

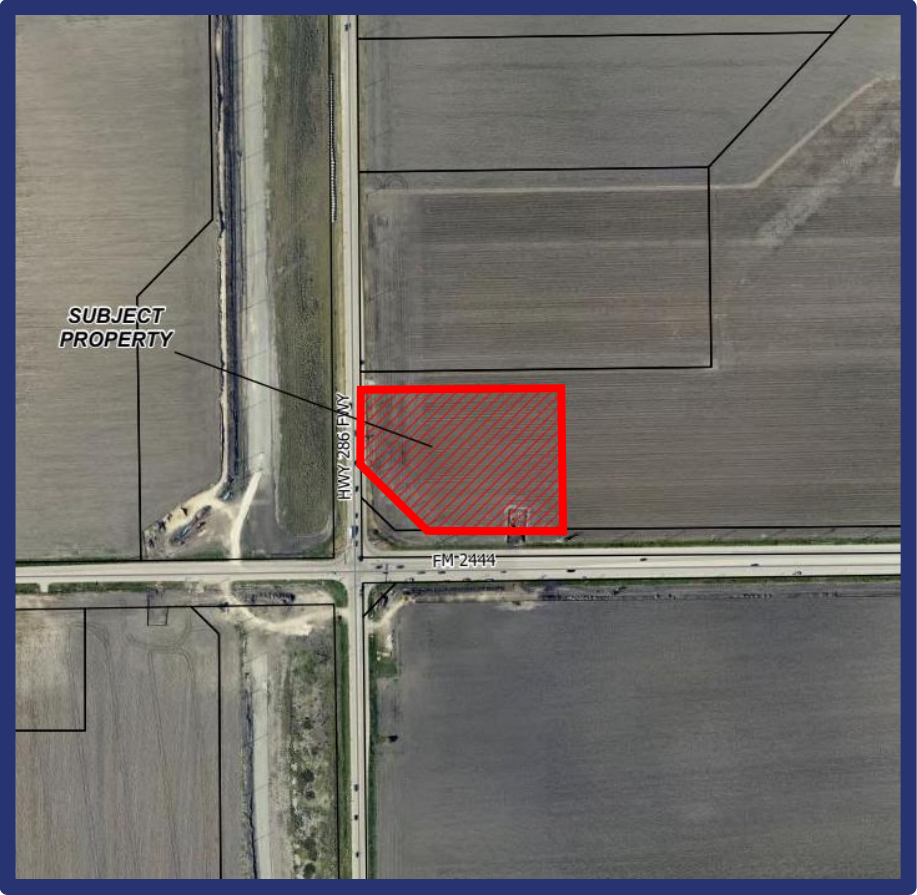


CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

ZONING CASE ZN9140
Broadwalk Investments LLC

PLANNING COMMISSION, April 29, 2026

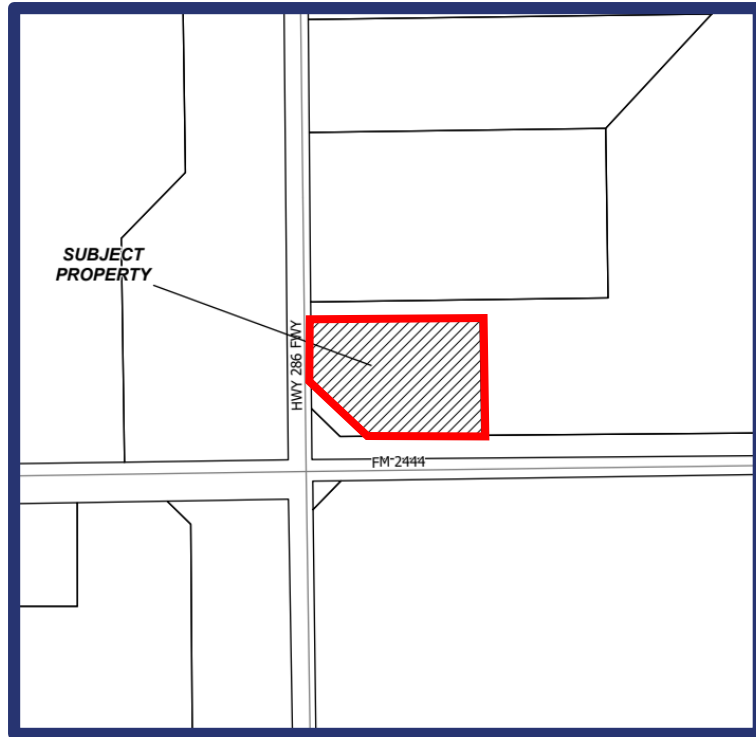
Broadwalk Investments LLC DISTRICT 5 (Upon Annexation)



Rezoning a property at or near
FARM-TO-MARKET ROAD 2444 and HIGHWAY 286
From the “FR” Farm Rural District (Upon Annexation)
To the “CG-2” General Commercial District



Zoning and Land Use



Proposed Use:

To allow a Stripes Convenience Store.

Area Development Plan:

London Area Development Plan, Adopted on (March 17, 2017)

Designated Future Land Use:

Commercial

Existing Zoning District:

OCL - Outside City Limits

	Existing Land Use	Zoning District
Site	Agriculture	OCL
North		
South		
East		
West		



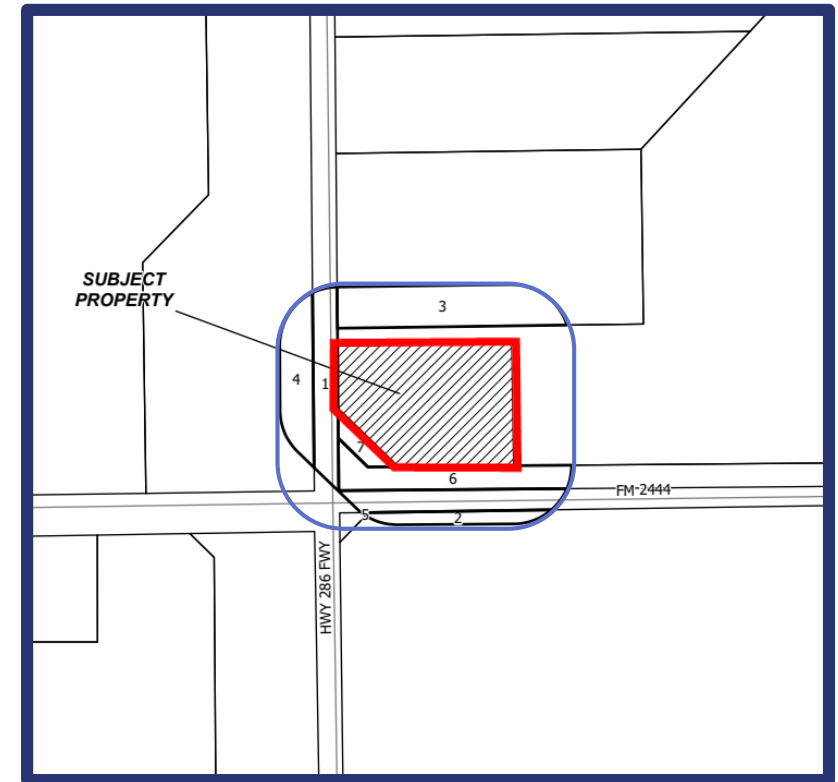
Public Notification

7 Notices mailed inside the 200' buffer
0 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's comprehensive plan and the future land use designation of commercial.
- With the recent trend of development in the London area, primarily residential in nature (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.
- The amendment to be applied, a necessity to this evolving area, will not overwhelm the well sought-after character of the area at the chosen site.

STAFF RECOMMENDS APPROVAL
FROM "FR" FARM RURAL DISTRICT (UPON ANNEXATION)
TO "CG-2" GENERAL COMMERCIAL DISTRICT





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Thank you!