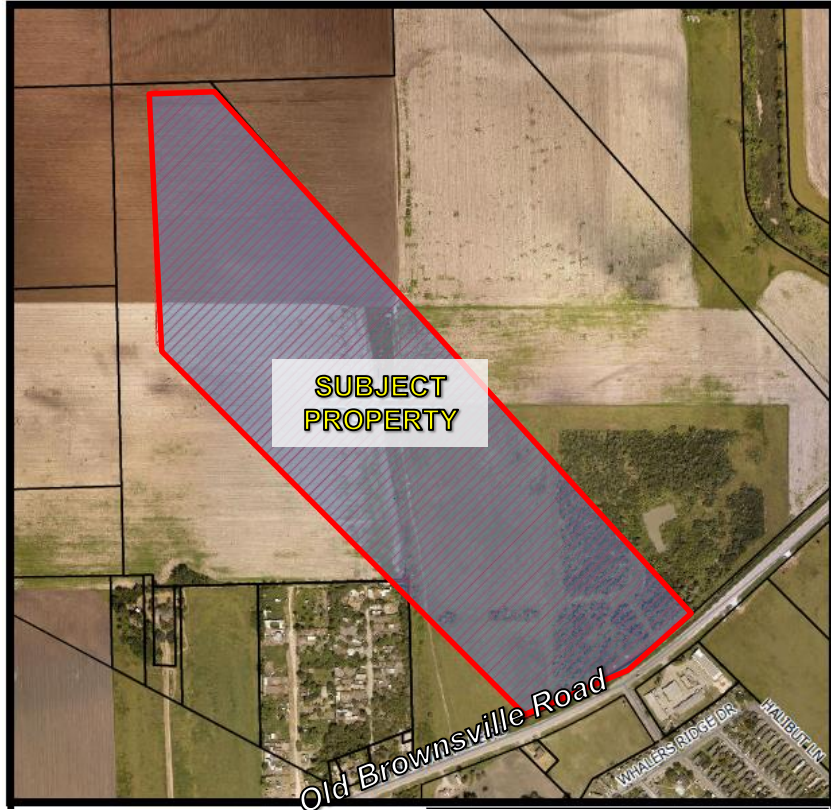


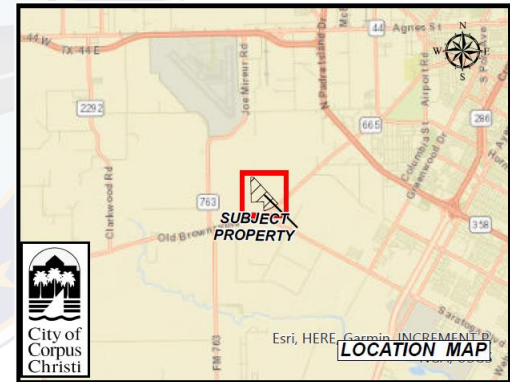
Zoning Case 0523-01



WinnCo Investments, LLC.

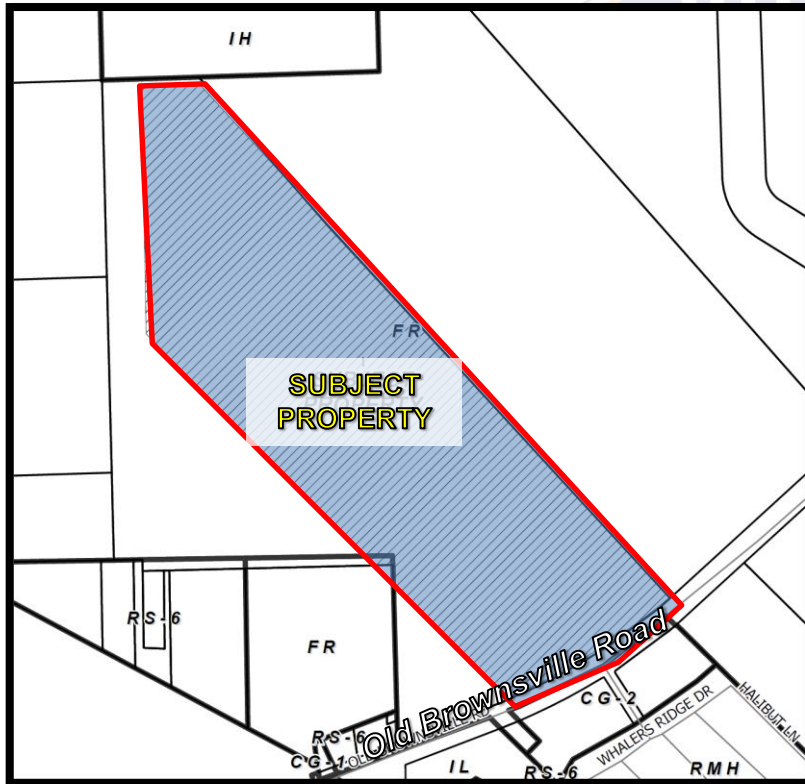
DISTRICT 3

**Rezoning for a property at
6302 Old Brownsville Road
From "FR" Farm Rural to
"R-MH" Manufactured Home**



City Council
August 22, 2023

Zoning and Land Use



Proposed Use:

Mobile Home Park

Area Development Plan:

Port/Airport/Violet

Future Land Use Map:

Light Industrial

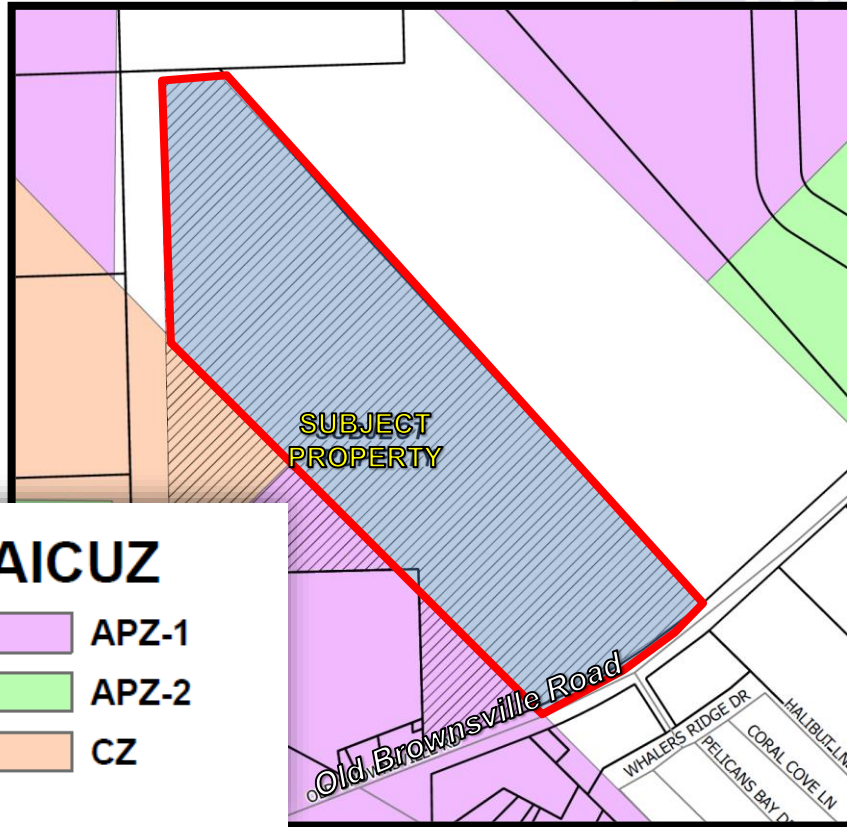
Existing Zoning:

"FR" Farm Rural District

Adjacent Land Uses:

- North: Vacant and Agricultural, Zoned "FR" and "IH"
- South: Vacant, Agricultural, Residential Estate, Low-Density Residential, and Commercial, Zoned "FR", "RS-6", "CG-2", "IL"
- East: Agricultural, Zoned "FR"
- West: Agricultural and Low-Density Residential, Zoned "FR" and "RS-6"

AICUZ



AICUZ (Air Installation Compatibility Use Zone / Safety Subzone of Corpus Christi International Airport

CZ: Clear Zone

- Zone within the Safety Subzone of the AICUZ
- Area immediately beyond the usual runway threshold
- Possesses a higher potential for accidents than other areas further away from the runway

APZ-1: Accident Potential Zone 1

- Zone within the Safety Subzone of the AICUZ
- Consisting of an area beyond the clear zone
- Possesses a measurable potential for accidents relative to the clear zone

APZ-2: Accident Potential Zone 2

- Zone within the Safety Subzone of the AICUZ
- Consisting of an area beyond the Accidental Potential Zone-1
- Possesses a measurable potential for aircraft accidents relative to Accidental Potential Zone 1 or the clear zone.

Public Notification

18 Notices mailed inside 200' buffer
6 Notice(s) mailed outside 200' buffer

Notification Area



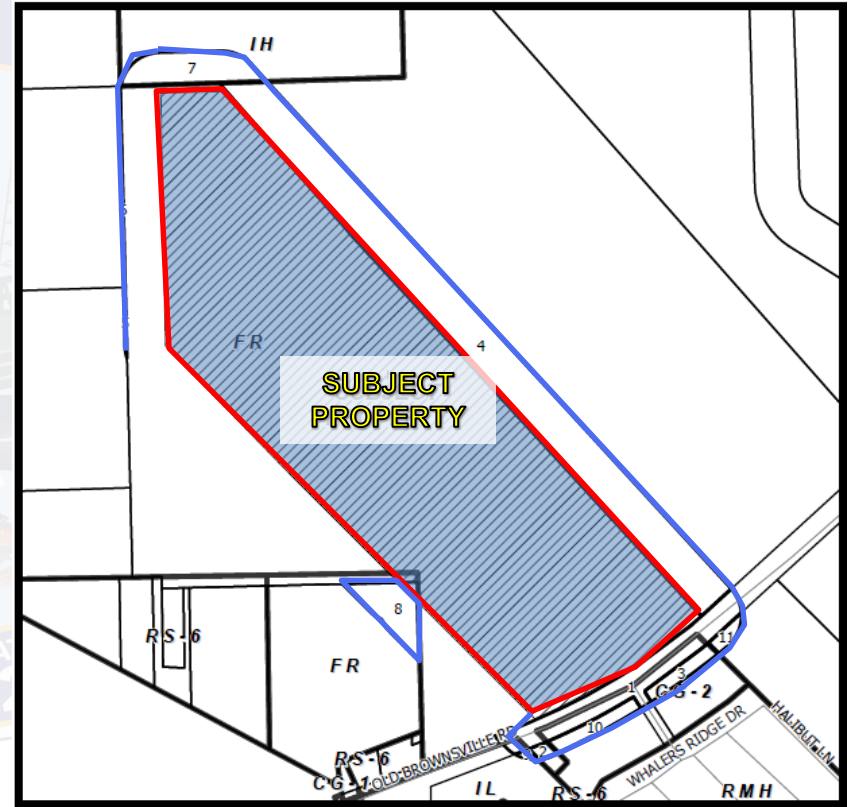
Opposed: 0 (0.00%)
Separate Opposed Owners: 0



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 inconsistent with the Future Land Use Map but is consistent with many broader elements of the City of Corpus Christi Comprehensive Plan.
- The proposed rezoning is consistent with Plan CC regarding future land use and avoidance of incompatible land uses.
- The proposed rezoning will provide housing that can meet the diverse needs of the community at all income levels and at all stages of the life cycle.

STAFF RECOMMENDATION: Approval of the rezoning from the “FR” Farm Rural District to the “R-MH” Manufactured Home District.