

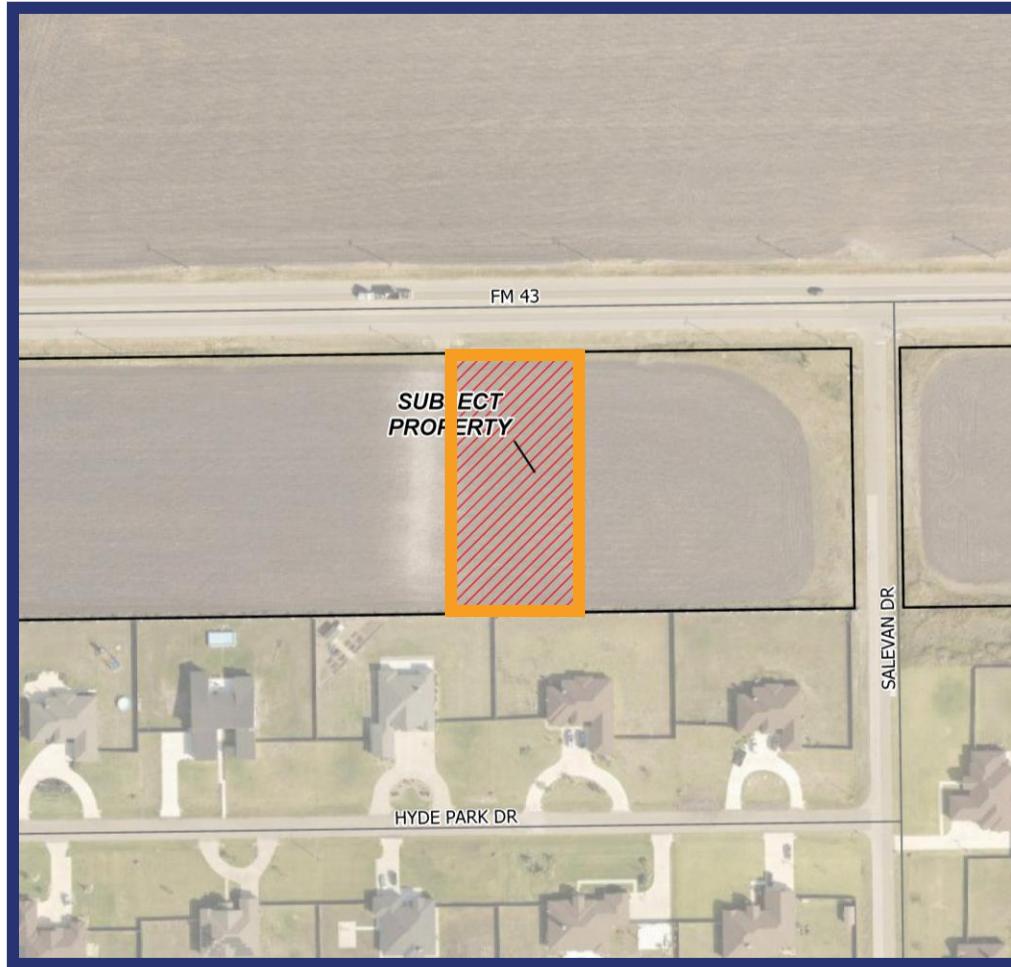


**CITY OF CORPUS CHRISTI
DEVELOPMENT
SERVICES**

**ZN9067,
BRBG INVESTMENTS**

PLANNING COMMISSION, JANUARY 7, 2026

BRBG INVESTMENTS LLC DISTRICT 5

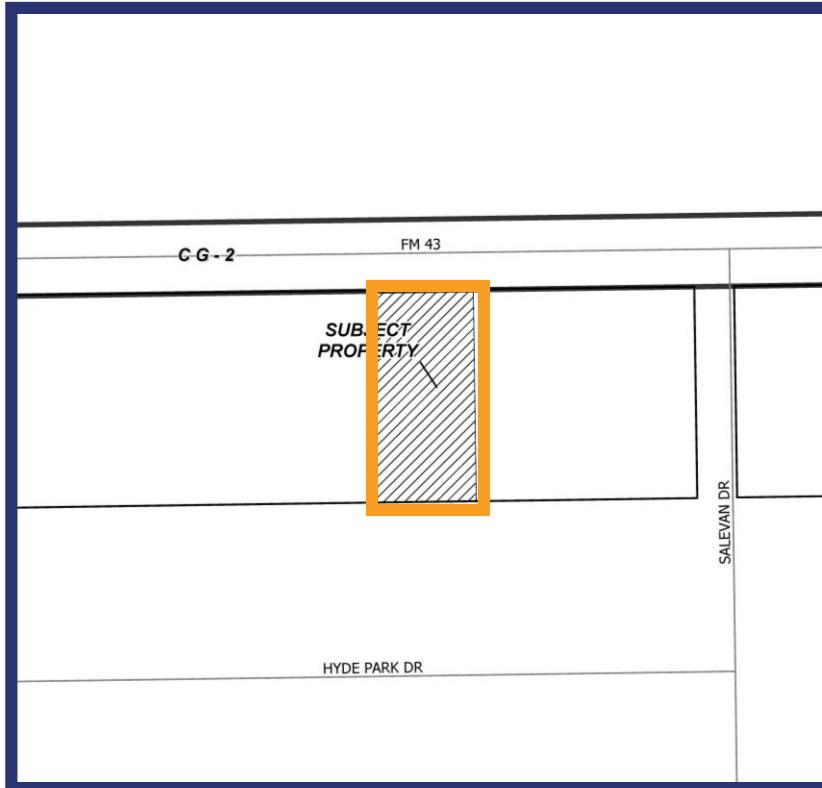


Rezoning a property at or near
1001 FM (FARM-TO-MARKET) 43
From the “FR” District
(Upon Annexation)
to the “CN-1” District



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Zoning and Land Use



Proposed Use:

To allow a dental office use.

Designated Future Land Use:

Commercial

Area Development Plan:

London (Adopted March 17, 2020)

Existing Zoning District:

"OCL"

	Existing Land Use	Zoning
Site	Agricultural	"OCL"
North	Transportation (FM-43), Agricultural	
South	Low-Density Residential	
East	Agricultural	
West	Agricultural	



Public Notification

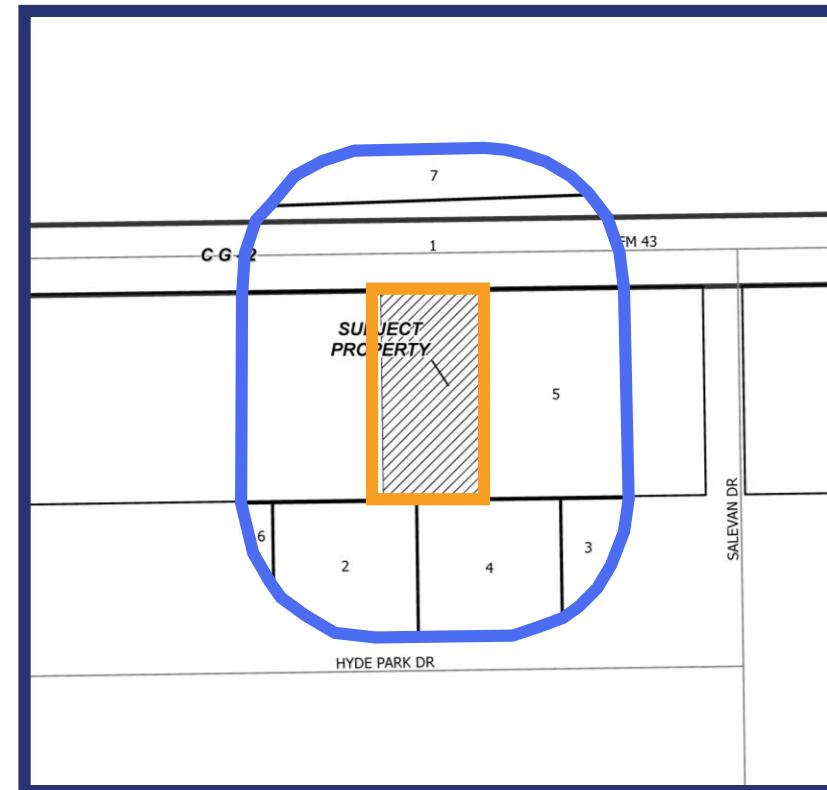
7 Notices mailed inside the 200' buffer
0 Notices mailed outside the 200' buffer

■ Notification Area

✗ Opposed: 0 (0.00%)
Separate Opposed Owners: (0)

○ In Favor: 0 (0.00%)

*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.



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Analysis & Recommendation

- 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.
- 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.

STAFF RECOMMENDS APPROVAL



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Thank you!