

Zoning Case ZN8186



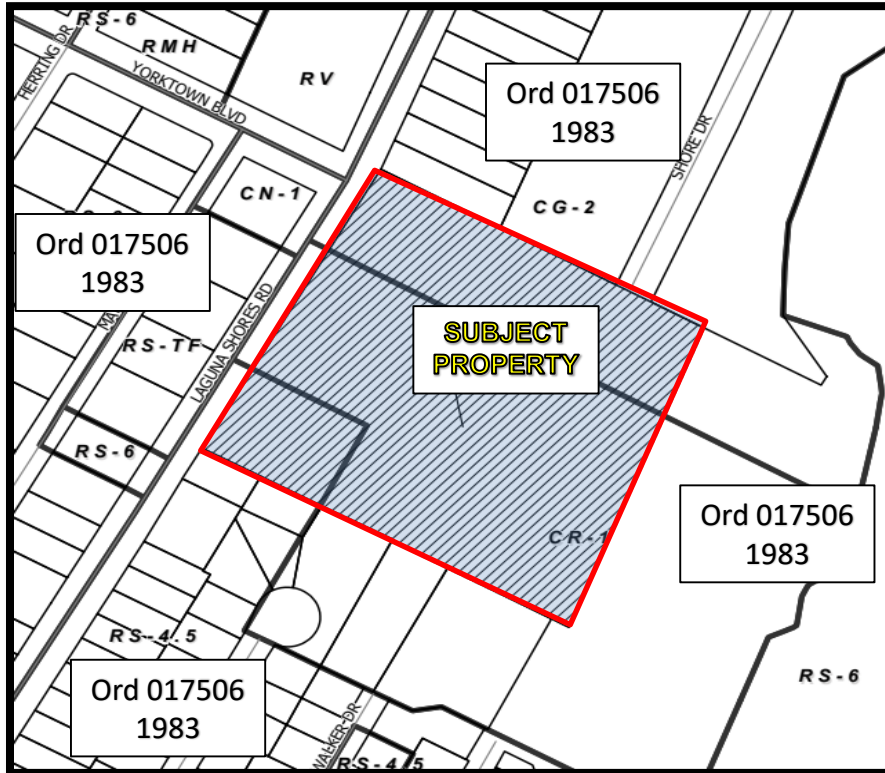
The Toreros Group District 4

Rezoning for a property at or near
3909 Laguna Shores
From the RS-4.5, CR-1 and CG-2 Districts (APZ-II)
To the CR-1 District with a Special Permit



City Council
August 13, 2024

Zoning and Land Use



Proposed Use:

To bring the property into conformity as an RV Park use with the additional use of boat storage

ADP (Area Development Plan):

Flour Bluff, Adopted on June 22, 2021

FLUM (Future Land Use Map):

Commercial

Existing Zoning District:

RS-4.5, CR-1, CG-2 (APZ-II)

Adjacent Land Uses:

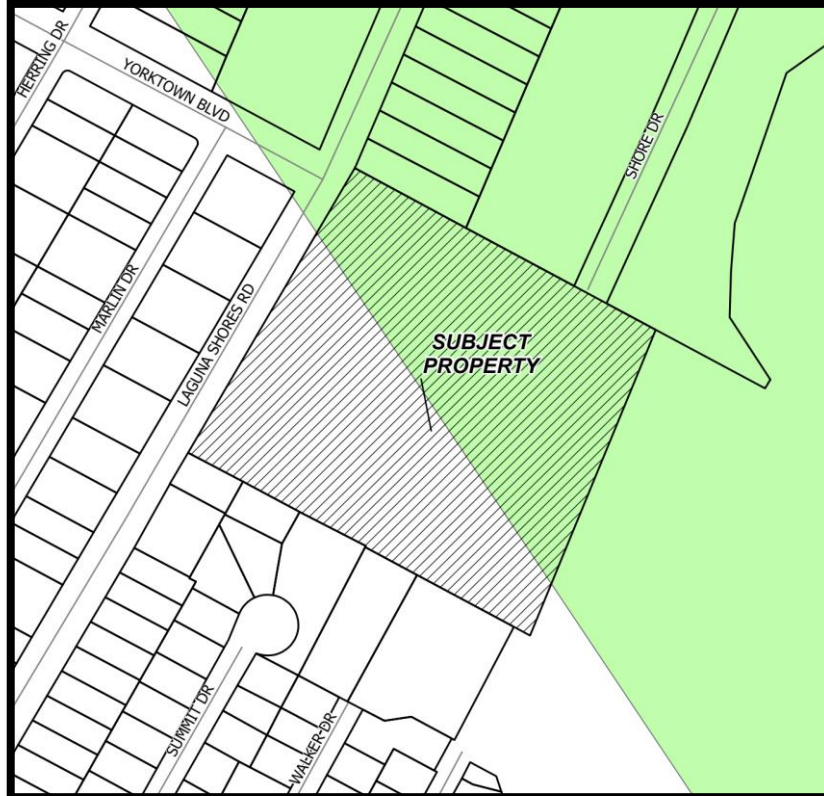
North: Vacant; Zoned: CG-2

South: Water, Vacant, LDR; Zoned: RS-4.5, CR-1

East: Water

West: Vacant, MDR; Zoned: RF-TF, CN-1

NOLF Waldron MCAOD Overlay Zones



AICUZ

Air Installation Compatible Use Zone

CZ

Clear Zone

APZ-I

Accident Potential Zone I

APZ-II

Accident Potential Zone II



NOLF Naval Outlying Landing Field; **MCAOD** Military Compatibility Area Overlay District

Public Notification

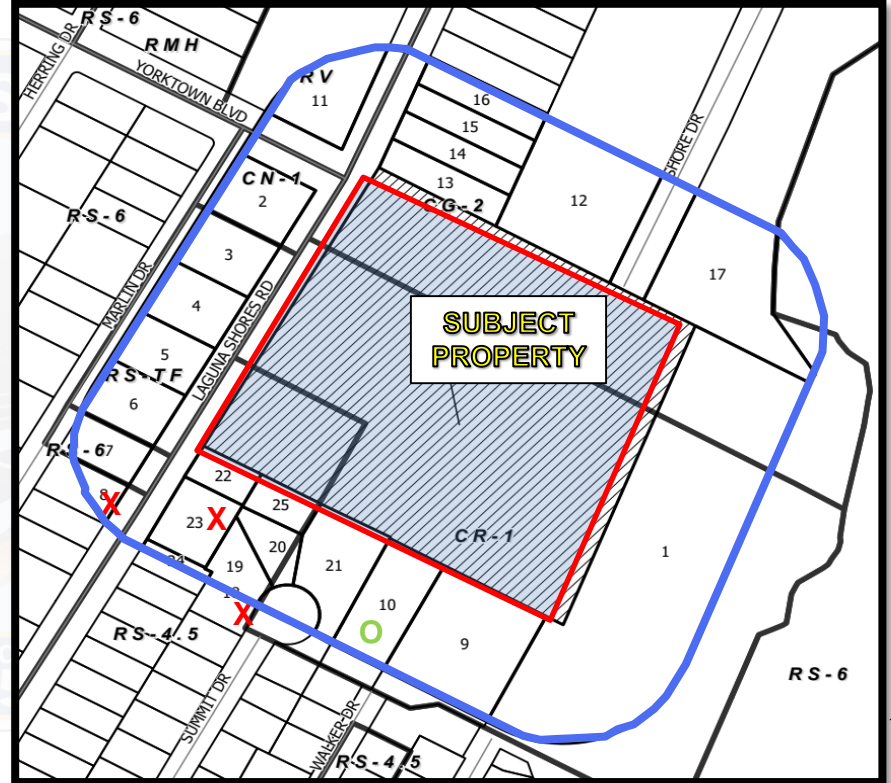
25 Notices mailed inside the 200' buffer
3 Notices mailed outside the 200' buffer

Notification Area

Opposed: 3 (2.91%)
Separate Opposed Owners: (3)



In Favor: 1 (2.92%)



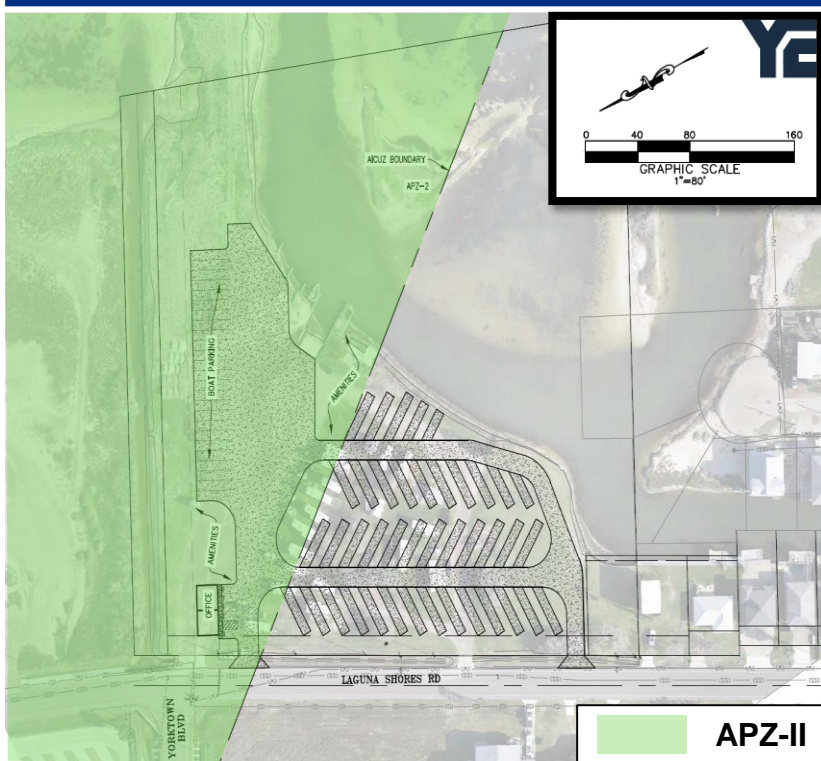
**Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.*

Staff Analysis and Recommendation

- The CR-1 provides for a variety of tourist and water-oriented commercial activities, retail commercial, and indoor or outdoor amusement uses, that reflect the character of a resort area with emphasis on establishing scenic and/or pedestrian corridors, walking and bike paths, amenities, and public open spaces.
- The RV use is fitting along the Laguna Madre.
- Staff considered future revisions of the AICUZ footprint.
- The site is appropriate, and the use is compatible surrounding properties.
- Subject property abuts the Laguna Madre which is a Flour Bluff ADP designated eco-tourism and water-based recreation destination
- However, in concurrence with NASCC, staff cannot support encroachment into the APZ-II – Protection of the military mission is an imperative.

STAFF RECOMMENDATION: APPROVAL of the “CR-1” District with a Special Permit.

Site Plan with SP Conditions



1. **Uses:** The only uses authorized by this Special Permit other than those permitted in the base zoning district are as follows:
 - a. **Recreational Vehicle Park** (UDC §6.1 Recreational Vehicle Park District)
 - i. No more than 41 RV pad sites may be placed on the property.
2. **Master Site Plan:** The owners shall develop the property by the attached Site Plan, Exhibit B.
3. **Military Compatibility Area Overlay District (MCAOD):**
 - a. None of the Recreational Vehicle pad sites may be located in the Accident Potential Zone 2 (APZ-2) in the Air Installation Compatibility Use Zone (AICUZ) of the MCAOD.
4. **Lighting:** Lighting must be compliant with the MCAOD overlay.
5. **Time Limit:** Per the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted. This Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.