

ZONING REPORT

CASE ZN9183

APPLICANT & SUBJECT PROPERTY

District: 1
Owner: Diego Vasquez
Applicant: Diego Vasquez
Address: 321 Waco Street, located north of Blucher Street, east of North Staples Street, south of Comanche Street, and west of Artesian Street.
Legal Description: Lot 5, Block 2020 A, Bluff
Plat Status: The subject property is platted per MRNCT (Map Records of Nueces County, Texas) Volume A Page 2.
Acreeage of Subject Property: 0.17 acre
Pre-Submission Meeting: September 18, 2025
Code Violations: None.

ZONING REQUEST

From: "CI" Intensive Commercial District
To: "CI/SP" Intensive Commercial District with a Special Permit
Purpose of Request: To allow for a metal storage building on an existing concrete slab

CORPUS CHRISTI COMPREHENSIVE PLAN

Plan CC: Provides a vision, goals, and strategies to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ), which was adopted in 2016.

Land Use

ADP (Area Development Plan): According to Plan CC, the subject property is located within the Downtown Area Development Plan (Adopted on March 27, 2018).

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District.

	Zoning District	Existing Land Use	Future Land Use
Site	"CI" Intensive Commercial	Vacant	Mixed Use
North	"CI/SP" Intensive Commercial with a Special Permit	Light Industrial	
South	"CI"	Vacant	
East	Intensive Commercial	Transportation (Waco St), Vacant	
West	"IL" Light Industrial	Professional Office	

Roadway Master Plan (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Waco Street	8	"Local" Residential	1	1	-	-	No Data Collected	No Improvements Planned
TRANSIT INTEGRATION								
The Corpus Christi RTA provides service to the subject property via Routes 76 Harbor Bridge Shuttle-inbound, 54 Gregory/Downtown Express-inbound, 6 Santa Fe/Malls-outbound, 19 Ayers A-inbound, and 19 Ayers B-inbound with stops along the north of Waco and the east of Lipan								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission				April 29, 2026				
City Council 1 st Reading				June 30, 2026				
City Council 2 nd Reading				July 21, 2026				
20	Notices mailed to property owners within 200 feet of the subject property							
0	In Opposition			0	In Favor			
0%	In Opposition			0	Individual Property Owners in Opposition			

Background:

The subject property is a .17-acre lot in the Downtown area. It abuts a local residential street to the west. It is within a modest Intensive Commercial District in Downtown and abuts to the west a modest Light Industrial District. It is within the oldest and original part of the city.

The subject property within a "CI" Intensive Commercial District, with the exception of the property to the north having a special permit attached for industrial activities. The properties to the east and south are vacant. The properties to the east and south are currently vacant, while the property to the west is developed with professional office use

The applicant is requesting a special permit to expand onto an existing special permit that was granted to the applicant on the abutting property to the north, 1113 Comanche Street, to allow for the warehousing of goods, welding, and a machine repair shop. The applicant had purchased the subject property to expand separate, latter-mentioned, business endeavors, where he is the sole employee.

The current request is to expand into that business endeavor to expand unto storage capabilities through the construction of a new storage building on the vacant property. It will not support commercial operations, customer traffic, and will have very little employee activity. The proposed structure is a metal storage building measuring approximately 30 feet by 40 feet, with a height of 10 feet. An existing concrete slab on the site will serve as the foundation. According to the applicant, no parking spaces are required for the proposed use, which is to serve as a support space.

The “CI” Intensive Commercial District permits medical facilities, restaurants, apartments, overnight accommodation uses, medical offices, educational facilities, commercial parking, offices, retail sales and services, vehicle sales and services and water-oriented uses.

Special permits provide means for developing certain uses in a way the use will be compatible with adjacent property and consistent with the character of the neighborhood, without effect on the permitted uses or the waiving of the regulation of the underlying zoning district.

The subject site has been vacant since late 2022 or early 2023. A multi-family structure once occupied the site and was demolished after a fire. The property held a zoning designation of “RM-3” Multi-Family use before 1981, and since then has held a zoning designation of “CI” Intensive Commercial District. Both zoning districts allowed multi-family use.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:

The proposed rezoning is consistent with Elements, Goals and Strategies for Decision Makers:

- Corpus Christi has a robust “entrepreneurial ecosystem” that supports a thriving small business community.
 - Support investment of resources and capacity that support new venture startup and growth.
- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - Encourage orderly growth of new residential, commercial, and industrial areas.
 - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
 - Support city involvement in setting up a fair transition process.

Downtown ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:

The proposed rezoning is consistent with the Downtown ADP; however, it is inconsistent with the future land use designation of mixed use.

Staff Analysis:

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 future land use designation of mixed use.
- The special permit will ensure compatibility of the requested expansion with the present zoning and conforming uses of nearby property and to the character of the surrounding area to limit any adverse impact on surrounding properties.

Staff Recommendation:

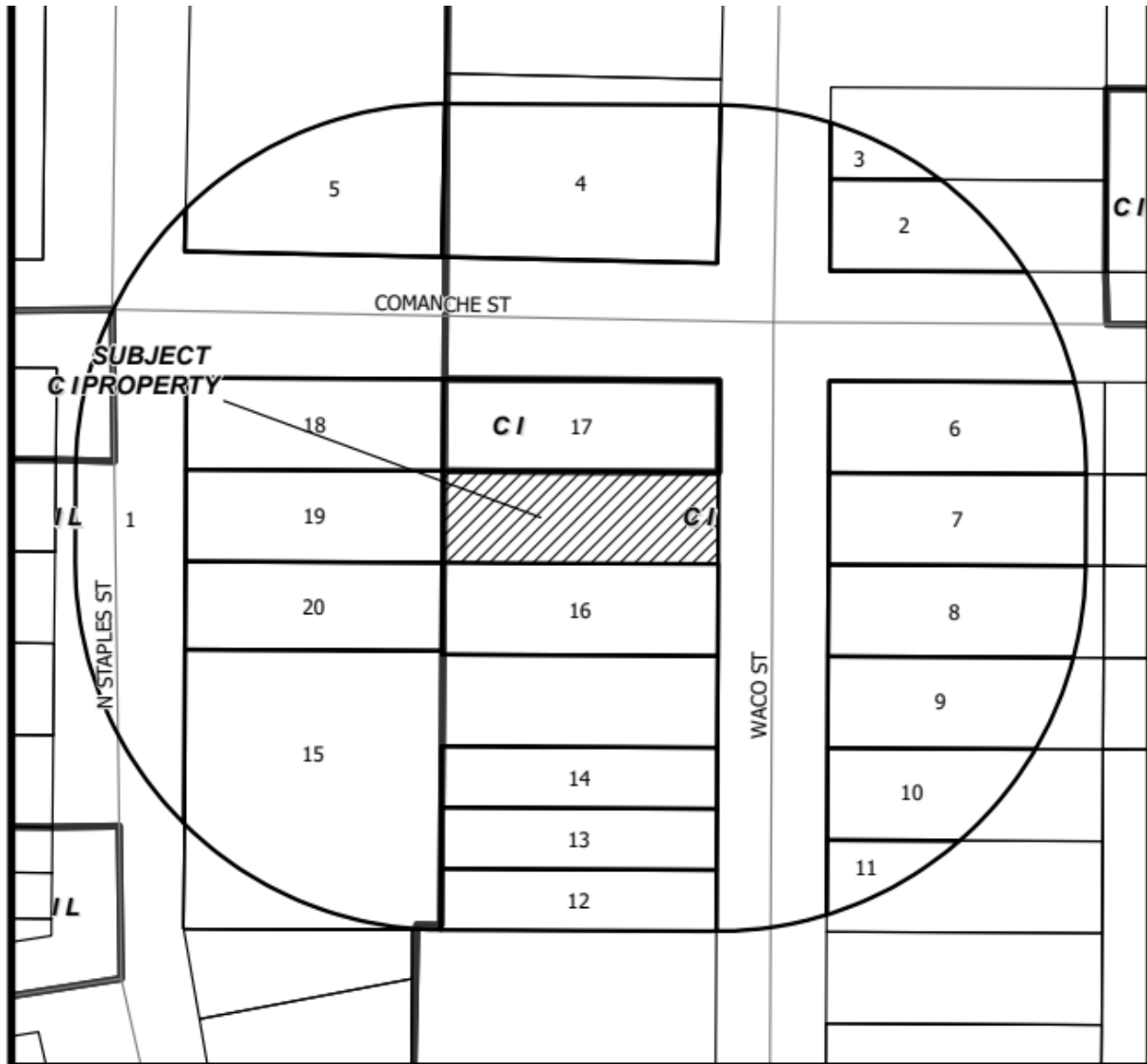
After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends approval of the change of zoning from the "CI" Intensive Commercial District to the "CI/SP" Intensive Commercial District with a Special Permit, subject to the following conditions.

1. **USE:** The only uses authorized by this Special Permit other than uses permitted in the base zoning district is the warehousing of goods. Expansion of the uses granted by this special permit is prohibited. Outdoor storage is prohibited, as well as customer access.
2. **ACCESS:** Access shall only be off Comanche Street.
3. **LANDSCAPING:** Landscaping shall be per Section 7.3 of the Unified Development Code.
4. **SCREENING:** A minimum seven-foot-tall screening fence is required to be constructed along Waco Street and along the southern property line.
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 solid or opaque material that matches or compliments the building material.
6. **SIGNAGE:** No pole-mounted sign is allowed on Waco Street.
7. **HOURS OF OPERATION:** The hours of operation shall be limited from 08:00 AM to 08:00 PM.
8. **NOISE:** Noise regulations shall be subject to Section 31-3 of the Municipal code.
9. **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.

Attachment(s):

- (A) Existing Zoning and Notice Area Map.
- (B) Site Plan

(A) Existing Zoning and Notice Area Map



CASE: ZN9183

Zoning and notice Area

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
DN Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-8 Single-Family 8
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

Subject Property with 200' buffer

Owners in favor

Owners within 200' listed in ownership table

Owners in opposition



(B)Site Plan

SITE PLAN

