08, 2026

# MVR Construction Co. Inc. DISTRICT 3



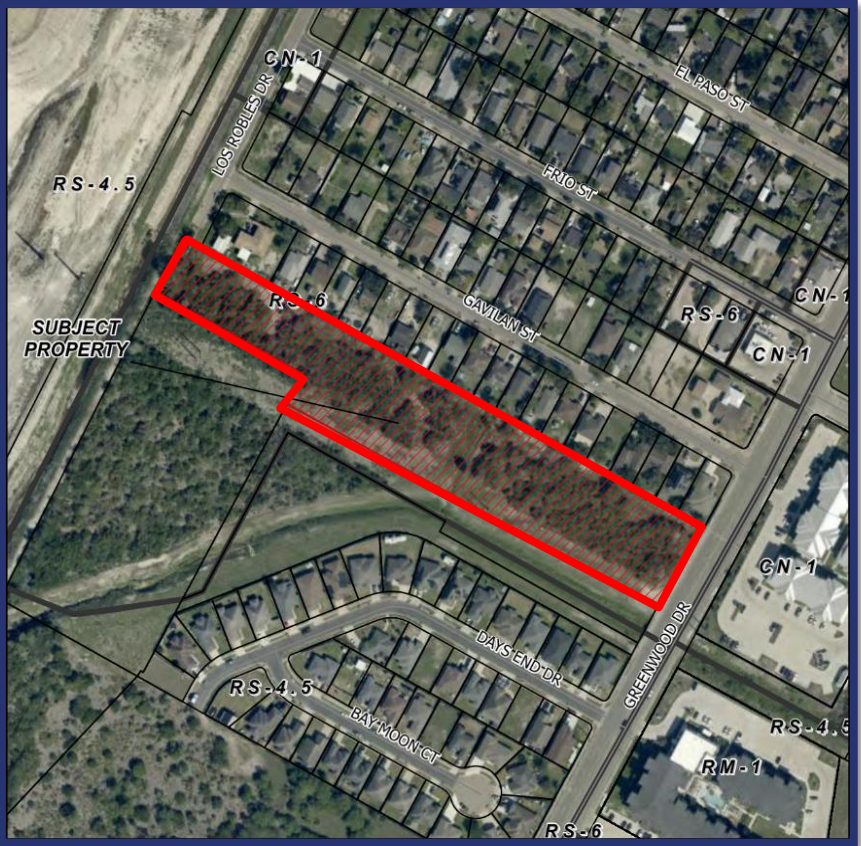
X

Rezoning a property at or near

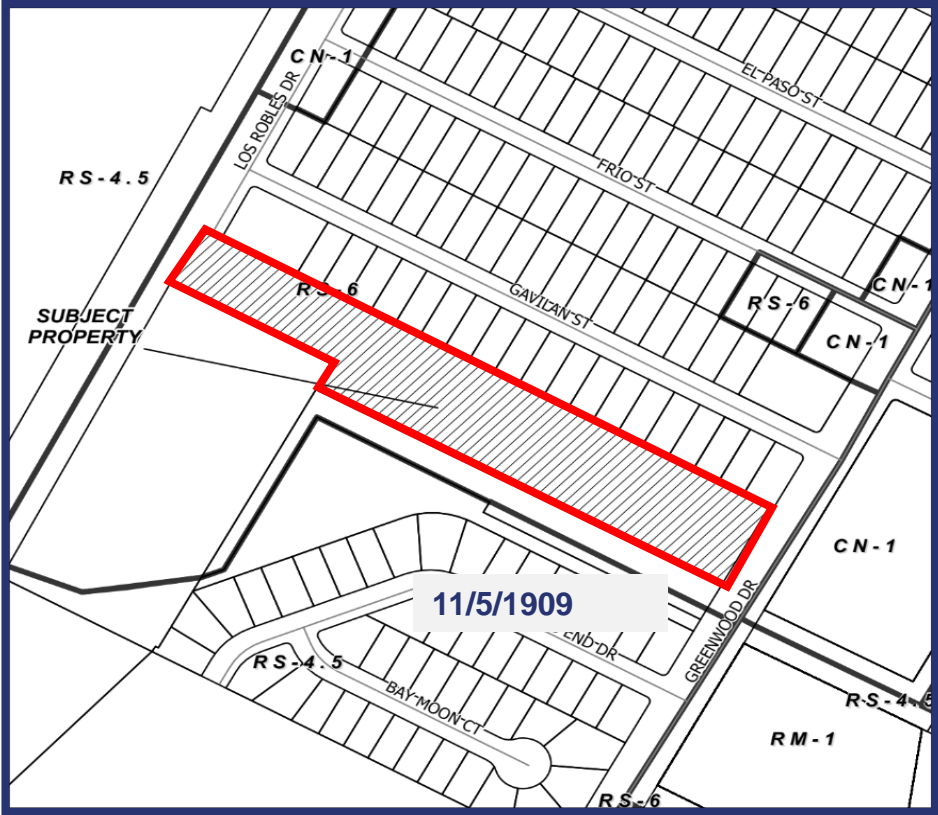
**6201 Greenwood Drive**

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

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



# Zoning and Land Use



**Proposed Use:**

To allow a warehouse with aggregate storage.

**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

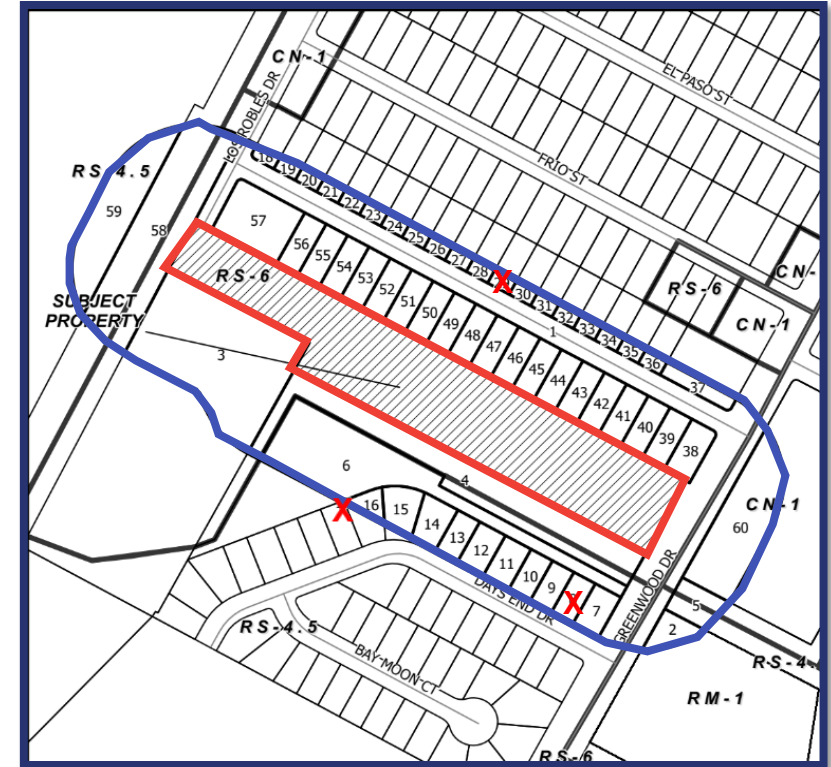
|              | <b>Existing Land Use</b>                    | <b>Zoning District</b>   |
|--------------|---|--|
| <b>Site</b>  | Agricultural                                | “RS-6” Single-Family 6   |
| <b>North</b> | Agricultural,<br>Medium-Density Residential | “RS-6” Single-Family 6,<br>“RS-4.5” Single-Family 4.5                                |
| <b>South</b> | High-Density Residential                    | “RS-4.5” Single-Family 4.5,<br>“RM-1” Multifamily,<br>“CN-1” Neighborhood Commercial |
| <b>East</b>  | Medium- and<br>High-Density Residential     | “CN-1” Neighborhood Commercial   |
| <b>West</b>  | Agricultural,<br>Vacant                     | “RS-4.5” Single-Family 4.5   |



# 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) Section 5.3.2.1 Stockpiling of Sand, Gravel, or Other Aggregate Materials, and a 2,000 gallon above ground fuel tank.

**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.

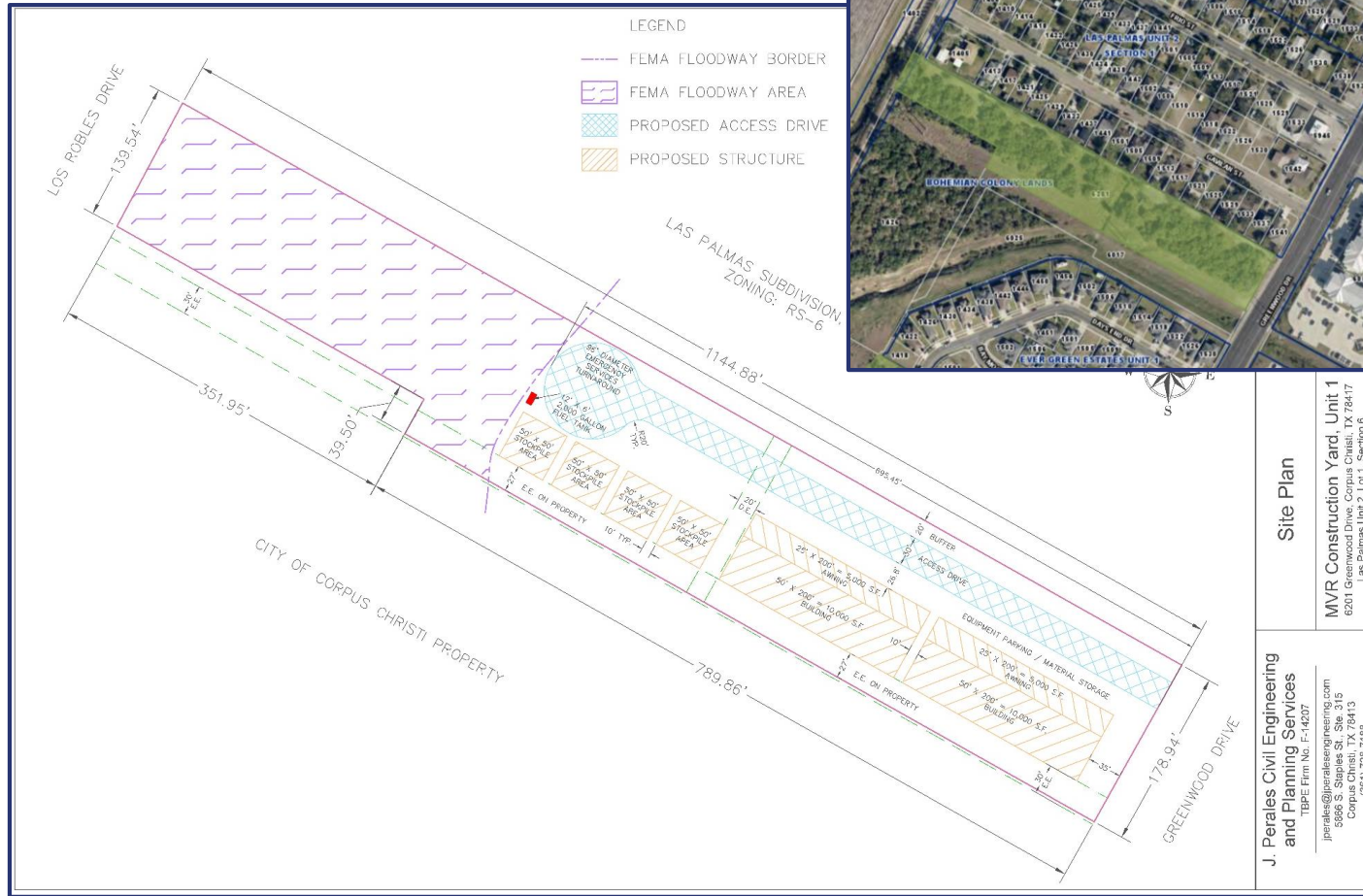
**NOISE:** Noise regulations shall be subject to Section 31-3 of the Municipal Code.

**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.



# Site Plan



# Flood Zones



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**Thank you!**