



CITY OF
CORPUS CHRISTI

AGENDA MEMORANDUM

Action Item for the City Council Meeting June 30, 2026

DATE: June 30, 2026
TO: Peter Zaroni, City Manager
FROM: Yvette Wallace
Interim Director of Development Services
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**Rezoning for a property at or near
321 Waco Street**

CAPTION:

Zoning Case No. ZN9183, Diego Vasquez (District 1). Ordinance rezoning a property at or near 321 Waco Street from the "CI" Intensive Commercial District to the "CI/SP" Intensive Commercial District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

SUMMARY:

This item is to rezone the property to allow for a metal storage building on an existing concrete slab.

BACKGROUND AND FINDINGS:

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

The subject property is within a "CI" Intensive Commercial District. 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 business endeavors, where he is the sole employee. The properties to the east and south are vacant and the property to the west is developed with a professional office use.

The current request is to expand storage capabilities through the construction of a new storage building on the vacant property. It will not support commercial operations or customer traffic. 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.

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 multifamily structure once occupied the site and was demolished after a fire. The property held a zoning designation of a “RM-3” Multifamily use before 1981, and since then has held a zoning designation of “CI” Intensive Commercial District. Both zoning districts allowed multi-family use.

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.

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: 20 notices were mailed within the 200-foot notification area, and 2 outside the notification area.

As of May 25, 2026

In Favor 0 inside notification area 0 outside notification area	In Opposition 0 inside notification area 0 outside notification area
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A total of 0.00% of the 200-foot notification area is in opposition.

ALTERNATIVES:

None.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

Funding Detail:

Fund: 4670 Development Services
Department:56
Organization:11200 Land Development
Project: N/A
Account:308300 Zoning Fees

RECOMMENDATION (APRIL 29, 2026):

Planning Commission and Staff recommend approval of the change of zoning from the "CI" Intensive Commercial District to the "CI/SP" Intensive Commercial District with a Special Permit. The Special Permit will be 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.

VOTE RESULTS

For: 8

Against: 0

Absent: 1

Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

- A) Ordinance
- B) Presentation - Aerial Map
- C) Planning Commission Final Report