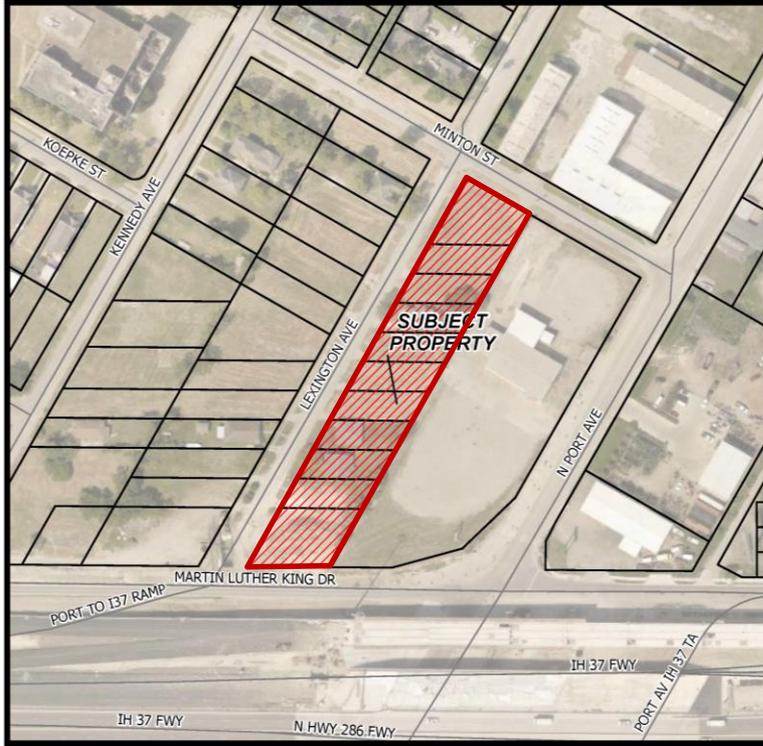


# Zoning Case ZN8534



## Port of Corpus Christi Authority District 1

Rezoning for various properties at or near  
902 Lexington Avenue  
From the "RS-6" Single-Family District  
To the "IL" Light Industrial District



# Zoning and Land Use



## **Proposed Use:**

To allow light industrial uses; particularly the expansion of the Port's adjacent operational activities (warehouse, storage, and repair).

## **ADP (Area Development Plan):**

Downtown, Adopted on March 27, 2018

## **FLUM (Future Land Use Map):**

Medium-density residential, and commercial

## **Existing Zoning District:**

"RS-6" Single-Family 6 District

## **Adjacent Land Uses:**

North: ROW, Light Industrial; Zoned: IL

South: ROW, Commercial; Zoned: IL

East: Light Industrial; Zoned: IL

West: ROW, Light Industrial; Zoned: RS-6

# Public Notification

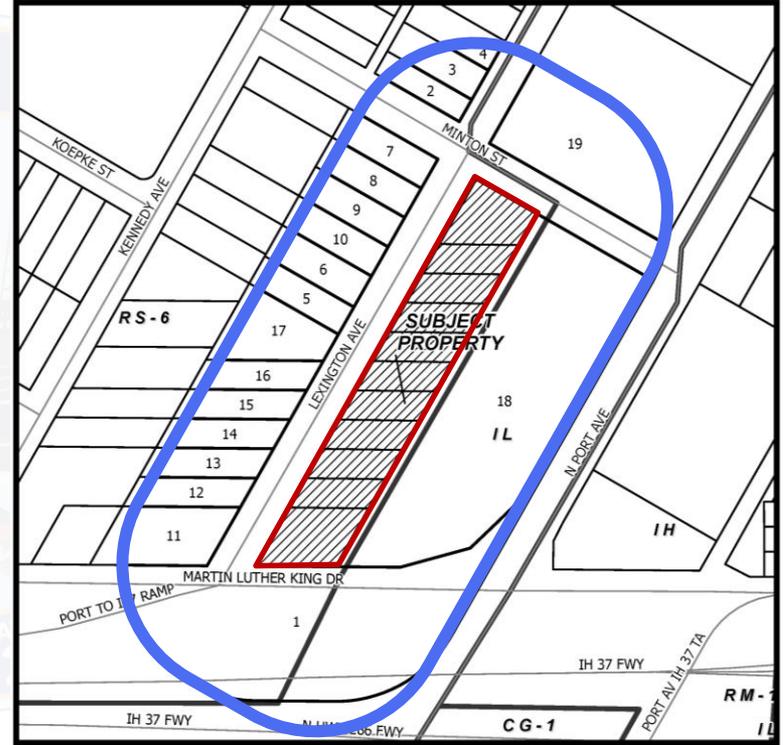
19 Notices mailed inside the 200' buffer  
0 Notices mailed outside the 200' buffer

## Notification Area

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



**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.*

# Staff Analysis and Recommendation

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- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan and the Downtown ADP. However, 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 on the surrounding neighborhood.
- The subject property is suitable for the uses permitted by the zoning district that the Proposed Amendment would apply.

**STAFF RECOMMENDS APPROVAL  
FROM THE “RS-6” SINGLE-FAMILY 6 DISTRICT  
TO THE “IL” LIGHT INDUSTRIAL DISTRICT**