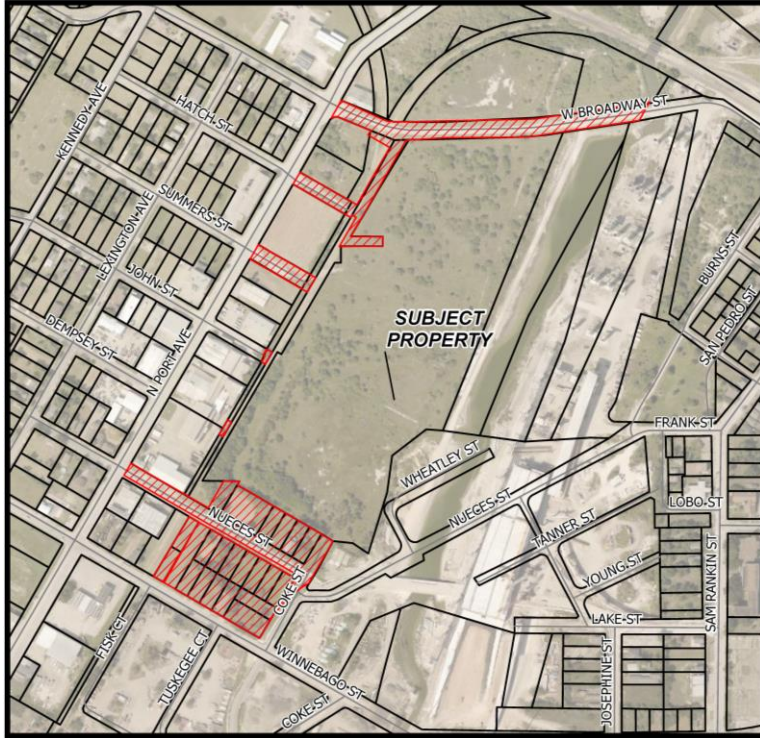


# Zoning Case ZN8553

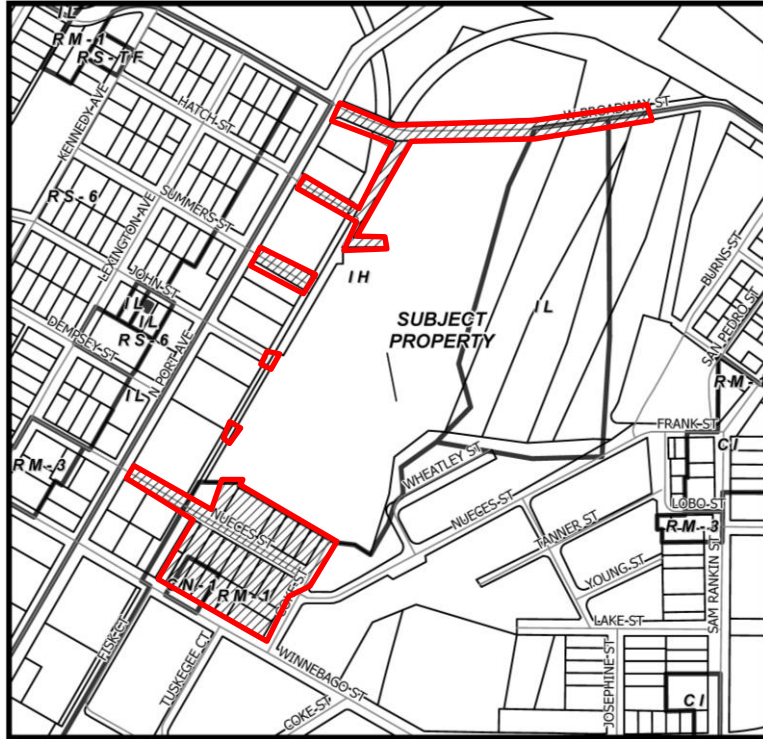


## Port of Corpus Christi Authority District 1

Rezoning for a property at or near  
1901-2201 Nueces Street  
From the "CN-1" Neighborhood Commercial District  
And "RM-1" Multi-Family District  
To the "IH" Heavy Industrial District



# Zoning and Land Use



## Proposed Use:

To allow warehouse and freight movement, and some heavy industrial activities.

## ADP (Area Development Plan):

Downtown, Adopted on March 27, 2018

## FLUM (Future Land Use Map):

Light Industrial

## Existing Zoning District:

“RS-6” Single-Family 6 District

## Adjacent Land Uses:

North: Professional Office, Vacant; Zoned: IH, RS-6

South: Vacant; Zoned: RM-1

East: Vacant; Zoned: RM-1

West: Vacant, Public/Semi-Public; Zoned: RM-1, RS-6

The map displays a city block with a central area outlined in blue, labeled "SUBJECT PROPERTY". The streets shown include Kennedy Ave, Hatch St, Lexington Ave, John St, Summers St, W Broadway St, Burns St, Frank St, Lobo St, Young St, Lake St, Josephine St, W Wheatley St, Nueces St, Tanner St, and Coke St. Lots are numbered 1 through 31. Zoning codes such as R5-6, IL, R5-3, and R-M-3 are indicated. A large "L" is also present on the right side of the subject property.

0 Notices mailed outside the 200' buffer

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Separate Opposed Owners: (0)



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

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- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan; however, it is inconsistent with the future land use designation of the Light Industrial.
- The proposed amendment aligns with existing zoning regulations and neighboring land uses, ensuring compatibility with the character of surrounding areas. The rezoning will not negatively impact adjacent properties. Staff has taken into consideration that this is an area in transition.
- The property designated for rezoning is well-suited for the intended uses permitted under the proposed zoning district.

**STAFF RECOMMENDS APPROVAL  
TO THE “IH” HEAVY INDUSTRIAL DISTRICT**