



## AGENDA MEMORANDUM

Public Hearing/First Reading for the City Council Meeting of March 18, 2025  
Second Reading for the City Council Meeting of March 25, 2025

**DATE:** February 24, 2025

**TO:** Peter Zaroni, City Manager

**FROM:** Daniel McGinn, AICP, Director of Planning and Community Development  
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**Annexation & Rezoning  
For Texas Lone Star Abstract & Title Investments Group**

### **CAPTION:**

Annexation and Zoning Case ZN8481 Texas Lone Star Abstract & Title Investments Group, LLC. (District 3). Ordinance annexing a 2.00-acre tract of land per owner petition located at the southeast corner of FM 43 and CR 47; annexing the abutting 299.98 linear-foot section of CR 47; and annexing a 2,489.98 linear-foot section of FM 43; approving the related service plan; adding the annexed area to City Council District 3; rezoning the 2.00 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. (Planning Commission and staff recommend approval of Zoning Case ZN8481)

### **SUMMARY:**

Upon petition by the landowner, Texas Lone Star Abstract & Title Investments Group, LLC, this ordinance will annex two acres of vacant land at the southeast corner of FM 43 and CR 47, including the FM 43 right-of-way between the private property and London Pirate Road to create contiguity with the current city limit line, and including the abutting CR 47 right-of-way as required by State law. The ordinance will also rezone the two acre site to "CN-1" Neighborhood Commercial District for the and assign the area to Council District 3.

### **BACKGROUND AND FINDINGS:**

#### Description of the Request

Texas Lone Star Abstract & Title Investments Group, LLC, landowner, is planning to construct a small commercial center on the southeast corner of FM 43 and CR 47 about a half-mile east of the London ISD schools. The site is outside city limits and not

contiguous. State law requires that property be contiguous to the city limits in order to be annexed. To create contiguity and pursuant to Texas Local Government Code §43.1056, the landowner requests that the City annex the FM 43 right-of-way from the current city limit line near London Pirate Road to the site, which is approximately 2,490 linear-feet of right-of-way or 6.08 acres. The landowner is requesting annexation of their property to secure City services for development of the two-acre site. At the same time, the landowner requests a rezoning to “CN-1” Neighborhood Commercial District.

### Description of the Proposed Development

The proposed small commercial center will have an office and other retail spaces. If annexed, the development will have to comply with all City development regulations, including limitations on permitted uses, landscaping, parking, and setbacks. The development will use City water but not wastewater as it is unavailable. The development will use a septic system.

### City Services to Subject Property

The already City provides services to nearby and recently annexed areas. The site is located within the City of Corpus Christi’s Certificate of Convenience and Necessity (CCN) for water service, i.e. water jurisdiction. The proposed development will receive City water. TxDOT will continue to maintain FM 43 and the City will accept responsibility for the portion of CR 47 that abuts the property pursuant to Texas Local Government Code §43.106. The developer is required to account for any increased stormwater runoff and provide private on-site mitigation as needed.

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.

The landowner has agreed to a Municipal Service Plan.

### Compliance with City Annexation Guidelines

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

Criteria 1. To protect public health and safety by:

- c. Preventing unregulated development in areas that:
  - (i.) will have an adverse impact on adjacent areas within the City.

Criteria 2. To provide municipal services to:

- a. 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. Where property location is in:

- b. Areas contiguous to the City limit for which dense urban or suburban development activity is anticipated.

Criteria 5. Based on economic and fiscal impacts:

- c. 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.
- d. 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 and wastewater contract for services, however, doing so would not be consistent with recent policy decisions or annexations 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:** No funds are being encumbered with this action.

**RECOMMENDATION:**

Staff recommend approval of the annexation.

Staff and Planning Commission recommend approval of the requested rezoning.

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance with Exhibits (Property Descriptions, Municipal Service Plan)  
Zoning Report  
Presentation