

# ZONING REPORT

CASE ZN9140

## APPLICANT & SUBJECT PROPERTY

**District:** 5 (Upon Annexation)  
**Owner:** Broadwalk Investments LLC  
**Applicant:** Zach Koenig – Vaquero Ventures  
**Address:** Northeast of State Highway 286 (Crosstown Expressway/County Road 45) and FM (Farm-to-Market) Road 2444 (Also Staples Street, within City Limits). The property is located along the north side of FM 2444, east side of HWY 286 FWY, south side of Weber Road, and west of Oso Parkway  
**Legal Description:** 62.47 Acres out of the North Quarter of Section 29, Laureles Farm Tracts  
**Plat Status:** The subject property is not platted per MRNCT (Map Records of Nueces County, Texas)  
**Acreege of Subject Property:** 5.2 acres (Refer to attachment A Metes and Bounds  
**Pre-Submission Meeting:** July 30, 2025  
**Code Violations:** None.

## ZONING REQUEST

**From:** “FR” Farm Rural District (Upon Annexation)  
**To:** “CG-2” General Commercial 2 District  
**Purpose of Request:** To allow commercial use of retail sales and services, particularly a gas station with a convenience store.

## 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
<b>Site</b>	OCL	Agriculture	Commercial
<b>North</b>			
<b>South</b>			
<b>East</b>			
<b>West</b>			

Roadway Master Plan (RMP)								
Roadway	Service Area	RMP Designation	Existing Thru Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
FM 2444	None; Outside City Limits	A3	-	-	1	1	AADT 1,879; 653 Ft west, along FM2444.	None; Outside City Limits
SH-286 (CR-45)	None; Outside City Limits	FR	1	1	-	-	AADT 1,879; 653 Ft west, along FM2444.	None; Outside City Limits
TRANSIT INTEGRATION								
The Corpus Christi RTA does not provide service within the vicinity of the subject property.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission				April 29, 2026				
City Council 1 <sup>st</sup> Reading				June 23, 2026				
City Council 2 <sup>nd</sup> Reading				June 30, 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 5.2-acre parcel out of a larger tract within the London Area, located along the east side of State Highway 286, known as the Crosstown Expressway or County Road 45, and FM (Farm-to-Market) Road 2444, known as Staples Streets within City Limits. State Highway 286 (Crosstown Expressway) is classified as “FR” Freeway/Expressway, and FM-2444, as an “A3” Primary Arterial class roadway. Per the tentative site plan supplied by the applicant, access will be provided from both roadways.

The surrounding properties are outside city limits with current land uses of agriculture.

The applicant is requesting a zoning change to allow commercial development, specifically retail sales and services. The initial phase of development consists of a gas station with an incidental convenience store, which will occupy approximately 2.24 acres of the 5.2-acre rezoning area. The remaining acreage is planned for future commercial development.

The convenience store is conceptually designed at approximately 4,800 square feet and will include a small to-go restaurant. The gas station will provide six fuel pumps (12 fueling positions total). Additional site features include dumpster facilities, on-site detention, and approximately 55 parking spaces. Refer to the attached tentative site plan.

The “FR” Farm Rural District, to be granted upon annexation, permits single-family detached houses, group homes, limited public and civic uses, resource extraction uses, and agricultural uses. Refer to Unified

The “CG-2” General Commercial District, if approved, will allow restaurants, apartments, townhouses, overnight accommodation uses, educational facilities, medical facilities, commercial parking, offices, retail sales and services, vehicle sales and services, and water-oriented uses.

**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.
- Corpus Christi has well-designed neighborhoods and built environments.
  - Encourage the design of commercial centers in a manner that minimizes the impacts of automobile intrusion, noise, and visual blight on surrounding areas.
- Annexation plans provide for orderly growth and industrial agreements in the ETJ (Extra-territorial jurisdiction). Orderly Development: Development that occurs and is managed by local government according to adopted land use plans and utility master plans, thereby providing cost-effectiveness and land use compatibility.

**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.

**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 rezoning is consistent with the City of Corpus Christi’s comprehensive plan and the future land use designation of commercial.
- With the recent trend of development in the London area, primarily residential in nature (although with a modest unincorporated residential base), 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 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.
  - General commercial districts typically offer a wide range of commercial and service activities, particularly along arterials and freeways. Both rights-of-way are projected to be lined with commercial activities per many guiding documents.
- The amendment to be applied, a necessity to this evolving area, will not overwhelm the well sought-after character of the area at the chosen site.

**Staff and Planning Commission Recommendation:**

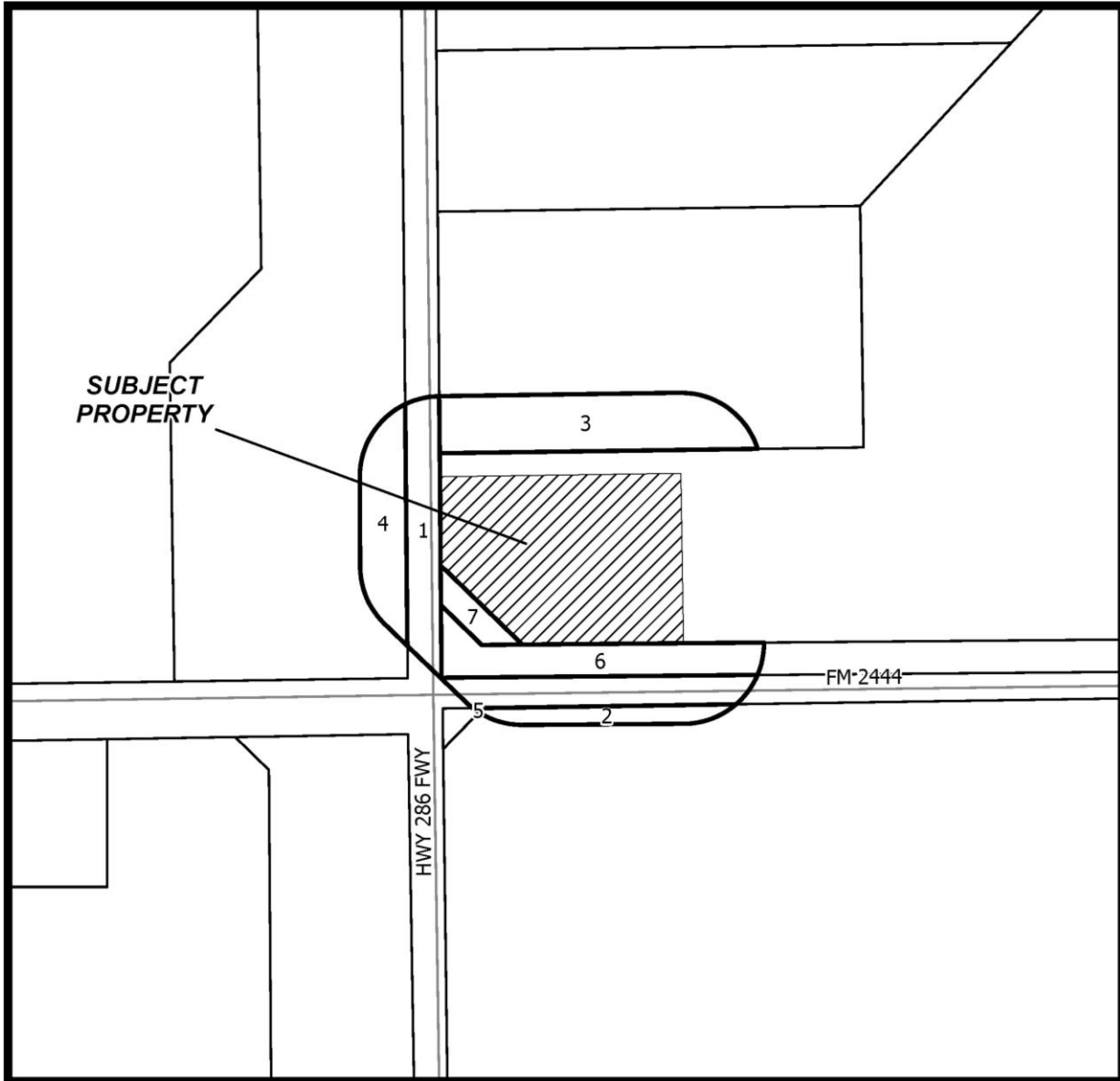
After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, Staff and Planning Commission recommend approval of the change of zoning from the “FR” Farm Rural District (Upon Annexation) to the “CG-2” General Commercial District.

**Attachments:**

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







**(B) Existing Zoning and Notice Area Map**



**CASE: ZN9140**

**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



Esri, HERE, **LOCATION MAP**

## (C) Tentative Site Plan

<b>PRELIMINARY SITE PLAN</b>		FM RD 2444 (S STAPLES ST. & FM 286) CORPUS CHRISTI, TX - 78415		NOTES: 1. THIS PRELIMINARY SITE PLAN IS FOR PLANNING PURPOSES ONLY. 2. THIS PRELIMINARY SITE PLAN MUST BE REVIEWED BY ALL GOVERNING JURISDICTIONS FOR COMPLIANCE. 3. ALL EXISTING CONDITIONS MUST BE VERIFIED. 4. ALL MEASUREMENTS ARE ESTIMATED.	
PROTOTYPE:	C-STORE	DEVELOPER	DESIGNER		DATE
BLDG/SALES SF:	4,816 S.F.	COMPANY: VAQUERO VENTURES	COMPANY: VAQUERO VENTURES		01/14/28
ACREAGE:	(+/-) 2.24 ACRES	NAME: W.A. LANDRETH	NAME: DOUGLAS D. OBI		
PARKING PROVIDED:	48 SPACES	PHONE #:	N/A		PHONE #:
		N/A	N/A		

