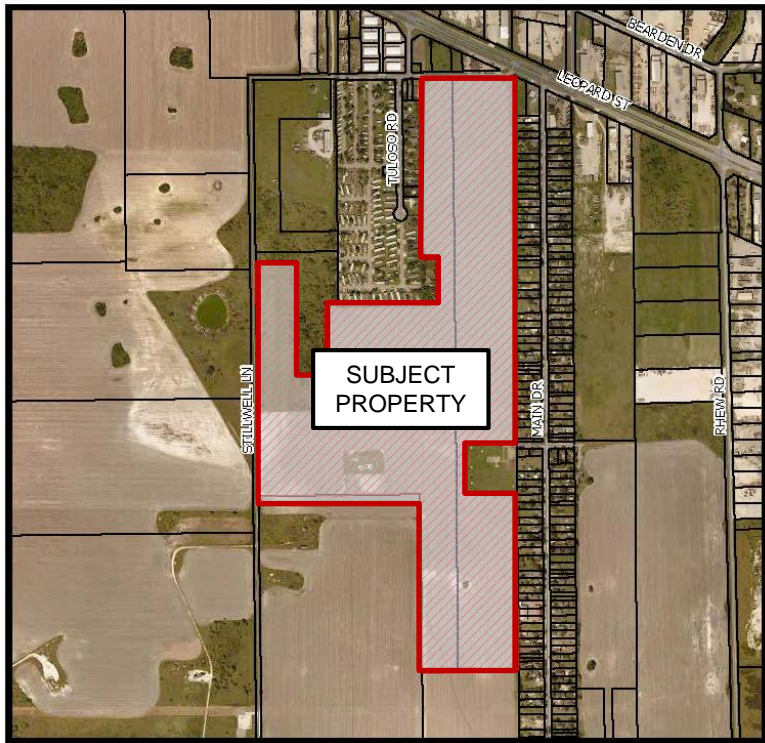


Zoning Case 1123-02



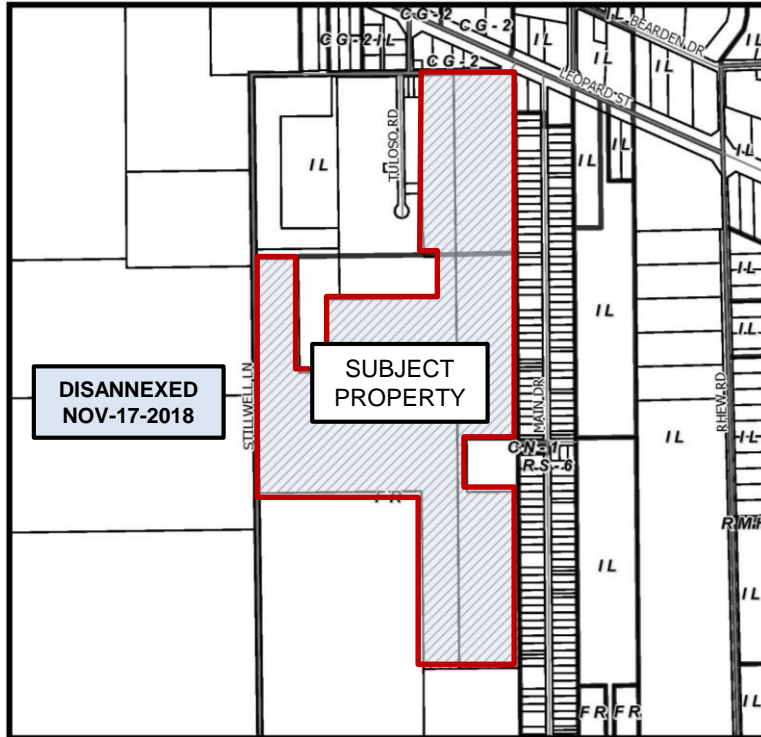
Gulf-Hudson/Patsy A. Brooks District 1

Rezoning for a property at or near
8159 Stillwell Lane

From the “FR” Farm Rural and “IL” Light Industrial Districts
To the “R-MH” Manufactured Home District



Zoning and Land Use



Proposed Use:

To allow for a Manufactured Home Park development.

Area Development Plan (ADP):

Port/Airport/Violet ADP (Adopted on February 28, 1995)

Future Land Use Map:

Light Industrial

Existing Zoning:

“FR” Farm Rural District and “IL” Light Industrial

Adjacent Land Uses:

- North: Vacant, Commercial (Zoned “CG-2”)
- South: Agricultural, Vacant (Zoned “FR”)
- East: Commercial, Low-Density Residential, Park, Public/Semi-Public (Zoned “CG-2”, “RS-6”, and “CN-1”)
- West: Mobile Home Park, Vacant, “OCL” Outside City Limit, Agricultural (Zoned “IL”, “OCL”, and “FR”)

Public Notification

- 100 Notices mailed inside the 200-foot buffer
- 1 Notices mailed outside the 200-foot buffer

Notification Area

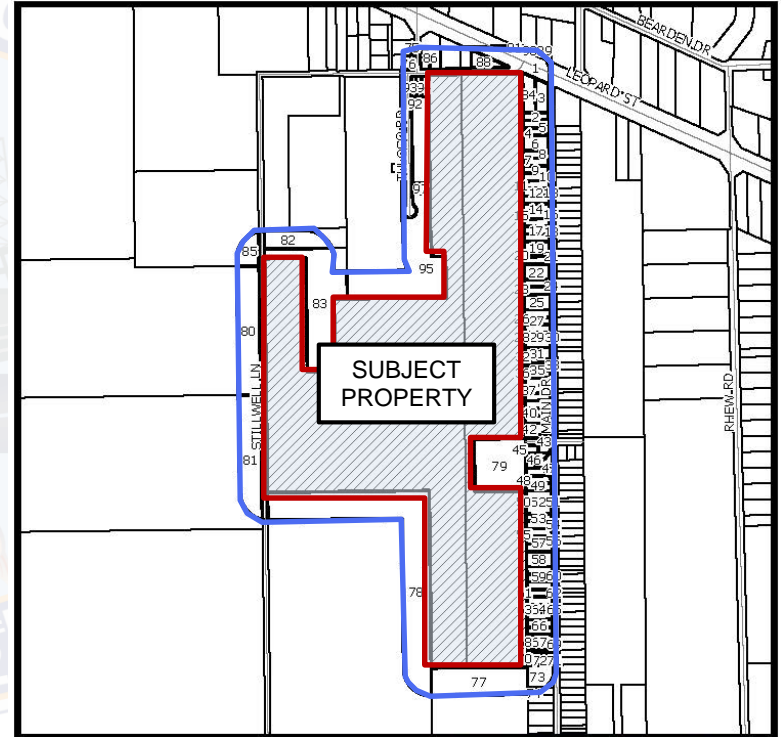


Opposed: 0 (0%)

Separate Opposed Owners (0)



In Favor: 0 (0.00%)



*Notified property owner's land in SQF/ Total square footage of all property in the notification area = Percentage of public opposition.

Staff Analysis and Recommendation

- The proposed rezoning is consistent with many elements and goals of Plan CC; however, it is inconsistent with the FLUM's designation of Light Industrial.
- The applicant's proposal is an opportunity to supplement the housing stock in the Port/Airport/Violet area. The Corpus Christi International Airport AICUZ (Air Installations Compatibility Use Zones) study established accident potential zones that have pushed residential developments to the periphery of the area; as also guided by the ADP. Some residential districts in the Port/Airport/Violet area are within these accident potential zones.
- The proposed development abuts two residential uses; the Hudson Acres subdivision to the east and the Tuloso Circle Mobile Home Park to the west. Staff noted that the zoning district between the two is "IL" Light Industrial District.
- The UDC (Unified Development Code) requires a minimum site area of 5 acres for a Manufactured Home Park with a maximum density of 12 units per gross acres. The applicant is proposing 600 pads for a tract that is 102.64 acres in size.
- The requested amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the area. Staff does not foresee the requested amendment having a negative impact upon the surrounding neighborhood.

PLANNING COMMISSION AND STAFF RECOMMEND APPROVAL