

Zoning Case No. ZN9319, CC Leopard, LLC (District 2).

Ordinance rezoning property at or near 8225 Stillwell Lane from the “IL” Light Industrial District to the “R-MH/PUD” Manufactured Home District with a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission, during which all interested persons were allowed to appear and be heard;

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application for an amendment to the City of Corpus Christi’s Unified Development Code (“UDC”) and corresponding UDC Zoning Map;

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the City Council, during which all interested persons were allowed to appear and be heard;

WHEREAS, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

WHEREAS, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS, THAT:

SECTION 1. The Unified Development Code (“UDC”) and corresponding UDC Zoning Map of the City of Corpus Christi, Texas are amended by changing the zoning on the subject property being 6.447 acres out of Lot 1-A of Tuloso Circle 2, as described and shown in Exhibit “A”, from:

the “IL” Light Industrial District to the “R-MH/PUD” Manufactured Home District with a Planned Unit Development (PUD) Overlay.

The subject property is located at or near **8225 Stillwell Lane**. Exhibit A, Metes and Bound Description and Exhibit B, Planned Unit Development (PUD) Plan, Exhibit C, Overall Leopard CC Manufactured Home Park Community Site Plan, Exhibit D, Site Plan, and Exhibit E, Subject Property Map, are attached to and incorporated in this ordinance.

SECTION 2. The UDC and corresponding UDC Zoning Map of the City, made effective July 1, 2011 and as amended from time to time, except as changed by this ordinance, both remain in full force and effect including the penalties for violations as made and provided for in Article 10 of the UDC.

SECTION 3. The Planned Unit Development Overlay granted in Section 1 of this ordinance is subject to the Owner following the conditions listed below:

1. **Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the properties in accordance with the Planned Unit Development (PUD) Guidelines and Master Site Plan, attached as Exhibit C, and to the satisfaction of the Technical Review Committee (TRC).

2. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
3. **Time Limit:** An approved development plan shall expire 24 months after the date that the development plan was approved, unless a complete building permit application has been submitted, or if no building permit is required, a certificate of occupancy has been issued.

SECTION 4. To the extent this amendment to the UDC represents a deviation from the City's Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as it is amended by this ordinance.

SECTION 5. All ordinances or parts of ordinances specifically pertaining to the zoning of the subject property that conflict with this ordinance are hereby expressly superseded except for the Military Compatibility Area Overlay Districts. This ordinance does not amend or supersede any Military Compatibility Area Overlay Districts, which, as adopted by Ordinance #032829, remain in full force and effect.

SECTION 6. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable by a fine not to exceed \$2,000.00 for each offense; as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

SECTION 7. Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter.

SECTION 8. This ordinance shall become effective upon publication.

Introduced and voted on the _____ day of _____, 2026.

PASSED and APPROVED on the _____ day of _____, 2026.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary

EXHIBIT A

EXHIBIT A
Legal Description of the Property
Leopard Manufactured Housing & RV Community

Field note description of Leopard MH & RV Community, a 6.477 acre tract out of Lot 1-A of Tuloso Circle No. 2, a map of which is recorded in Volume 43, Page 113, Map Records of Nueces County, Texas;

Said property is situated in the city limits of Corpus Christi, and is described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found marking the northwest corner of said Lot 1-A, said iron rod also being 25.00 feet from the centerline of Stillwell Lane, measured at right angles thereto;

THENCE S89°56'48"E, along the north boundary line of said Lot 1-A a distance of 432.17 feet to a point, said point being the beginning of a curve to the right and a corner of this tract;

THENCE along said curve to the right, said curve having a central angle of 89°56'48", a radius of 10.00 feet, and length of 15.70 feet, a tangent of 9.99 feet, and a chord bearing and distance of S44°58'24"E, 14.14 feet to a point, said point being the point of tangency of said curve, for a corner of this tract;

THENCE S00°00'00"W, along the east boundary of said Lot 1-A a distance of 629.29 feet to a point, said point being an outside corner of said Lot 1-A and the southeast corner of this tract;

THENCE N89°38'55"W a distance of 442.17 feet to a point on the west boundary line of said Lot 1-A, passing a 5/8 inch iron rod found at 100 feet, said passed iron rod being an inside corner of said Lot 1-A;

THENCE N00°00'00"E, along the west boundary line of said Lot 1-A a distance of 636.98 feet to the **POINT OF BEGINNING** of this tract, and containing 6.477 acres of land.

Bearings based on Land Title Survey prepared by Urban Engineering, dated 06.16.2008, shown as background on accompanying PUD Plan.

This field notes description is accompanied by a survey map titled Exhibit 'B', dated June 1, 2026.

I, Albert E. Franco, Registered Professional Land Surveyor of Texas, do hereby certify that this description was performed under my direct supervision and is true and correct to the best of my knowledge, this the 1st day of June, 2026.



Albert E. Franco, Jr.

Registered Professional Land Surveyor
Texas Registration No. 4471

Prepared by: LJA Engineering, Inc.

Leopard Manufactured Housing & RV Community PUD Exhibit A
Page 1 of 1

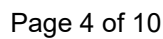


EXHIBIT B



361.991.8550
TBPELS F-1386
TBPELS 10110501
www.LJA.com

5350 South Staples Street, Suite 425, Corpus Christi, Texas 78411

Planned Unit Development (PUD) Summary Leopard Manufactured Housing and RV Community

Description:

Stonetown 8 Investors, LLC, representing CC Leopard, LLC, proposes to develop a Planned Unit Development (PUD) on the tract of land described in the accompanying documents (see Exhibits A and B), located in the vicinity of Leopard Street and Tuloso Road within the city limits of Corpus Christi, Texas. Referred to herein as the "Property", the tract is located at 8225 Stillwell Lane, Corpus Christi, TX 78409.

The Property is a 6.5-acre portion of an existing 21.5-acre Manufactured Home Park where the applicant proposes the conversion of the existing 75 recreational vehicle sites into 63 new manufactured home sites, providing new, modern manufactured housing consistent with, and enhancing, the character of the surrounding community currently located on the remainder of the 21.5-acre Manufactured Home Park.

Purpose:

The base zoning district of the Property shall be R-MH Manufactured Home District, Manufactured Home Park.

The Property is proposed to be redeveloped in accordance with the standards and permitted uses of the R-MH Manufactured Home district, providing residential rental homes & spaces as a Manufactured Home Park. The development currently includes internal access drives, as well as an existing street right-of-way terminating in a cul-de-sac that extends into the property. An internal access drive presently functions as a continuation of this route within the community, extending circulation beyond the cul-de-sac.

Currently, the required yard setback adjacent to the right-of-way portion of said route differs from the setback requirements along the internal access drives, including the internal access drive extension noted above. The purpose of this Planned Unit Development (PUD) is to allow a reduced yard setback along the dead-end right-of-way, thereby establishing a more standardized setback condition throughout the Property. This approach maintains uniformity while still providing off-street parking in quantities, and of sizes, that exceed Manufactured Home Park requirements. See Development Deviations below for a more detailed description of the resulting street/building separations.

Adjoining Land Use and Zoning:

The Property is currently zoned IL with an existing land use of recreational vehicle park.

The surrounding areas to the south and east, i.e., the remainder of the 21.5-acres, are currently zoned IL with an existing land use of manufactured home park. The areas to the south and east, beyond the 21.5-acre tract, are currently zoned R-MH with an existing land use of agricultural.

The area to the west is currently zoned IL with an existing land use of light industrial.

The area to the north is currently zoned IL and CG-2 with an existing land use of light industrial and commercial.

See Exhibit B.

Overall Plan:

The applicant proposes a comprehensive program of site improvements throughout the community, including the paving of interior roadways, the installation of new driveways, and a community-wide cleanup and revitalization effort. Planned improvements and additions to site amenities are intended to better serve both existing and future residents. Additionally, the main entrance will be revitalized with new signage and landscaping, and a covered mailbox facility will be provided to improve functionality and aesthetic appeal.

Development Deviations:

The proposed development of the Property will conform to the applicable requirements of the Residential Manufactured Home Park district, including requirements related to density, aisles, yards, and spacing, with the exception of the required front yard depth adjacent to the Tuloso Circle right-of-way.

The R-MH district requires a minimum separation of five (5) feet from 'Building to Access Drive'. Along the Tuloso Circle dead-end right-of-way, the existing conditions provide approximately fifteen (15) feet between the edge of pavement and the property line. In lieu of the standard R-MH Street Yard of twenty (20) feet, the proposed Planned Unit Development (PUD) will provide a five (5) foot yard along this frontage, resulting in an overall separation of approximately twenty (20) feet between the pavement edge and proposed structures.

See Exhibit C, Aerial Vicinity Map for the overall property configuration, Exhibit D, Site Plan for the proposed configuration and deviations, and the Development Deviations Table below.

Development Deviations Table:

R-MH DISTRICT	MHP	PUD
Max. Density (units/gross ac.)	12	12
Min. Open Space (sf/unit)	280	280
Min Site Area (ac.)	5	5
Min. Site Width (ft)	300	300
Min. Lot Area (sf)	---	---
Min. Yards (ft)		
Street (Stillwell Lane)	20	20
Street (Tuloso Circle)	20	5
Street (corner)	20	20
Side (single)	10	10
Side (total)	20	20
Rear	15	15
Min Building Separation (ft)		
Broad Side to Broad Side	20	20
Narrow Side to Narrow Side	10	10
<i>Building to Access Drive</i>	5	5
Min. Internal Access Drive Width (ft)	25	25
Max. Building Height	35	35

Additionally, the remaining Specific Standards for Manufactured Home Parks (UDC 6.1.1.E) (Paving, Access and Off-Street Parking Requirements, etc.) will be adhered to.

In the event of a conflict between this ordinance and the UDC, IDM, or any other City ordinance, plan, or regulation, this ordinance shall control.

Deed:

The Deed for Lot 1-A, Tuloso Circle No. 2 is attached for reference, see Exhibit E.

Exhibit C



Exhibit D

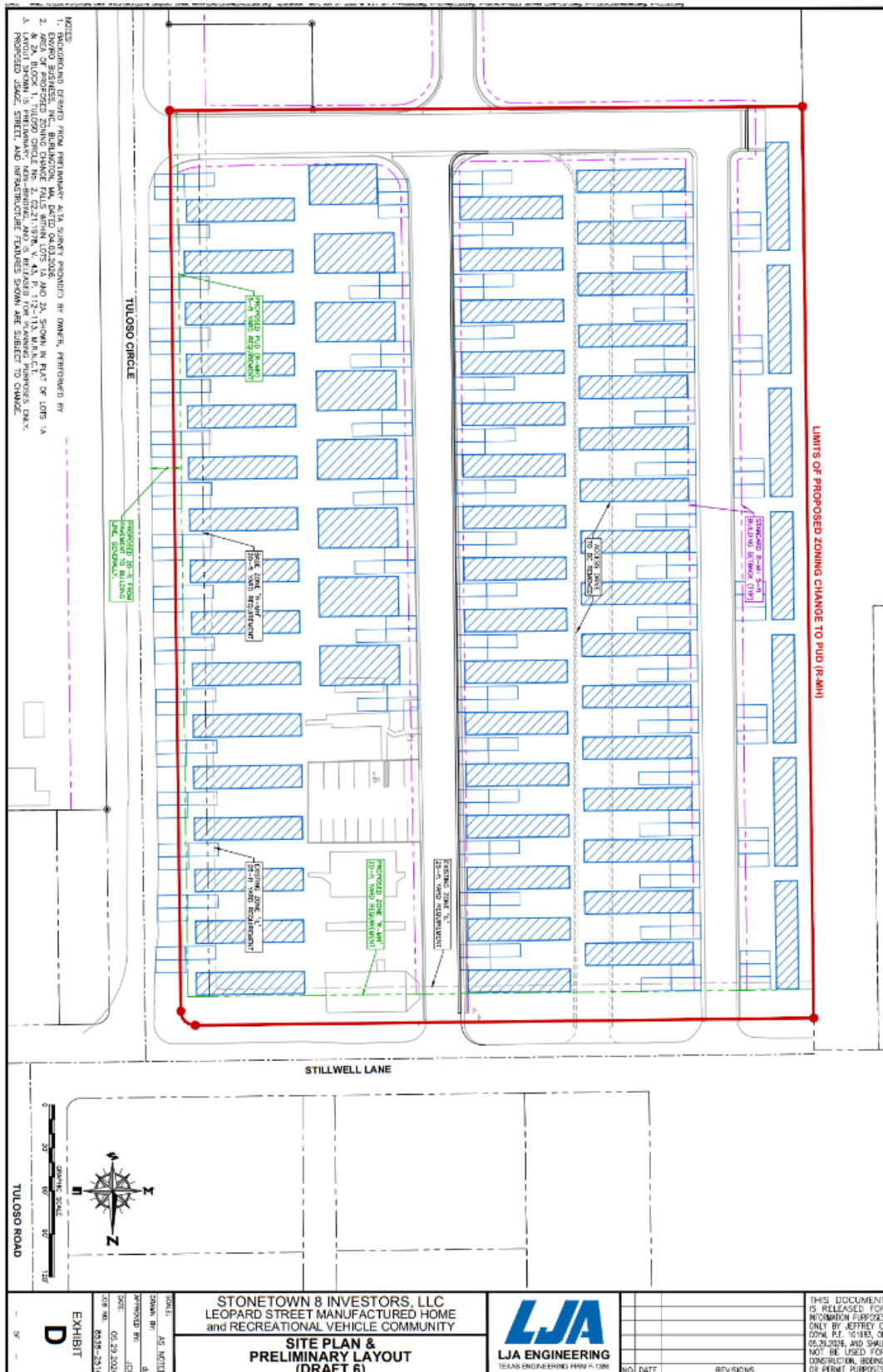
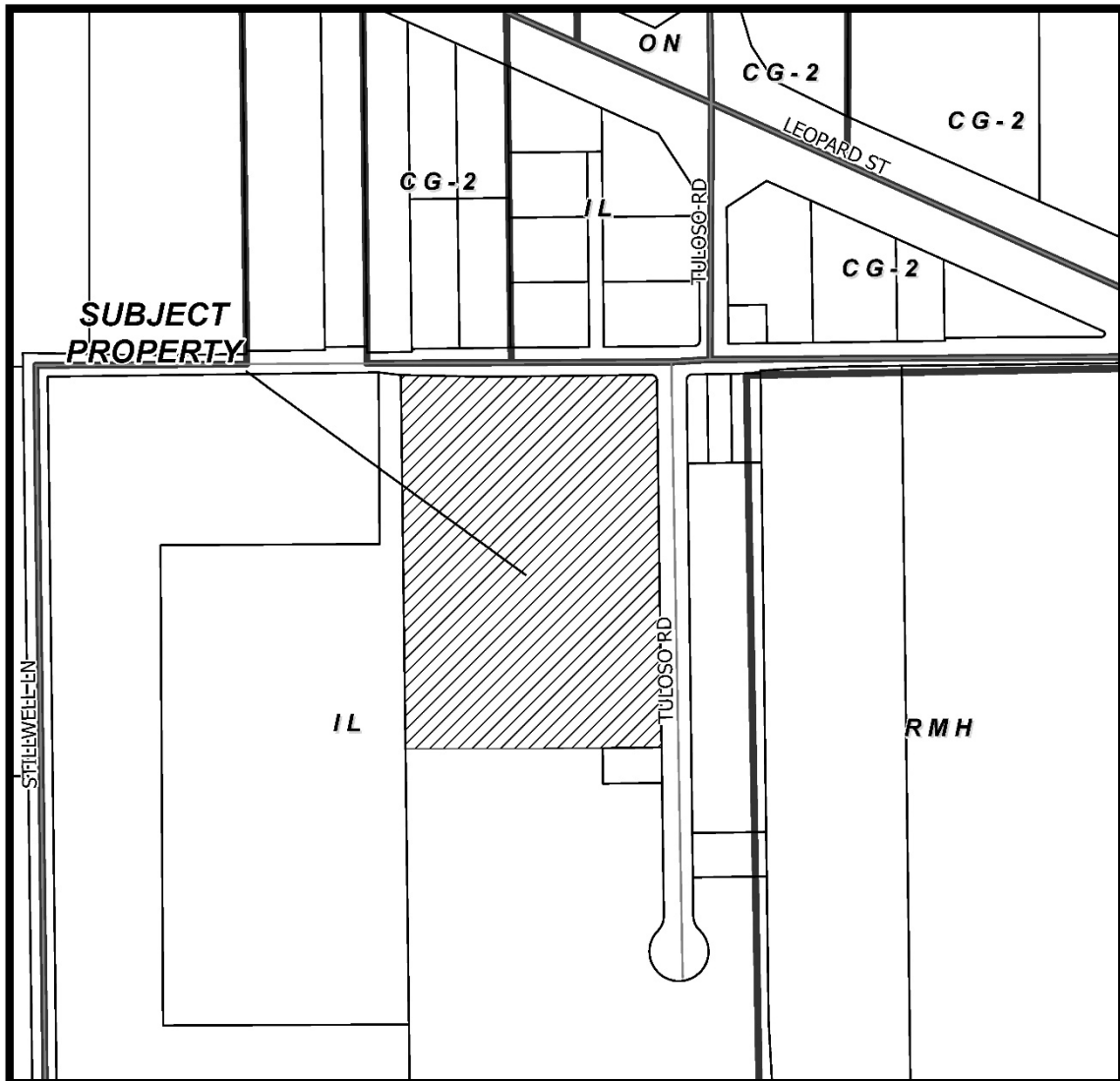


Exhibit E



CASE: ZN9319 SUBJECT PROPERTY WITH ZONING

Subject Property

A-1	Apartment House District	I-1	Limited Industrial District
A-1A	Apartment House District	I-2	Light Industrial District
A-2	Apartment House District	I-3	Heavy Industrial District
AB	Professional Office District	PUD	Planned Unit Development
AT	Apartment-Tourist District	R-1A	One Family Dwelling District
B-1	Neighborhood Business District	R-1B	One Family Dwelling District
B-1A	Neighborhood Business District	R-1C	One Family Dwelling District
B-2	Bayfront Business District	R-2	Multiple Dwelling District
B-2A	Barrier Island Business District	RA	One Family Dwelling District
B-3	Business District	RE	Residential Estate District
B-4	General Business District	R-TH	Townhouse Dwelling District
B-5	Primary Business District	SP	Special Permit
B-6	Primary Business Core District	T-1A	Travel Trailer Park District
BD	Corpus Christi Beach Design Dist.	T-1B	Manufactured Home Park District
F-R	Farm Rural District	T-1C	Manufactured Home Subdivision District
HC	Historical-Cultural Landmark Preservation		

