ZONING REPORT
Case # ZN9067

APPLICANT & SUBJECT PROPERTY

District: 3 (Upon Annexation)
Owner: BRGB Investments LLC
Applicant: Rosanna Whidden
Address: 1001 FM (Farm-to-Market) Road 43, located along the south side of Farm-to-Market 43 (FM 43) Road, north of Hyde Park Drive, east of County Road 47 (CR 47), and west of Salevan Drive. See map on the reverse side.
Legal Description: 143.20 Acres out of the north quarter (1/4) of Section 4 of the Laureles Farm Tracts
Plat Status: Subject property is not platted, but the plat has been submitted for review.
Acreage of Subject Property: 1 acre
Pre-Submission Meeting: August 20, 2025
Code Violations: None.

ZONING REQUEST

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

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 a MCAOD District.

	Zoning District	Existing Land Use	Future Land Use
Site	"OCL" Outside City Limits	Agricultural	Commercial
North		Transportation (FM-43), Agricultural	
South		Low-Density Residential	Low-Density Residential
East		Agricultural	Commercial
West			

Roadway Master Plan (RMP)								
Roadway	**Service Area**	**RMP Designation**	**Existing Lanes**				**Peak Hour Volume (2021)**	**Plan Improvements**
			NB	**SB**	**EB**	**WB**		
FM-43 (Weber Road)	Outside of Masterplan	"A3" Primary Arterial	#	#	1	1	None Reported	No Improvements Planned

Bicycle Mobility Plan
The subject property is outside city limits, and approximately 3.5 miles west of the nearest mobility infrastructure near Weber Road and Saratoga Boulevard

TRANSIT INTEGRATION
The Corpus Christi RTA does not provides service to the subject property.

PUBLIC HEARINGS & NOTIFICATIONS			
Planning Commission		January 7, 2026	
Tentative City Council 1st Reading		February 17, 2026	
Tentative City Council 2nd Reading		February 24, 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 an acre-tract in the London Area, along FM-43 (Weber Road, within City limits), a primary arterial. It abuts a low-density residential subdivision along its southern boundary and is located along a designated commercial corridor. The surrounding properties are outside city limits with agricultural uses; except for the low-density residential subdivision to its south. The applicant is requesting a change in zoning from the "FR" Farm Rural District, to be granted upon annexation, to the "CN-1" Neighborhood Commercial District. 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:

- Future Land Use, Zoning, and Urban Design
    - Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
        - Encourage the protection and enhancement of residential neighborhoods.
        - 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.

- 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 elements, 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.
- 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 proposed amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
    - With the recent trend of development in the London area, primarily residential in nature (although modest), 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 property to be rezoned is suitable for use permitted by the zoning district to be applied by the proposed amendment. The proposed rezoning is a necessity to this evolving area and will not overwhelm the well sought-after character of the area at the chosen site.

Permitting Process:
During the permitting process, zoning reviews are conducted to ensure that development compatibility is achieved; through the prescription of Unified Development Code required buffer yard width and points (UDC §7.9.5, 7.9.6), increased setbacks due to height (UDC §4.2.8.D), limitations on hours of operations with certain site features (UDC §7.2.7.B.1.a), and visual barriers such as landscaping (UDC §7.3.10) and walls to buffer noise generators (UDC §7.9.8.B).

Planning Commission and 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, the Planning Commission and staff recommend 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.

(A) Metes & Bounds Description and Exhibit

STATE OF TEXAS
COUNTY OF NUECES

Field notes of a 1.000 acre tract being out of a 143.20 acre tract described in a deed recorded in Document No. 2010044483, Official Public Records Nueces County, Texas. Said 1.000 acre tract also being out of the north quarter (1/4) of Section 4, "Laureles Farm Tracts", as shown on a map recorded in Volume 3, Page 15, Map Records Nueces County, Texas. Said 1.000 acre tract being more particularly described as follows:

BEGINNING at a 5/8" re-bar found in the north line of Lot 6, Block 1, "London Village", as shown on a map recorded in Volume 68, Pages 545 - 546, Map Records Nueces County, Texas, for the southwest corner of a 2.00 acre tract described in a deed recorded in Document No. 2023015166, Official Records Nueces County, Texas, and for the southeast corner of this survey, from **WHENCE** a 5/8" re-bar found in the west right of way of Salevan Drive and for the common east corner of Lots 7 & 8 of said "London Village" bears North 89° 11' 36" East, a distance of 310.20 feet.

THENCE with the common line of said Lots 5 and 6, Block 1, of said "London Village" and this survey, South 89° 11' 36" West, a distance of 145.07 feet to a 5/8" re-bar set in the north line of said Lot 5 and for the southwest corner of this survey.

THENCE North 00° 48' 24" West, at a distance of 250.32 feet pass a 5/8" re-bar set for the southwest corner of a 30' x 50' shared access easement surveyed this day by Brister Surveying, and in all a total distance of 300.32 feet to a 5/8" re-bar set in the common line of said 143.20 acre tract and the south right of way of Farm to Market 43, for the northwest corner of said shared access easement, and for the northwest corner of this survey, from **WHENCE** the intersection of the south right of way of Farm to Market 43 and the east right of way of County Road 47 and the northwest corner of said 143.20 acre tract bears South 89° 12' 55" West, a distance of 1,028.96 feet.

THENCE with the common line of the south right of way of Farm to Market 43, said 143.20 acre tract and this survey, North 89° 12' 55" East, a distance of 145.07 feet to a 5/8" re-bar found for the northwest corner of said 2.00 acre tract and for the northeast corner of this survey.

THENCE with the common line of said 2.00 acre tract and this survey, South 00° 48' 24" East, a distance of 300.26 feet to the **POINT of BEGINNING** of this tract, and containing 1.000 acre of land, more or less.

Notes:
1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
2.) A Map of equal date accompanies this Metes and Bounds description.
3.) Set 5/8" re-bar = re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein was made on the ground this day September 23, 2025 and is correct to the best of my knowledge and belief.

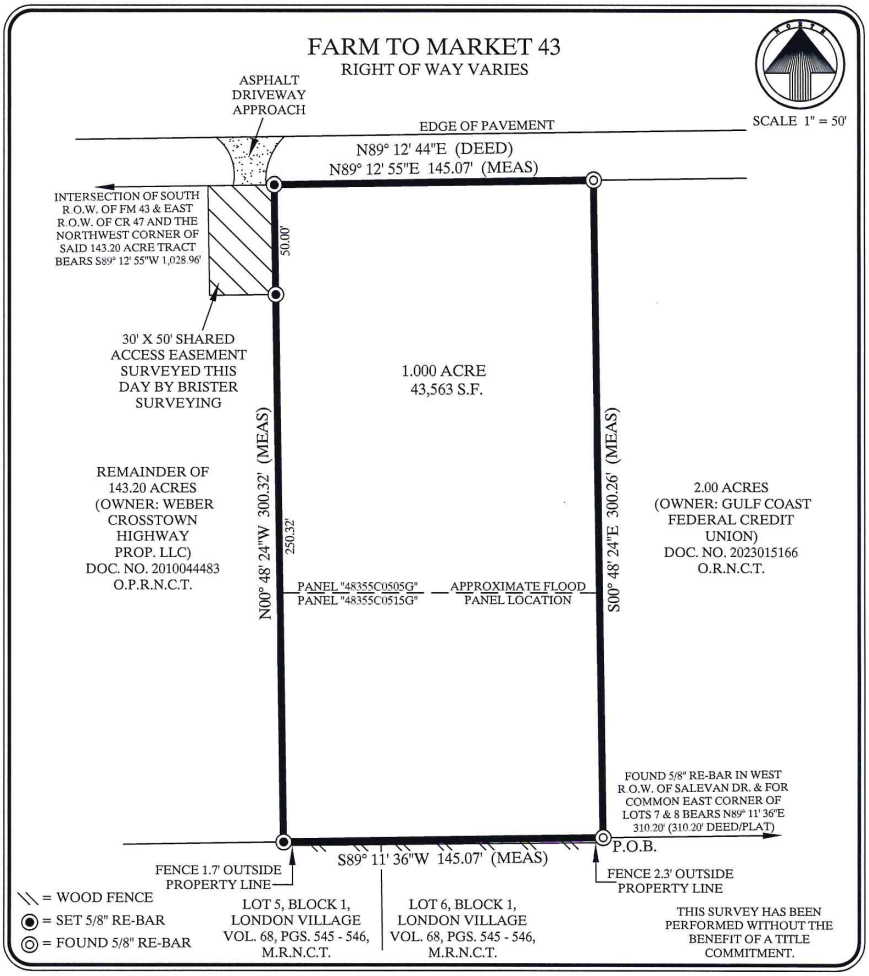
Ronald E. Brister

Ronald E. Brister, RPLS No. 5407
Date: September 25, 2025

Job No. 251434-1

SURVEY OF

A 1.000 ACRE TRACT BEING OUT OF A 143.20 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2010044483, OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS. SAID 1.000 ACRE TRACT ALSO BEING OUT OF THE NORTH QUARTER (1/4) OF SECTION 4, "LAURELES FARM TRACTS", AS SHOWN ON THE MAP RECORDED IN VOLUME 3, PAGE 15, MAP RECORDS NUECES COUNTY, TEXAS.



Brister Surveying
5506 Cain Drive
Corpus Christi, Texas 78411
Off 361-850-1800
Fax 361-850-1802
Bristersurveying@corpus.twcbc.com
Firm Registration No. 10072800

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE X AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT MAPS. COMMUNITY PANELS 48355C 0505 G & 0515 G DATED OCTOBER 13, 2022 AND ☐ IS ☒ IS NOT LOCATED IN A DESIGNATED 100 YEAR FLOOD ZONE.

SURVEY DATE SEPTEMBER 25, 2025

STATE OF TEXAS REGISTERED RONALD E BRISTER 5407 PROFESSIONAL LAND SURVEYOR

JOB NO. 251434-1

NOTES:
1.) TOTAL SURVEYED AREA IS 1.000 ACRE.
2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
4.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS SURVEY.

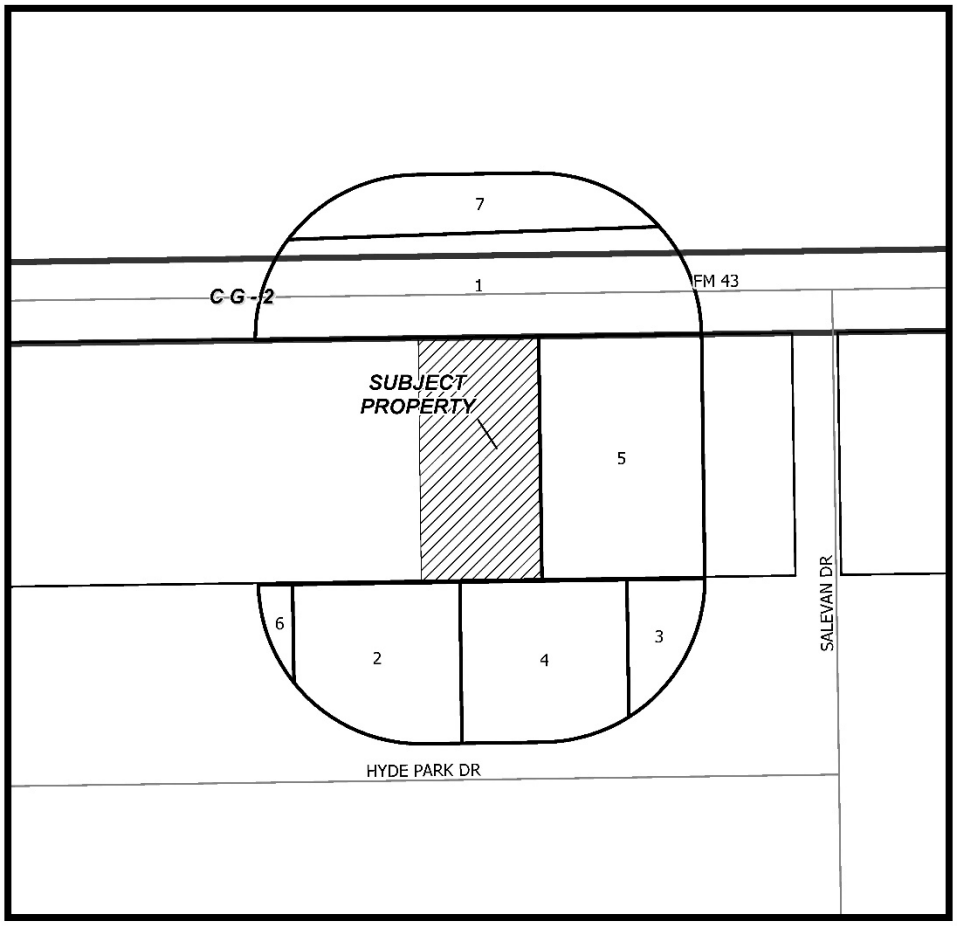
THIS SURVEY DOES NOT INCLUDE THE RESEARCH, INVESTIGATION, OR LOCATIONS OF ALL SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY SEPTEMBER 23, 2025 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ronald E. Brister

RONALD E. BRISTER R.P.L.S. NO. 5407

(B) Existing Zoning and Notice Area Map



CASE: ZN9067
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
7 Owners within 200' listed in ownership table
X Owners in opposition