



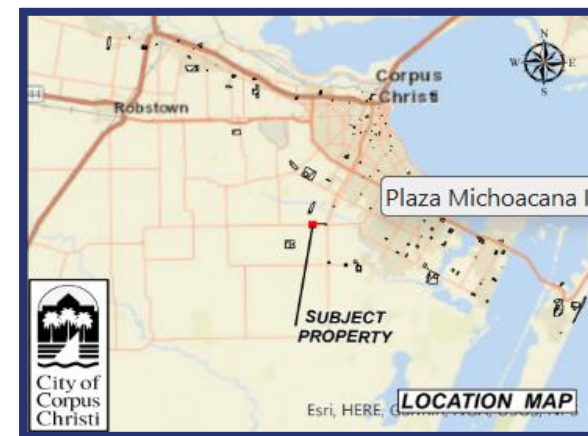
CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

ZN9334
Plaza Michoacana Inc.

PLANNING COMMISSION, JULY 22, 2026



Plaza Michoacana Inc. DISTRICT 3



Rezoning a property at or near

1221 FM-43

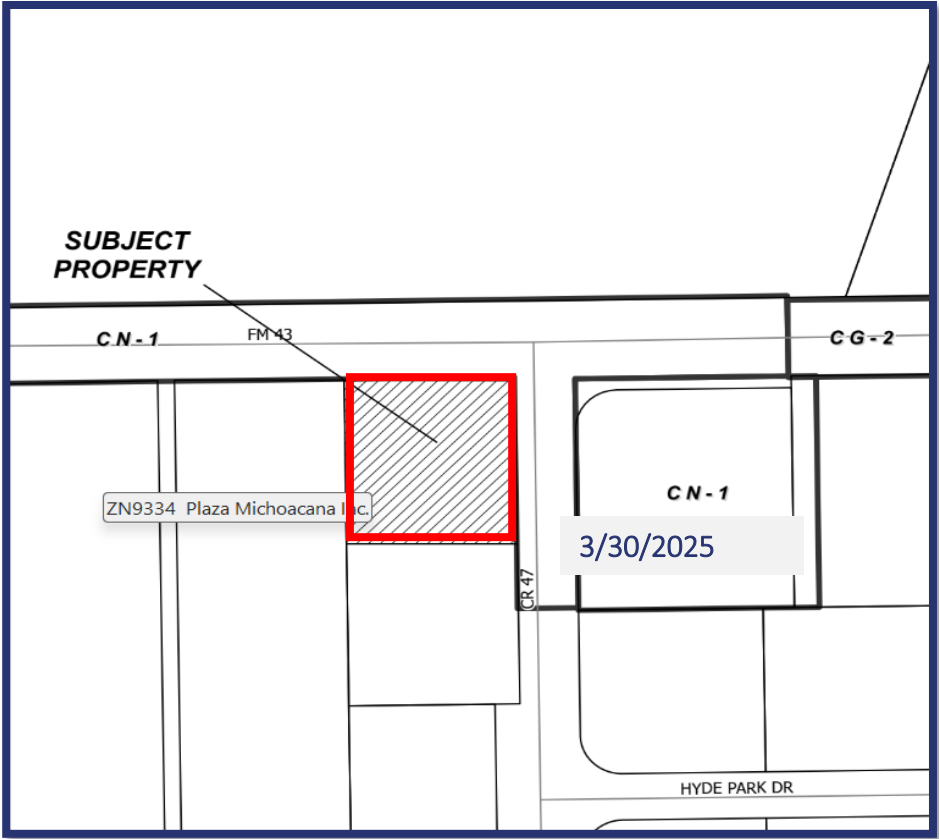
(Farm-to-Market Road 43/Weber Road)

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

To the "CN-1" Neighborhood Commercial District



Zoning and Land Use



Proposed Use:

To allow a commercial use; particularly a drive through restaurant.

Area Development Plan:

London Area, Adopted on (March 17, 2020)

Designated Future Land Use:

Commercial

Existing Zoning District:

“OCL” Out of City Limits

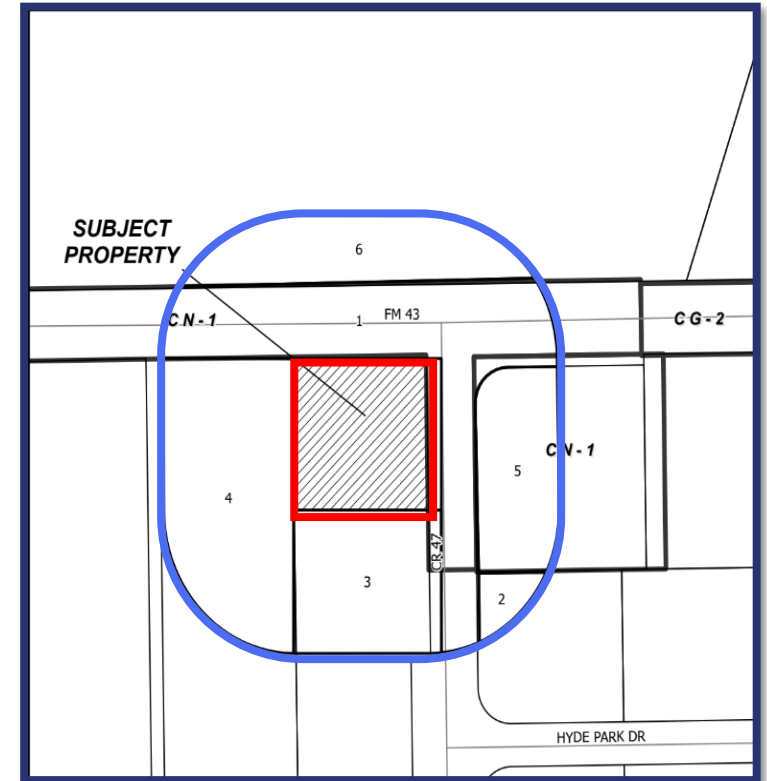
	Existing Land Use	Zoning District
Site	Agricultural	“OCL” Out of City Limits
North		
South	Industrial	“CN-1” Neighborhood Commercial
East	Agricultural	
West	Industrial	“OCL” Outside City Limits



Public Notification

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

- Notification Area
- X Opposed: 0 (0.00%)
Separate Opposed Owners: (0)
- O 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 the City of Corpus Christi Comprehensive Plan and aligns with the Future Land Use Map's (FLUM) designation of Commercial.
- 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 RECOMMENDS APPROVAL TO THE “CN-1” NEIGHBORHOOD
COMMERCIAL DISTRICT**



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Thank you!