



## **AGENDA MEMORANDUM**

Public Hearing and First Reading for the City Council Meeting of July 16, 2024  
Second Reading for the City Council Meeting of July 23, 2024

**DATE:** June 21, 2024

**TO:** Peter Zaroni, City Manager

**FROM:** Al Raymond, Development Services Department  
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<p><b>Rezoning for a property at or near 2130 Rand Morgan Road LLC</b></p>
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**CAPTION:**

Zoning Case No. ZN8208, 2130 Rand Morgan Road LLC (District 1). Ordinance rezoning a property at or near 2130 Rand Morgan Road from the “RS-6” Single-Family District to the “R-MH” Manufactured Home District; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

**SUMMARY:**

This item is to rezone the subject property in order to allow the expansion of the existing non-compliant Tuloso Mobile Home Community manufactured home park.

**BACKGROUND AND FINDINGS:**

The subject property is a 7.76-acre-tract with a non-compliant manufactured home park use, which also includes (2) detached single-family structures, that do not conform to the Unified Development Code development standards. The Tuloso Mobile Home Community, within the Northwest area, north of the Corpus Christi International Airport, along Rand Morgan Road, an “A2” class arterial road, west of North Clarkwood Road, and south of Leopard Street, has been in existence since 1972. The parcel was zoned “RS-6” Single-Family District by annexation.

The immediate properties to the north of the subject parcel are zoned “RS-6” Single-Family District and “CG-2” General Commercial District (of a modest size), with a vacant parcel, and with low-density residential uses, respectively. The properties to the south, out of the Royal Oak Unit 3 subdivision, are zoned “RS-4.5/PUD” Single-Family with a Planned Unit Development overlay, with low-density residential uses. The property to the east is zoned “RS-6” Single-Family District and is vacant. To the west of Rand Morgan Road and the site, is the Royal Oak Unit 1 subdivision zoned “RS-4.5” Single-Family developed with low-density residential uses.

The neighborhood is primarily of single-family and agricultural uses that have persisted since the 1960s; and the vicinity of the site is particularly characterized largely by a haphazard mixture of non-compliant and incompatible uses, along the east side of Rand

Morgan Road, and along its west side, medium-density residential subdivisions that were part of several land use amendments from the “RS-6” Single-Family District of origin to the “RS-4.5” Single-Family District.

The applicant is requesting a change in zoning to expand the existing non-compliant manufactured home park use, that may have existed prior to the 1962 annexation of the area, from 60 structures to a total of 78 homes. The (2) existing single-family structures on the parcel will serve as spaces for the management of the property and amenities for the residents.

The “R-MH” Manufactured Home District preserves appropriate land for the development for single-family residences utilizing manufactured home parks and subdivisions; restricted to the “R-MH” district.

The proposed rezoning is consistent with many elements and goals of Plan CC and the FLUM designation of Medium-Density Residential.

**Public Input Process**

Forty-three (43) notices were mailed within the 200-foot notification area, and 5 outside the notification area.

*As of July 12, 2024:*

In Favor	In Opposition
0 inside notification area	0 inside notification area
0 outside notification area	0 outside notification area

A total of 0.00% of the 200-foot notification area is in opposition.

**ALTERNATIVES:**

None.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**RECOMMENDATION:**

Planning Commission and Staff recommended approval of the change of zoning from the “RS-6” Single-Family District to the “R-MH” Manufactured Home District on May 15, 2024.

**Vote Results**

For: 7

Against: 0

Absent: 2

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance

Presentation - Aerial Map

Planning Commission Final Report