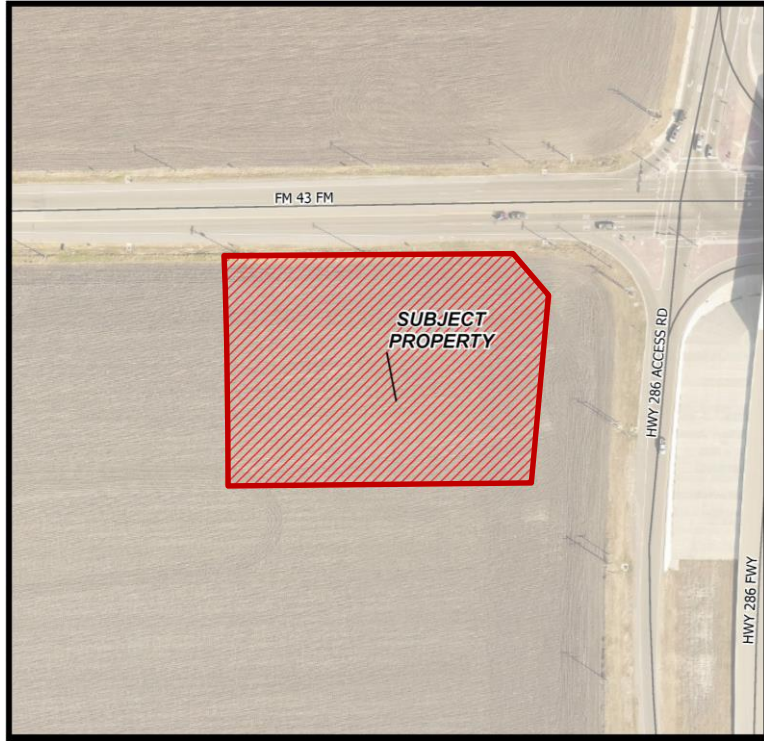


Zoning Case ZN8575

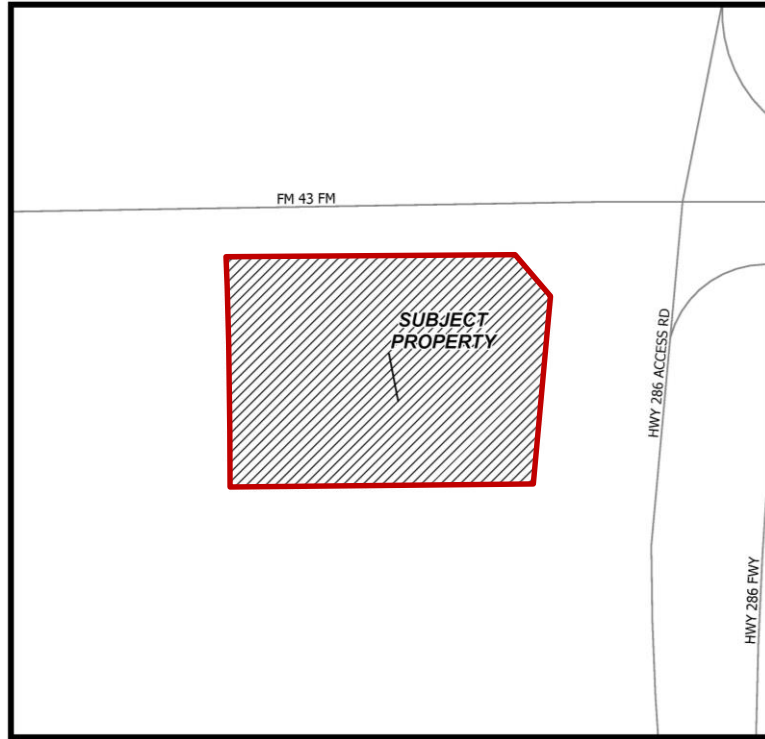


Hut Enterprises LLC District 3

Rezoning for a property at or near
FM-43 (Farm-to-Market Road 43/Staples Street)
and SH-286 (State Highway 286/Chapman Rd)
From the "FR" Farm Rural District (Upon Annexation)
To the "CG-2" General Commercial District



Zoning and Land Use



Proposed Use:

To allow a commercial development with retail sales and vehicle services.

ADP (Area Development Plan):

London, Adopted on March 17, 2020

FLUM (Future Land Use Map):

Commercial

Existing Zoning District:

“OCL” Outside City Limits District

Adjacent Land Uses:

North: Transportation (FM-43), Agricultural; Zoned: OCL

South: Agricultural; Zoned: OCL

East: Transportation (SH-286), Agricultural; Zoned: OCL

West: Agricultural; Zoned: OCL

Public Notification

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

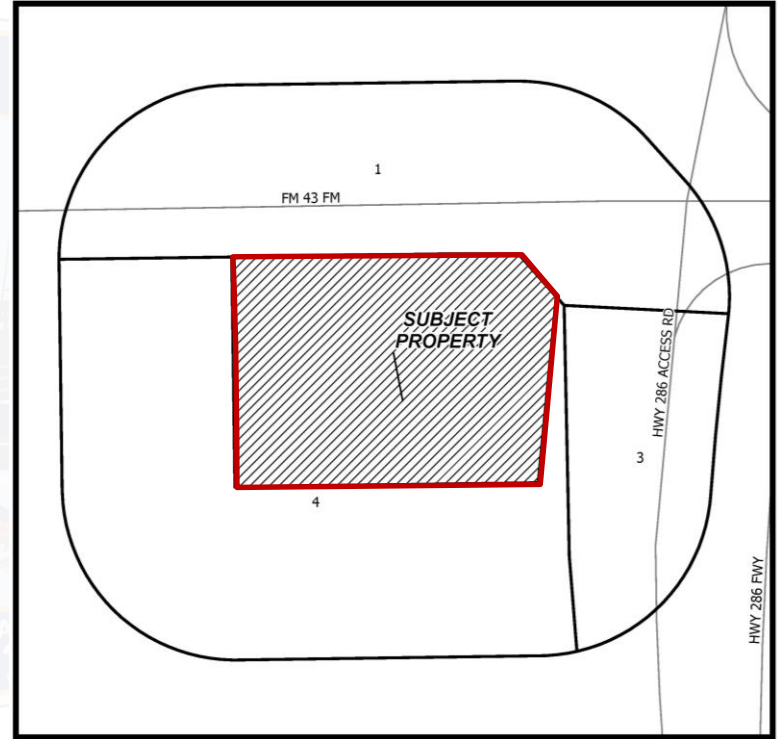
Notification Area

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

X

In Favor: 0 (0.00%)

O



**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

- The proposed rezoning is consistent with the City of Corpus Christi's comprehensive plan, the future land use designation of commercial, and other guiding documents, complements the growing London area, and addresses local needs without overwhelming the community's character.
- The applicant's request is compatible with the present zoning and conforming uses of nearby property; and the property is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

**STAFF RECOMMENDS APPROVAL
TO THE "CG-2" GENERAL COMMERCIAL DISTRICT**