

## ZONING REPORT CASE ZN8575

Applicant & Subject Property			
<p><b>District:</b> 3  <b>Owner:</b> Hut Enterprises LLC  <b>Applicant:</b> Hut Enterprises LLC  <b>Address:</b> Near Farm-to-Market Road 43 (FM-43/Staples Street) and State Highway 286 (SH-286/Chapman Road), located along the south side of FM 43, and west of SH 286.  <b>Legal Description:</b> 2.2 acres out of the North half of the North Half of Section 4, Laureles Farm Tracts  <b>Acreege of Subject Property:</b> 2.2 acres. Refer to Attachment (A), Metes and Bounds.</p>			
Zoning Request			
<p><b>From:</b> "FR" Farm Rural District (Upon Annexation)  <b>To:</b> "CG-2" General Commercial District  <b>Purpose of Request:</b> To allow retail sales and vehicle service uses.</p>			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"OCL" Outside City Limits "OCL"	Agricultural	Commercial
North		Transportation (FM-43), Agricultural	Transportation (FM-43), Commercial
South		Agricultural	Commercial
East		Transportation (SH-286), Agricultural	Transportation (SH-286), Commercial
West		Agricultural	Commercial
<p><b>Plat Status:</b> The subject property is outside city limits and not platted. A rezoning must precede the platting of the subject property, contingent upon the annexation of the parcel into the corporate limit of the city of Corpus Christi.  <b>Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022):</b> The subject property is not within a MCAOD District.  <b>Code Violations:</b> None</p>			
Transportation and Circulation			
	Designation	Section Proposed	Section Existing
FM-43 (Farm-to-Market Road 43) Weber Road	"A3" Primary Arterial Divided	130-Foot ROW 6 Lanes, Median	200-Foot ROW 4 Lanes, Center Turn Lane

SH-286 (State Highway 286/Chapman Ranch Road)	Designation	Section Proposed	Section Existing
	"F1" Freeway/Expressway	400-Foot ROW 4-10 Lanes, Median	Varies, 500-Foot ROW 4 Lanes, No Median/Center Turn Lane
<b>Transit:</b> The Corpus Christi RTA does not provide service to the subject property.			
<b>Bicycle Mobility Plan:</b> The subject property is outside city limits.			
<b>Utilities</b>			
<b>Gas:</b> None exists. <b>Stormwater:</b> None exists. <b>Wastewater:</b> None exists. <b>Water:</b> A 4-inch PVC (active and public) distribution line exists along FM-43 and SH-286.			
<b>Corpus Christi Comprehensive Plan (Plan CC)</b>			
<b>Plan CC:</b> 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. <b>ADP (Area Development Plan):</b> According to Plan CC, the subject property is located within the London ADP (Adopted on March 17, 2020). <b>Water Master Plan:</b> The subject property is outside the City's master plan area. <b>Wastewater Master Plan:</b> The subject property is outside the City's master plan area. <b>Stormwater Master Plan:</b> The subject property is outside the City's master plan area. <b>Roadway Master Plan:</b> The subject property is outside the City's master plan area.			
<b>Public Notification</b>			
Number of Notices Mailed	3 within a 200-foot notification area 1 outside the 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)		
<b>Public Hearing Schedule</b>			
<b>Planning Commission Hearing Date:</b> April 2, 2025 <b>City Council 1<sup>st</sup> Reading/Public Hearing Date:</b> April 8, 2025 <b>City Council 2<sup>nd</sup> Reading Date:</b> April 15, 2025			

**Background:**

The subject property is a 2.2-acre tract southwest of Farm-to-Market Road 43 (FM-43), South Staples Street within the city's limits, State Highway 286 (SH-286), and Chapman Road south of Oso Creek. It is approximately 1-3/4 mile, along FM-43, outside city limits, and west of the Oso Creek. The tract

has undeveloped land use for agriculture per city records. State Highway 286 has a freeway designation, while FM-3 is an "A3" class arterial.

The property abutting the subject parcel to the west and south, is also outside city limits with an agricultural land use. The parcels north and east of the parcel, separated by rights-of-way have a current land use of agricultural. The London area is largely undeveloped, with growth centered about FM-43 (Weber Road) and FM-2444 (South Staples Street). Commercial developments are limited .

The applicant is requesting. a change of zoning from the "FR" Farm Rural District , to be granted upon annexation, to the "CG-2" General Commercial district to accommodate a commercial development with retail sales and vehicle service uses.

The "CG-2" General Commercial District allows restaurants, apartments, townhouses, overnight accommodation uses, educational facilities, medical facilities, commercial parking, offices, retail sales and services, vehicle sales and services, and water-oriented 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 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.

#### **London ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:**

The proposed rezoning is consistent with the London ADP and is consistent with the FLUM designation of commercial.

- Encourage compatible and appropriate land uses for long-term and sustainable growth.

#### **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, the staff notes the following:

- The proposed rezoning is consistent with the City of Corpus Christi's comprehensive plan and the future land use designation of commercial.
- With the recent trend of development in the London area, primarily residential (although with a modest unincorporated residential base), there is a need to introduce commercial districts to support the growing London population to reduce travel for essential needs; a need expressed by the constituents during the drafting of the area development plan.
- The London area, unincorporated at the time of its area development plan adoption (and remains largely so), and with much anticipated growth, forecasted land uses and development patterns that the proposed rezoning aligns with.
  - General commercial districts typically offer various commercial and service activities, particularly along arterials and freeways. Both rights-of-way will be lined with commercial activities per many guiding documents.
- The amendment to be applied, a necessity in this evolving area, will not overwhelm the well-sought-after character of the area at the chosen site.

**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 “FR” Farm Rural District, to be granted upon annexation, to the “CG-2” General Commercial District.

- The proposed amendment is consistent with guiding plans, complements the growing London area, and addresses local needs without overwhelming the community’s character.
  - The rezoning addresses a gap in land use and can serve as a catalyst for commercial expansion, allowing a mixture of land uses to support local needs and passing commuters.
  - The parcel is adequately sized to accommodate the proposed development (a 5,400-square-foot convenience store with seven fueling stations on a 95,585-square-foot tract). It is inherently appropriate for the proposed uses at the junction of significant rights-of-way.

**Attachment(s):**

(A) Metes & Bounds Description and Exhibit.

(B) Existing Zoning and Notice Area Map.

## (A) Metes & Bounds Description and Exhibit

### STATE OF TEXAS COUNTY OF NUECES

Field Notes of a 2.194 acre tract being out of a 55.28 acre tract described in a deed recorded in Document No. 2010044483, Deed Records Nueces County, Texas. Said 55.28 acre tract being out of a 143.198 acre tract, being a portion of the north half of the north half (north quarter) of Section 4, "Laureles Farm Tracts", as shown on a map recorded in Volume 3, Page 15, Map Records Nueces County, Texas. Said 2.194 acre tract also being out of the R. De Ynojosa Survey, Abstract 411, Nueces County, Texas. Said 2.194 acre tract being more particularly described as follows:

**BEGINNING** at a 5/8" re-bar set in the south right of way of Farm to Market 43 (a.k.a. Weber Road), in the north line of said 55.28 acre tract, and for the northwest corner of this survey, from **WHENCE** a 5/8" re-bar previously set in the intersection of the south right of way of Farm to Market 43 and the west right of way of Salevan Drive, bears South 89°12'44" West, a distance of 3,104.85 feet.

**THENCE** with the common line of the south right of way of Farm to Market 43, said 55.28 acre tract and this survey, North 89°12'44" East, at a distance of 22.53 feet pass a right of way monument found in the south right of way of Farm to Market 43, and in all a total distance of 332.05 feet to a right of way monument found in the cutback of the intersection of the south right of way of Farm to Market 43 and the west right of way of State Highway 286 (a.k.a. Crosstown Expressway), for the northeast corner of said 55.28 acre tract, and for the northeast corner of this survey.

**THENCE** with the common line of the cutback of the intersection of the south right of way of Farm to Market 43 and the west right of way of State Highway 286, said 55.28 acre tract and this survey, South 42°00'58" East, a distance of 65.73 feet to a point in the cutback of the intersection of the south right of way of Farm to Market 43 and the west right of way of State Highway 286, for the point of curvature of a curve to the left with a radius of 4,068.90 feet, for an outside corner of said 55.28 acre tract and for an outside corner of this survey, from **WHENCE** a right of way monument found 0.84 feet to the right.

**THENCE** with the common curve of the west right of way of State Highway 286, said curve to the left, said 55.28 acre tract and this survey, a chord bearing of South 05°37'02" West, a chord distance of 216.92 feet, and a total arc length of 216.95 feet to a 5/8" re-bar set in the west right of way of State Highway 286, in the east curve of said 55.28 acre tract, and for the southeast corner of this survey.

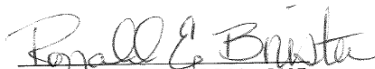
**THENCE** with the south line of this survey, South 89°12'44" West, a distance of 351.17 feet to a 5/8" re-bar set for the southwest corner of this survey.

**THENCE** with the west line of this survey, North 00°47'16" West, a distance of 265.00 feet to the **POINT of BEGINNING** of this tract, and containing 2.194 acres of land, more or less.

#### Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" re-bar = re-bar set with yellow plastic cap labeled Brister Surveying.

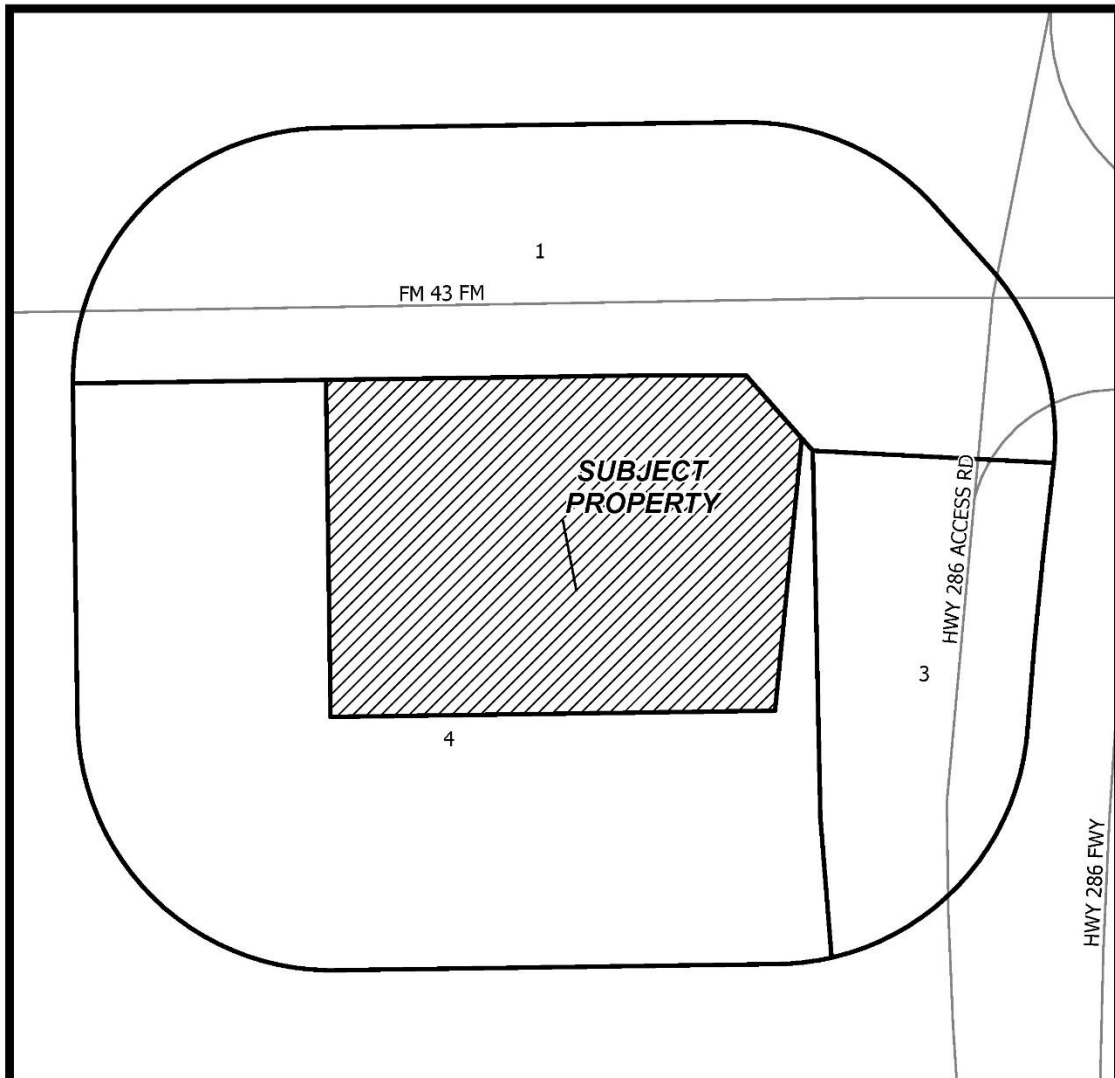
I, Ronald E. Brister do hereby certify that this survey of the property legally described herein was made on the ground this day March 28, 2024 and is correct to the best of my knowledge and belief.

  
Ronald E. Brister, RPLS No. 5407  
Date: April 11, 2024



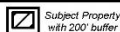


## B) Existing Zoning and Notice Area Map



### CASE: ZN8575 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
DN 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
FR Farm Rural	
H Historic Overlay	
BP Business Park	



Subject Property with 200' buffer



Owners in favor

4 Owners within 200' listed on attached ownership table

X Owners in opposition



City of  
Corpus  
Christi