

ZONING REPORT

CASE ZN9296

APPLICANT & SUBJECT PROPERTY

District: 3 (Upon Annexation)
Owner: Weber Crosstown Highway Prop, LLC
Applicant: John Cowan & Associates
Address: Near FM-43 (Farm-to-Market Road 43/Weber Road) and CR-47 (County Road 47), located along the South side of FM-43, west of State Highway 286 (Crosstown Expressway), and east of CR- 47.
Legal Description: 52.082 acres out of the North Half of Section 4, Laureles Farm Tracts
Plat Status: The subject property is not platted.
Acreage of Subject Property: 1.37 acres
Pre-Submission Meeting: March 17, 2026
Code Violations: None.

ZONING REQUEST

From: "FR" Farm Rural District (Upon Annexation)
To: "CN-1" Neighborhood Commercial District
Purpose of Request: To allow for a retail development.

CORPUS CHRISTI COMPREHENSIVE PLAN

Plan CC: Provides a vision, goals, and strategies to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ), which was adopted in 2016.

Land Use

ADP (Area Development Plan): According to Plan CC, the subject property is located within the London Area Development Plan (Adopted on March 17, 2020).

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within an MCAOD District.

	Zoning District	Existing Land Use	Future Land Use
Site	"OCL" Outside City Limits	Agricultural	Commercial
North			
South		Residential Estate	Low-Density Residential
East		Agricultural	Commercial
West			

UTILITY MASTER PLANS								
Service	Existing Conditions						Master Plan Improvements	
Water	16-in PVC, active and public, transmission line, along the north side of FM-43.						None. Property is outside the City's limits.	
Wastewater	No infrastructure exists.							
Stormwater	Surface infrastructure exists along the south side of FM-43							
Gas	A 6-inch HDPE, grid main, exists along the south side of FM-43.							
Roadway Master Plan (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
FM 43 (Farm-to-Market Road 43)	None. Property is outside City Limits.	"A3" Primary Arterial with a Center Turn Lane	-	-	1	1	9,868 AADT, Near SH-361 (Crosstown Expressway)	No Improvements Planned
TRANSIT INTEGRATION								
The Corpus Christi RTA does not provide service to the subject property.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission					June 24, 2026			
City Council 1 st Reading					August 11, 2026			
City Council 2 nd Reading					August 18, 2026			
7	Notices mailed to property owners within 200 feet of the subject property							
0	In Opposition			0	In Favor			
0%	In Opposition			0	Individual Property Owners in Opposition			

Background:

The subject property is a 1.37-acre-tract, outside City Limits, in the London Area, along FM-43 (Weber Road, within City limits), a designated commercial corridor, west of County Road 47.

To the north, south, east, and west, properties are outside city limits. Properties to the north, east, and west have a current land use of agricultural. To the south lies the low-density residential subdivision of London Village.

The applicant is requesting a change in zoning to allow for a 10,640-square-foot retail development. Refer to Attachment C, which is a conceptual site plan. The “CN-1” Neighborhood Commercial District permits office uses, multifamily dwellings, certain indoor recreation uses, retail sales and service uses, medical facility uses, overnight accommodation uses, and restaurant uses less than 5,000 square feet in gross floor area.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:

The proposed rezoning is consistent with the following 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 FLUM designation of commercial, and with the following policies.

- Promote land development that enhances the character and opportunities of London.
 - Encourage compatible and appropriate land uses for long-term and sustainable growth patterns.

Staff Analysis:

Staff reviewed the subject property’s background information and the applicant’s purpose for the rezoning request and conducted research into 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, staff notes the following:

- The proposed amendment is consistent with the City of Corpus Christi Comprehensive Plan and aligns with the Future Land Use Map’s (FLUM) designation of Commercial.
- The London Area—unincorporated at the time of its plan adoption and still largely so today—was anticipated to experience significant growth. The forecasted land uses and development patterns identified in that plan are consistent with the development to be enabled by the proposed rezoning.
- The proposed amendment is compatible with existing zoning and conforming uses of the surrounding area.
 - Development in the London Area has been primarily residential (though modest), and the introduction of commercial districts is necessary to support the growing population and reduce travel distances for essential goods and services—an expressed need during the drafting of the Area Development Plan.
- The property proposed for rezoning is suitable for the uses permitted within the requested zoning district. The rezoning represents a logical and necessary step in the area’s evolution and will not compromise the desirable character of the community at this location.

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 "CN-1" Neighborhood Commercial District.

Attachment(s):

- (A) Metes & Bounds Description and Exhibit.
- (B) Existing Zoning and Notice Area Map.
- (C) Tentative Site Plan
- (D) Surrounding Properties Notification Roster

(A) Metes & Bounds

JOHN COWAN & ASSOCIATES, INC.

REGISTERED PROFESSIONAL LAND SURVEYORS
SINCE 1946

FIRM REGISTRATION NO:
10025500

10147 CR 135
FLINT, TEXAS 75762

903.581.2238
TXSURVEYS.COM

FIELD NOTES FOR THE OVERLAND GROUP

Ramon de Ynojosa Survey, Abstract No. 411
Nueces County, Texas

All that certain lot, tract, or parcel of land, being part of the Ramon de Ynojosa Survey, Abstract No. 411, Nueces County, Texas, and being part of that certain called 143.198 acre tract described in a deed from the Estate of Roy o. Crocker, Jr. to Weber/Crosstown Highway Properties, LLC on December 2, 2010, recorded in Document No. 2010044483 of the Official Public Records of Nueces County, Texas, and being more completely described as follows, to-wit:

BEGINNING at a 5/8" iron rod (found) for the Southeast corner of Lot 1, Block 1, London Village Section 1, as shown by plat of same recorded in Volume 70, Page 577, in the North line of Block 1 of London Village, as shown by plat of same recorded in Volume 68, Pages 545 and 546, in the South line of the above mentioned 143.198 acre tract;

THENCE North 89 deg. 11 min. 38 sec. East with the North line of Block 1, the South line of the 143.198 acre tract, a distance of 211.00 ft. to a 1/2" iron rod with an orange plastic cap stamped "J. COWAN & ASSOC." (set) for a corner and the place of BEGINNING;

THENCE North 00 deg. 48 min. 38 sec. West a distance of 299.93 ft. to a 1/2" iron rod with an orange plastic cap stamped "J. COWAN & ASSOC." (set) for a corner in the North line of the 143.198 acre tract, in the South right of way of Farm to Market Highway No. 43;

THENCE North 89 deg. 11 min. 04 sec. East with the North line of the 143.198 acre tract, the South right of way of Farm to Market Highway No. 43, a distance of 200.03 ft. to a 1/2" iron rod with an orange plastic cap stamped "J. COWAN & ASSOC." (set) for a corner;

THENCE South 00 deg. 48 min. 38 sec. East a distance of 299.96 ft. to a 1/2" iron rod with an orange plastic cap stamped "J. COWAN & ASSOC." (set) for a corner in the South line of the 143.198 acre tract, the North line of Block 1;

THENCE South 89 deg. 11 min. 38 sec. West with the South line of the 143.198 acre tract, the North line of Block 1, a distance of 200.03 ft. to the place of beginning, containing 1.377 acres of land.

Bearings oriented to Grid North of the Texas State Plane Coordinate System, NAD83, South Zone, 4205.

Plat accompanies field notes.

I, PHILIP W. CORNETT, Registered Professional Land Surveyor No. 5515, do hereby certify that the above field notes were prepared from an actual survey made on the ground under my direction and supervision.

GIVEN UNDER MY HAND AND SEAL, this the 3rd day of April, 2026.



PHILIP W. CORNETT
Registered Professional Land Surveyor No. 5515
T26-033 1.377 acres



**ALTA/NSPS LAND TITLE SURVEY
FOR THE OVERLAND GROUP LLC
SHOWING PART OF THE RAMÓN DE
YNOJOSA SURVEY, ABSTRACT NO. 411,
NUECES COUNTY, TEXAS**

- GENERAL NOTES**
1. LEGAL DESCRIPTION SHOWN HEREIN.
 2. SURVEY MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, STATE OF TEXAS.
 3. SITE ELEVATION DATUM IS NAVD83.
 4. CONTOUR INTERVAL - 1.0'
 5. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR OTHER INTERESTS AFFECTING THIS TRACT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE TRACT AND HAS FOUND NO SUCH INTERESTS.
 6. THE SURVEYOR HAS BEEN ADVISED THAT THE TRACT IS SUBJECT TO AN EASEMENT FOR ACCESS TO THE TRACT FROM THE TRACT SHOWN AS BLOCK 1, SURVEY NO. 1377, AND THAT THE EASEMENT IS 20 FEET WIDE.

FLOOD NOTE

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE TRACT AND HAS FOUND NO SUCH INTERESTS. THE SURVEYOR HAS BEEN ADVISED THAT THE TRACT IS SUBJECT TO AN EASEMENT FOR ACCESS TO THE TRACT FROM THE TRACT SHOWN AS BLOCK 1, SURVEY NO. 1377, AND THAT THE EASEMENT IS 20 FEET WIDE.

ZONING

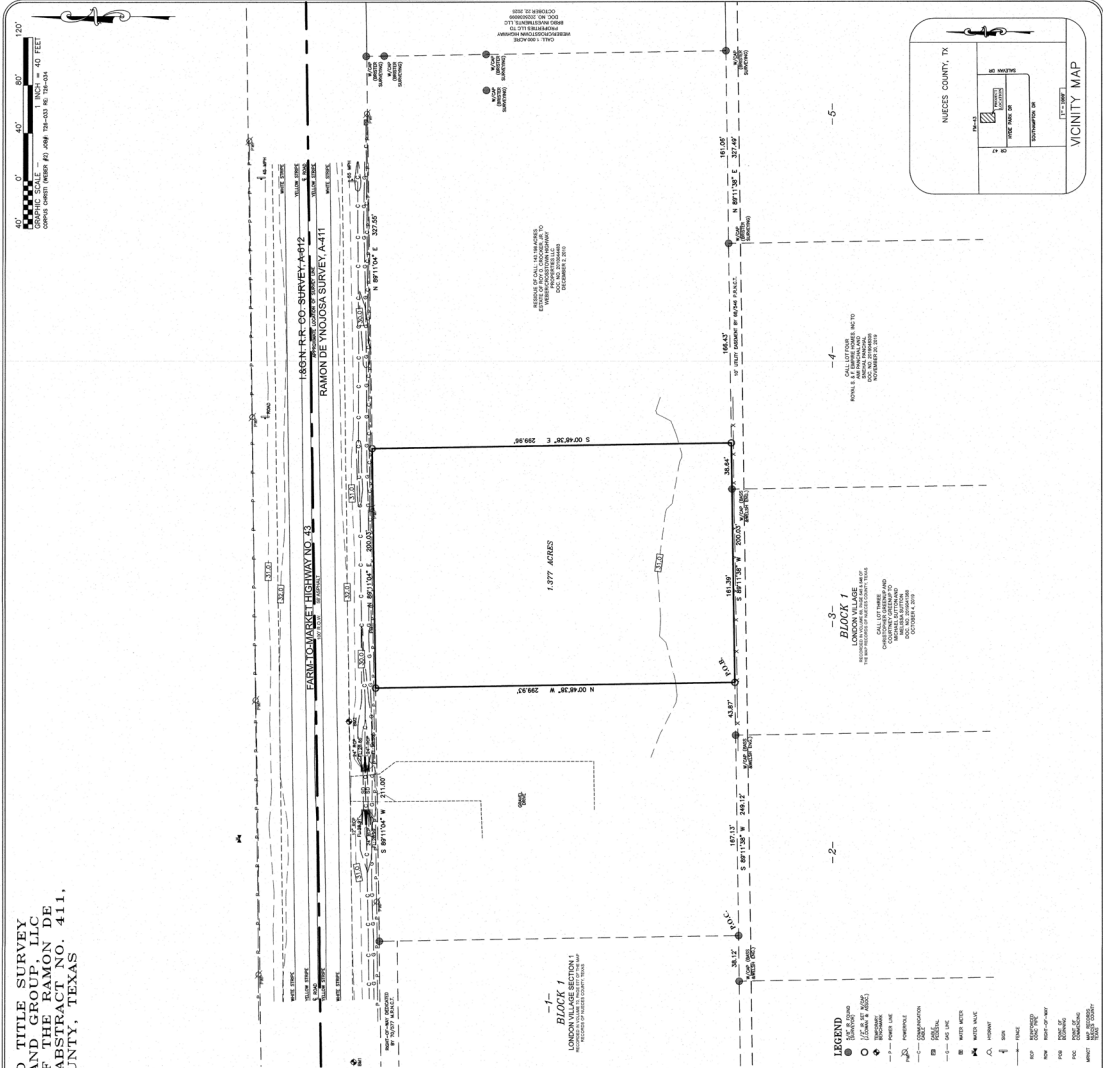
1. NOT ZONED

SCHEDULE B NOTES

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE TRACT AND HAS FOUND NO SUCH INTERESTS. THE SURVEYOR HAS BEEN ADVISED THAT THE TRACT IS SUBJECT TO AN EASEMENT FOR ACCESS TO THE TRACT FROM THE TRACT SHOWN AS BLOCK 1, SURVEY NO. 1377, AND THAT THE EASEMENT IS 20 FEET WIDE.

UTILITY NOTES

1. ADEQUATE MEANS TO DETERMINE THE LOCATION OF UNRECORDED UTILITIES HAS BEEN USED. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE TRACT AND HAS FOUND NO SUCH INTERESTS. THE SURVEYOR HAS BEEN ADVISED THAT THE TRACT IS SUBJECT TO AN EASEMENT FOR ACCESS TO THE TRACT FROM THE TRACT SHOWN AS BLOCK 1, SURVEY NO. 1377, AND THAT THE EASEMENT IS 20 FEET WIDE.



AS SURVEYED LEGAL DESCRIPTION

ALL THAT PART OF BLOCK 1, PART OF THE RAMÓN DE YNOJOSA SURVEY, ABSTRACT NO. 411, SHOWING PART OF THE OVERLAND GROUP LLC SHOWING PART OF THE RAMÓN DE YNOJOSA SURVEY, ABSTRACT NO. 411, NUECES COUNTY, TEXAS, BEING THE SAME AS SHOWN ON THE SURVEY MAP OF THE TRACT SHOWN AS BLOCK 1, SURVEY NO. 1377, AND THAT THE EASEMENT IS 20 FEET WIDE.

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE TRACT AND HAS FOUND NO SUCH INTERESTS. THE SURVEYOR HAS BEEN ADVISED THAT THE TRACT IS SUBJECT TO AN EASEMENT FOR ACCESS TO THE TRACT FROM THE TRACT SHOWN AS BLOCK 1, SURVEY NO. 1377, AND THAT THE EASEMENT IS 20 FEET WIDE.

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ALTA/NSPS LAND TITLE SURVEY

1. THIS ALTA/NSPS LAND TITLE SURVEY IS A PROFESSIONAL SERVICE PROVIDED TO THE CLIENT BY THE SURVEYOR. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE TRACT AND HAS FOUND NO SUCH INTERESTS. THE SURVEYOR HAS BEEN ADVISED THAT THE TRACT IS SUBJECT TO AN EASEMENT FOR ACCESS TO THE TRACT FROM THE TRACT SHOWN AS BLOCK 1, SURVEY NO. 1377, AND THAT THE EASEMENT IS 20 FEET WIDE.
2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE TRACT AND HAS FOUND NO SUCH INTERESTS. THE SURVEYOR HAS BEEN ADVISED THAT THE TRACT IS SUBJECT TO AN EASEMENT FOR ACCESS TO THE TRACT FROM THE TRACT SHOWN AS BLOCK 1, SURVEY NO. 1377, AND THAT THE EASEMENT IS 20 FEET WIDE.
3. THE TITLE LINES AND THE LINES OF ACTUAL POSSESSION ARE THE SAME, EXCEPT AS SHOWN ON THE SURVEY MAP.
4. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION OF THE TRACT SHOWN AS BLOCK 1, SURVEY NO. 1377, AND THAT THE EASEMENT IS 20 FEET WIDE.
5. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE TRACT AND HAS FOUND NO SUCH INTERESTS. THE SURVEYOR HAS BEEN ADVISED THAT THE TRACT IS SUBJECT TO AN EASEMENT FOR ACCESS TO THE TRACT FROM THE TRACT SHOWN AS BLOCK 1, SURVEY NO. 1377, AND THAT THE EASEMENT IS 20 FEET WIDE.
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JOHN COWAN & ASSOCIATES, INC.
1000 WEST 10TH STREET, SUITE 200
DALLAS, TEXAS 75203
PHONE: 214-761-2328
FAX: 214-761-2329
WWW.JCA-INC.COM

SHEET 1 OF 1

PROFESSIONAL SURVEYOR
STATE OF TEXAS
EXPIRES APRIL 30, 2025

PROFESSIONAL SURVEYOR
STATE OF TEXAS
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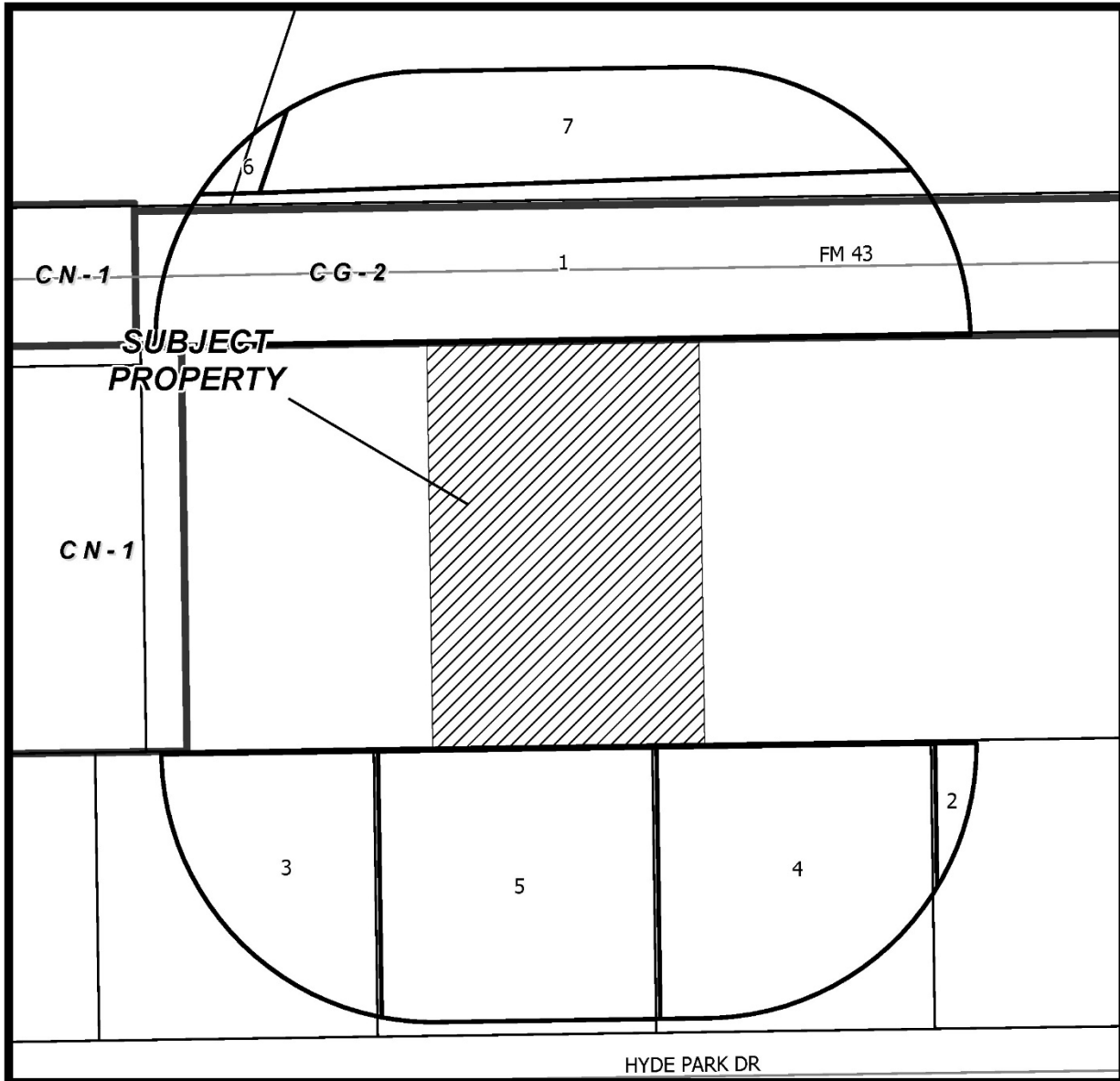
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(B) Existing Zoning and Notice Area Map



CASE: ZN9296
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
ON 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
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

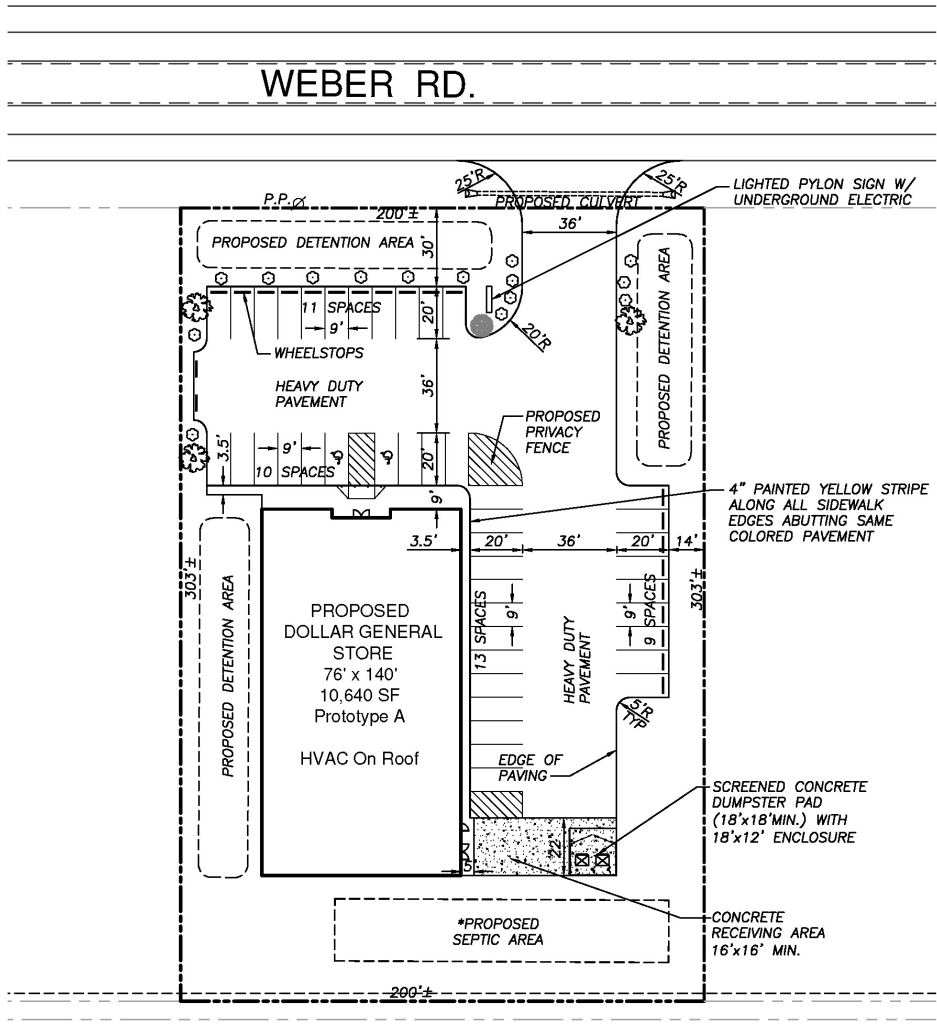
- Subject Property with 200' buffer
 Owners in favor
 Owners within 200' listed in ownership table
 Owners in opposition



(C) Tentative Site Plan

PRELIMINARY SITE PLAN		CITY, STATE - STREET: CORPUS CHRISTI, TX	
PROTOTYPE:	10640-A	DEVELOPER:	DESIGNER:
BLDG/SALES SF:	10,566 / 8,522	COMPANY: OVERLAND GROUP, LLC	COMPANY: OVERLAND ENGINEERING, LLC
ACREAGE:	±1.39	NAME: SID AULTMAN	NAME: ERIC OBERDORF
PARKING SPACES:	43	PHONE #: 205-995-2990	PHONE #: 417-256-8150

PARKING SPACES REQUIRED BY CODE: 1/250 sf GFA = 43	
CONCRETE AREA:	22,730 SF
SIDEWALK AREA:	1,380 SF
DRIVEWAY APRON:	915 SF
RETAINING WALL:	0 LF
PRIVACY FENCE:	0 LF
PARKING OVER 30 SP:	2,340 SF
ASPHALT AREA:	0 SF



* SUGGESTED LOCATION
ONLY, SUBJECT TO LOCAL
AUTHORITY APPROVAL

NOTE: LANDSCAPING SHOWN IS BASED ON
LOCAL ORDINANCE INTERPRETATION ONLY.



SCALE = NTS

(D) Surrounding Properties Notification Roaster

FID	TAXID	NAME	LEGAL DESCRIPTION	CASE	AREA	PERCENT AREA
1		Renee Couture	Renee Couture/ City of Corpus Christi Public Works	ZNA9296	67246.13786	32.67836924
2	453900010050	CORONADO MANUEL JULIO &	LONDON VILLAGE BLK 1 LOT 5	ZNA9296	2168.655741	1.053861436
3	453900010020	NEUMAN NICK A & SAMANTHA P NEUMAN	LONDON VILLAGE BLK 1 LOT 2	ZNA9296	23379.38534	11.36124657
4	453900010040	PANGCHAL AMI & SP SNEHAL	LONDON VILLAGE BLK 1 LOT 4	ZNA9296	36318.32247	17.64894203
5	453900010030	SUTTON MICHAEL & WF MELISSA	LONDON VILLAGE BLK 1 LOT 3	ZNA9296	40970.0411	19.90945151
6	425000004710	THE LONDON PROPER LLC	LAURELES FARM TRACTS 89.904 ACS OUT OF TR 7 SEC D	ZNA9296	1636.646784	0.795330903
7	425000004100	THE LONDON PROPER LLC	LAURELES FARM TRACTS 298.57 ACS OUT TRS 9,11 &12 SEC D	ZNA9296	34062.67804	16.55280831