



CITY OF
CORPUS CHRISTI

AGENDA MEMORANDUM

Public Hearing/First Reading Ordinance for the City Council Meeting of June 23, 2026
Second Reading Ordinance for the City Council Meeting of June 30, 2026

DATE: June 23, 2026
TO: Peter Zanoni, City Manager
FROM: Jennifer Buxton, Interim Director of Planning and Economic Development
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Annexation and Rezoning for Broadwalk Investments, LLC, in the London Area at the Intersection of FM 2444 (Staples St) & SH 286

CAPTION:

Ordinance annexing a 5.240-acre tract of land located at the northeast corner of FM 2444 and SH 286 per petition by the landowner, Broadwalk Investments, LLC; approving the related service plan; adding the annexed area to City Council District 5; seeking removal of annexed territory from Emergency Services District; rezoning the 5.240 acres from the "FR" Farm Rural District to the "CG-2" General Commercial District; and providing for a penalty not to exceed \$2,000 and publication.

SUMMARY:

Pursuant to a petition by the landowner, Broadwalk Investments LLC, this ordinance will annex 5.240 acres of land for a proposed Stripes convenience store with fuel sales located at the northeast corner of FM 2444 (Staples Street) and SH 286 in the London ISD school area. The ordinance will also rezone the site to the "CG-2" General Commercial District for the creation of a Stripes convenience store with fuel sales and assign the newly annexed territory to Council District 5. Staff recommends approval of the annexation and rezoning; Planning Commission recommends approval of the rezoning.

BACKGROUND AND FINDINGS:

Description of the Request:

The landowner, Broadwalk Investments LLC, plans to construct a Stripes convenience store with fuel sales located at the northeast corner of FM 2444 (Staples Street) and SH 286. 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 their property to the "CG-2" General Commercial District. 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 annexation area. 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. The development will have two entrances, one from SH 286 and one from FM 2444 (Staples Street).

Based on a similar development, the developer estimates property value after completion to be around \$1.5 million.

City Services to Subject Property:

The City already provides services to nearby annexed areas. 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 a septic system for the development. FM 2444 and SH 286 are both TxDOT-owned and maintained roads.

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 City's Annexation Guidelines. The proposed annexation meets the following criteria:

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

Criteria 2.a - To provide municipal services to 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.a - Where property location is in areas contiguous to the City limit for which dense urban or suburban development activity is anticipated.

Criteria 5 - Based on economic and fiscal impacts:

- a. 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.
- b. 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.

ALTERNATIVES:

The land could remain outside city limits (OCL), and the City could offer the landowner an OCL water 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:

Fund:	N/A
Organization/Activity:	N/A
Department:	N/A
Project # (CIP Only) :	N/A
Account:	N/A

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