

ZONING REPORT CASE ZN8481

Applicant & Subject Property			
District: 3 (Upon Annexation) Owner: Texas Lone Star Abstract & Title Investments Group LLC Applicant: Texas Lone Star Abstract & Title Investments Group LLC Address: Near FM-43 (Farm-to-Market Road 43) and CR-47 (County Road 47). Legal Description: 2 acs. out of 57.28 acs. out of the north half of Section 4, Laureles Farm Tract Acreege of Subject Property: 2 Acres. Refer to Attachment (A).			
Zoning Request			
From: "FR" Farm Rural District (Upon Annexation) To: "CN-1" Neighborhood Commercial District Purpose of Request: To allow a commercial development.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"OCL" Outside City Limits	Agricultural	Commercial
North		Transportation (FM-43), Agricultural	Transportation (FM-43), Commercial
South		Residential Estate	Low-Density Residential
East		Agricultural	Commercial
West		Transportation (CR-47), Commercial	Transportation (Cr-47), Commercial
Plat Status: The subject property is not platted and is outside of the city limits. Platting must be preceded by annexation and rezoning to accommodate the applicant's proposed development. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): None Code Violations: None.			
Transportation and Circulation			
FM-43 (Farm-to-Market Road 43); TXDOT Owned & Maintained, Pending Annexation	Designation	Section Proposed	Section Existing
	"A3" Primary Arterial Divided	130-Foot ROW, 6 Thru Lanes, Median	100-Foot ROW, 4 Thru Lanes, Center Turn Lane
CR-47 (County Road 47); County Owned & Maintained, Pending Annexation	Designation	Section Proposed	Section Existing
	"A2" Secondary Arterial Divided	100-Foot ROW, 4 Thru Lanes, 4 Lanes, Median	50-Foot ROW, CountyOwned and Maintained, 2 Thru Lanes, No Median/Center Turn Lane

Transit: The Corpus Christi RTA does not provide service to the subject property.	
Bicycle Mobility Plan: The subject property is outside city limits.	
Utilities	
Gas: A 6-inch HDPE (active) grid main exists along FM-43.	
Stormwater: An open stormwater channel exists on both sides of FM-43 and CR-47.	
Wastewater: None exists.	
Water: A 4-inch PVC (active and public) distribution line exists along FM-43, as does an 8-inch HPDE (active and public) distribution line exists along the east side of CR-47.	
Corpus Christi Comprehensive Plan (Plan CC)	
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) was adopted in 2016.	
ADP (Area Development Plan): According to Plan CC the subject property is located within the London ADP (Adopted on March 17, 2020).	
Water Master Plan: The subject property is outside the City's master plan area.	
Wastewater Master Plan: The subject property is outside the City's master plan area.	
Stormwater Master Plan: The subject property is outside the City's master plan area.	
Roadway Master Plan: The subject property is outside the City's master plan area.	
Public Notification	
Number of Notices Mailed	11 within a 200-foot notification area 0 outside 200-foot notification area
In Opposition	0 inside the notification area 0 outside the notification area 0 % in opposition within the 200-foot notification area (0 individual property owner)
Public Hearing Schedule	
Planning Commission Hearing Date: March 5, 2025	
City Council 1st Reading/Public Hearing Date: April 15, 2025	
City Council 2nd Reading Date: April 22, 2025	

Background:

The subject property is a 2-acre tract with a current agricultural land use out of the London area. It is located along FM-43 (Farm-to-Market Road 43), a primary arterial road, and CR-47 (County Road 47), secondary arterial. The site is approximately 3 miles west of the city line, along FM-43/Weber Road. Portion of it and CR-47, are to be annexed for the subject property to be incorporated within city limits.

The surrounding properties, at the exception of those to the south and west of the parcel, host agricultural land uses. To the south, the fully developed London Village, a 2015 residential estate subdivision (low in density) abuts the subject property. West of the parcel, and further west of CR-47, is a commercial use. All surrounding properties are outside city limits.

The applicant is requesting a change of zoning from “FR” Farm Rural District, to be granted upon annexation, to the “CN-1” Neighborhood Commercial District for a commercial development that will contain office, and retail sales and/or services activities.

An amendment to a commercial district, specifically a “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 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 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.

London ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:

The proposed rezoning is consistent with the London ADP and is consistent with the 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 generally 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 fully developed London Village is also built out with a generous rear setback.
- The property to be rezoned is suitable for use permitted by the zoning district to be applied by the proposed amendment.

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.

- The applicant’s proposal aligns with the designated future land use and address a location need to support the growing London area.

Attachment(s):

(A) Metes & Bounds Description and Exhibit.

(B) Existing Zoning and Notice Area Map.

(A) Metes & Bounds Description and Exhibit



Texas Geo Tech
LAND SURVEYING, INC.

EXHIBIT "A"

Being a 2.00-acre (86,988.08 Square Feet) tract of land out of a called 59.276 acres of land, same being a portion of the **NORTH HALF (N/2) OF THE NORTH HALF (N/2) (NORTH QUARTER) OF SECTION FOUR (4), LAURELES FARM TRACTS**, a map of which is recorded in Volume 3, Page 15, Map Records, Nueces County, Texas, and being more particularly described by Metes and Bounds as follows;

BEGINNING at a 5/8-inch iron rod found on the east right-of-way line of County Road 47, for the southwest corner of this tract;

THENCE: N 00° 47' 43" W – with the east right-of-way line of said County Road 47, a distance of 299.96 feet to a 5/8-inch iron rod set on the south right-of-way line of County Road 43, also known as Weber Road, same being the northwest corner of this tract;

THENCE: N 89° 12' 14" E – with the south right-of-way line of said County Road 43, also known as Weber Road, a distance of 290.00 feet to a 5/8-inch iron rod set for the northeast corner of this tract;

THENCE: S 00° 47' 43" E – 299.96 feet to a 5/8-inch iron rod set for the southeast corner of this tract;

THENCE: S 89° 12' 14" W – 290.00 feet to the **POINT OF BEGINNING** containing 2.00 acres of land, more or less.

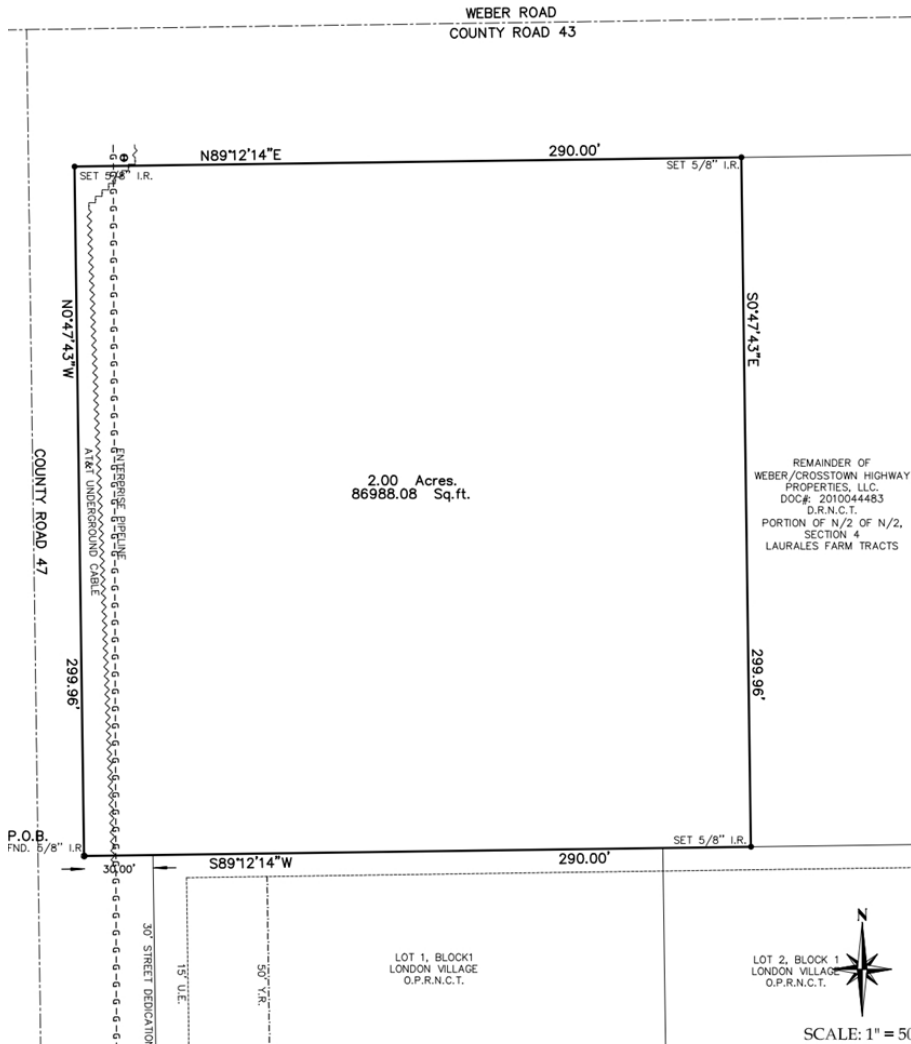
I, Jarrel L. Moore, a Registered Professional Land Surveyor, do here by certify that to the best of my knowledge, this plat represents an actual survey made on the ground under my supervision and substantially complies with the minimum standards set forth by the Texas Board of Professional Land Surveying. Bearings and distances are NAD 1983. Texas South Zone and are based on grid coordinates. October 12, 2023.

October 12, 2023
231008.doc



Jarrel L. Moore
Jarrel L. Moore
Register Professional Land Surveyor
License Number 4854

EXHIBIT "B"



<p>SURVEY OF:</p> <p>BEING A 2.00 ACRE (86,988.08 SQUARE FEET) TRACT OF LAND OUT OF A CALLED 59.276 ACRES OF LAND, SAME BEING A PORTION OF THE NORTH HALF (N/2) OF THE NORTH HALF (N/2) (NORTH QUARTER) OF SECTION FOUR (4), LAURELES FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 15, MAP RECORDS, NUECES COUNTY, TEXAS.</p>	<p>TITLE NOTE:</p> <p>ACCORDING TO THE TITLE COMMITMENT PROVIDED BY NUECES TITLE COMPANY, GF#: 23-145-CC, HAVING AN EFFECTIVE DATE OF: OCTOBER 04, 2023, AND HAVING AN ISSUED DATE OF: OCTOBER 09, 2023, ITEMS:</p> <p>ITEMS: 10. a., b., c. AND f. (NO EFFECT) ITEMS 10. d. AND e. (BLANKET)</p> <p>ALL OTHER ARE OUTSIDE OF THE PURVIEW OF THIS SURVEY</p>
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I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

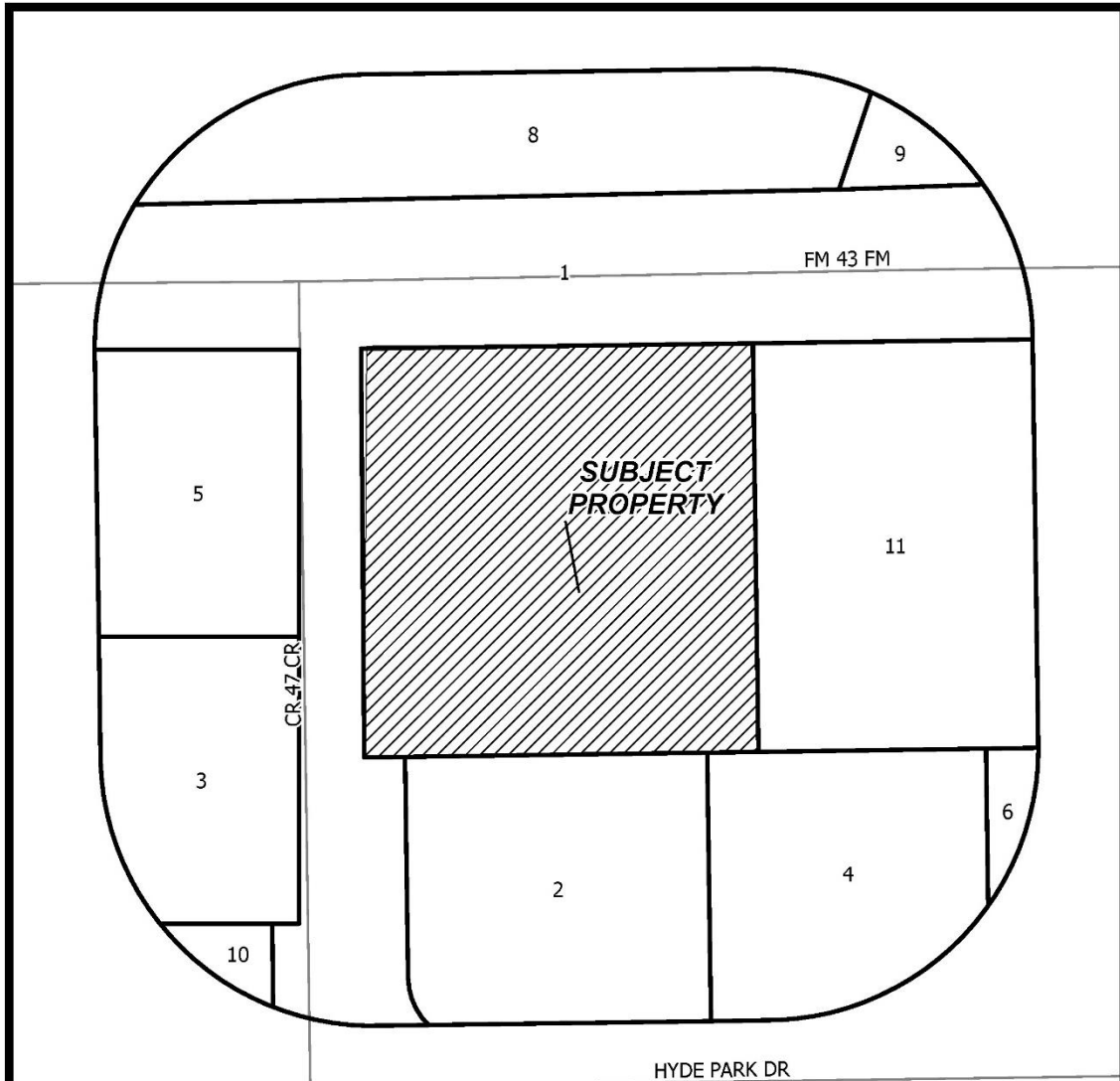
Jarrel L. Moore
 JARREL L. MOORE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 LICENSE No. 4854

ALL BEARINGS AND DISTANCE REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.

TEXAS GEO TECH
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 Corpus Christi, TX 78411
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 www.lexasgeotech.com

DATE: 10/12/2023	DRAWN: EF
SCALE: 1" = 50'	JOB NUMBER: 231008
APPROVED: JLM	SURVEY: JT*BP

(B) Existing Zoning and Notice Area Map



CASE: ZN8481 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
CR-1	Resort Commercial	RS-TF	Two-Family
CR-2	Resort Commercial	RS-15	Single-Family 15
CG-1	General Commercial	RE	Residential Estate
CG-2	General Commercial	RS-TH	Townhouse
CI	Intensive Commercial	SP	Special Permit
CBD	Downtown Commercial	RV	Recreational Vehicle Park
CR-3	Resort Commercial	RMH	Manufactured Home
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		

Subject Property with 200' buffer

Owners in favor

Owners within 200' listed on attached ownership table

Owners in opposition

