

# ZONING REPORT

## Case ZN9032

### APPLICANT & SUBJECT PROPERTY

**District:** 5 (Upon Annexation)  
**Owner:** ZBK LLC  
**Applicant:** ZBK LLC  
**Address:** 601 FM (Farm-to-Market) Road 2444, located along the south side of FM-2444, north of the Oso Creek, west of the City's corporate limits and CR-41 (County Road 41), and east of CR-43 (County Road 43).  
**Legal Description:** Being 53.211 acres out of a 109.109-acre tract out of the south half of Section 30 and north half of Section 33, Laureles Farm Tracts.  
**Acreage of Subject Property:** 53.211 Acres  
**Code Violations:** None

### ZONING REQUEST

**From:** "FR" Farm Rural District (Upon Annexation)  
**To:** "RS-22" Single-Family 22 District  
**Purpose of Request:** To allow a low-density residential subdivision.

### 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
Site	"OCL" Outside City Limits	Agricultural	Medium-Density Residential
North		Agricultural, Transportation (FM 2444)	Commercial, Medium-Density Residential
South	"OCL" Outside City Limits	Agricultural	Medium-Density Residential
East	"RS-15" Single-Family 15, "RE" Residential Estate		Commercial, Medium Density Residential
West	"OCL" Outside City Limits		

Roadway Master Plan (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
FM 2444	Outside of Master Plan	“A3”	-	-	2	2	No data	None planned.
Bicycle Mobility Plan								
The subject property is not located near any bicycle mobility networks								
TRANSIT INTEGRATION								
The Corpus Christi RTA does not provides service to the subject property via Route.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission				December 10, 2025				
City Council 1 <sup>st</sup> Reading				January 27, 2026				
City Council 2 <sup>nd</sup> Reading				February 10, 2026				
11	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 53-acre tract in the London Area, outside the corporate limits of the City of Corpus Christi, made accessible by an access along the south side of FM (Farm-to-Market) 2444 Road/Weber Road, an "A3" class arterial, and is part of a larger parcel slated to be developed as two units. The first phase appears to be connected to subject application for rezoning, and will include approximately 81 lots.

The subject property is immediately west of the City's limits along Weber Road. To the north of the subject parcel, properties are "OCL" Outside City Limits with agricultural uses, as to the south, and west. The properties to the east are zoned "RS-15" Single-Family 15 and "RE" Residential Estate, with agricultural land uses.

The applicant is requesting a change in zoning for a low-density residential subdivision. The "RS-22" Single Family 22 Residential District permit single-family detached houses, group homes, and limited public and civic 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:

- 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.
  - Support the separation of high-volume traffic from residential areas or other noise-sensitive land uses.
  - Encourage convenient access from medium-density residential development to arterial roads.

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

The proposed rezoning is consistent with the London ADP; however, it is inconsistent with the future land use designation of Medium-Density Residential

**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 Comprehensive plan; however, it is inconsistent with the future land use designation of Medium-Density Residential
- The amendment, if approved, will be compatible with the present zoning and conforming uses of nearby properties, and with the character of the surrounding area.
- The property to be rezoned is suitable for use permitted by the zoning district that would be applied by the proposed amendment and will not have a negative impact upon the surrounding neighborhood.

**Staff Recommendation:**

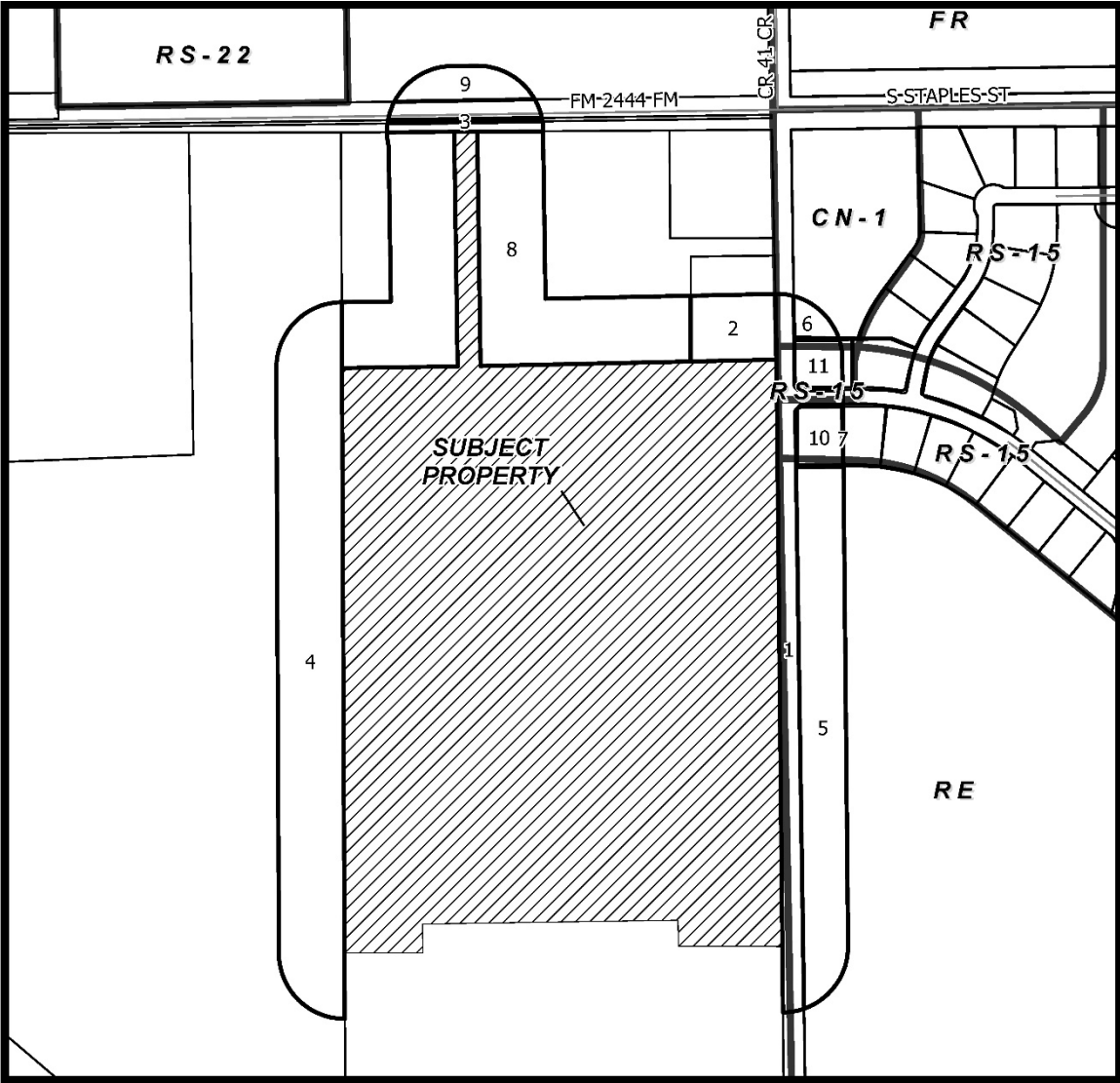
After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends approval of the change of zoning from the "FR" Farm Rural District, to be granted upon annexation, to the "RS-22" Single-Family 22 District.

**Planning Commission Recommendation:** Concur with Staff recommendation.

**Attachments:**


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

(A) Existing Zoning and Notice Area Map



**CASE: ZN9032**  
**Zoning and notice Area**

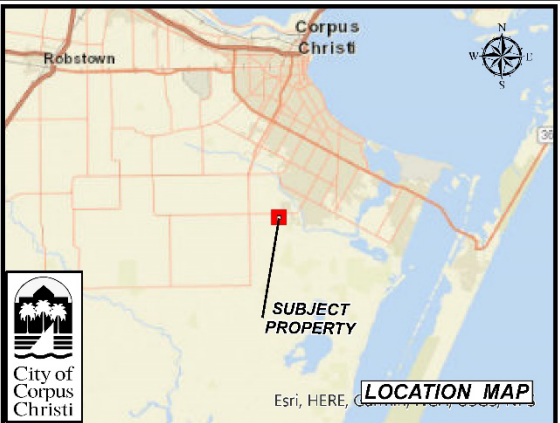
RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF 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

**11** Owners within 200' listed in ownership table

 Owners in favor

**X** Owners in opposition



## **(B) Metes and Bounds**

### **EXHIBIT "A"**

#### **STATE OF TEXAS COUNTY OF NUECES**

Field notes of an 53.211 acre tract of land being out of a 109.109 acre tract of land, said 109.109 acre tract also being out of the South one half of Section 30 and the North one half of Section 33 of the Laureles Farm Tracts as recorded in Volume 3, Page 15 of the Map Records of Nueces County, Texas, and as described in a warranty deed with vendor's lien from Marie Francoise Meaney a/k/a Marie F. Meaney, individually and as independent executor of the estate of Michael Theodore Meaney, Deceased, and as trustee of the testamentary trusts created under the last will and testament of Michael Theodore Meaney, Deceased; Mary Helen Cabaud Meaney, Joseph John Meaney, a/k/a Joseph J. Meaney; and Elizabeth Anne Meaney, as trustee of the Therese Marie Meaney Trust, to Z.B.K., LLC as recorded under Document No. 2022031868 of the Official Public Records of Nueces County, Texas. Said 53.211 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod set at the intersection of the centerline of Nueces County Road 41 and the southerly right of way line of Farm to Market Highway 2444, said point bearing South 0° 50' 00" East along the centerline of Nueces County Road 41 and the common boundary line between the South one half of Section 30 and South one half of Section 31 of the Laureles Farm Tracts as recorded in Volume 3, Page 15 of the Map Records of Nueces County, Texas, a distance of 65.00 feet from the intersection of the centerline of Farm to Market Highway 2444 and the centerline of Nueces County Road 41, and being the **POINT OF COMMENCEMENT**;

Thence South 0° 50' 00" East along the centerline of Nueces County Road 41 and the common boundary line between the South on half of Section 30 and South one half of Section 31 of the Laureles Farm Tracts a distance of 734.98 feet to a 5/8 inch diameter iron rod found for the northeast corner of this tract and the **POINT OF BEGINNING**;

Thence South 0° 50' 04" East along the centerline of Nueces County Road 41 and the common boundary line between the South on half of Section 30 and South one half of Section 31 of the Laureles Farm Tracts a distance of 1753.19 feet to a 5/8 inch diameter iron set for the southeast corner of this tract;

THENCE South 89° 09' 52" West, at 50.00 feet passing a 5/8 inch iron rod set in the future Nueces County Road 41 westerly right of way line, in all a distance of 300.00 feet to a 5/8 inch iron rod set for an interior corner of this tract;

THENCE North 0° 50' 08" West a distance of 79.17 feet to a 5/8 inch iron rod set for an interior corner of this tract;

THENCE South 89° 11' 10" West a distance of 776.75 feet to a 5/8 inch iron rod set for an interior corner of this tract;

THENCE South 0° 50' 07" East a distance of 88.07 feet to a 5/8 inch iron rod set for an interior corner of this tract;

THENCE South 89° 12' 25" West a distance of 249.00 feet to a 5/8 inch iron rod set in the common westerly boundary of this tract and easterly boundary of a 74.468 acre tract described in a warranty deed with vendor's lien from Cypress Point Capital, LLC to Four Babba Enterprise, LLC as recorded under Document No. 2016031077 of the Official Public Records of Nueces County, Texas, for the southwest corner of this tract;

THENCE North 0° 50' 07" West along the common westerly boundary of this tract and easterly boundary of a 74.468 acre tract described in a warranty deed with vendor's lien from Cypress Point Capital, LLC to Four Babba Enterprise, LLC as recorded under Document No. 2016031077 of the Official Public Records of Nueces County, Texas, a distance of 1762.06 feet to a 5/8 inch iron rod found for the northwest corner of this tract;

THENCE North 89° 11' 09" East along the northerly boundary of this tract a distance of 358.66 feet to a 5/8 inch iron rod found for an interior corner of this tract;

THENCE North 0° 48' 33" West a distance of 735.00 feet to a 5/8 inch iron rod found for an interior corner of this tract;

THENCE North 45° 53' 39" West a distance of 21.24 feet to a 5/8 inch iron rod found in the southerly right of way line of Farm to Market Highway 2444 for an exterior corner of this tract;

THENCE North 89° 10' 55" East along the southerly right of way line of Farm to Market Highway 2444 a distance of 100.00 feet to a 5/8 inch iron rod found for an exterior corner of this tract;

THENCE South 44° 12' 12" West a distance of 21.22 feet to a 5/8 inch iron rod found for an interior corner of this tract;

THENCE South 0° 48' 51" East a distance of 735.00 feet to a 5/8 inch iron rod found for an interior corner of this tract;

THENCE North 89° 10' 48" East along the northerly boundary of this tract, at 847.07 feet passing a 5/8 inch iron rod set in the future westerly right of way line of Nueces County Road 41, in all a distance of 897.07 feet to the to the **POINT OF BEGINNING**, and containing 53.211 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 Zone 4205 Datum
- 2.) A map of equal date accompanies this Metes and Bounds description.

I, Fred C. Hayden, Jr., do hereby certify that this survey of the property legally described herein was made on the ground this 30<sup>th</sup> day of September, 2025, and is correct to the best of my knowledge and belief.

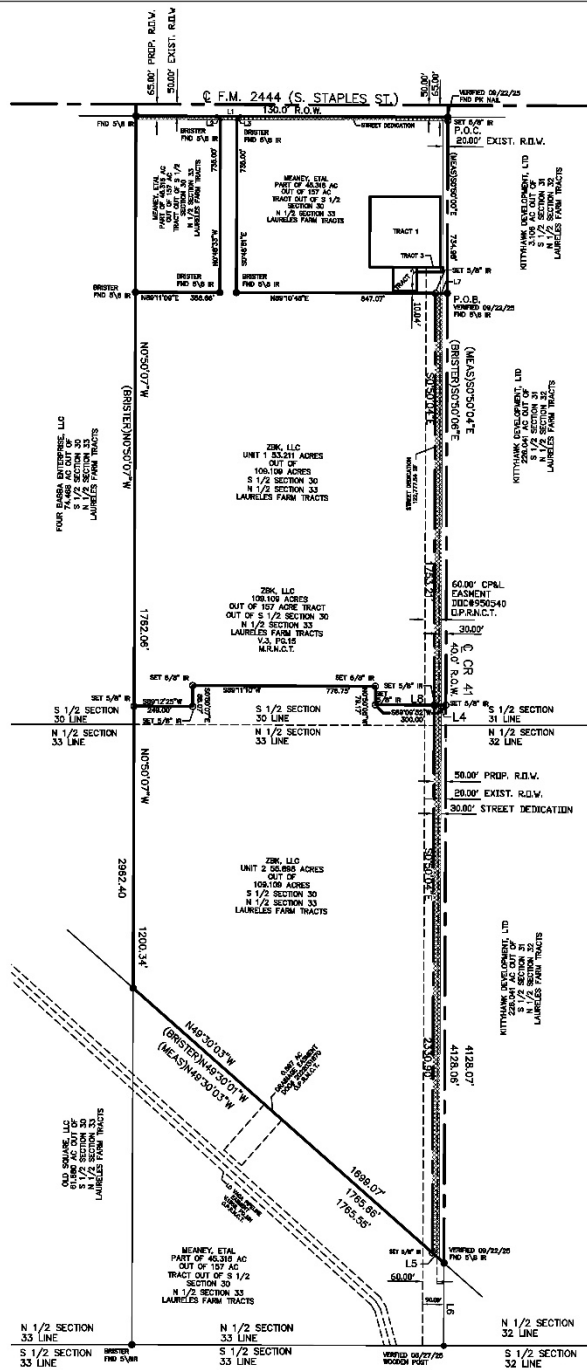
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Fred C. Hayden, Jr., RPLS No. 4486





SCALE: 1"=500'



LINE	BEARING	DISTANCE
L1	N89°10'55"E	100.00'
L2	N45°53'38"W	21.24'
L3	S44°12'12"W	21.22'
L4	S89°09'52"W	50.00'
L5	N48°30'03"E	66.59'
L6	S00°50'04"E	352.24'
L7	N89°10'46"E	50.00'
L8	S89°09'52"W	250.00'

TRACT 1: 2.066 ACRES CENTRAL POWER AND LIGHT CO. GARDENS SUBSTATION SITE DOC # 950542 O.P.R.N.C.T.

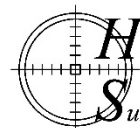
TRACT 2: 0.230 CROWN COMMUNICATION, INC. TOWER SITE DOC # 2006051944 O.P.R.N.C.T.

TRACT 3: 0.050 ACRE CROWN COMMUNICATION, INC. 20.00 FOOT ACCESS EASEMENT DOC # 2008051944 O.P.R.N.C.T.

NOTE:  
5/8 INCH IR  
SET AT ALL  
CORNERS UNLESS  
NOTED OTHERWISE

JOB NO. 220402  
SHEET 1 OF 2  
SCALE: 1"=500'  
DATE: 09-30-2025  
DRN. BY RG  
CHK. BY FH

# EXHIBIT B-1 SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION



Hayden

Surveying, Inc.

5866 S. STAPLES, SUITE 315  
CORPUS CHRISTI, TEXAS 78413  
PH: 361-7281-7188, FAX: 361-991-9034



