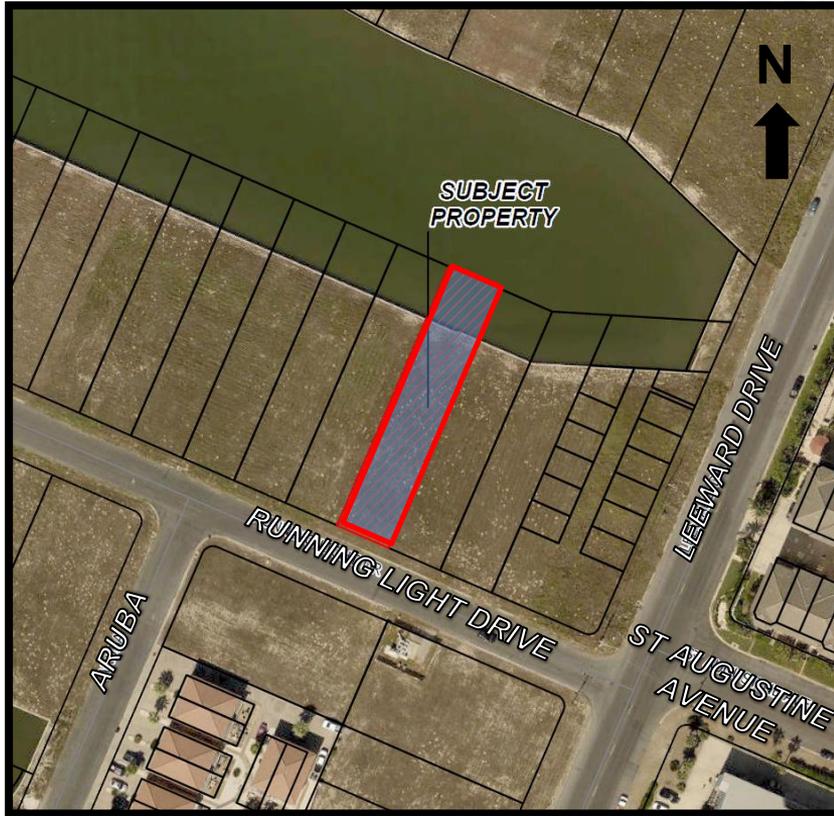


# Zoning Case 0124-02



**JOHN TOMPKINS**

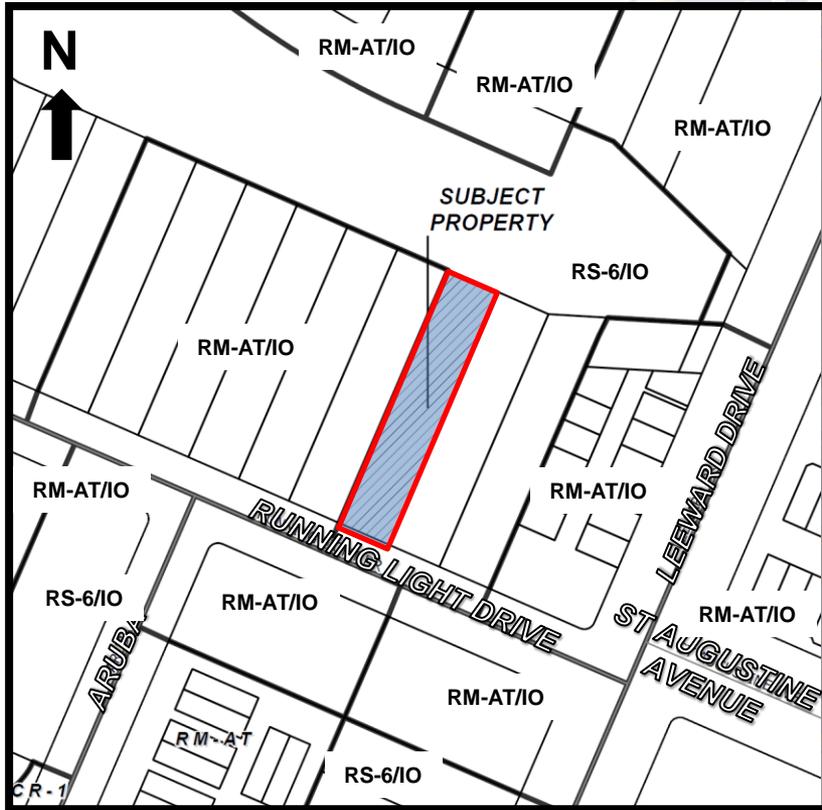
**DISTRICT 4**

Rezoning for a property at  
14762 Running Light Drive  
From "RS-6/IO" to "RM-AT/IO"



City Council  
February 20, 2024

# Zoning and Land Use



## Proposed Use:

To allow for compatibility with surrounding land uses with increased development options.

## Area Development Plan:

Padre/Mustang Island (June 29, 2021)

## Future Land Use Map:

Mixed Use

## Existing Zoning:

"RS-6" Single-Family 6 with the Island Overlay

## Adjacent Land Uses:

- North: Water, Zoned "RS-6/IO"
- South: Vacant, Zoned "RM-AT/IO"
- East: Vacant, Zoned "RM-AT/IO"
- West: Vacant, Zoned "RM-AT/IO"

# Public Notification

39 Notices mailed inside the 200' buffer  
2 Notices mailed outside the 200' buffer

Notification Area



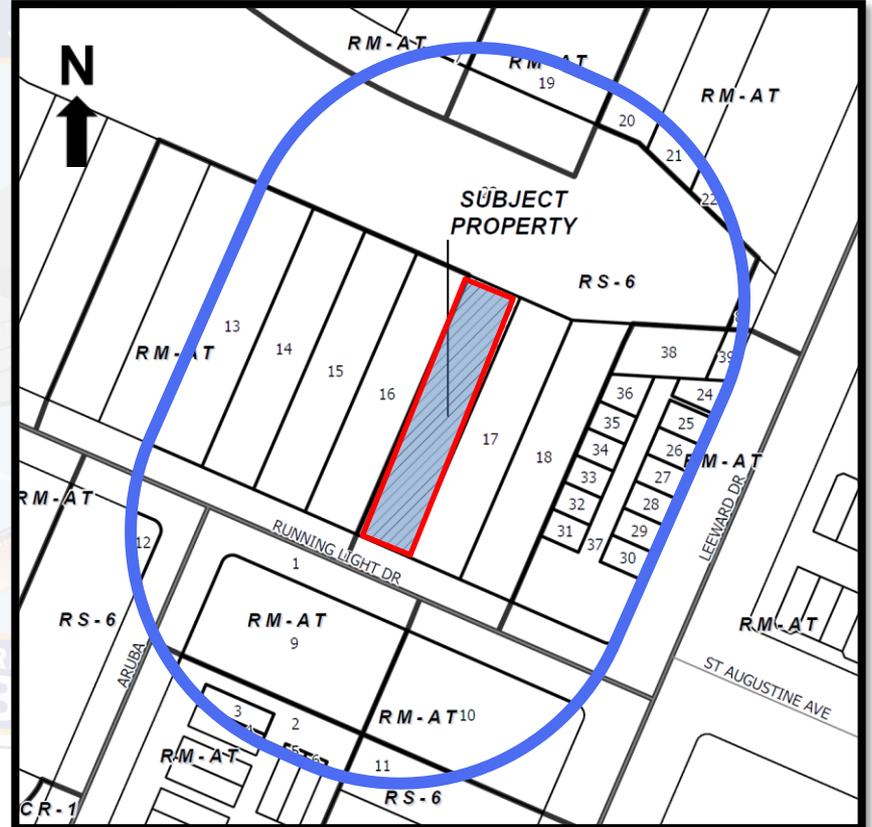
Opposed: 0 (0.00%)  
Separate Opposed Owners: 0



In Favor: 0 (0.00%)



Note: Notified property owner's land in square feet divided by the footage of all property in the notification area equals the percentage of public opposition.



# Staff Analysis And Recommendation

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- The proposed rezoning is consistent with elements of the Comprehensive Plan and Future Land Use Map.
- Rezoning the subject property allows for greater computability with adjacent, neighborhood properties.
- The “RM-AT” District will allow for commercial uses such as extended stay facilities, hotels, and motels not allowed in the single-family or multifamily zoning districts.
- The rezoning supports compatible and context-sensitive development with a mix of land uses.

**PLANNING COMMISSION AND STAFF RECOMMENDATION: Approval of the rezoning from the “RS-6/IO” Single-Family 6 District with the Island Overlay to the “RM-AT/IO” Multifamily Apartment Tourist District with the Island Overlay.**