

Zoning Case ZN8553



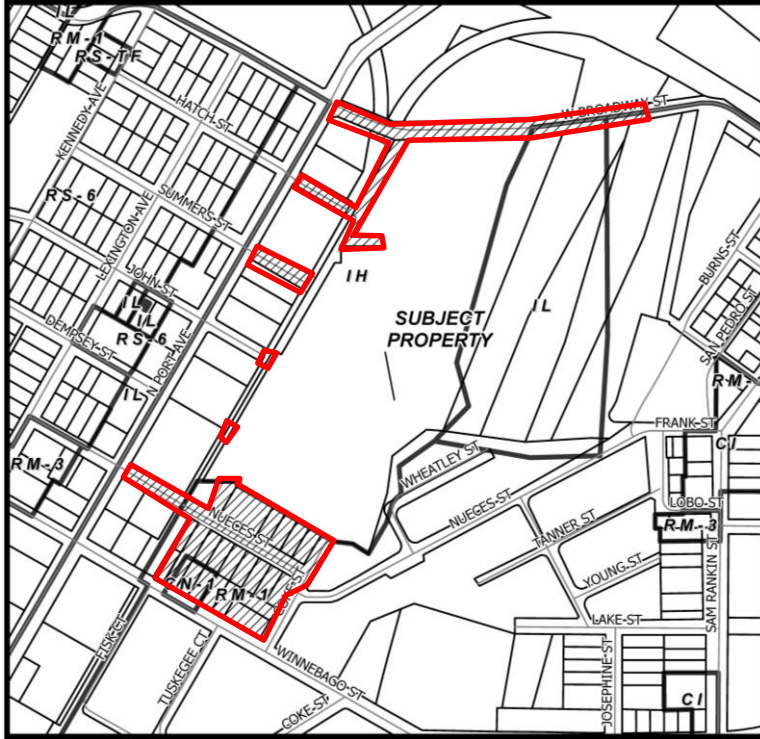
Port of Corpus Christi Authority District 1

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



City Council
July 15, 2025

Zoning and Land Use



Proposed Use:

To allow warehouse and freight movement.

ADP (Area Development Plan):

Downtown, Adopted on March 27, 2018

FLUM (Future Land Use Map):

Light Industrial and Medium-Density Residential

Existing Zoning District:

“CN-1” Neighborhood Commercial and “RM-1” Multifamily District

Adjacent Land Uses:

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

South: Vacant; Zoned: RM-1

East: Vacant; Zoned: RM-1

West: Vacant, Medium-Density Residential,
Public/Semi-Public; Zoned: IH, IL



Public Notification

41 Notices mailed inside the 200' buffer
3 Notices mailed outside the 200' buffer

Notification Area

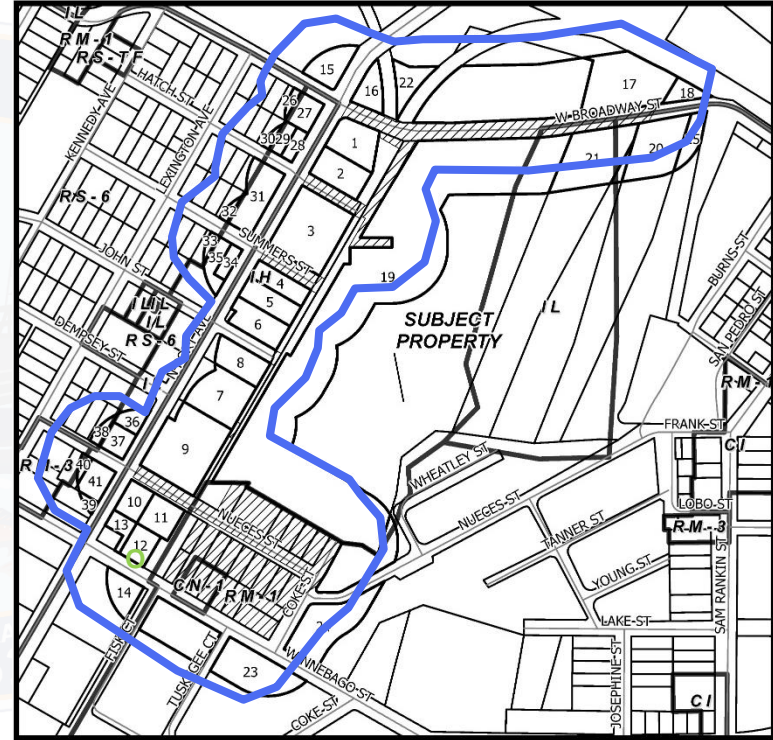
Opposed: 0 (0.00%)
Separate Opposed Owners: (0)

X

In Favor: 1 (0.93%)

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.*

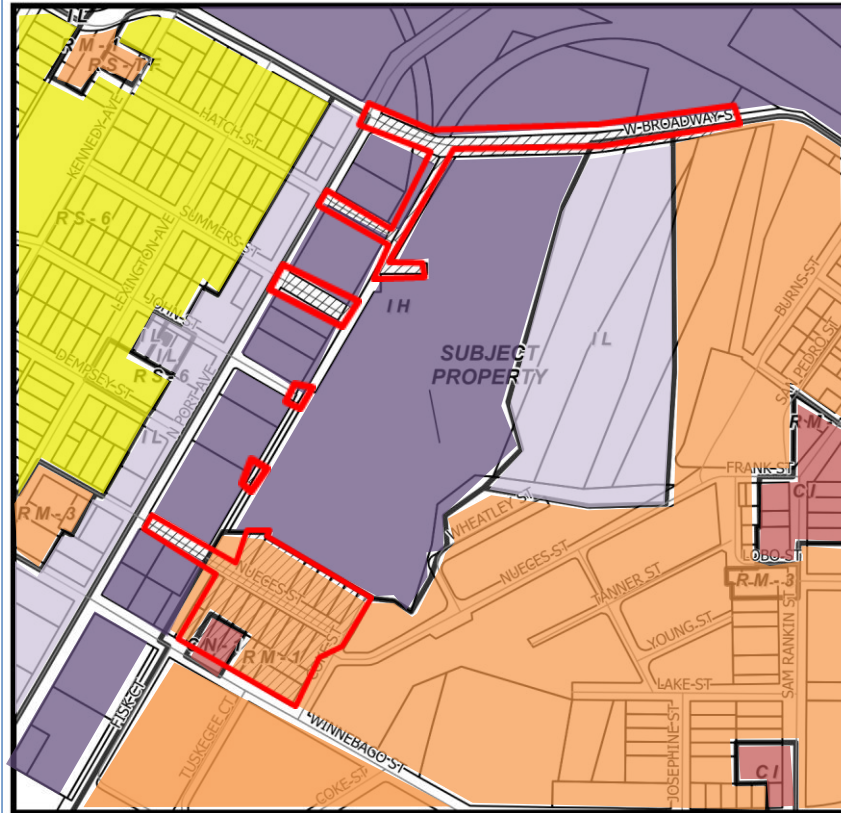


Staff Analysis and Recommendation

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan; however, it is inconsistent with the future land use designation of Light Industrial and Medium-Density Residential.
- 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.

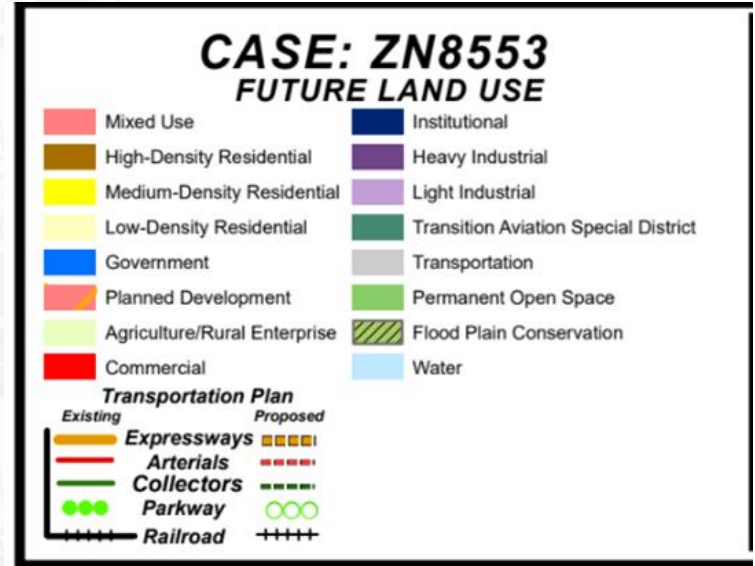
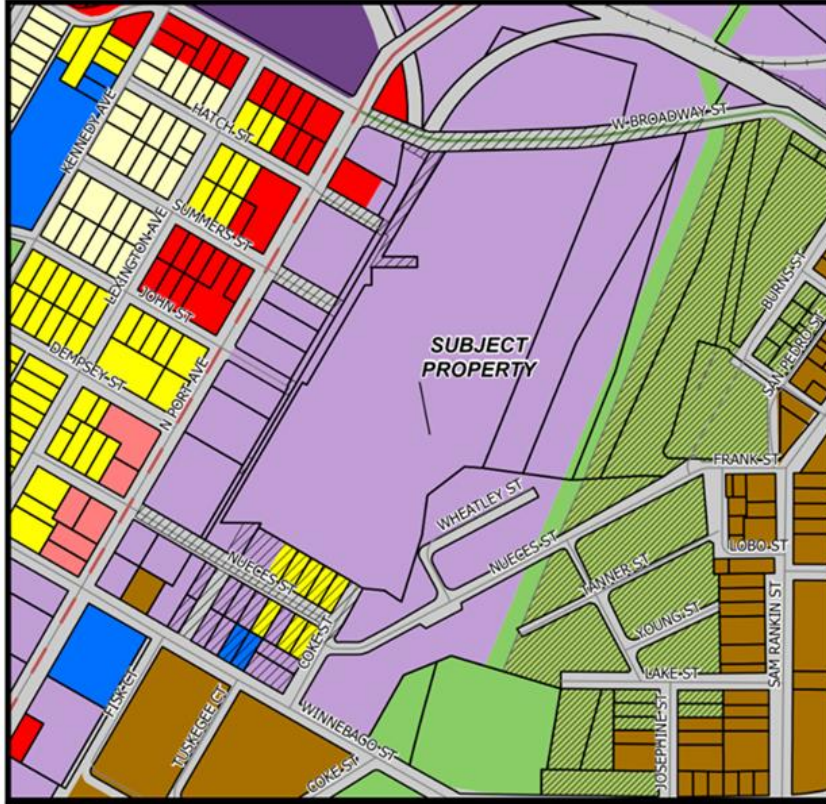
PLANNING COMMISSION RECOMMENDS DENIAL TO THE “IH” HEAVY INDUSTRIAL DISTRICT, AND IN LIEU THEREOF, APPROVAL TO THE “IL” LIGHT INDUSTRIAL DISTRICT. STAFF RECOMMENDS APPROVAL.

Zoning District Map



RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
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	

Future Land Use Map (2016)



Surrounding Parks and Improvements

