



CITY OF CORPUS CHRISTI

AGENDA MEMORANDUM

Public Hearing/First Reading Ordinance for the City Council Meeting of August 11, 2026
Second Reading Ordinance for the City Council Meeting of August 18, 2026

DATE: July 22, 2026
TO: Peter Zaroni, City Manager
FROM: Jennifer Buxton, Interim Director of Planning and Economic Development
jenniferb9@corpuschristitx.gov
(361) 826-3976

Annexation and Rezoning for Weber/Crosstown Highway Properties LLC, in the London Area

CAPTION:

Ordinance annexing a 1.377-acre tract of land located along the south side of FM 43, east of CR 47 and west of SH 286 per petition by the landowner, Weber/Crosstown Highway Properties LLC; approving the related service plan; adding the annexed area to City Council District 3; seeking removal of annexed territory from Emergency Services District; rezoning the 1.377 acres from the "FR" Farm Rural District to the "CN-1" Neighborhood Commercial District; and providing for a penalty not to exceed \$2,000 and publication.

SUMMARY:

Pursuant to a petition by the landowner, Weber/Crosstown Highway Properties LLC, this ordinance will annex 1.377 acres of land for a proposed Dollar General store located along the south side of FM 43, east of CR 47 and west of SH 286 in the London ISD school area. The ordinance will also rezone the site to the "CN-1" Neighborhood Commercial District for the creation of a Dollar General store and assign the newly annexed territory to Council District 3. Staff recommends approval of the annexation and rezoning; Planning Commission recommends approval of the rezoning.

BACKGROUND AND FINDINGS:

Description of the Request:

The landowner, Weber/Crosstown Highway Properties LLC, plans to construct a Dollar General store to be located along the south side of FM 43, east of CR 47 and west of SH 286. The new development is located outside city limits but is contiguous with the current city limit line, which was extended along FM 43 in 2025. The landowners have requested City annexation to secure City services for their development.

Description of the Proposed Developments:

Upon annexation, the landowner is requesting to rezone their property to the "CN-1" Neighborhood Commercial District. The development consists of one proposed structure for a

Dollar General store. The structure is conceptually designed at a total of 10,566 square feet with 8,522 square feet for retail space. Additional site features include screened dumpster facilities, on-site detention, and approximately 43 parking spaces. The development will have one point of ingress/egress on FM 43 (Weber Road).

Based on a similar development, the developer estimates property value after completion to be around \$540,000 plus land value.

City Services to Subject Property:

The City already provides services to nearby annexed areas. The petitioning landowner has agreed to a Municipal Service Plan for the proposed development. It is located within the City of Corpus Christi's Certificate of Convenience and Necessity (CCN) for water service, i.e. water jurisdiction, and will receive City water utility services from existing water lines in the area. No wastewater line is available in the area and the builder will provide a septic system for the development. FM 43 is a TxDOT-owned and maintained road.

The proposed development does not reach a threshold at which additional City Police substations, Fire stations, City Library, Health, Animal Control, or Parks and Recreation services are needed.

Compliance with City Annexation Guidelines:

The City will evaluate property owner-initiated requests for annexation based on criteria stated in the City's Annexation Guidelines. The proposed annexation meets the following criteria:

Criteria 1.c.i - To protect public health and safety by preventing unregulated development in areas that will have an adverse impact on adjacent areas within the City.

Criteria 2.a - To provide municipal services to residential, commercial, and industrial land uses that would benefit from a level of service calibrated for a city rather than an unincorporated area.

Criteria 3.a - Where property location is in areas contiguous to the City limit for which dense urban or suburban development activity is anticipated.

Criteria 5 - Based on economic and fiscal impacts:

- a. Annexation of areas with proposed development that is fiscally feasible for both operating and capital improvements while maintaining current levels of service to existing residents.
- b. Annexation to ensure that areas benefiting from proximity to a large urban City are contributing revenue to offset the cost of providing services within an urban environment.

ALTERNATIVES:

The land could remain outside city limits (OCL), and the City could offer the landowner an OCL water contract for services, however, doing so would not be consistent with recent policy decisions and would not generate city tax revenue for an area that already benefits from existing City services. Therefore, this alternative is not a recommended course of action.

FISCAL IMPACT:

Departments indicated they could absorb the cost of providing services to the proposed development within current budgets.

FUNDING DETAIL:

Fund:	N/A
Organization/Activity:	N/A
Department:	N/A
Project # (CIP Only) :	N/A
Account:	N/A

RECOMMENDATION:

Staff recommend approval of the annexation. Staff and Planning Commission recommend approval of the rezoning.

LIST OF SUPPORTING DOCUMENTS:

Ordinance with Exhibits (Municipal Service Plan, Property Descriptions)
Landowner's Petition for Annexation
Zoning Report
Presentation