



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 for a property at or near 902 Lexington Avenue</p>

CAPTION:

Zoning Case No. ZN8534, Port of Corpus Christi Authority (District 1). Ordinance rezoning various properties along Lexington Avenue, located south of Minton Street and north of Martin Luther King Drive, from the “RS-6” Single-Family 6 District to the “IL” Light Industrial District; 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 an industrial development, which will include warehousing, fabrication, vehicle repairs, and office activities.

BACKGROUND AND FINDINGS:

The surrounding properties to the north, south, and east, are zoned “IL” Light Industrial, with light industrial uses to the north and east, and commercial uses to the south. The properties to the west of the subject parcel, and Lexington Avenue, are zoned “RS-6” Single-Family 6, with some light industrial uses. The site is zoned “RS-6” Single-Family 6, with a few vacant properties, and others with medium-density residential uses.

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’s Comprehensive Plan (Plan CC) and is consistent with the Downtown Area Development Plan (ADP).

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: 19 notices were mailed within the 200-foot notification area, and 0 outside the notification area.

As of June 20, 2025

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

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.

RECOMMENDATION (January 22, 2025):

Planning Commission and Staff recommend approval of the change of zoning from the “RS-6” Single-Family 6 District to the “IL” Light Industrial District.

Vote Results

For: 7

Against: 0

Absent: 2

Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Aerial Map

Planning Commission Final Report