



# ZONING CASE ZN9032

PLANNING COMMISSION: DECEMBER 10



ZBK LLC  
DISTRICT 5  
(UPON ANNEXATION)

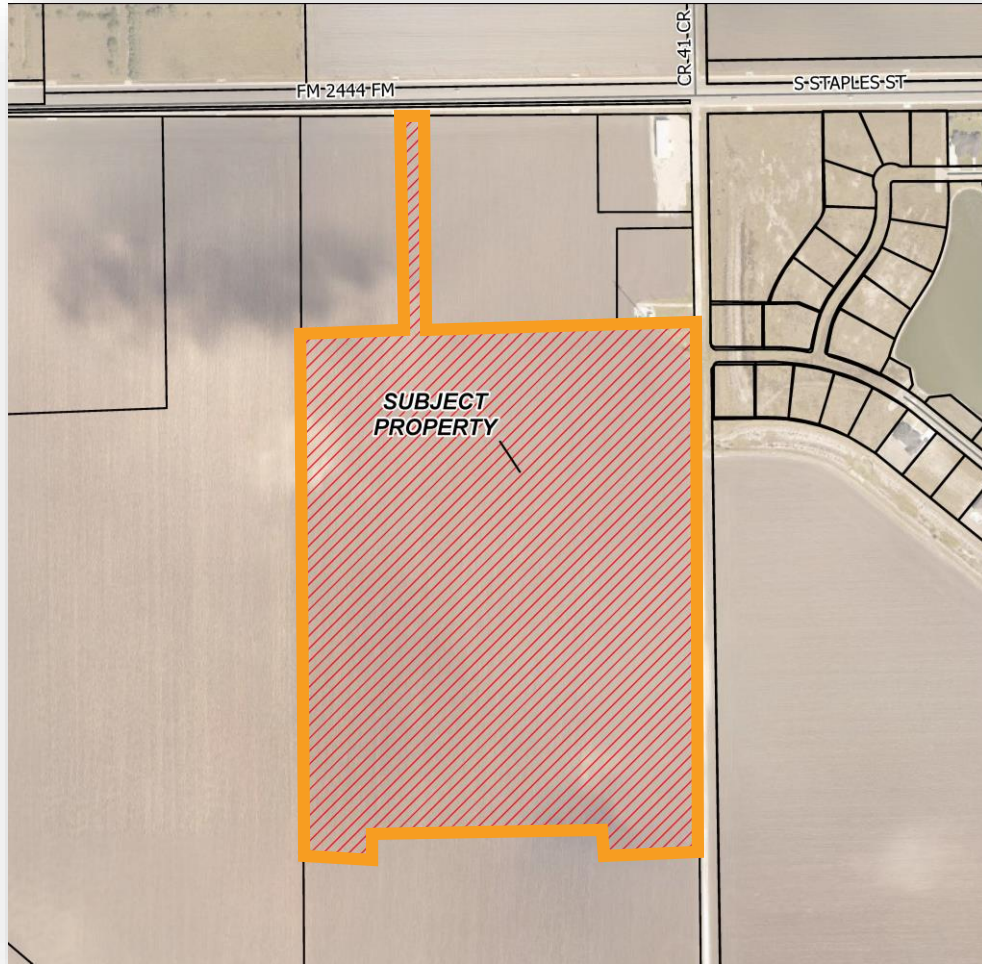


Rezoning a property at or near

**601 FM 2444**

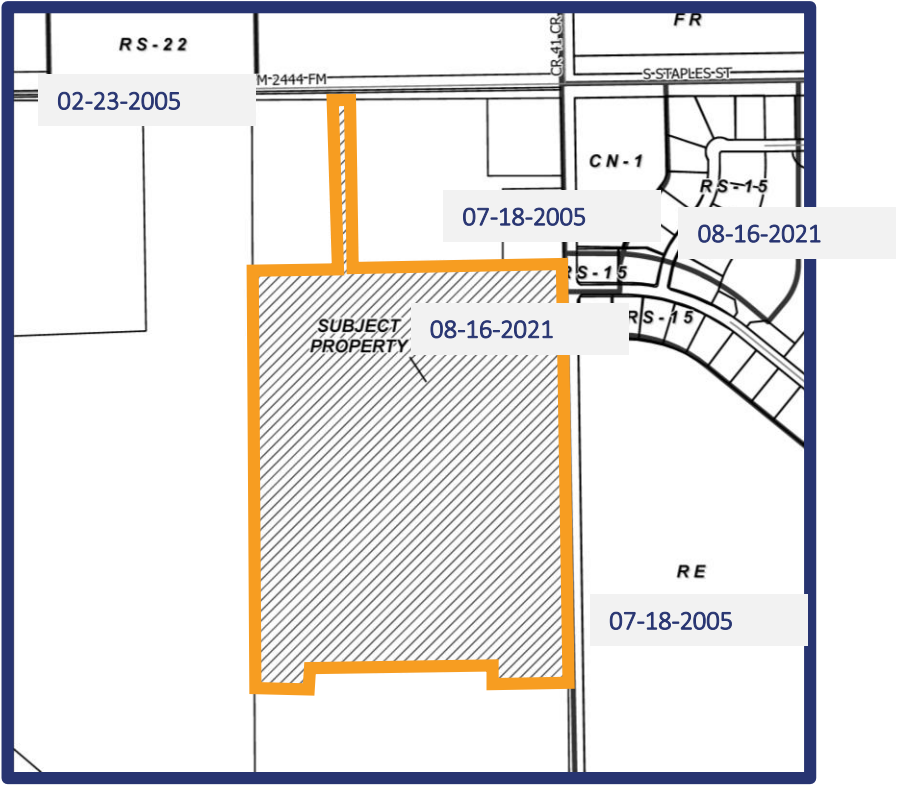
From the “FR” District  
(Upon Annexation)

to the “RS-22” District



CITY OF  
**CORPUS  
CHRISTI**

# Zoning and Land Use



**Proposed Use:**

To allow a low-density residential subdivision.

**Area Development Plan:**

London (Adopted Mar-17-2020)

**Designated Future Land Use:**

Medium-Density Residential

**Existing Zoning District:**

“FR” Farm Rural (Upon Annexation)

	Existing Land Use	Zoning
Site	Agricultural	“OCL”
North	Agricultural, Transportation (FM 2444)	
South	Agricultural	“RS-15” and “RE”
East		
West	Agricultural	“OCL”



# Public Notification

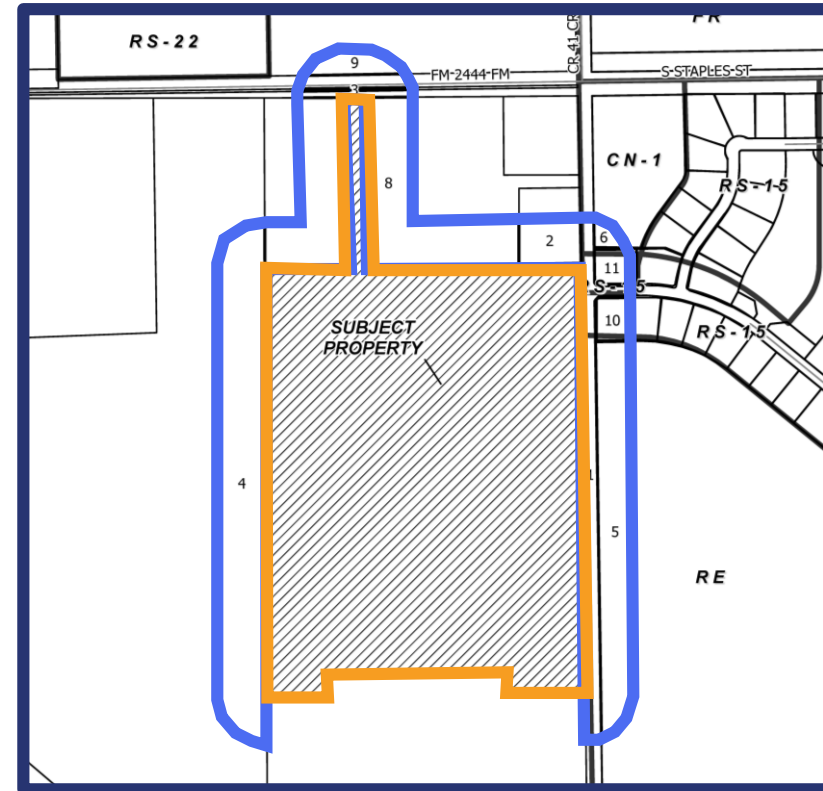
11 Notices mailed inside the 200' buffer  
1 Notices mailed outside the 200' buffer

— 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 Comprehensive plan; however, it is inconsistent with the future land use designation of Medium-Density Residential.
- The amendment, if approved, will be compatible with the present zoning and conforming uses of nearby properties, and with the character of the surrounding area.
- The property to be rezoned is suitable for use permitted by the zoning district that would be applied by the proposed amendment and will not have a negative impact upon the surrounding neighborhood.

## STAFF RECOMMENDS APPROVAL





Thank you!