



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of January 9, 2024
Second Reading for the City Council Meeting of January 18, 2024

DATE: January 9, 2024

TO: Peter Zaroni, City Manager

FROM: Al Raymond, Development Services Department
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**Rezoning for a property at or near
8159 Stillwell Lane**

CAPTION:

Zoning Case No. 1123-02, Gulf-Hudson Holdings and Patsy A Brooks (District 1). Ordinance rezoning a property at or near 8159 Stillwell Lane from the “FR” Farm Rural District and the “IL” Light Industrial 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 property to allow a manufactured home park.

BACKGROUND AND FINDINGS:

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 in 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 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.

Public Input Process

Number of Notices Mailed:

100 were mailed within 200-foot notification area, and 1 outside notification area.

As of January 5, 2024:

In Favor 0 inside notification area 0 outside notification area	In Opposition 0 inside notification area 0 outside notification area
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A total of 0% 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 “IL” Light Industrial District and “FR” Farm Rural District to the “R-MH” Manufactured Home District on November 29, 2023.

Vote Results

For: 8

Against: 0

Absent: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report