

ZONING REPORT

CASE ZN9334

APPLICANT & SUBJECT PROPERTY

District: 3 (Upon Annexation)

Owner: Plaza Michoacana Inc.

Applicant: Texas Geo Tech Land Surveying

Address: 1221 FM-43 (Farm-to-Market Road 43/Weber Road, inside city limits), located along the south side of FM-43, north of CR-22 (County Road 22) and Hyde Park Drive, and east of SH-286 (State Highway 286/ Crosstown Expressway).

Legal Description: 0.99 Acres out of the East Half of the North Half of the East 200 acres, Section 3, Laureles Farm Tracts

Plat Status: The subject property is not platted. Refer to Attachment A Metes and Bounds.

Acreage of Subject Property: 0.99 acres

Pre-Submission Meeting: June 16, 2026

Code Violations: None.

ZONING REQUEST

From: "FR" Farm Rural District (Upon Annexation)

To: "CN-1" Neighborhood Commercial District

Purpose of Request: To allow for a commercial use; particularly a drive through restaurant.

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	Commercial
North			
South		Industrial	
East	"CN-1" Neighborhood Commercial	Agricultural	
West	"OCL" Outside City Limits	Industrial	

UTILITY MASTER PLANS								
Service		Existing Conditions				Master Plan Improvements		
Water		16-in PVC, active and public, transmission line, along the north side of FM-43.				None. Property is outside the City's limits.		
Wastewater		No infrastructure exists.						
Stormwater		Surface infrastructure exists along the south side of FM-43						
Gas		A 6-inch HDPE, grid main, exists along the south side of FM-43.						
ROADWAY MASTER PLAN (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
FM 43 (Farm-to-Market Road 43)	Property is outside City Limits	"A3" Primary Arterial with a Center Turn Lane	-	-	1	1	9,868 AADT, Near SH-361 (Crosstown Expressway)	No Improvements Planned
CR 47 (County Road 47)	Property is outside City Limits	"A2" Secondary Arterial	1	1			No Data Available	No Improvements Planned
TRANSIT INTEGRATION								
The Corpus Christi RTA does not provide service to the subject property.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission						July 22, 2026		
City Council 1 st Reading						September 1, 2026		
City Council 2 nd Reading						September 8, 2026		
6	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 an acre tract within the London Area Development Plan boundaries, West of the Oso Creek, at the southwest corner of FM-43 (Farm-to-Market Road 43/Weber Road – within City limits) and CR-47 (County Road 47), primary and secondary arterial roads in class.

The subject parcel is located immediately west of recently annexed territory. The properties to the north, south, and west, are outside the City's limits, while the property to the east, recently annexed, is zoned "CN-1" Neighborhood Commercial District. The area of request abuts an industrial use, RES Energy Solutions, to its west and south. The current land uses for the properties to the north and east are agricultural.

The applicant is petitioning the City for a change in zoning, upon annexation, to develop the property as a drive-through restaurant with a walk-up window. Per the applicant, the restaurant will operate with no more than four employees at a time, with parking provided for employees and walk-up customers. Access will be provided along FM-43 and CR-47, with traffic exiting onto FM-43.

The "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 the following Elements, Goals and Strategies for Decision Makers:

- 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.

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

The proposed rezoning is consistent with the London ADP and FLUM designation of commercial, particularly the following policies:

- Encourage the development of small commercial nodes throughout the London Area to help reduce vehicular trips and to provide convenience to its residents.

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 consistent with the City of Corpus Christi Comprehensive Plan and aligns with the Future Land Use Map's (FLUM) designation of Commercial.
 - The London Area—unincorporated at the time of its plan adoption and still largely so today—was anticipated to experience significant growth. The forecasted land

- uses and development patterns identified in that plan are consistent with the development to be enabled by the proposed rezoning.
- The proposed amendment is compatible with existing zoning and conforming uses of the surrounding area.
 - Development in the London Area has been primarily residential (though modest), and the introduction of commercial districts is necessary to support the growing population and reduce travel distances for essential goods and services—an expressed need during the drafting of the Area Development Plan.
 - The proposed request will expand the “CN-1” Neighborhood Commercial District along FM-43.
 - The property proposed for rezoning is suitable for the uses permitted within the requested zoning district. The rezoning represents a logical and necessary step in the area’s evolution and will not compromise the desirable character of the community at this location.

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.

Attachment(s):

- (A) Metes & Bounds Description and Exhibit.
- (B) Existing Zoning and Notice Area Map.
- (C) Surrounding Properties Notification Roster

(A) Metes & Bounds Description and Exhibit



Texas Geo Tech
LAND SURVEYING, INC.

EXHIBIT "A"

Being a **0.99-acre (43528.27 Square Feet)** tract of land out of a called 25.00 acres of land, out of the east half of the north one-half of the east 200-acres out of **SECTION TREE LAURELES FARM TRACTS**, an addition in the Nueces County, Texas as shown by map or plat recorded in volume 3, page 15, Map Records of Nueces County, Texas and also, being described as follows;

BEGINNING at a 5/8inch iron rod found on the south right of way line of Farm to Market Road 43 (Weber Road), said 5/8inch iron rod being the northwest corner of this tract;

THENCE N 89° 11' 47" E with the south right of way line of said Farm to Market Road 43, a distance of 206.34 feet to a 5/8inch iron rod set on the interception of Farm to Market Road 43 and County Road 47, same being the northeast corner of this tract;

THENCE S 00° 46' 08" E with the west right of way line of said County Road 47, a distance of 210.96 feet to a 5/8inch iron rod found for the southeast corner of this tract;

THENCE S 89° 11' 41" W a distance of 206.34 feet to a 5/8inch iron rod found for the southwest corner of this tract;

THENCE N 00° 46' 08" W a distance of 210.96 to the **POINT OF BEGINNING** and containing **0.99 acres**, more or less.

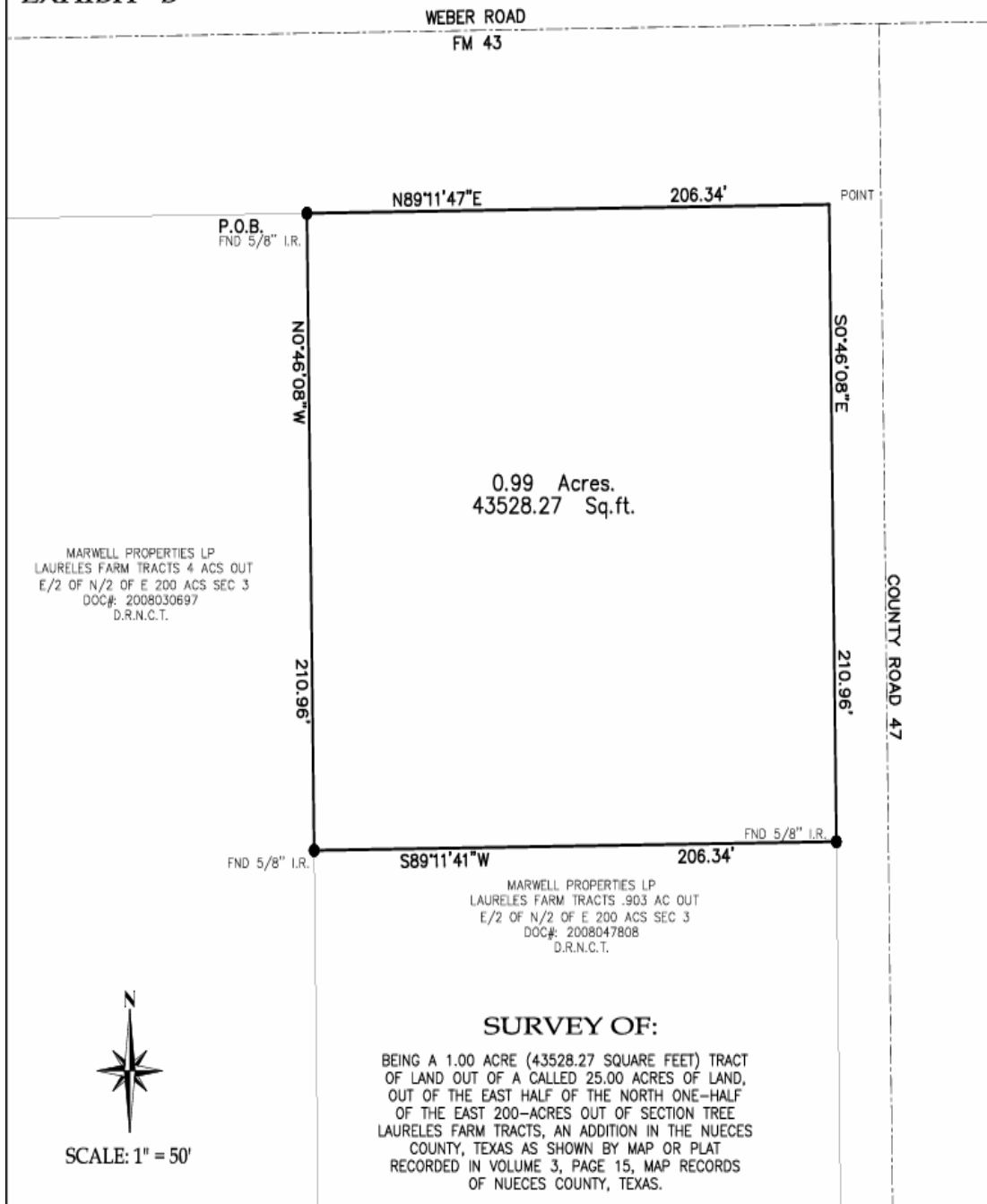
This field notes description constitutes a legal document unless it appears in its entirety, in its original form, seal and signature; surveyor assumes no responsibility or liability a distance of its correctness. It is strongly recommended, a distance of the continuity of future surveys, that this document be incorporate in all future conveyances, without any revisions or deletions, June 10, 2026.

June 10, 2026
260418.doc




Jarrel L. Moore
Registered Professional Land Surveyor
License Number 4854

EXHIBIT "B"



I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO
HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT RE-
PRESENTS 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
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE No. 4854



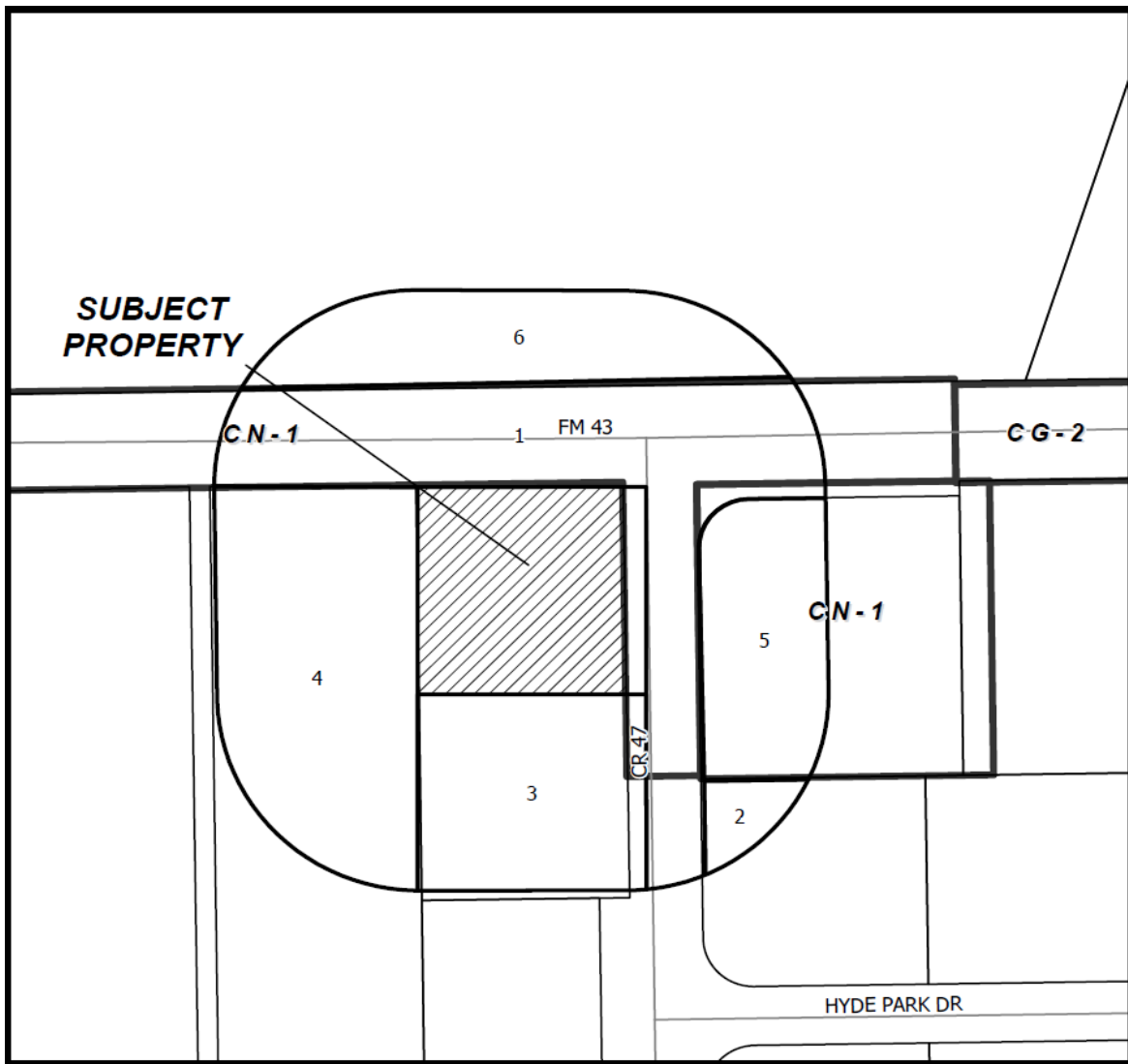
ALL BEARINGS AND DISTANCE REFER TO THE TEXAS
STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS
SOUTH ZONE.

TEXAS GEO TECH LAND SURVEYING, INC

5525 SOUTH STAPLES, SUITE B-2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
www.texasgeotech.com

DATE:	06/10/2026	DRAWN:	RC
SCALE:	1" = 50'	JOB NUMBER:	260418
APPROVED:	JLM	SURVEY:	JT*BP

(B) Existing Zoning and Notice Area Map

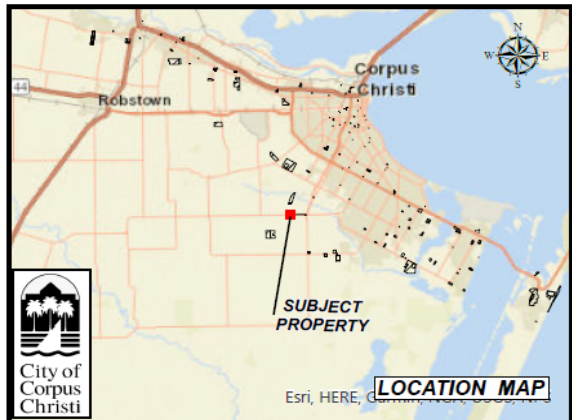


CASE: ZN9334

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
 Owners in favor
 Owners in opposition
 6 Owners within 200' listed in alphabetical order by address



(C)Surrounding Properties Notification Roster

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FID	TAXID	ROW	NAME	ADDRESS	ADDRESS2	CITY	STATE	ZIP	LEGAL DESCRIPTION	CASE	AREA	PERCENT AREA
1	Rinee Oculure			2325 Hygula Street		Corpus Christi	TX	78415		ZN6334	86594.28164	30.0675729
2	453500010010	LAMBERT DAVID & WF GENAVE		1226 HYDE PARK DR		CORPUS CHRISTI	TX	78415-2948	LONDON VILLAGE BLK 1 LOT 1	ZN6334	6139.456336	2.131794067
3	452500032010	WARMELL PROPERTIES LP		3900 ESSEX LN Ste 690		HOUSTON	TX	77027-5265	LAURELES FARM TRACTS 803 AC OUT E/2 OF N/2 OF E 200 ACS SEC 3	ZN6334	45242.62768	15.70930757
4	452500032010	WARMELL PROPERTIES LP		3900 ESSEX LN Ste 690		HOUSTON	TX	77027-5265	LAURELES FARM TRACTS 803 AC OUT E/2 OF N/2 OF E 200 ACS SEC 3	ZN6334	45242.62768	15.70930757
5	4420001010	TEXAS ONE STAR ABSTRACT & TITLE INVESTMENTS GROUP LLC		1376 RESEARCH BLVD STE H-3		AUSTIN	TX	78761	LONDON VILLAGE SECTION 1 BLK 1 LOT 1	ZN6334	34762.68908	12.0883394
6	452500084710	THE LONDON PROPER LLC		426 S Staples St		Corpus Christi	TX	78401-3331	LAURELES FARM TRACTS 89 894 ACS OUT OF TR 7 SEC D	ZN6334	41741.529	14.48294353

287598.965

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ZN6334_OWNERSHIP