

ZONING REPORT

CASE ZN9183

APPLICANT & SUBJECT PROPERTY

District: 1
Owner: Diego Vasquez
Applicant: Diego Vasquez
Address: 321 Waco Street, located north of Blucher Street, east of North Staples Street, south of Comanche Street, and west of Artesian Street.
Legal Description: Lot 5, Block 2020 A, Bluff Subdivision
Plat Status: The subject property is platted per MRNCT (Map Records of Nueces County, Texas) Volume A Page 2.
Acreeage of Subject Property: 0.17 acre
Pre-Submission Meeting: September 18, 2025
Code Violations: None.

ZONING REQUEST

From: "CI" Intensive Commercial District
To: "CI/SP" Intensive Commercial District with a Special Permit
Purpose of Request: To allow for a metal storage building on an existing concrete slab

CORPUS CHRISTI COMPREHENSIVE PLAN

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), which was adopted in 2016.

Land Use

ADP (Area Development Plan): According to Plan CC, the subject property is located within the Downtown Area Development Plan (Adopted on March 27, 2018).

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District.

	Zoning District	Existing Land Use	Future Land Use
Site	"CI" Intensive Commercial	Vacant	Mixed Use
North	"CI/SP" Intensive Commercial with a Special Permit	Light Industrial	
South	"CI"	Vacant	
East	Intensive Commercial	Transportation (Waco St), Commercial	
West	"IL" Light Industrial	Professional Office	

Roadway Master Plan (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Waco Street	8	"Local" Residential	1	1	-	-	No Data Collected	No Improvements Planned
TRANSIT INTEGRATION								
The Corpus Christi RTA provides service to the subject property via Routes 76 Harbor Bridge Shuttle-inbound, 54 Gregory/Downtown Express-inbound, 6 Santa Fe/Malls-outbound, 19 Ayers A-inbound, and 19 Ayers B-inbound with stops along the north of Waco and the east of Lipan								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission					April 29, 2026			
City Council 1 st Reading					June 30, 2026			
City Council 2 nd Reading					July 14, 2026			
20	Notices mailed to property owners within 200 feet of the subject property							
0	In Opposition			0	In Favor			
0%	In Opposition			0	Individual Property Owners in Opposition			

Background:

The subject property is a .17-acre lot in the Downtown area. It abuts a local residential street to the west. It is within an Intensive Commercial District in Downtown and abuts to the west a Light Industrial District.

The subject property is within a "CI" Intensive Commercial District. The applicant is requesting a special permit to expand onto an existing special permit that was granted to the applicant on the abutting property to the north, 1113 Comanche Street, to allow for the warehousing of goods, welding, and a machine repair shop. The applicant had purchased the subject property to expand business endeavors, where he is the sole employee. The properties to the east and south are vacant and the property to the west is developed with a professional office use.

The current request is to expand storage capabilities through the construction of a new storage building on the vacant property. It will not support commercial operations or customer traffic. The proposed structure is a metal storage building measuring approximately 30 feet by 40 feet, with a height of 10 feet. An existing concrete slab on the site will serve as the foundation.

The "CI" Intensive Commercial District permits medical facilities, restaurants, apartments, overnight accommodation uses, medical offices, educational facilities, commercial parking, offices, retail sales and services, vehicle sales and services and water-oriented uses.

Special permits provide means for developing certain uses in a way the use will be compatible with adjacent property and consistent with the character of the neighborhood, without effect on the permitted uses or the waiving of the regulation of the underlying zoning district.

The subject site has been vacant since late 2022 or early 2023. A multi-family structure once occupied the site and was demolished after a fire. The property held a zoning designation of “RM-3” Multifamily use before 1981, and since then has held a zoning designation of “CI” Intensive Commercial District. Both zoning districts allowed multi-family use.

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

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

- Corpus Christi has a robust “entrepreneurial ecosystem” that supports a thriving small business community.
 - Support investment of resources and capacity that support new venture startup and growth.
- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - 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.
 - Support city involvement in setting up a fair transition process.

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

The proposed rezoning is consistent with the Downtown ADP; however, it is inconsistent with the future land use designation of mixed use.

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:

- 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 Recommendation:

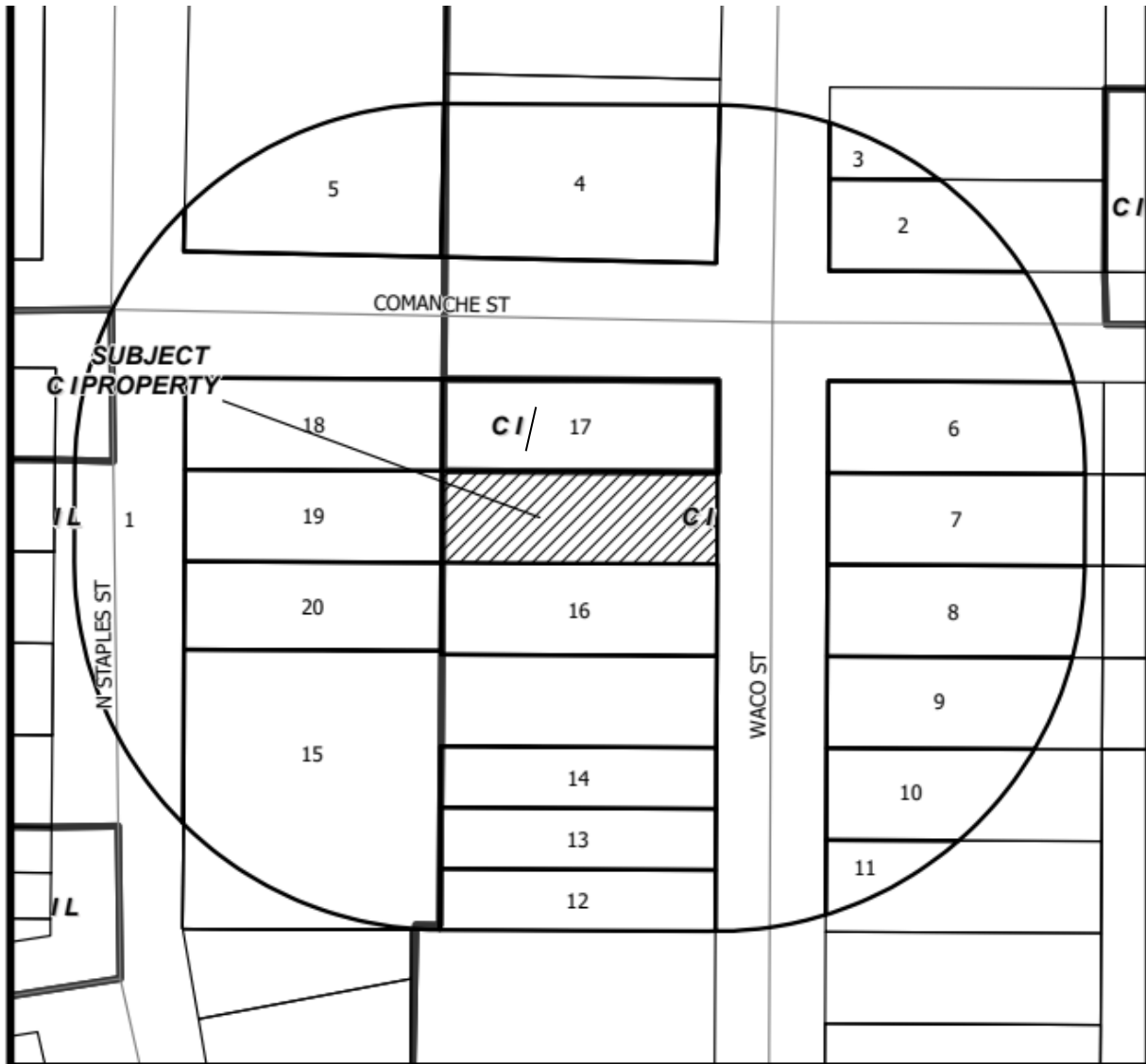
After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends approval of the change of zoning from the “CI” Intensive Commercial District to the “CI/SP” Intensive Commercial District with a Special Permit, subject to the following conditions.

1. **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.
2. **ACCESS:** Access shall only be off Comanche Street.
3. **LANDSCAPING:** Landscaping shall be per Section 7.3 of the Unified Development Code.
4. **SCREENING:** A minimum seven-foot-tall screening fence is required to be constructed along Waco Street and along the southern property line.
5. **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 compliments the building material.
6. **SIGNAGE:** No pole-mounted sign is allowed on Waco Street.
7. **HOURS OF OPERATION:** The hours of operation shall be limited from 08:00 AM to 08:00 PM.
8. **NOISE:** Noise regulations shall be subject to Section 31-3 of the Municipal code.
9. **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.

Attachment(s):

- (A) Existing Zoning and Notice Area Map.
- (B) Site Plan
- (C) Ownership List

(A) Existing Zoning and Notice Area Map



CASE: ZN9183

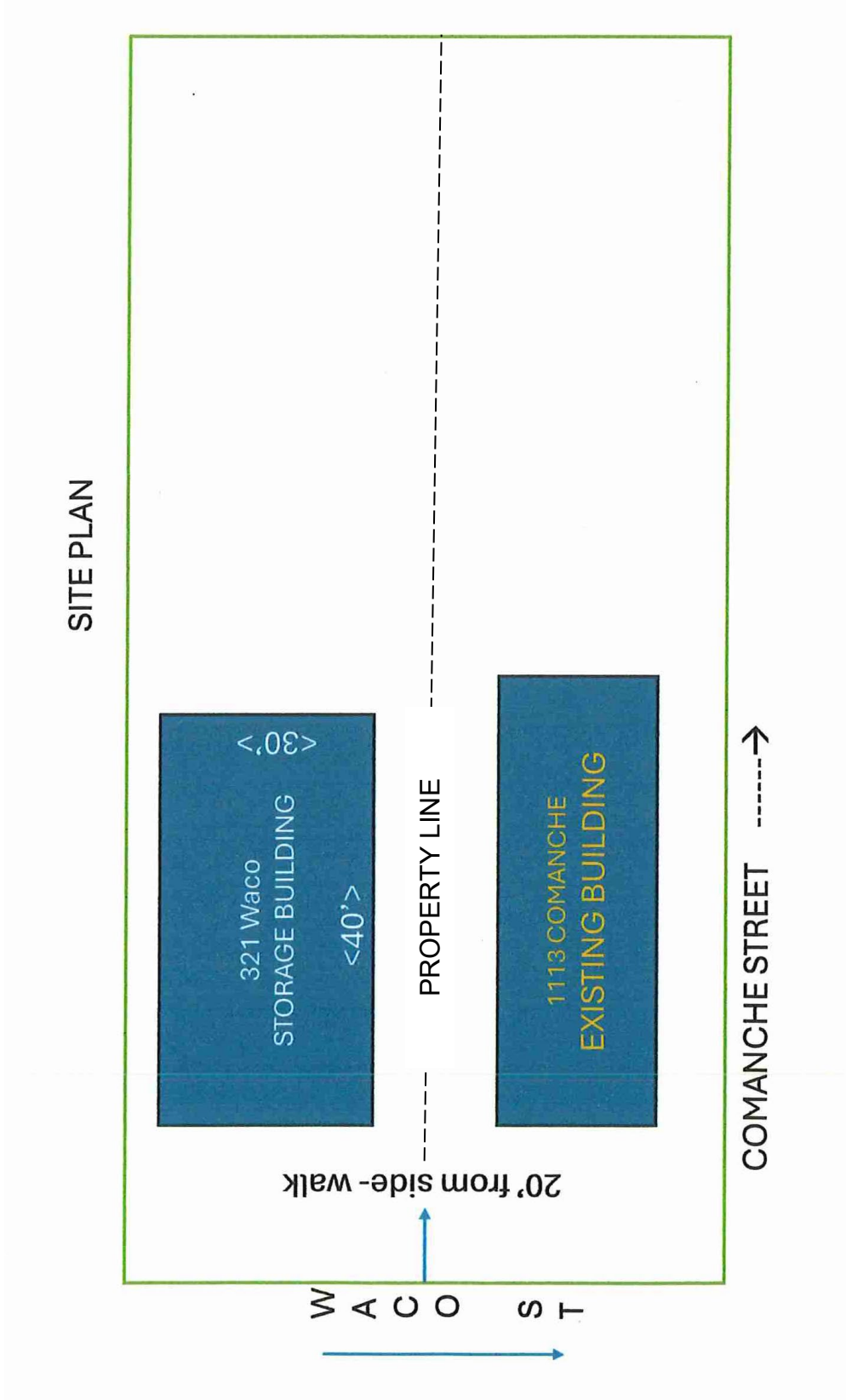
Zoning and notice Area

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	

- Subject Property with 200' buffer
- Owners in favor
- Owners in opposition
- Owners within 200' listed in ownership table



(B) Site Plan



(C) Ownership List

FID	TAXID	NAME	ADDRESS	ADDRESS2	CITY	STATE	ZIP	AREA	PERCENT AREA
1		Renee Couture Department of Public Works (Traffic	2525 Hygeia Street		CORPUS CHRISTI TX	TX	78415	68034.77	33.09
2	79700260015	NUECES CO	901 LEOPARD ST		CORPUS CHRISTI TX	TX	78401-3612	4306.77	2.09
3	79700310110	NUECES COUNTY	901 LEOPARD STE 303		CORPUS CHRISTI TX	TX	78401	1047.41	0.51
4	079700420010	LIMAJOS COMMERCIAL LLC	7705 STARNBERG LAKE DR		CORPUS CHRISTI TX	TX	78413-5264	12720.72	6.19
5	079700420100	GARZA RANDY T	5035 CR 1883		ODEM TX	TX	78370-4064	9007.46	4.38
6	079700470090	RITCH HOLDINGS LLP	321 Artesian St		Corpus Christi	TX	78401-2701	6891.69	3.35
7	079700470100	EP TEXAS LLC	312 Walnut St	STE 2800	Cincinnati	OH	45202-1214	7000.11	3.40
8	079700470110	EP TEXAS LLC	312 Walnut St	STE 2800	Cincinnati	OH	45202-1214	6892.16	3.35
9	079700470120	EP TEXAS LLC	312 Walnut St	STE 2800	Cincinnati	OH	45202-1214	6234.82	3.03
10	079700470130	EP TEXAS LLC	312 Walnut St	STE 2800	Cincinnati	OH	45202-1214	4747.59	2.31
11	079700470140	EP TEXAS LLC	312 Walnut St	STE 2800	Cincinnati	OH	45202-1214	1711.37	0.83
12	079720200010	SEVILLA DOMINGO	200 N STAPLES ST		CORPUS CHRISTI TX	TX	78401	4994.94	2.43
13	079720200020	SEVILLA DOMINGO	200 N STAPLES ST		CORPUS CHRISTI TX	TX	78401	4999.69	2.43
14	079720200025	304 NORTH STAPLES LLC	304 N Staples St Ste 102		Corpus Christi	TX	78401-2707	5001.25	2.43
15	079720200030	304 NORTH STAPLES LLC	304 N Staples St Ste 102		Corpus Christi	TX	78401-2707	26275.46	12.78
16	079720200045	MIGUEL VEGA LLC	1127 2nd St		Corpus Christi	TX	78404-2305	7500.17	3.65
17	079720200060	VASQUEZ DIEGO	2913 PERSIMMON ST		CORPUS CHRISTI TX	TX	78415-5533	7500.07	3.65
18	079720200070	VASQUEZ DIEGO	2913 PERSIMMON ST		CORPUS CHRISTI TX	TX	78415-5533	7000.04	3.40
19	79720200080	VASQUEZ DIEGO	2913 PERSIMMON ST		CORPUS CHRISTI TX	TX	78415-5533	7000.09	3.40
20	79720200090	CINCO ELEMENTOS LTD	316 N STAPLES ST		CORPUS CHRIS TX	TX	78401-2725	6720.17	3.27
								205586.75	100.00
		HS2SOLOMON CO Current Principal	924 Winnebago St.		Corpus Christi	TX	78401		
		0 EDUCATIONAL SERVICE CTR	209 N Water St.		Corpus Christi	TX	78401		