

ZONING REPORT

CASE ZN9319

APPLICANT & SUBJECT PROPERTY

District: 1

Owner: CC Leopard, LLC

Applicant: LJA Engineering, Inc

Address: 8225 Stillwell Lane, located south of Leopard Street, along the south side of Stillwell Lane, north of Sedrick Road, and west of Tuloso Road.

Legal Description: 6.477 acres out of Lot 1-A of Tuloso Circle 2

Plat Status: The subject property is not platted.

Acreage of Subject Property: 6.5 acres (Out of 21.56 acres) as described by Metes and Bounds. Refer to attachment A.

Pre-Submission Meeting: March 10, 2026

Code Violations: None.

ZONING REQUEST

From: "IL" Light Industrial District

To: "R-MH/PUD" Manufactured Home District with a Planned Unit Development Overlay

Purpose of Request: To allow a manufactured home park.

CORPUS CHRISTI COMPREHENSIVE PLAN

Plan CC: Provides a vision, goals, and strategies to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ), which was adopted in 2016.

LAND USE

ADP (Area Development Plan): According to Plan CC, the subject property is located within the CC Airport (Port-Airport-Violet) Area Development Plan (Adopted on September 22, 1992, Amended February 28, 1995).

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District.

	Zoning District	Existing Land Use	Future Land Use
Site	"IL" Light Industrial	Manufactured Home	Light Industrial
North	"CG-2" General Commercial, "IL" Light Industrial	Light Industrial, Commercial	
South	"IL" Light Industrial	Manufactured Home	
East			

West			Light Industrial, Vacant				Light Industrial	
ROADWAY MASTER PLAN								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Tuloso Road	4	“Local”	1	1	-	-	Not Applicable	No Planned Improvements
Stillwell Lane	4	“Local”	-	-	1	1	Not Applicable	No Planned Improvements
TRANSIT INTEGRATION								
The Corpus Christi RTA provides service to the subject property via Routes 27, 27S Leopard Sunday, 27 Leopard B, and 27 Leopard C, with stops along the south side of Leopard Street.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission			July 22, 2026					
City Council 1 st Reading			September 1, 2026					
City Council 2 nd Reading			September 8, 2026					
21	Notices mailed to property owners within 200 feet of the subject property							
0	In Opposition		0	In Favor				
0	In Opposition		0	Individual Property Owners in Opposition				

Background:

The subject property is a 6.5-acre tract within the 21.6-acre Leopard Manufactured Home and RV Park community within the boundaries of the Port/Airport/Violet area development, located south of Leopard Street, along the south side of Stillwell Lane, west of Tuloso Road, and north of Sedwick Road and the Corpus Christi International Airport (CCIA). The property is outside the Military Compatibility Overlay District of CCIA.

The area proposed for rezoning is adjacent to "IL" Light Industrial districts on all sides. Properties along Stillwell Lane to the north are developed with light industrial and commercial uses. To the south, east, and west, the request area abuts the existing manufactured home portion of the park.

The area of request, currently the designated recreational vehicle area of the park, appears to have been in existence since the mid-1950s. Land development records show that the community was included in a large City-initiated annexation in 1962, at which time appear to have contained very few manufactured homes and the recreational vehicle site. A plat of the overall property followed in 1970. Full development of the remaining acreage into a manufactured home park likely occurred shortly before or after the plat.

At the east-half of the Port/Airport/Violet Area Development Plan, near the airport, the predominant zoning classification is “IL” Light Industrial District. A property immediately surrounding the park was recently rezoned to “R-MH” Manufactured Home District, with several single-family subdivisions located nearby. The west half of the Port/Airport/Violet Area boundary, modestly developed, is characterized predominantly by medium-density residential subdivisions.

The applicant is requesting a change in zoning to convert the existing recreational vehicle area of the park into manufactured home sites, thereby expanding the manufactured home land use footprint. A Planned Unit Development (PUD) Overlay is included to accommodate a minor deviation necessitated by site constraints. The Manufactured Home and RV Park currently contains 105 manufactured home sites, 75 recreational vehicle sites, and one single-family residence. Sixty-three manufactured homes will be added to the park and discontinue the recreational vehicle use. The applicant’s request supports an ongoing community-wide cleanup and revitalization effort and will include site improvements that contribute positively to the overall condition of the park.

The “R-MH” Manufactured Home District is intended to preserve appropriate land for the development of single-family residences in manufactured home parks and subdivisions. These developments are required to provide open space and recreational areas scaled to their acreage and number of units. The Planned Unit Development Overlay, while often used to encourage unified design across mixed-use developments, also can be used to address site constraints.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:

The proposed rezoning is consistent with the following Elements, Goals and Strategies for Decision Makers:

- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - Encourage the protection and enhancement of residential neighborhoods.
 - Promote the stabilization, revitalization, and redevelopment of older neighborhoods.
 - Encourage orderly growth of new residential, commercial, and industrial areas.
 - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.

Port-Airport-Violet ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:

The proposed rezoning is consistent with the Port/Airport/Violet ADP; however, it is inconsistent with FLUM designation of Light Industrial.

- Inconsistency with the Future Land Use Map does not preclude approval, particularly given that the Area Development Plan is outdated and the existing development predates annexation.

Staff Analysis:

Staff reviewed the subject property’s background information and the applicant’s purpose for the rezoning request and conducted research into the property’s land development history to

include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning's consistency with the applicable elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

- 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, and while the applicant's request appears to be inconsistent with the future land use of Light Industrial, the future land use map is the overarching framework guiding the pattern, distribution, density, and intensity of land uses, intended to shape development consistent with the city's vision. The area development plan is also outdated, although it succeeded the development.
- The request is compatible with the present uses of nearby property and to the character of the surrounding area; therefore, will not have any adverse impacts on the surrounding neighborhood.
 - 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 that would be applied by the proposed amendment.
 - The development meets the applicable standards of the Manufactured Home Park district, with the exception of the front yard setback along Tuloso Road, a City-accepted right-of-way, which is much more of an internal drive. The requested deviation is minor and driven by site constraints; a 5-foot setback along Tuloso Road, rather than the required 20 feet along a right-of-way.
 - The existing manufactured home blocks are deeper, and the removal of an unnecessary internal drive, in addition to the reduced setback, will allow for improved site layout, and better accommodation of manufactured homes.

Staff Recommendation:

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends approval of the change of zoning from the "IL" Light Industrial District to the "R-MH/PUD" Manufactured Home District with a Planned Unit Development Overlay, per the attached Planned Unit Development Plan.

Attachments

- (A) Metes and Bounds
- (B) Planned Unit Development (PUD) Plan
- (C) Overall Leopard CC Manufactured Home Park Community Site Plan
- (D) Site Plan
- (E) Existing Zoning and Notice Area Map
- (F) Surrounding Properties Notification Roster

(A) Metes & Bounds

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.

(B) Planned Unit Development (PUD) Plan



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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.

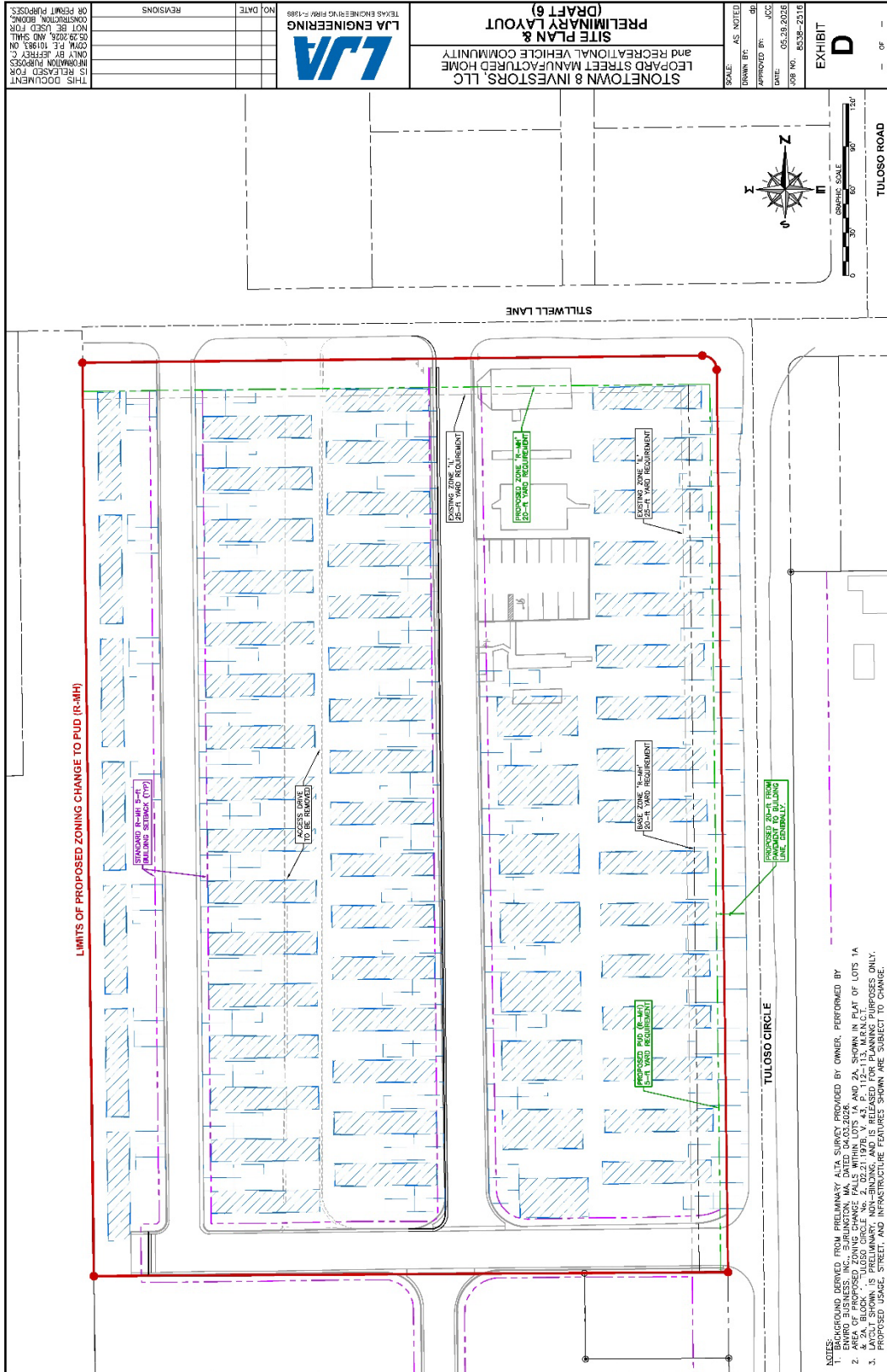
Deed:

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

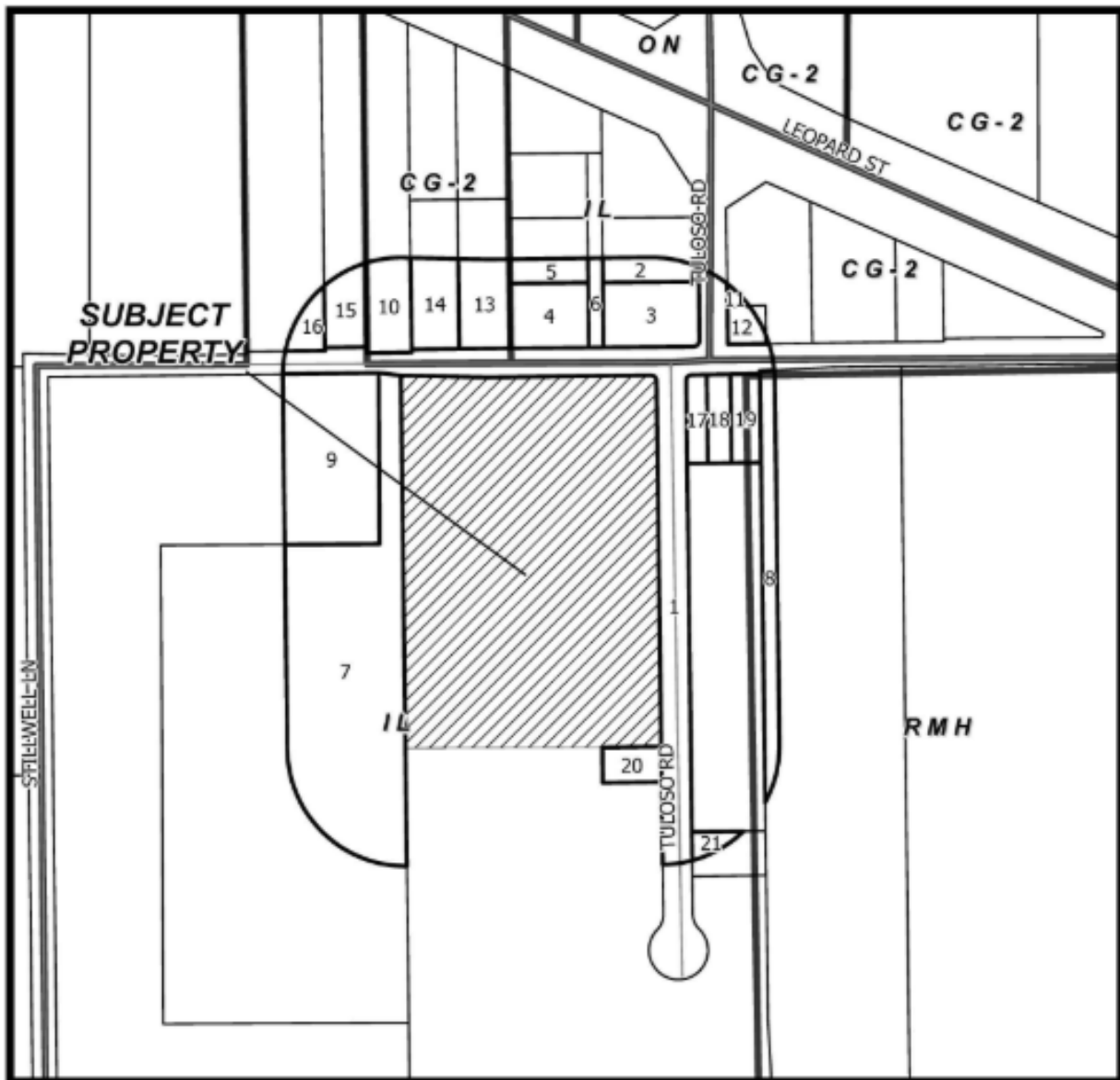
(C) Overall Leopard CC Manufactured Home Park Community Site Plan



(D) Site Plan



(E) Existing Zoning and Notice Map



CASE: ZN9319

Zoning and notice Area

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	BI Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-15 Single-Family 15
RM-AT Multifamily AT	RS-6 Single-Family 6
ON-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
ON-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

 Subject Property with 200' buffer
 Owners in favor
 Owners in opposition

21 Owners within 250' listed in ownership table



(F) Surrounding Properties Notification Roster

[illegible]