



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of August 22, 2023
Second Reading for the City Council Meeting of August 29, 2023

DATE: August 22, 2023
TO: Peter Zanoni, City Manager
FROM: Al Raymond, Development Services Department
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**Rezoning for a property at or near
6302 Old Brownsville Road**

CAPTION:

Zoning Case No. 0523-01 WinnCo Investments, LLC (District 3). Ordinance rezoning property at or near 6302 Old Brownsville Road from the "FR" Farm Rural 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

The purpose of this item is to rezone the property to allow for the development of a mobile home park.

BACKGROUND AND FINDINGS:

The subject property is 79.42 acres in size. To the north, uses are vacant and agricultural, zoned "FR" Farm Rural District and "IH" Heavy Industrial District. To the south, uses are vacant, agricultural, residential estate, low-density residential, and commercial, zoned "FR" Farm Rural, "RS-6" Single-Family 6 District, "CG-2" General Commercial District, and "IL" Light Industrial District. To the east, uses are agricultural and zoned "FR" Farm Rural District. To the west, uses are agricultural and low-density residential, zoned "RS-6" Single-Family 6 District.

The "R-MH" Manufactured Home District is intended for single-family manufactured home parks and subdivisions.

The proposed rezoning is inconsistent with the Future Land Use Map but consistent with many broader elements of the City of Corpus Christi Comprehensive Plan.

Public Input Process

Number of Notices Mailed: 18 within 200-foot notification area, 6 outside notification area

As of August 18:

In Favor

0 inside notification area

0 outside notification area

In Opposition

0 inside notification area

0 outside notification
area

A total of 0.0% of the 200-foot notification area is in opposition.

RECOMMENDATION:

Planning Commission and Staff recommended approval of the change of zoning from the “FR” Farm Rural District to the “R-MH” Manufactured Home District.

Vote Results

For: 8

Against: 0

Absent: 1

ALTERNATIVES:

Denial of the change of zoning from the “FR” Farm Rural District to the “R-MH” Manufactured Home District.

FINANCIAL IMPACT:

There is no fiscal impact associated with this item.

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report