



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of July 15, 2025
Second Reading for the City Council Meeting of July 22, 2025

DATE: July 15, 2025

TO: Peter Zaroni, City Manager

FROM: Michael Dice, Development Services Department
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<p>Rezoning of various properties at or near north of Interstate Highway 37 (IH 37), along Winnebago Street, Coke Street, Nueces Street and West Broadway Street</p>

CAPTION:

Zoning Case No. ZN8553, Port of Corpus Christi Authority (District 1). Ordinance rezoning various properties at or near 1901 through 2202 Nueces Street, located north of Interstate Highway 37 (IH 37), along with portions of West Broadway Street, Washington Street, Williams Avenue, Hatch Street, Summers Street, John Street, Dempsey Street, Priour Street, Nueces Street and Coke Street, from the "RM-1" Multifamily District and the "CN-1" Neighborhood Commercial District to the "IH" Heavy Industrial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval) (Planning Commission recommends denial of requested IH and a change to "IL" Light Industrial District in lieu of IH. Requires 3/4 favorable vote to overrule Planning Commission).

SUMMARY:

This item is to rezone the property to allow warehouse and freight movement, as well as some heavy industrial activities.

BACKGROUND AND FINDINGS:

According to the Port of Corpus Christi's Project Manager/Agent for this rezoning case, Sam Esquivel, the subject petition for this rezoning covers 7.6 acres and is intended to connect a large 42-acre site proposed as an additional laydown yard for expansion of port activities and to replace areas affected by the relocation of the existing Harbor bridge, which is nearing its lifespan. The 42-acre site is bounded by the new bridge's site to the east, North Port Avenue (an A2 class arterial) to the west, the Union Pacific railroad to the north, and Winnebago Street (a local residential right-of-way) to the south. The 7.6-acre area of request includes multiple parcels along the north and south sides of Nueces Street, within the 1900 block, as well as several rights-of-way being processed for closure under the Four-Party Agreement between the TXDOT, the Port of Corpus Christi Authority of Nueces County Texas, the City of Corpus Christi, and the Corpus Christi Housing Authority.

The 42-acre development is located in the Downtown area, northwest of State Highway 37, out of the Hillcrest/Washington-Coles neighborhood. Washington-Coles, located south of the railroad, north of State Highway 37, and west of North Port Avenue, is primarily zoned for industrial use. Adjacent to it, the Hillcrest neighborhood—bounded by North Port Avenue, the railroad, Nueces Bay Boulevard, and State Highway 37—is largely zoned “RS-6” Single-Family District, despite most parcels being owned by the port.

The 42-acre development site consists of Port of Corpus Christi owned lots that are already zoned “IH” Heavy Industrial. Also included with the proposed rezoning are closures of streets such as W Broadway Street, Washington Street, Williams Avenue, Hatch Street, Summers Street, Priour Avenue, Nueces Street, Coke Street, and portions of John Street and Dempsey Street leading into the laydown site will be rezoned to “IH” Heavy Industrial. Additionally, the street closures account for 4.22 acres of this rezoning request.

Apart from the scattered rights-of-way through the development site, the parcels to be rezoned are mostly near the southwest corner of the laydown site. The development site is predominantly zoned “IH” Heavy Industrial, with the exceptions of 0.28 acres zoned “CN-1” Neighborhood Commercial District along Winnebago Street and 3.12 acres of platted lots zoned “RM-1” Multi-Family District. Most parcels are vacant. The zoning and notice map (Attachment A) illustrates these designations. The Current Land Use Map (Attachment B) highlights Public/Semi-Public use along Winnebago Street and Medium-Density Residential along Nueces Street. The surrounding properties are primarily vacant.

The applicant seeks zoning changes to consolidate the development site into a unified 42-acre laydown yard, streamlining port operations and facilitating movement between storage areas through the closure of abutting rights-of-way under the Four-Party Agreement. The Port of Corpus Christi Authority acquired many of the parcels through the Voluntary Neighborhood Acquisition and Relocation Program. Per the Four Party Agreement, each parcel acquired has a Residential Restrictive Covenant recorded on the property, which prohibits the use of the property for Port use purposes (See Attachment C).

The “IH” Heavy Industrial District permits government facilities, parks and open areas, retail sales and services, self-service storage uses, sexually oriented businesses, light industrial services, warehouse and freight movement, wholesale trade, and heavy industrial uses. Specifically, per the UDC (Unified Development Code) Section 5.1.5.E., “Heavy Industrial” uses include firms involved in research and development activities with fabrication and assembly operations, such as fabrication on structural steel for oil rigs.

The “IL” Light Industrial District is intended primarily for light manufacturing, fabricating, warehousing, and wholesale distributing, and permits certain public/civic uses and commercial uses, such as retail sales and service, restaurants, vehicle and equipment maintenance, medical facilities, social service uses, government facility uses, self-service storage uses, and major/minor utility uses.

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 and Medium-Density Residential.

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: 41 notices were mailed within the 200-foot notification area, and 3 outside the notification area.

As of June 20, 2025

In Favor	In Opposition
1 inside notification area	0 inside notification area
0 outside notification area	8 outside notification area

A total of 0.00% of the 200-foot notification area is in opposition.

ALTERNATIVES:

Denial of the “IH” Heavy Industrial District, and in lieu thereof, approval to the “IL” Light Industrial District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION (April 30, 2025):

Planning Commission recommended denial of the change of zoning from the “RM-1” Multifamily District and “CN-1” Neighborhood Commercial District to the “IH” Heavy Industrial District, and in lieu thereof, approval to the “IL” Light Industrial District. Staff recommends approval.

In December 2015, the City of Corpus Christi entered into a four-party agreement for the Harbor Bridge Replacement Project with the Texas Department of Transportation, Port of Corpus Christi Authority, and Corpus Christi Housing Authority. The agreement requires the closure of streets to fulfill the City’s obligations under the four-party agreement. No zoning or other alterations are mandated by the agreement, but may be considered. The hearing of this rezoning request is such a consideration. Approval of any proposed rezoning is not required under the four-party agreement.

Vote Results

For: 7

Against: 1

Absent: 1

Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report