

**Zoning Case No. ZN9183, Diego Vasquez (District 1).  
Ordinance rezoning property at or near 321 Waco 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)**

**WHEREAS**, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission, during which all interested persons were allowed to appear and be heard;

**WHEREAS**, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application for an amendment to the City of Corpus Christi's Unified Development Code ("UDC") and corresponding UDC Zoning Map;

**WHEREAS**, with proper notice to the public, a public hearing was held during a meeting of the City Council, during which all interested persons were allowed to appear and be heard;

**WHEREAS**, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

**WHEREAS**, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS, THAT:**

**SECTION 1.** The Unified Development Code ("UDC") and corresponding UDC Zoning Map of the City of Corpus Christi, Texas are amended by changing the zoning on the subject property being Lot 5, Block 2020 A, Bluff subdivision, as shown in Exhibit "A", from:

the **"CI" Intensive Commercial District** to the **"CI/SP" Intensive Commercial District with a Special Permit.**

The subject property is located at or near **321 Waco Street**. Exhibit A, Aerial Map, and Exhibit B, Site Plan, are attached to and incorporated in this ordinance.

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.

**SECTION 2.** The UDC and corresponding UDC Zoning Map of the City, made effective July 1, 2011 and as amended from time to time, except as changed by this ordinance, both remain in full force and effect including the penalties for violations as made and provided for in Article 10 of the UDC.

**SECTION 3.** To the extent this amendment to the UDC represents a deviation from the City's Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as it is amended by this ordinance.

**SECTION 4.** All ordinances or parts of ordinances specifically pertaining to the zoning of the subject property that conflict with this ordinance are hereby expressly superseded except for the Military Compatibility Area Overlay Districts. This ordinance does not amend or supersede any Military Compatibility Area Overlay Districts, which, as adopted by Ordinance #032829, remain in full force and effect.

**SECTION 5.** A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable by a fine not to exceed \$2,000.00 for each offense; as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

**SECTION 6.** Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter.

**SECTION 7.** This ordinance shall become effective upon publication.

Introduced and voted on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

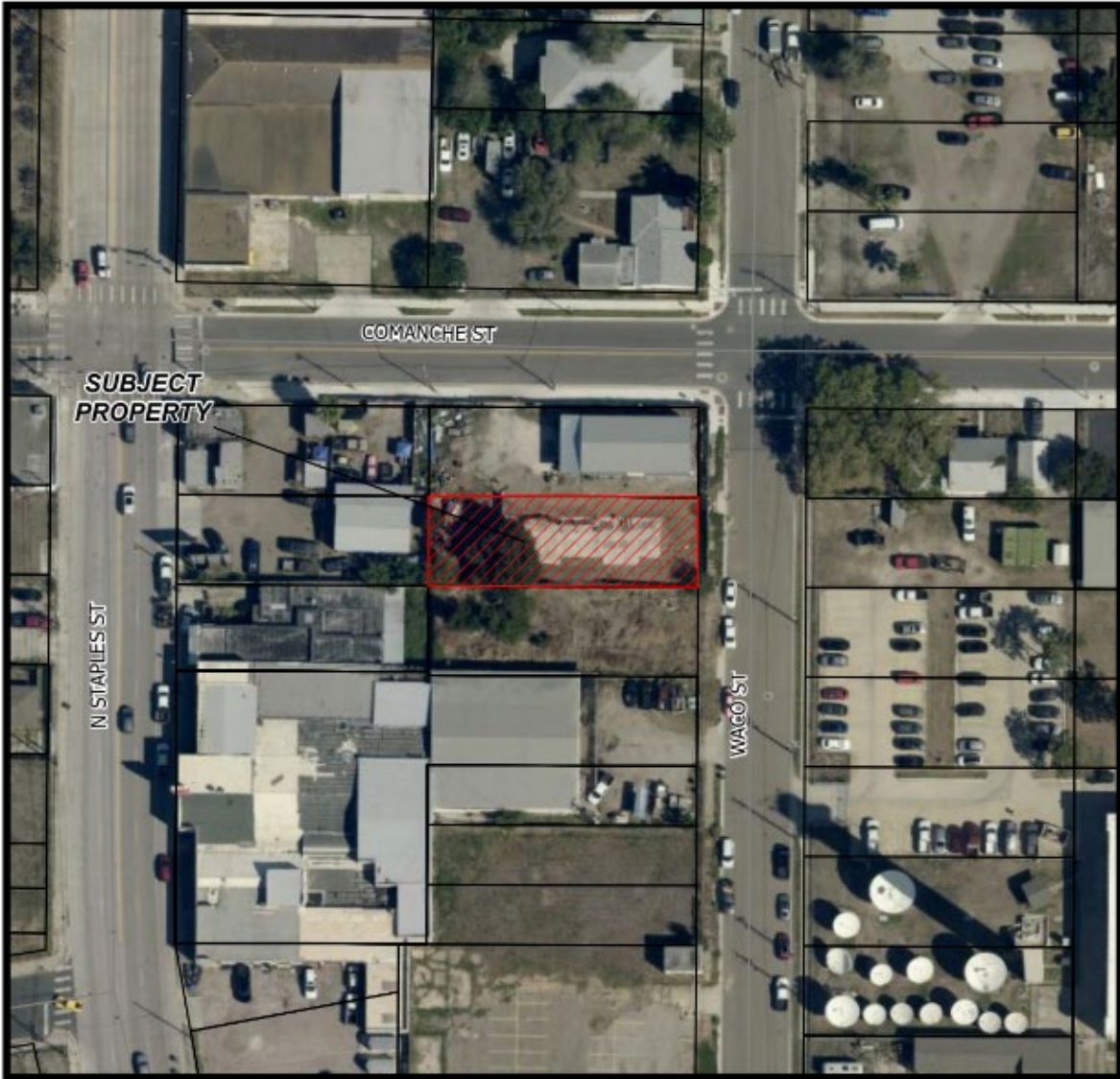
PASSED and APPROVED on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

\_\_\_\_\_  
Paulette Guajardo, Mayor

\_\_\_\_\_  
Rebecca Huerta, City Secretary

Exhibit A) Aerial Map



**CASE: ZN9183**

**Aerial View**



Exhibit B) Site Plan

SITE PLAN

