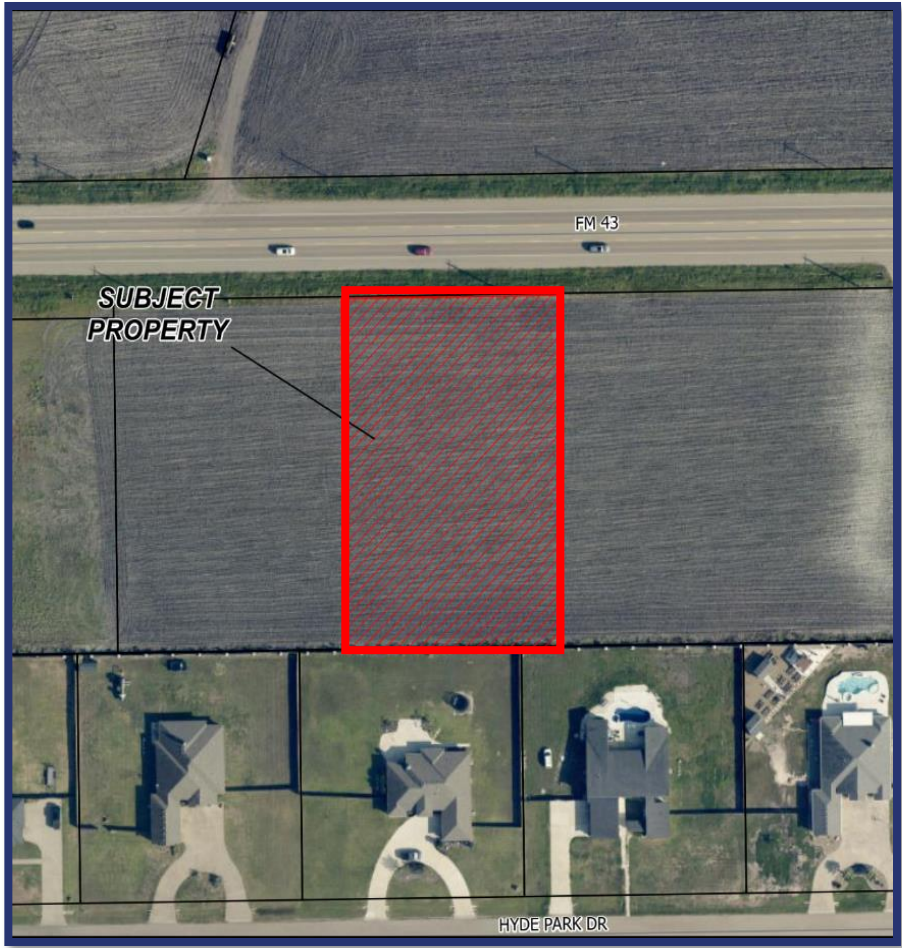




CITY OF CORPUS CHRISTI  
**DEVELOPMENT  
SERVICES**

**ZN9296  
WEBER CROSSTOWN  
HIGHWAY PROP LLC**

# Weber Crosstown Highway Prop, LLC District 3 (Upon Annexation)

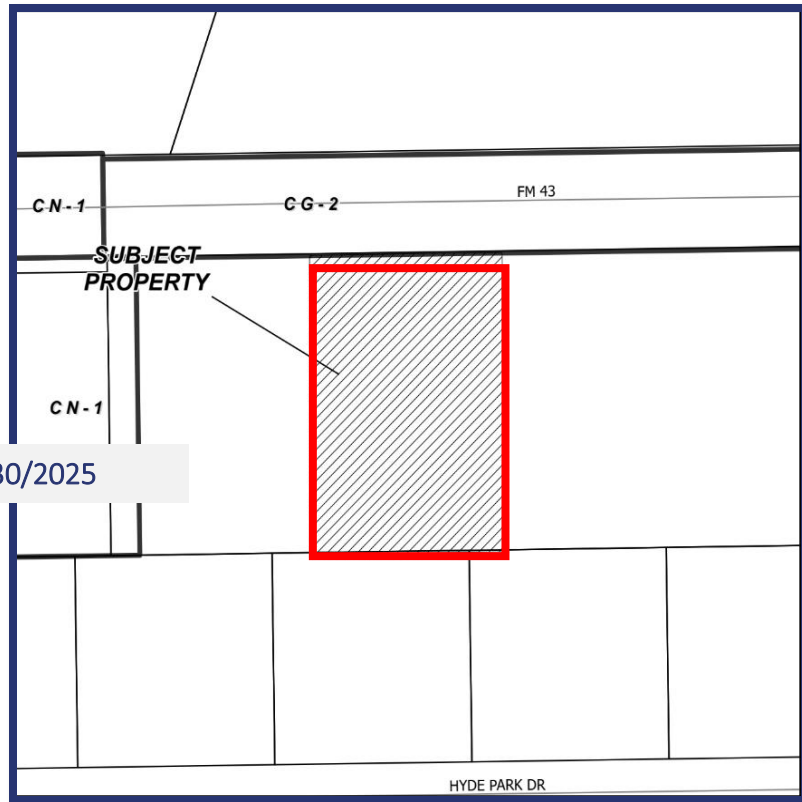


Rezoning a property at or near  
FM-43 (Farm-to-Market Road 43/Weber Road)  
& CR-47 (County Road 47)  
From the “FR” Farm Rural District  
(Upon Annexation)

To the “CN-1” Neighborhood Commercial District



# Zoning and Land Use



**Proposed Use:**

To allow ta retail development.

**Area Development Plan:**

London Area, Adopted on (March 17, 2020).

**Designated Future Land Use:**

Commercial

**Existing Zoning District:**

“OCL”

	Existing Land Use	Zoning District
<b>Site</b>	Agricultural	“OCL” Outside City Limits
<b>North</b>		
<b>South</b>	Residential Estate	
<b>East</b>	Agricultural	
<b>West</b>		



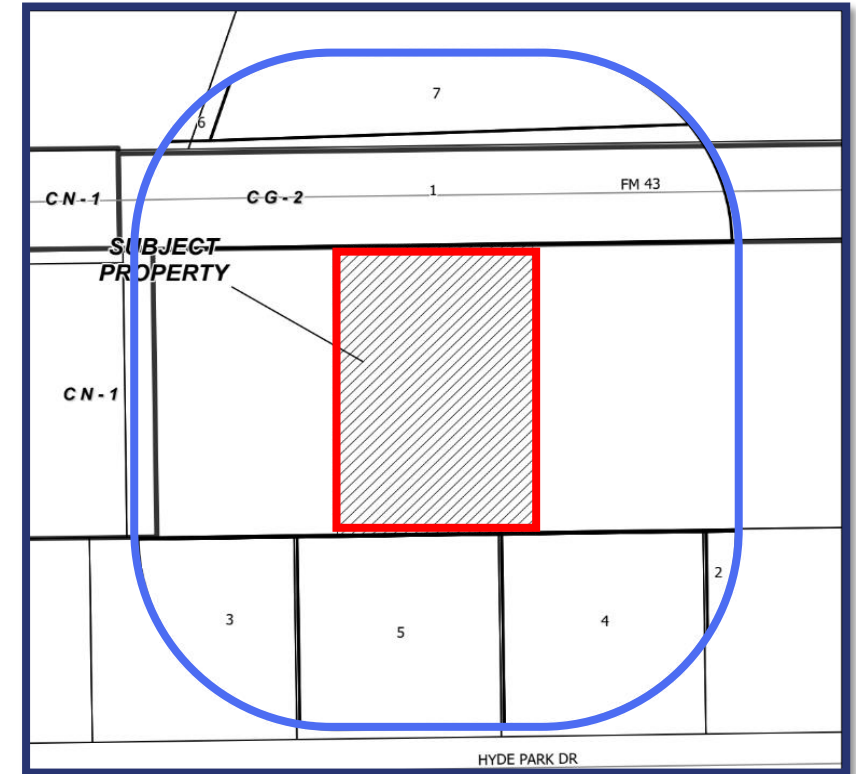
# Public Notification

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

 Notification Area

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

 In Favor: 0 (0.00%)

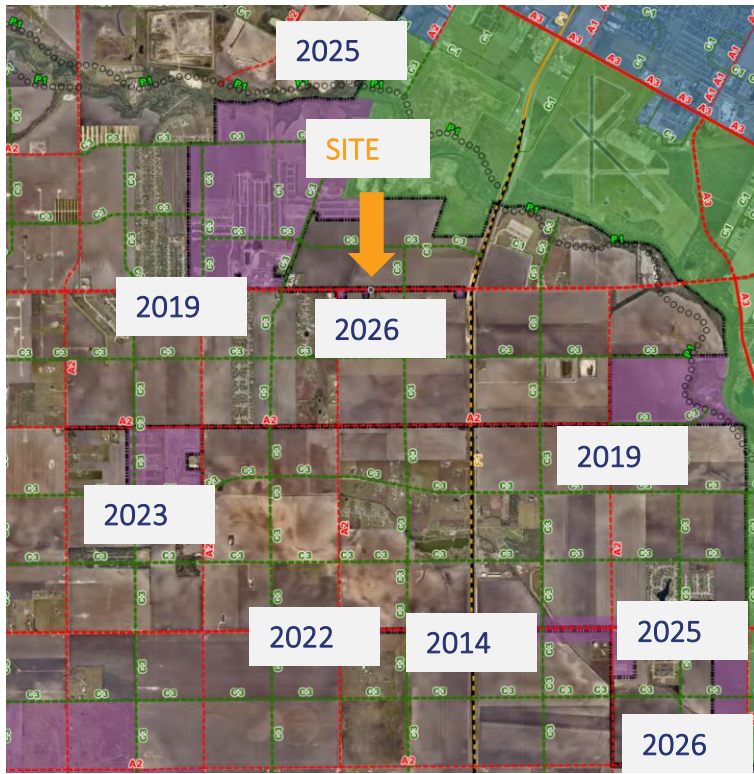


\*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.

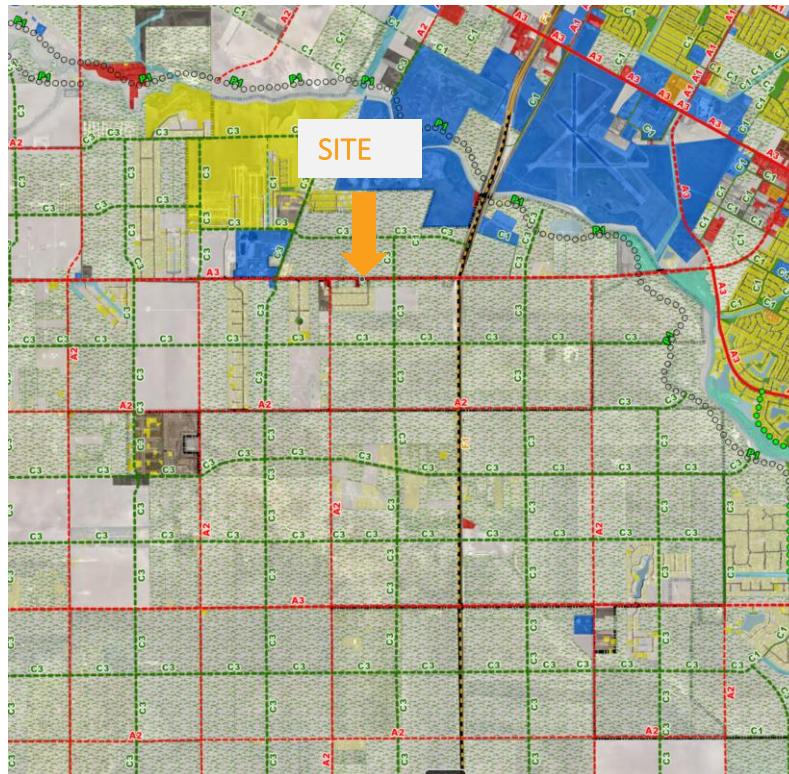


CITY OF CORPUS CHRISTI  
**DEVELOPMENT  
SERVICES**

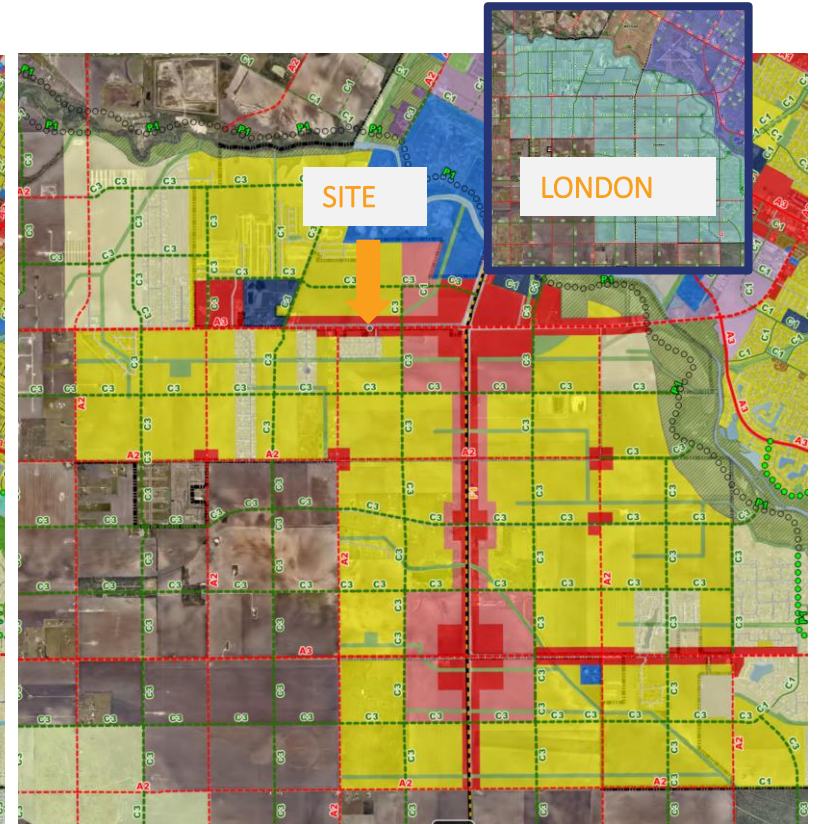
# Annexation & Future Land Use



London – Annexation History



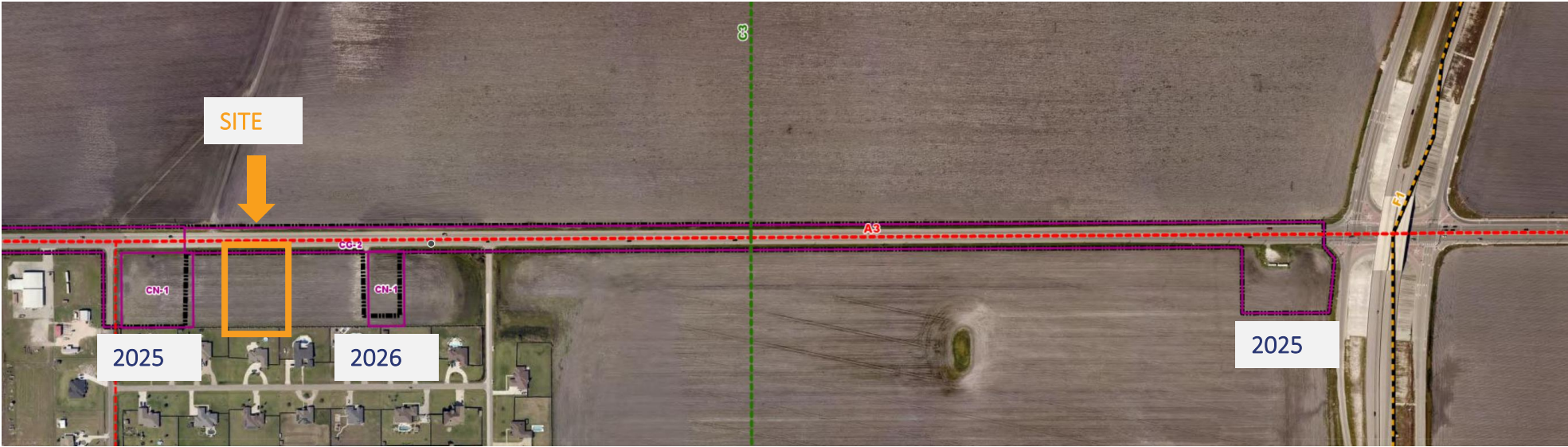
Current Residential Land Uses



London - Future Land Use



# Recent Rezoningings



# Analysis & Recommendation

- The proposed amendment is consistent with the City of Corpus Christi Comprehensive Plan and aligns with the Future Land Use Map (FLUM) designation of Commercial.
- The proposed amendment is compatible with existing zoning and conforming uses of the surrounding area.
- 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  
FROM THE “FR” FARM RURAL DISTRICT,  
UPON ANNEXATION,  
TO THE “CG-2” GENERAL COMMERCIAL DISTRICT



CITY OF CORPUS CHRISTI  
**DEVELOPMENT  
SERVICES**



CITY OF CORPUS CHRISTI  
**DEVELOPMENT  
SERVICES**

Thank you!