

ZONING REPORT CASE ZN8534

Applicant & Subject Property			
District: 1 Owner: Port of Corpus Christi Authority Applicant: Port of Corpus Christi Authority Address: 902-946 Lexington Avenue, located along the north side of Martin Luther King Drive and Interstate Highway 37 (IH-37), south of Minton Street, and east of Lexington Avenue. Legal Description: Lots 1-13, Block 6, The Highlands Acreege of Subject Property: 1.52 acre(s).			
Zoning Request			
From: "RS-6" Single-Family 6 District (s) To: "IL" Light Industrial District (s) Purpose of Request: To allow an industrial development, including warehousing, fabrication, vehicle repairs, and office activities.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6" Single Family	Vacant, Medium-Density Residential	Medium-Density Residential, Commercial
North	"IL" Light Industrial	Right-Of-Way (Minton St), Light Industrial	Right-of-Way (Minton St), Medium-Density Residential, Commercial
South	"IL" Light Industrial	Right-of-Way (IH-37), Commercial	Right-Of-Way (IH-37), Commercial
East	"IL" Light Industrial	Light Industrial	Commercial
West	"RS-6" Single-Family 6	Right-of-Way (Lexington Ave), Light Industrial	Right-of-Way (Lexington Avenue), Medium-Density Residential, Commercial
Plat Status: The subject property is platted per MRNCT (Map Records of Nueces County Texas) Volume 3 Page 58. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): None. Code Violations: None			
Transportation and Circulation			
	Designation	Section Proposed	Section Existing
Lexington Avenue	"Local" Residential	50-Foot ROW 2 Thru-Lanes & On-Street Parking, No Median/Center Turn Lane	75-Foot ROW 2 Thru-Lanes & On-Street Parking, No Median/Center Turn Lane

	Designation	Section Proposed	Section Existing
Minton Street	"Local" Residential	50-Foot ROW 2 Thru-Lanes & On-Street Parking, No Median/Center Turn Lane	55-Foot ROW 2 Thru-Lanes & On-Street Parking, No Median/Center Turn Lane
	Designation	Section Proposed	Section Existing
IH-37 (Interstate Highway 37)	"F1" Freeway/Expressway	400-Foot ROW 4-10 Lanes, Median	480-Foot ROW 8 Thru Lanes, Median

Transit: The Corpus Christi RTA services the subject property via Bus Route 12 Hillcrest/Baldwin, which is located near Kennedy Avenue and Koepke Street, northwest of the site.

Bicycle Mobility Plan: The subject property is immediately south of a proposed Bike Boulevard, along Lexington Avenue., north of Minton Street and the site.

Utilities

Gas: A 4-inch coated steel (active grid main) exists along the east side of Lexington Avenue.
Stormwater: A 15-inch RCP (active, and public) exists along west side of Lexington Avenue.
Wastewater: None.
Water: A 6-inch ACP (active, public, and distribution) line along Lexington Avenue.

Corpus Christi Comprehensive Plan (Plan CC)

Plan CC: This plan provides a vision, goals, and strategies to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ). It was adopted in 2016.
ADP (Area Development Plan): According to Plan CC, the subject property is located within the Downtown ADP (Adopted on March 27, 2018).
Water Master Plan: No improvements have been proposed.
Wastewater Master Plan: No improvements have been proposed.
Stormwater Master Plan: No improvements have been proposed.
Roadway Master Plan: No improvements have been proposed.

Public Notification

Number of Notices Mailed	19 within a 200-foot notification area 0 outside 200-foot notification area
In Opposition	0 inside the notification area 0 outside the notification area 0 % in opposition within the 200-foot notification area (0 individual property owners)

Public Hearing Schedule

Planning Commission Hearing Date: January 22, 2025
City Council 1st Reading/Public Hearing Date: March 18, 2025
City Council 2nd Reading Date: March 25, 2025

Background:

The subject property, 1.52-acres in size, in District 1, is located along the north side of Martin Luther King Drive and Interstate Highway 37 (IH-37), south of Minton Street and east of Lexington Avenue, local residential streets, adjacent to parcels under the ownership of the Port of Corpus Christi Authority.

The Port of Corpus Christi administered a voluntary relocation program as part of the new Harbor Bridge Project. As part of this program and continued land acquisition, the Port has acquired several properties along Lexington Avenue.

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 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 applicant is seeking a change in zoning to allow an industrial development, which may include warehousing; fabrication, vehicle repairs, and office activities.

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.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:

The proposed rezoning is Consistent with Elements, Goals and Strategies for Decision Makers:

- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - Encourage the protection and enhancement of residential neighborhoods.
 - Encourage orderly growth of new residential, commercial, and industrial areas.
 - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.

Downtown ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:

The proposed rezoning is consistent with the Downtown ADP ; however is not consistent with the FLUM designation of medium-density residential and commercial.

Staff Analysis:

Staff reviewed the subject property's background information and the applicant's rezoning request purpose and researched the property's land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning's consistency with the applicable elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

- While inconsistent the Future Land Use Map, the proposed rezoning is generally consistent with the City of Corpus Christi Comprehensive Plan and the Downtown ADP, the proposed rezoning is inconsistent with the FLUM designation of medium-density residential and commercial.
- The proposed rezoning is compatible with the present zoning and conforming uses of nearby property; and will have no adverse impact upon the surrounding neighborhood.

- The subject property is suitable for the uses permitted by the zoning district that would be applied by the Proposed Amendment.

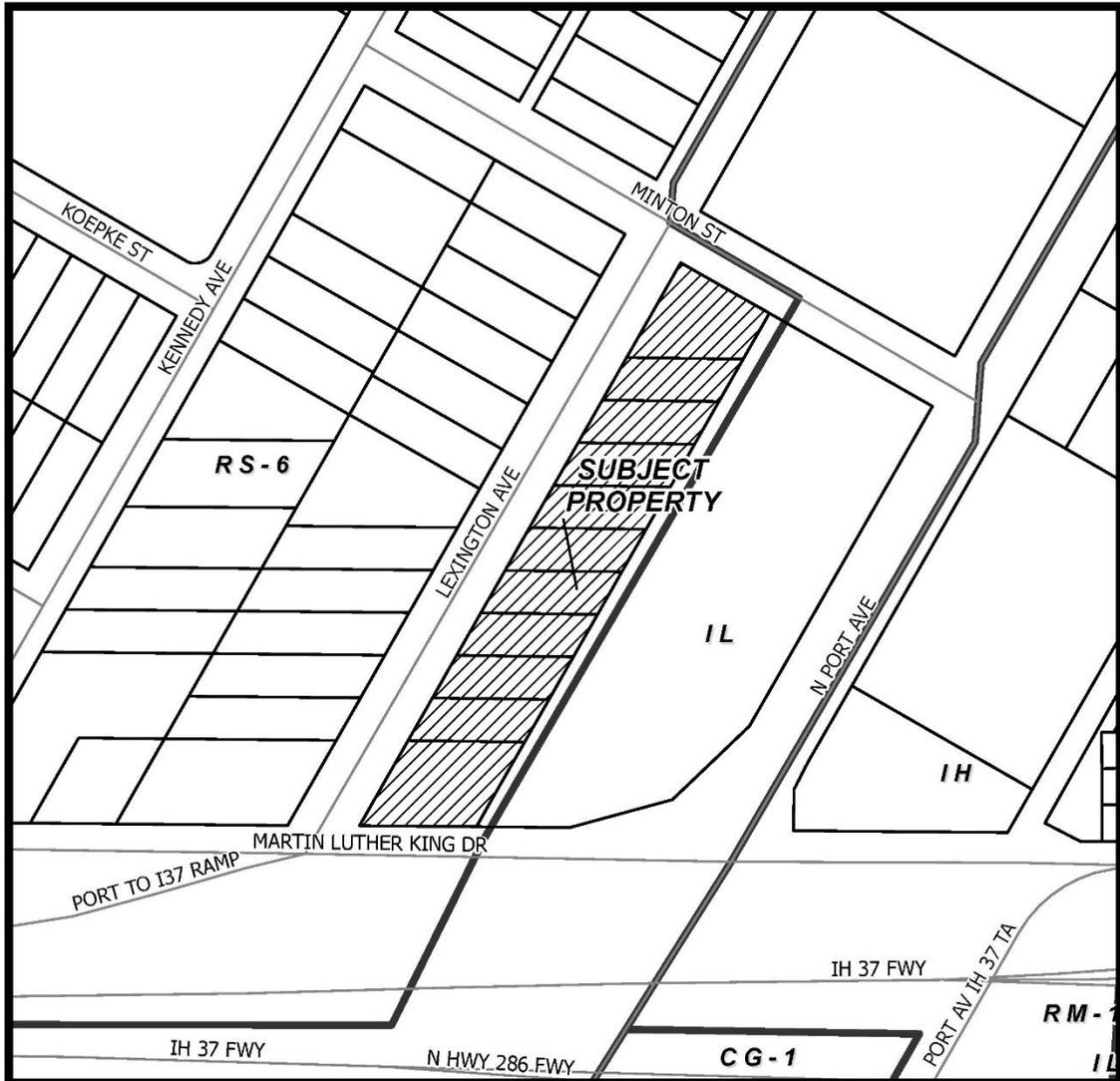
Staff Recommendation:

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. "RS-6" Single-Family 6 District to the "IL" Light Industrial District.

Attachment(s):

(A) Existing Zoning and Notice Area Map.

(A) Existing Zoning and Notice Area Map



CASE: ZN8534
SUBJECT PROPERTY WITH ZONING

 Subject Property	
A-1 Apartment House District	I-1 Limited Industrial District
A-1A Apartment House District	I-2 Light Industrial District
A-2 Apartment House District	I-3 Heavy Industrial District
AB Professional Office District	PUD Planned Unit Development
AT Apartment-Tourist District	R-1A One Family Dwelling District
B-1 Neighborhood Business District	R-1B One Family Dwelling District
B-1A Neighborhood Business District	R-1C One Family Dwelling District
B-2 Bayfront Business District	R-2 Multiple Dwelling District
B-2A Barrier Island Business District	RA One Family Dwelling District
B-3 Business District	RE Residential Estate District
B-4 General Business District	R-TH Townhouse Dwelling District
B-5 Primary Business District	SP Special Permit
B-6 Primary Business Core District	T-1A Travel Trailer Park District
BD Corpus Christi Beach Design Dist.	T-1B Manufactured Home Park District
F-R Farm Rural District	T-1C Manufactured Home Subdivision District
HC Historical-Cultural Landmark Preservation	

