

Zoning Case ZN8534



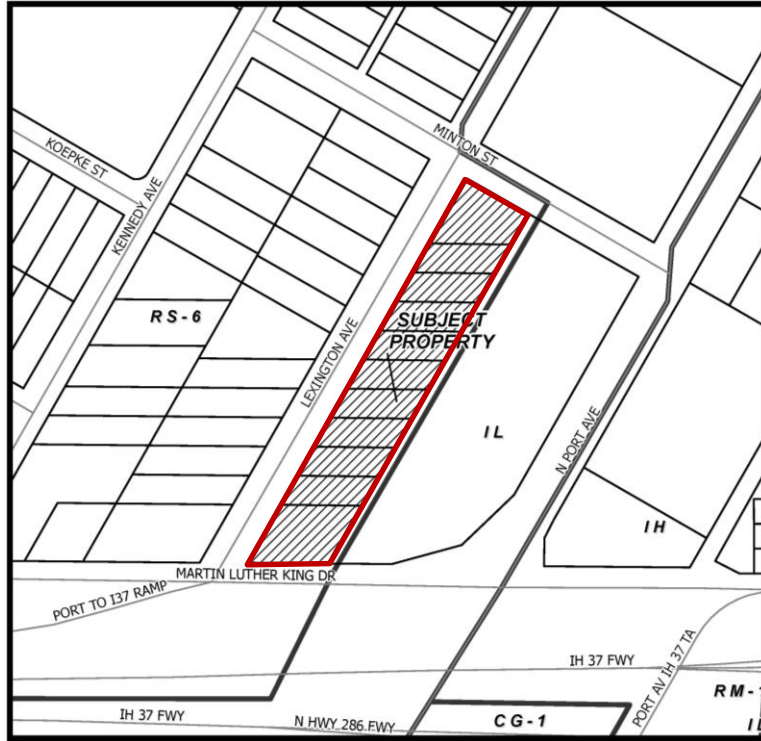
Port of Corpus Christi Authority District 1

Rezoning for various properties at or near
902 Lexington Avenue
From the “RS-6” Single-Family 6 District
To the “IL” Light Industrial District



City Council
July 15, 2025

Zoning and Land Use



Proposed Use:

To allow light industrial uses, particularly the expansion of the Port's adjacent operational activities (warehouse, storage, and repair).

ADP (Area Development Plan):

Downtown, Adopted on March 27, 2018

FLUM (Future Land Use Map):

Medium-Density Residential and Mixed-Use

Existing Zoning District:

"RS-6" Single-Family 6 District

Adjacent Land Uses:

North: Vacant, Low-Density Residential, Light Industrial;
Zoned: "RS-6," "IL"

South: ROW, Commercial; Zoned: "IL"

East: Light Industrial; Zoned: "IL"

West: Vacant, Low-Density Residential, Light Industrial;
Zoned: "RS-6"

Public Notification

19 Notices mailed inside the 200' buffer
0 Notices mailed outside the 200' buffer

Notification Area

Opposed: 0 (0.00%)
Separate Opposed Owners: (0)

X

In Favor: 0 (0.00%)

O

**Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.*



Staff Analysis and Recommendation

- While inconsistent the Future Land Use Map (medium-density residential and mixed-use), the proposed rezoning is generally consistent with the City of Corpus Christi Comprehensive Plan and the Downtown ADP.
- The proposed rezoning is compatible with the present zoning and conforming uses of nearby property and will have no adverse impact upon the surrounding neighborhood.
- The subject property is suitable for the uses permitted by the zoning district that would be applied by the proposed amendment.

**PLANNING COMMISSION AND STAFF RECOMMEND APPROVAL
FROM THE “RS-6” SINGLE-FAMILY 6 DISTRICT
TO THE “IL” LIGHT INDUSTRIAL DISTRICT**