



AGENDA MEMORANDUM

Public Hearing/First Reading for the City Council Meeting of January 27, 2026
Second Reading for the City Council Meeting of February 10, 2026

DATE: January 5, 2026

TO: Peter Zanoni, City Manager

FROM: Daniel McGinn, AICP, Interim ACM and Director of Planning and Economic Development
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Annexation and Rezoning for ZBK, LLC in the FM 2444/London Area

CAPTION:

Ordinance annexing a 109.109-acre tract of land located along the south side of FM 2444 (Staples St.), east of CR 43 (Chuck Cazales Blvd.), and west of CR 41 (Gilead Rd.) upon petition by the landowner ZBK, LLC, for the development of a single-family subdivision; approving the related service plan; adding the annexed area to City Council District 5; and rezoning 53.211 acres of the annexed area from the "FR" Farm Rural District to the "RS-22" Single-Family 22 District and establishing the "FR" Farm Rural District on the remaining acreage; providing for a penalty not to exceed \$2,000 and publication.

SUMMARY:

Upon petition by the landowners, ZBK, LLC, this ordinance will annex land for a proposed single-family subdivision located along the south side of FM 2444 between CR 41 and CR 42 in the London ISD school boundaries. The ordinance will also rezone the north 53.211 acres of the site to the "RS-22" Single-Family 22 District for Phase 1 which will include the creation of 77 half-acre single-family lots. Phase 2 of the development will include the creation of 80 lots for a total of 157 buildable lots. Staff recommends approval of the annexation and rezoning.

BACKGROUND AND FINDINGS:

Description of the Request

The landowners, ZBK, LLC, submitted plans for a new single-family development located along the south side of FM 2444 (South Staples Street) between CR 41 and CR

43. The new development is located outside city limits but is contiguous with the current city limit line, which was extended along FM 2444 in 2022. The landowners requested City annexation to secure City services for their development.

Description of the Proposed Developments

Upon annexation, the landowner is requesting to rezone the northern 53.211 acres of their property to the “RS-22” Single-Family 22 District for Phase 1, which allows lots with a minimum size of 22,000 square feet or approximately one-half acre, and the remaining acreage, which is Phase 2, will be zoned “FR” Farm Rural District for the time being. The property will be developed with 77 single-family lots in Phase 1, and 80 single-family lots in Phase 2 for a total of 157 single-family lots. The subdivision will have one entrance from FM 2444 and two entrances from CR 41, which is the east boundary of the property. CR 41, in that area, is within the city limits.

The developer estimates the sales price of each dwelling unit at approximately \$800K.

City Services to Subject Property

The City provides services to nearby neighborhoods. The petitioning landowner has agreed to a Municipal Service Plan for the proposed development. It is located within the City of Corpus Christi’s Certificate of Convenience and Necessity (CCN) for water service, i.e. water jurisdiction, and will receive City water utility services from existing water lines in the area. No wastewater line is available in the area and the builder will provide each residential lot with a septic system. The City will provide street maintenance services for newly constructed roads within the subdivision. FM 2444 is a TxDOT-owned and maintained road. The portion of CR 41 that is adjacent to the development is currently within the City Limits.

The proposed development does not reach a threshold at which additional City Police substations, Fire stations, City Library, Health, Animal Control, or Parks and Recreation services are needed.

Compliance with City Annexation Guidelines

The City will evaluate property owner-initiated requests for annexation based on criteria stated in the Annexation Guidelines. The proposed annexation meets the following criteria:

Criteria 1. To protect public health and safety by:
c. Preventing unregulated development in areas that:
(i.) will have an adverse impact on adjacent areas within the City.

Criteria 2. To provide municipal services to:
a. Residential, commercial, and industrial land uses that would benefit from a level of service calibrated for a city rather than an unincorporated area.

Criteria 3. Where property location is in:

- b. Areas contiguous to the City limit for which dense urban or suburban development activity is anticipated.

Criteria 5. Based on economic and fiscal impacts:

- c. Annexation of areas with proposed development that is fiscally feasible for both operating and capital improvements while maintaining current levels of service to existing residents.
- d. Annexation to ensure that areas benefiting from proximity to a large urban City are contributing revenue to offset the cost of providing services within an urban environment.
- e. (i.) An owner-initiated application for single-family residential development is unlikely to prove a positive fiscal impact and a fiscal impact analysis should not be used exclusively to evaluate an annexation. Therefore, other criteria should factor into the decision to annex.

ALTERNATIVES:

The land could remain outside city limits (OCL) and the City could offer the landowner an OCL water and wastewater contract for services, however, doing so would not be consistent with recent policy decisions and would not generate city tax revenue for an area that already benefits from existing City services. Therefore, this alternative is not a recommended course of action.

FISCAL IMPACT:

Departments indicated they could absorb the cost of providing services to the proposed development within current budgets.

Funding Detail: No funds are being encumbered with this action.

RECOMMENDATION:

Staff recommend approval of the annexation.

Staff and Planning Commission recommend approval of the rezoning.

LIST OF SUPPORTING DOCUMENTS:

Ordinance with Exhibits (Municipal Service Plan, Property Descriptions)

Landowner's Petition for Annexation

Zoning Report

Presentation