

# ZONING REPORT

Case 1123-02

| Applicant & Subject Property  |  |  |   |
|---|--|--|---|
| <p><b>District:</b> 1<br/> <b>Owner:</b> Gulf-Hudson/Patsy A. Brooks<br/> <b>Applicant:</b> Gulf-Hudson/Patsy A. Brooks<br/> <b>Address:</b> 8159 and 8169 Stillwell Lane, located along the south side of Stillwell Lane, south of Leopard Street, east of Clarkwood Road, and west of Rhew Road.<br/> <b>Legal Description:</b> 102.64 acres, consisting of two tracts, out of Sheppard H B Farm Lots 23, 24, 27, and 28<br/> <b>Acreege of Subject Property:</b> 102.64 Acres (Refer to Attachment (B) Metes &amp; Bounds)<br/> <b>Pre-Submission Meeting:</b> July 12, 2023</p> |  |  |   |
| Zoning Request  |  |  |   |
| <p><b>From:</b> "FR" Farm Rural District and "IL" Light Industrial District<br/> <b>To:</b> "R-MH" Manufactured Home District<br/> <b>Purpose of Request:</b> To allow for a Manufactured Home Park development.</p>  |  |  |   |
| Land Development & Surrounding Land Uses  |  |  |   |
|   | Zoning District  | Existing Land Use  | Future Land Use   |
| <b>Site</b>   | "FR" Farm Rural,<br>"IL" Light Industrial  | Agricultural   | Light Industrial  |
| <b>North</b>  | "CG-2" General Commercial  | Vacant,<br>Commercial  | Light Industrial,<br>Commercial   |
| <b>South</b>  | "FR" Farm Rural  | Agricultural,<br>Vacant  | Light Industrial  |
| <b>East</b>   | "CG-2" General Commercial,<br>"RS-6" Single-Family 6,<br>"CN-1" Neighborhood<br>Commercial | Commercial,<br>Low- and Medium-<br>Density Residential,<br>Park,<br>Public/Semi-Public | Commercial,<br>Medium and High-Density<br>Residential,<br>Permanent Open Space,<br>Public/Semi-Public |
| <b>West</b>   | "IL" Light Industrial,<br>"OCL" Outside City Limits,<br>"FR" Farm Rural                    | Mobile Home Park,<br>Vacant,<br>"OCL" Outside City Limit,<br>Agricultural              | Light Industrial  |
| <p><b>Plat Status:</b> The subject property is not platted.<br/> <b>Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022):</b> None.<br/> <b>Code Violations:</b> None.</p>   |  |  |   |
| Transportation and Circulation  |  |  |   |
|   | Designation  | Section Proposed   | Section Existing  |
| <b>Stillwell Lane</b>   | "Local" Residential  | 1 Lane (Incl.<br>Parking),<br>50 Feet  | 1 Lane (Incl. Parking),<br>40 Feet  |

|  | <b>Designation</b>              | <b>Section Proposed</b>   | <b>Section Existing</b> |
|--|---------------------------------|---|-------------------------|
| <b>Tuloso Road</b>   | "A2" Secondary Arterial Divided | 4 Lanes (Incl. Median),<br>100 Feet   | Proposed                |
| <b>Transit:</b> The Corpus Christi RTA provides service to the subject property via <i>Route 27 Leopard</i> east- and west-bound along Leopard Street, with stops east of Main Drive and west of Tuloso Road.  |                                 |   |                         |
| <b>Bicycle Mobility Plan:</b> The subject property is approximately 3 miles away from a proposed off-road multi use trail along the Kingwood ditch west of the Leopard Street, and 4 miles away along Leopard Street/Lexington Boulevard.  |                                 |   |                         |
| <b>Utilities</b>   |                                 |   |                         |
| <p><b>Gas:</b> A 4-inch WS line exists along the south side of Leopard Street. Capacity to be assessed during the subdivision request.</p> <p><b>Stormwater:</b> A 33-inch RCP line exists along the south side of Stillwell Lane. Capacity to be assessed during the subdivision request.</p> <p><b>Wastewater:</b> A 10-inch VCP line exists along the north side of Stillwell Lane. Capacity to be assessed during the subdivision request.</p> <p><b>Water:</b> An 8-inch ACP line exists along the south side of Leopard Street. Capacity to be assessed during the subdivision request.</p>  |                                 |   |                         |
| <b>Corpus Christi Comprehensive Plan (Plan CC)</b>   |                                 |   |                         |
| <p><b>Plan CC:</b> Provides a vision, goals, and strategies, to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ) was adopted in 2016.</p> <p><b>Area Development Plan (ADP):</b> According to Plan CC the subject property is located within the Por-Airport-Violet Area Development Plan (Adopted on February 28, 1995).</p> <p><b>Water Master Plan:</b> A 12-inch grid main has been proposed along the north side of Sedwick Road.</p> <p><b>Wastewater Master Plan:</b> A 10-inch main has been proposed along the west and south boundaries of the subject property.</p> <p><b>Stormwater Master Plan:</b> No improvements have been proposed.</p> |                                 |   |                         |
| <b>Public Notification</b>   |                                 |   |                         |
| Number of Notices Mailed   |                                 | 100 within a 200-foot notification area<br>1 outside 200-foot notification area   |                         |
| In Opposition  |                                 | 0 inside the notification area<br>0 outside the notification area<br>0% in opposition within the 200-foot notification area (0 individual property owner) |                         |
| <b>Public Hearing Schedule</b>   |                                 |   |                         |
| <p><b>Planning Commission Hearing Date:</b> November 29, 2023<br/> <b>City Council 1<sup>st</sup> Reading/Public Hearing Date:</b> January 9, 2024<br/> <b>City Council 2<sup>nd</sup> Reading Date:</b> January 23, 2024</p>  |                                 |   |                         |

**Background:**

The subject property is a 102.64-acre tract located between Leopard Street and Sedwick Road, east of Stillwell Lane, and west of Rhew Road. The subject property, being irregular in shape, abuts Stillwell Lane to the north and at certain instances to the east.

The subject parcel is bounded by a variety of uses. Leopard Street within the Port/Airport/Violet area is lined mostly with light industrial zoning west of Rand Morgan Road and east of Corn Products Road, and around the Corpus Christi International Airport perimeter. The heavy industrial uses are between IH-37 (Interstate Highway 37) and Up River Road, with a small enclave between Clarkwood and Rand Morgan Road, west of the site. The commercial districts zoning located along Leopard Street are on either side of the subject area development plan.

The subject parcel is an undeveloped tract with an agricultural use. Most of the parcel is zoned "FR" Farm Rural District to the south with the northern portion, along Stillwell Lane, zoned "IL" Light Industrial District. North of Stillwell Lane, and of the site, are multiple parcels zoned "CG-2" General Commercial District with a few vacant and others having a commercial use. To the east of the subject property is the low-density residential Hudson Acres subdivision that includes a park use, zoned "RS-6" Single-Family 6, with parcels with commercial uses at its northern boundary, along Stillwell Lane, zoned "CG-2", and other properties that are zoned "CN-1" Neighborhood Commercial District with commercial uses within. To the south are a few properties that are vacant or have an agricultural use and are zoned "FR" Farm Rural District. To the west are multiple properties with different zoning districts. The vacant parcel is zoned "FR" Farm Rural District, the manufactured home park is zoned "IL" Light Industrial District and "FR" Farm Rural District, and where the subject property abuts Stillwell Lane, is an enclave of parcels disannexed in 2018.

The applicant is requesting an amendment to the zoning map to accommodate a manufactured home park development with 600 manufactured home pads and support spaces such as a leasing office, parks, playfields, and a community center.

The Manufactured Home District preserves appropriate land for the development for single-family residences utilizing manufactured home parks and subdivisions with the provision of open space and recreational areas appropriate for the acreages and number of units contained. Manufactured home parks are limited to the Manufactured Home District.

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

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

- *Housing and Neighborhoods:*
  - Quality Housing meets the diverse needs of households at all income levels and all stages of the life cycle.
- *Future Land Use, Zoning, and Urban Design:*
  - Corpus Christi Development patterns support efficient and cost effective use of resources and quality of life.
    - Encourage the protection and enhancement of residential neighborhoods.
    - Encourage orderly growth of residential, commercial, and industrial areas.
    - Promote a balanced mix of land uses based on compatibility, locational needs, and characteristics of each use.

- Corpus Christi has well designed neighborhoods and built environments.
  - Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods.

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

The proposed rezoning is consistent with broader elements of the Port/Airport/Violet ADP; however, it is inconsistent with the FLUM's designation of Light Industrial. The proposed use is consistent with the following goals and objectives.

- Promote the development of vacant land in the area.
- Propose appropriate land uses.

**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:

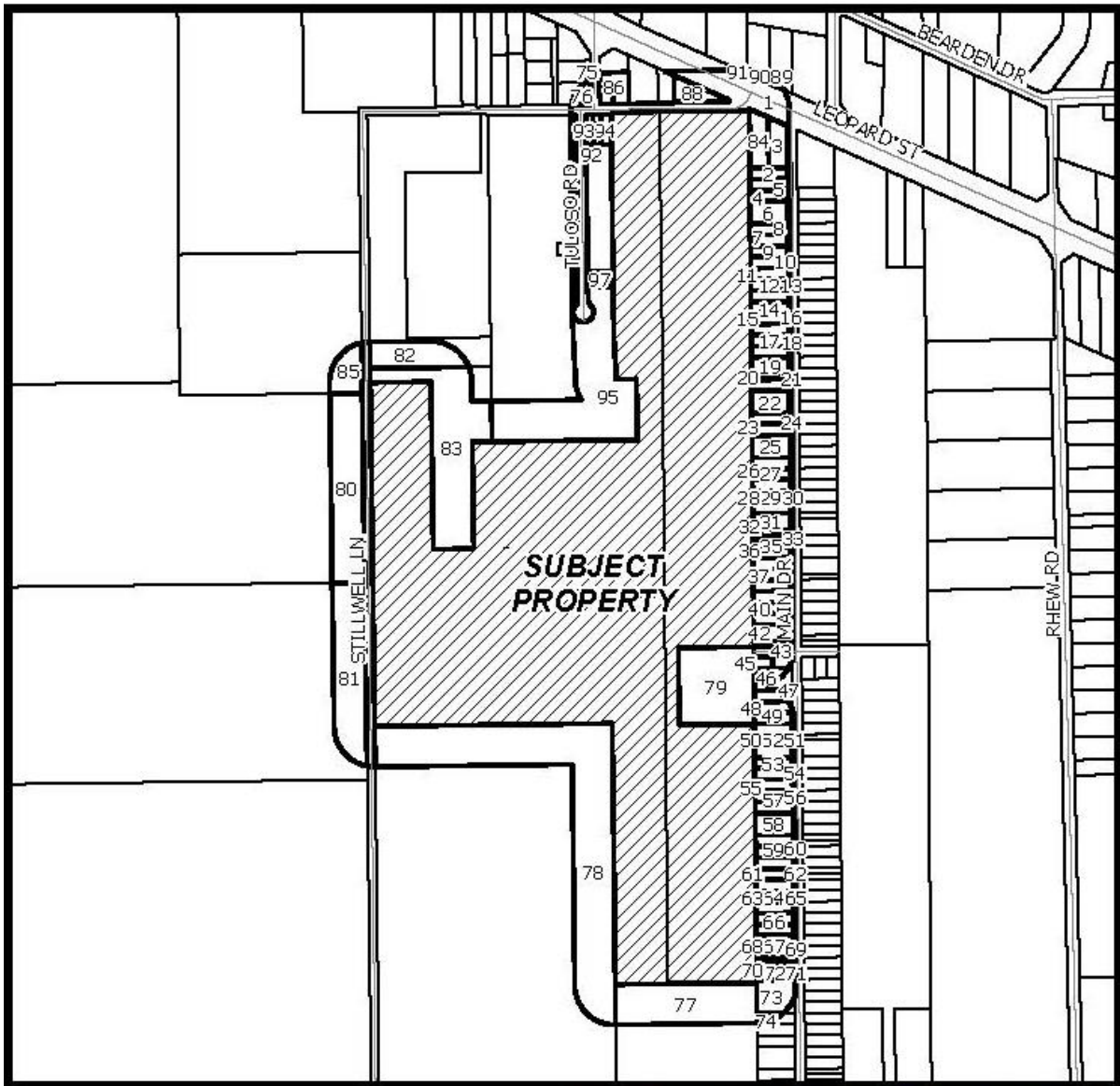
- The proposed rezoning is consistent with many elements and goals of Plan CC (The City of Corpus Christi Comprehensive Plan); however, it is inconsistent with the FLUM's (Future Land Use Map) designation of Light Industrial.
- The applicant's proposal is an opportunity to supplement the housing stock in the Port/Airport/Violet area. The Corpus Christi International Airport AICUZ (Air Installations Compatibility Use Zones) study established accident potential zones that have pushed residential developments to the periphery of the area; as also guided by the ADP. Some residential districts in the Port/Airport/Violet area are within these accident potential zones.
- The proposed development abuts two residential uses; the Hudson Acres subdivision to the east and the Tuloso Circle Mobile Home Park to the west. Staff noted that the zoning district between the two is "IL" Light Industrial District.
- The UDC (Unified Development Code) requires a minimum site area of 5 acres for a manufactured home park with a maximum density of 12 units per gross acres. The applicant is proposing 600 pads for a tract that is 102.64 acres in size.
- The requested amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the area.
  - The Hudson Acres Subdivision to the east of the subject property was established 1931, 31 years prior the annexation of the area in 1962. The area development plan, adopted in 1995, designated the subdivision as a neighborhood in transition in 1995; however, it has remained intact to date. The Mobile Home Park to the west of the subject parcel, although non-conforming, has been in existence since 1970. The requested amendment will ensure a more compatible use in proximity to these subdivisions; limiting any possibility of an industrial development between the two.
- Staff does not foresee the requested amendment having a negative impact upon the surrounding neighborhood.
  - Developmental impact on the existing infrastructure are assessed during the subdivision process, and while the Technical Review Committee will make the necessary recommendation, the applicant has already initiated contact with several agencies within the Technical Review Committee to match the infrastructure capacity to the proposed development. There is an A2 class arterial (Tuloso Road) proposed through the site; that travels north-to-south.

- The “RS-6” Single-Family 6 District requires a minimum lot area of 6,000 square feet. The proposed development assigns a gross 7,280 square feet per unit without taking into consideration the support spaces.

**Planning Commission and Staff Recommendation (November 29, 2023):** 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, Planning Commission and staff recommended approval of the change of zoning from the “FR” Farm Rural District and “IL” Light Industrial District to the “R-MH” Manufactured Home District.

**Attachment:** (A) Existing Zoning and Notice Area map, (B) Metes & Bounds Description.

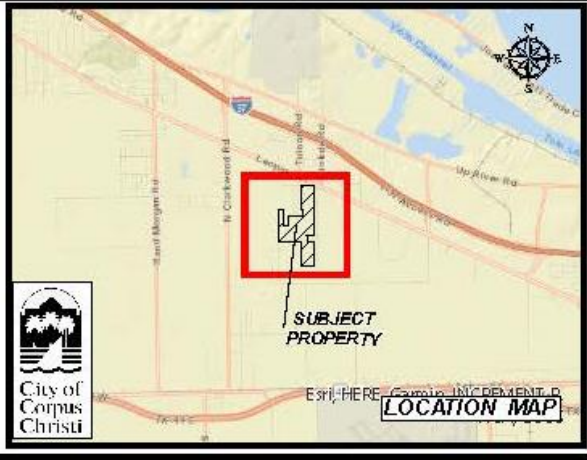
# Attachment A: Existing Zoning and Notice Area



## CASE: 1123-02 Zoning and notice Area

|       |                         |        |                                  |
|-------|-------------------------|--------|----------------------------------|
| RM-1  | Multi-Family 1          | IL     | Light Industrial                 |
| RM-2  | Multi-Family 2          | IH     | Heavy Industrial                 |
| RM-3  | Multi-Family 3          | PUD    | Planned Unit Development Overlay |
| OM    | Professional Office     | RS-10  | Single-Family 10                 |
| RM-AT | Multi-Family AT         | RS-4   | Single-Family 4                  |
| CK-1  | Neighborhood Commercial | RS-4.5 | Single-Family 4.5                |
| CK-2  | Neighborhood Commercial | RS-TF  | Two-Family                       |
| CR-1  | Recreational Commercial | RS-16  | Single-Family 16                 |
| CR-2  | Recreational Commercial | RE     | Residential Estate               |
| CO-1  | General Commercial      | RS-TH  | Townhouse                        |
| CO-2  | General Commercial      | SP     | Special Permit                   |
| CI    | Industrial Commercial   | RV     | Recreational Vehicle Park        |
| OD    | Detached Commercial     | RMH    | Manufactured Home                |
| CR-S  | Recreational Commercial |        |                                  |
| FR    | Farm Rural              |        |                                  |
| H     | Holiday Overlay         |        |                                  |
| BP    | Business Park           |        |                                  |

Shaded Property with 200' buffer  
 Owners within 200' distance of attached ownership table  
 Owners in opposition



## Attachment B: Metes & Bounds Description

MURRAY BASS, JR., P.E., R.P.L.S.  
NIXON M. WELSH, P.E., R.P.L.S.  
[www.bass-welsh.com](http://www.bass-welsh.com)

3054 S. ALAMEDA, ZIP 78404  
361-882-5521 ~ FAX 361-882-1265  
e-mail: [murrayjr@aol.com](mailto:murrayjr@aol.com)  
e-mail: [nixmw1@gmail.com](mailto:nixmw1@gmail.com)

**BASS & WELSH ENGINEERING**  
**TX Registration No. F-52**  
**Survey Registration No. 100027-00**  
P.O. Box 6397  
Corpus Christi, TX 78466-6397

October 17, 2023

**Field Note Description**

Being a tract situated in Corpus Christi, Nueces County, Texas over and across portions of Lots 23, 24, 27 and 28 of the H.B. Sheppard Farm Lots subdivision a map of which is recorded in Volume A, Page 51, of the Map Records of Nueces County, Texas.

**BEGINNING** at a point in the West boundary of Lot 30, Block 2, Hudson Acres subdivision as shown on the map thereof recorded in Volume 13, Pages 44 and 45 of the Map Records of Nueces County, Texas, said point being the Northeast corner of a 15 acre tract described in the deed to Gulf-Hudson/Patsy A. Brooks recorded in Volume 1669 at Page 388 of the Deed Records of Nueces County, Texas, for the Southeast corner of this tract;

THENCE S89°58'30"W a distance of 708.46 feet to a point for the most Southerly Southwest corner of this tract, said point being in the West boundary of that tract described in the deed to Gulf-Hudson/Patsy A. Brooks recorded in Volume 1,366 at Page 612 of the Deed Records of Nueces County, Texas, and the Northwest corner of the aforementioned 15 acre tract;

THENCE North 1,273.70 feet to a point for an interior corner of this tract, said point being the Northeast corner of a 60.59 acre tract described in the deed to Gulf-Hudson/Patsy A. Brooks recorded in Volume 2041 at Page 1027 of the Deed Records of Nueces County, Texas;

THENCE West a distance of 1,162.00 feet to a point on the center line of a public road known as Stillwell Lane;

THENCE North 1709.70 feet on the centerline of Stillwell Lane a distance of 1709.70 feet to a point for a corner of this tract;

THENCE East a distance of 280.00 feet to a point for the corner of this tract;

THENCE South a distance of 828.00 feet to a point for an interior corner of this tract;

THENCE East a distance of 200.00 feet to a point for an interior corner of this tract;

THENCE North a distance of 528.00 feet to a point for an interior corner of this tract;

THENCE East a distance of 818.00 feet to a point for an interior corner of this tract;

THENCE North a distance of 300.00 feet to a point for an interior corner of this tract;

THENCE West a distance of 100.00 feet to a point for the Southerly Northwest corner of this tract;

THENCE North a distance of 1,317.30 feet to a point on the South right-of-way line of Stillwell Lane for the most Northerly Northwest corner of this tract;

THENCE East along the South right-of-way line of Stillwell Lane a distance of 689.97 feet to a point of the Northeast corner of this tract, said point being on the North corner of the heretofore referenced Hudson Acres subdivision;

THENCE S0°14'00"W along the West boundary of Hudson Acres a distance of 2,643.91 feet to a point in the West boundary of Lot 43 Block 1 for an interior corner of this tract said point being the Northeast corner of that 3.25 acres tract described in the deed to the City of Corpus Christi recorded in Volume 1427, at Page 117 of the Deed Records of Nueces County, Texas;

THENCE S89°46'00"E along the North line of the here therefore referenced 3.25 acre tract a distance of 372.55 feet to an interior corner of this tract;

THENCE S0°14'00"W a distance of 380.00 feet to a point for the Southwest corner of the 3.25 acres to an interior corner of this tract;

THENCE S89°46'00"E a distance of 372.55 feet to the Southeast corner of the 3.25 acres said point lying in the West boundary of Hudson Acres subdivision and being the Southwest corner of Lot 6 Block 2, Hudson Acres;

THENCE S0°14'00"W along the West boundary of Hudson Acres a distance of 1,276.51 feet to the **POINT OF BEGINNING** forming a tract of 4,471,101 square feet (102.64 acres).



Note: Basis of Bearing is State of Texas Lambert Grid, South Grid, NAD 1983. This description has been prepared from the documents of record with the County Clerk of Nueces County referenced herein and on the drawing of this tract.

MBJ:emg

11077-HBSheppardFarm.doc





**BASS & WELSH ENGINEERING**  
 CONSULTING ENGINEERS AND SURVEYORS  
 3004 SOUTH MARLBOROUGH STREET, SUITE 200  
 F.O. BOX 5807, MARLBOROUGH, TEXAS 78042  
 TELEPHONE: (361) 882-5521  
 FACSIMILE: (361) 882-1288  
 ENGINEERING REGISTRATION NO. 7-43  
 SURVEYING REGISTRATION NO. 110027-00  
 CORPUS CHRISTI, TEXAS

**PROPOSED REZONING**  
**H.B. SHEPPARD FARM LOTS**  
 CORPUS CHRISTI, TEXAS

DATE: 10/19/23  
 SCALE: 1"=400'  
 JOB NO.: 11077  
 SHEET NO.: 1  
 OF 1 SHEETS

**NOTES**  
 1. THIS PLAN HAS BEEN APPROVED FROM DOCUMENTS ON FILE WITH THE JURISDICTION CLERK.  
 2. ON FILE WITH THE JURISDICTION CLERK.

