

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

Acreage of Subject Property: 1.52 acres.

Zoning Request

From: "RS-6" Single-Family 6 District

To: "IL" Light Industrial District

Purpose of Request: To allow an industrial development which will include 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 6	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

Minton Street	Designation	Section Proposed	Section Existing
	"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
IH-37 (Interstate Highway 37)	Designation	Section Proposed	Section Existing
	"F1" Freeway/Expressway	400-Foot ROW 4-10 Lanes, Median	480-Foot ROW 8 Thru Lanes, Median
Transit: The Corpus Christi RTA provides service to the subject property via Bus Route 12 Hillcrest/Baldwin 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 exists along Lexington Avenue.			
Corpus Christi Comprehensive Plan (Plan CC)			
Plan CC: Provides a vision, goals, and strategies, to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ) 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 Tentative City Council 1 st Reading/Public Hearing Date: July 15, 2025 Tentative City Council 2 nd Reading Date: July 22, 2025			

Background:

The subject 1.52-acre property 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.

As part of the new Harbor Bridge Project, the Port of Corpus Christi administered a voluntary relocation program. As part of this program and continued land acquisition in the area 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 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 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 purpose for the rezoning request and conducted research into 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.

Planning Commission and Staff Recommendation (January 22, 2025):

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, 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.

Attachment:

(A) Existing Zoning and Notice Area Map.

(A) Existing Zoning and Notice Area Map

