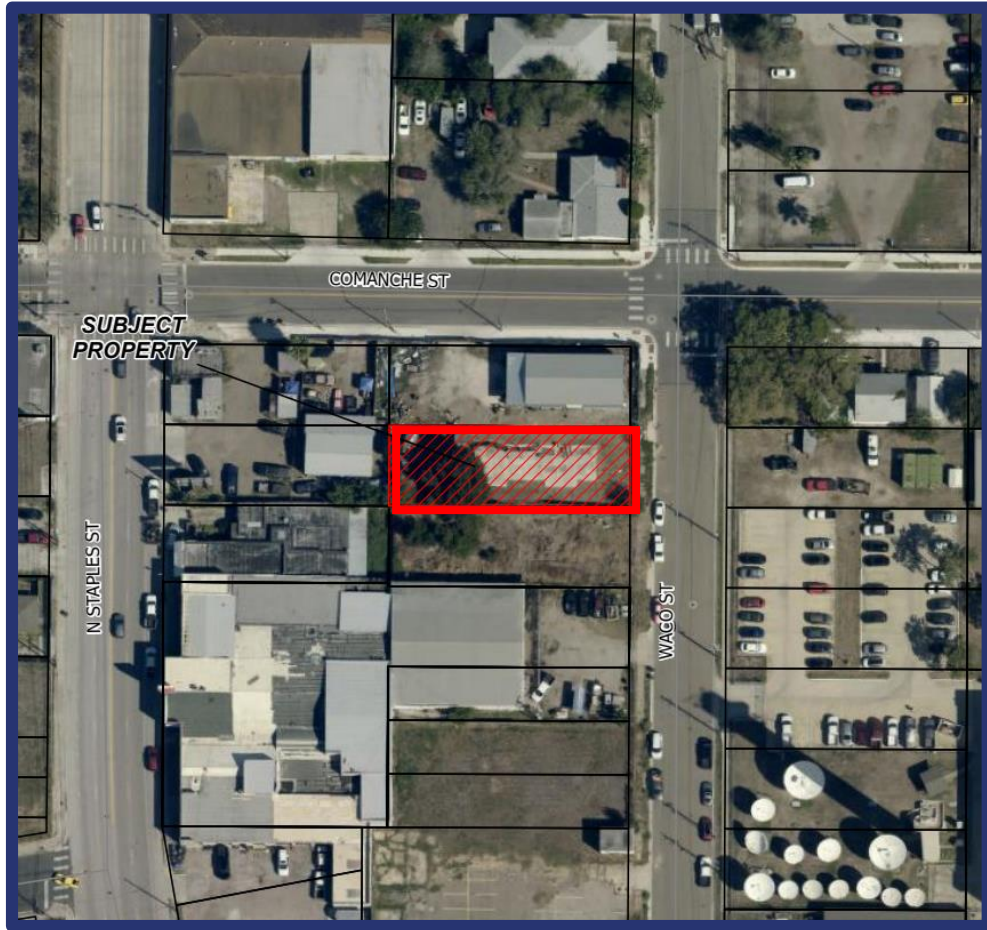




CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

**ZONING CASE ZN9183 Diego
Vasquez**

PLANNING COMMISSION, April 29, 2026



Diego Vasquez DISTRICT 1



Rezoning a property at or near
321 Waco Street

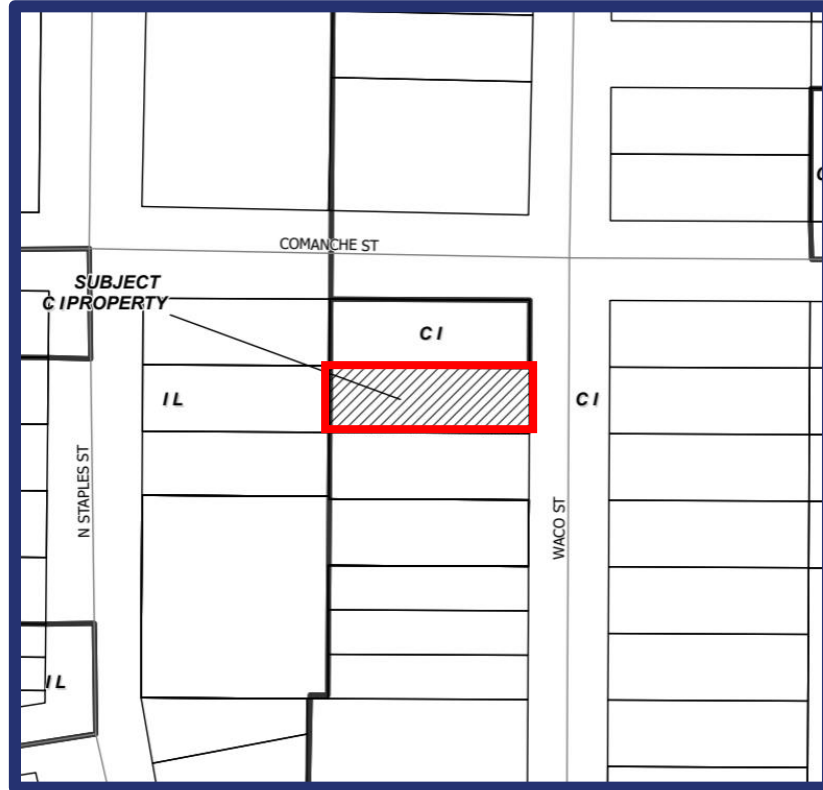
From the "CI" Intensive Commercial District with a
Special Permit

To the "CI/SP" Intensive Commercial District with a
Special Permit



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Zoning and Land Use



Proposed Use:

To allow a metal storage building

Area Development Plan:

Downtown Area Development Plan, Adopted on (March 27, 2018)

Designated Future Land Use:

Mixed Use

Existing Zoning District:

“CI” Intensive Commercial District

	Existing Land Use	Zoning District
Site	Vacant	“CI”
North	Light Industrial	“CI/SP”
South	Vacant	“CI”
East	Vacant	
West	Professional Office	“IL”



Public Notification

20 Notices mailed inside the 200' buffer
 2 Notices mailed outside the 200' buffer

- Notification Area
- X Opposed: 0 (0.00%)
 Separate Opposed Owners: (0)
- O In Favor: 0 (0.00%)



*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.



Analysis & 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 mixed use.
- The special permit will ensure compatibility of the requested expansion with the present zoning and conforming uses of nearby property and to the character of the surrounding area to limit any adverse impact on surrounding properties.

STAFF RECOMMENDS APPROVAL FROM THE
“CI” DISTRICT TO THE “CI/SP” DISTRICT
WITH A SPECIAL PERMIT



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Special Permit Conditions

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.

ACCESS: Access shall only be off Comanche Street.

LANDSCAPING: Landscaping shall be per Section 7.3 of the Unified Development Code.

SCREENING: A minimum seven-foot-tall screening fence is required to be constructed along Waco Street and along the southern property line.

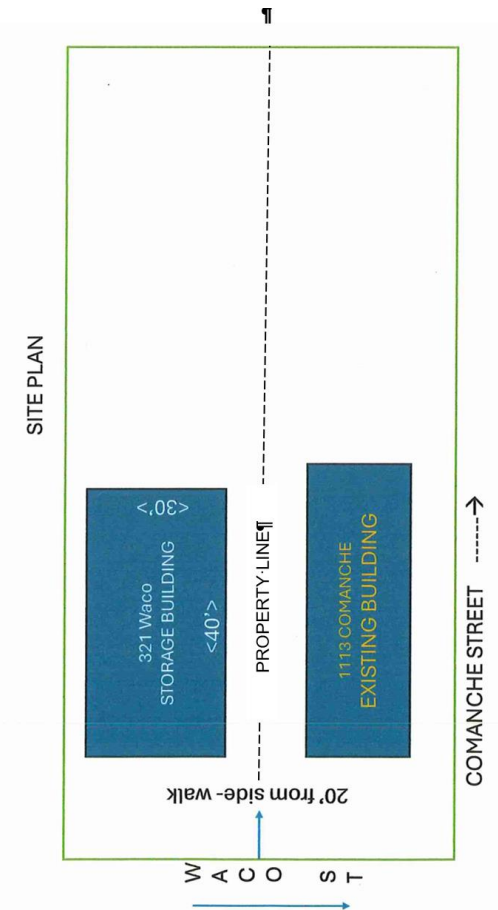
DUMPSTER: Refuse containers must be provided in a place accessible to collection vehicles and must be screened from street rights-of-way and views from adjacent residential properties. Screening must be composed of solid or opaque material that matches or complements the building material.

SIGNAGE: No pole-mounted sign is allowed on Waco Street.

HOURS OF OPERATION: The hours of operation shall be limited from 06:00 AM to 10:00 PM.

NOISE: Noise regulations shall be subject to Section 31-3 of the Municipal code.

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.



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Thank you!