

# Zoning Case ZN8481



**Texas Lone Star Abstract & Title  
Investment Group LLC**  
District 3 (Upon Annexation)

Rezoning for a property at or near  
FM-43 & CR-47

From the "FR" Farm Rural District (Upon Annexation)  
To the "CN-1" Neighborhood Commercial District



Planning Commission  
March 5, 2024

# Zoning and Land Use



## **Proposed Use:**

To allow a commercial development.

## **ADP (Area Development Plan):**

London, Adopted on March 17, 2020

## **FLUM (Future Land Use Map):**

Commercial

## **Existing Zoning District:**

"OCL" Outside City Limits ("FR," Upon Annexation)

## **Adjacent Land Uses:**

North: Transportation, Agricultural; Zoned: "OCL"

South: Residential Estate; Zoned: "OCL"

East: Agricultural; Zoned: "OCL"

West: Transportation, Commercial; Zoned: "OCL"

# Public Notification

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

## Notification Area

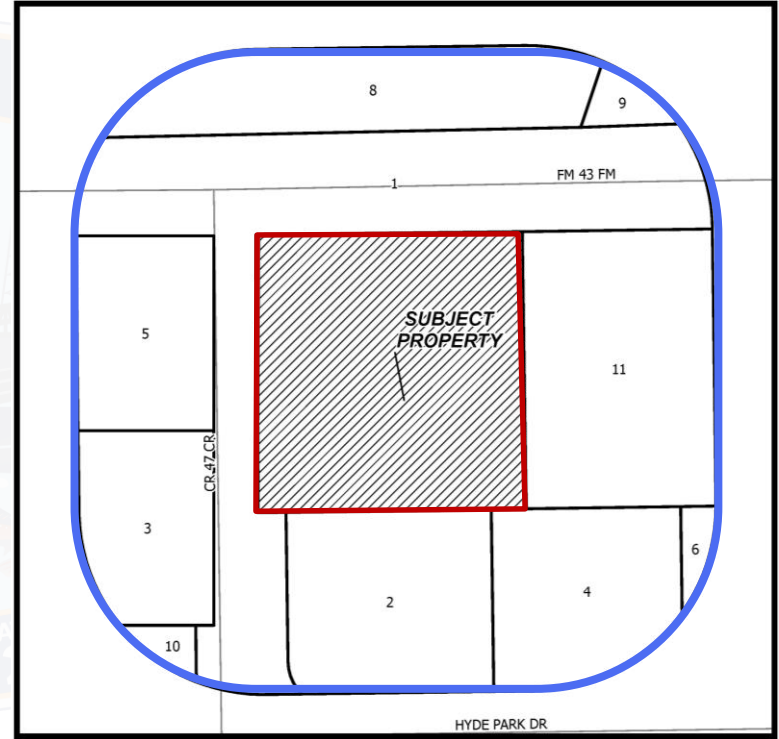
**Opposed: 0 (0.00%)**  
*Separate Opposed Owners: (0)*

**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 amendment is consistent with goals and strategies of the City of Corpus Christi Comprehensive plan and the FLUM designation of commercial along FM-43 in the largely unincorporated London Area.
- In reviewing the appropriateness of the applicant's request, 3 miles out of the city's limits, adjacent to a low-density residential subdivision, and determining its compatibility, staff considered the environmental conflict that could arise from an abutting commercial district, the Unified Development Code's regulations of certain elements/features, and found the applicant's request acceptable.
- The property to be rezoned is suitable for use permitted by the zoning district to be applied by the proposed amendment.

**STAFF RECOMMENDS APPROVAL  
FROM THE "FR" FARM RURAL DISTRICT UPON ANNEXATION  
TO THE "CN-1" NEIGHBORHOOD COMMERCIAL DISTRICT**