



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

ZONING CASE ZN9319 CC
Leopard, LLC

PLANNING COMMISSION, JULY 22, 2026

CC Leopard, LLC DISTRICT 1



Rezoning a property at or near

8225 Stillwell Lane

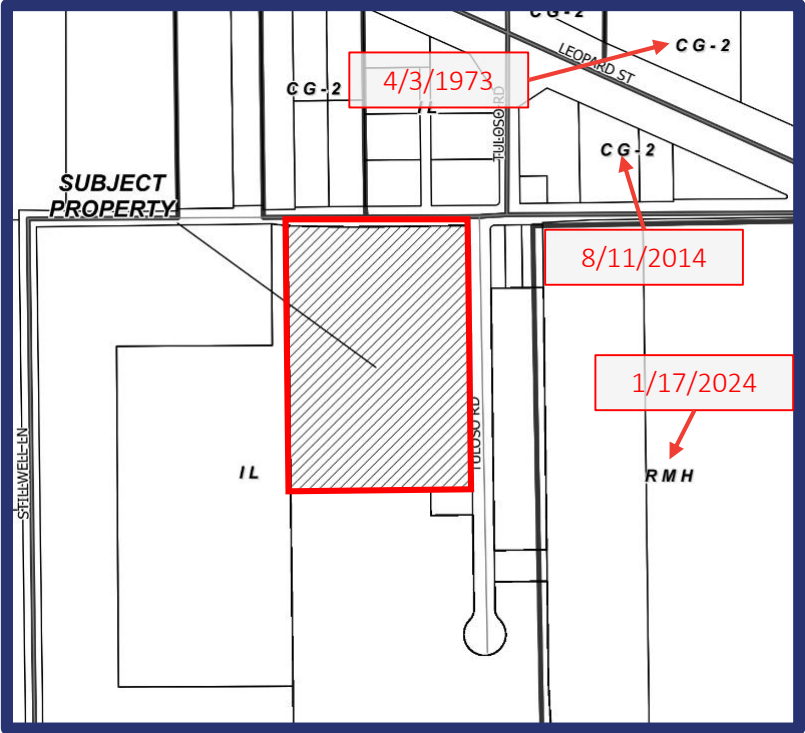
From the “IL” Light Industrial District

To the “R-MH/PUD” Manufactured Home District with a
Planned Unit Development Overlay



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Zoning and Land Use



Proposed Use:

To allow a manufactured home park.

Area Development Plan:

Port-Airport-Violet Area Development Plan (Adopted on September 22, 1992, Amended February 28, 1995).

Designated Future Land Use:

Light Industrial

Existing Zoning District:

“IL” Light Industrial District

	Existing Land Use	Zoning District
Site	Manufactured Home	“IL” Light Industrial
North	Light Industrial, Commercial	“IL” Light Industrial, “CG-2” General Commercial
South	Manufactured Home	“IL” Light Industrial
East		
West	Light Industrial, Vacant	

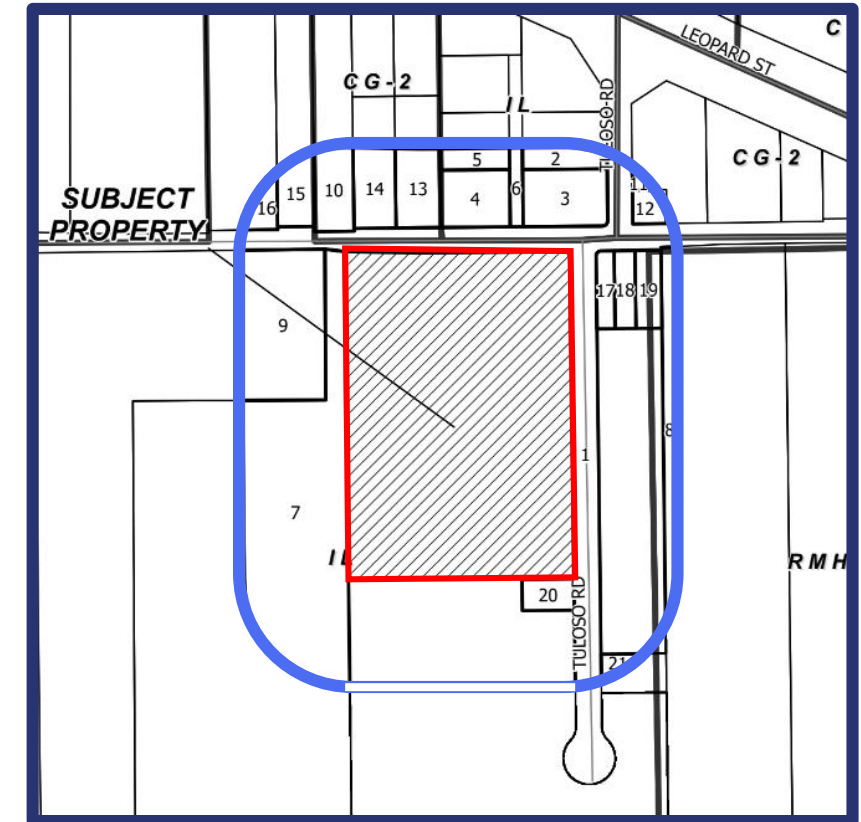


Public Notification

21 Notices mailed inside the 200' buffer
0 Notices mailed outside the 200' buffer

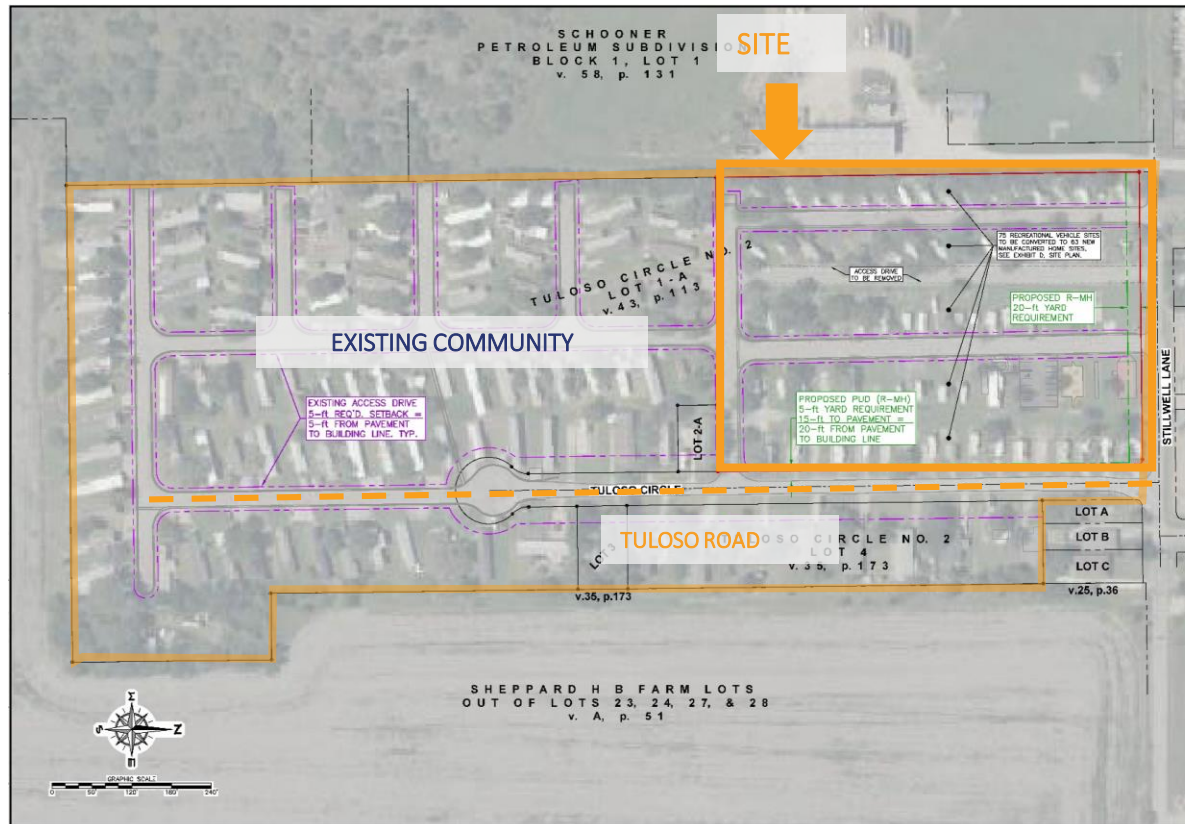
- Notification Area
- X Opposed: 0 (0.00%)
Separate Opposed Owners: (0)
- O In Favor: 0 (0.00%)

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



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Site Plan & Deviations



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
Building to Access Drive	5	5
Min. Internal Access Drive Width (ft)	25	25
Max. Building Height	35	35



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Analysis & Recommendation

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan; however, it is inconsistent with the future land use designation of Light Industrial. The existing community predates annexation.
- The request is compatible with the present uses of nearby property and to the character of the surrounding area. The area requested for rezoning is already part of an established Manufactured Home community, also adjacent to a recently approved Manufactured Home Park District.
- The property to be rezoned is suitable for the use to be permitted by the special permit. The treatment of Tuloso Road as an internal drive and removal of one, will allow for improved site layout, and better accommodation of manufactured homes.

STAFF RECOMMENDS APPROVAL TO THE
“R-MH/PUD” MANUFACTURED HOME DISTRICT
WITH A PUD OVERLAY



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Thank you!