

ZONING REPORT

Case # ZN8186

Applicant & Subject Property

District: 4

Owner: Toreros Group

Applicant: Toreros Investment VI LLC

Address: 3909 Laguna Shores Drive, located along the east side of Laguna Shores Road, south of Yorktown Boulevard, and abutting the Laguna Madre to the east.

Legal Description: Lot 10, Block 8, Tyler Subdivision

Acreage of Subject Property: 8.15 acres

Pre-Submission Meeting: March 30, 2023

Zoning Request

From: "RS-4.5" Single-Family 4.5 District, "CR-1" Resort Commercial District, and "CG-2" General Commercial District.

To: "CR-1" Resort Commercial District with a Special Permit

Purpose of Request: To bring the property into conformity as a recreational vehicle park with the additional use of boat storage.

Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
Site	"RS-4.5" Single-Family 4.5 "CR-1" Resort Commercial "CG-2" General Commercial	Water Vacant Commercial	Water Low-Density Residential Commercial
North	"CG-2" General Commercial	Vacant	Commercial
South	"RS-4.5" Single-Family 4.5 "CR-1" Resort Commercial	Water Vacant Low-Density Residential	Water Low and Medium-Density Residential
East	Water (Laguna Madre)		
West	"RS-TF" Two-Family "CN-1" Neighborhood Commercial	Vacant Medium-Density Residential	Low, Medium, and High- Density Residential

Plat Status: The subject property is platted per MRNCT (Map Records of Nueces County, Texas) Volume 67 Page 169.

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is within the Accident Potential Zone II (APZ-II) (Attachment B).

Code Violations: None

Transportation and Circulation

Laguna Shores Road	Designation	Section Proposed	Section Existing
	"P1" Parkway Collector (Scenic Corridor)	2 Lanes, 80 feet ROW 40 feet paved	2 Lanes, 65 feet ROW 35 feet paved

Transit: The Corpus Christi RTA provides service to the subject property via Route 4 *Flour Bluff* with a stop at Laguna Shores @ Yorktown Boulevard.

Bicycle Mobility Plan: The subject property is adjacent to a proposed One-Way Cycle Track starting at the corner of Laguna Shores Road and Yorktown Boulevard, and along Yorktown to Cimarron Boulevard.

Utilities

Gas: 2" WS line exists along Laguna Shores Road.

Stormwater: Minor roadside ditch along Laguna Shores Road.

Wastewater: 10" CIPP line along Laguna Shores Road.

Water: 8" PVC along Laguna Shores Road.

Corpus Christi Comprehensive Plan (Plan CC)

Plan CC: 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.

ADP (Area Development Plan): According to Plan CC the subject property is located within the Flour Bluff Area Development Plan (Adopted on June 22, 2021).

Water Master Plan: No improvements have been proposed.

Wastewater Master Plan: No improvements have been proposed.

Stormwater Master Plan: No improvements have been proposed.

Public Notification

Number of Notices Mailed	25 within a 200-foot notification area 3 outside 200-foot notification area
In Opposition	3 inside the notification area 4 outside the notification area 2.91% in opposition within the 200-foot notification area (3 individual property owners)
In Favor	1 inside the notification area (2.91%)

Public Hearing Schedule

Planning Commission Hearing Date: May 15, 2024 – Tabled, June 12, 2024 – Tabled, June 26, 2024.

City Council 1st Reading/Public Hearing Date: June 25, 2024

City Council 2nd Reading Date: August 13, 2024

Background:

The subject property is a nonconforming recreational vehicle park use. The property owner expressed the desire to come into conformity via rezoning but also requested additional uses including boat storage a recreational vehicle park use, not permitted in the requested "CR-1" Resort Commercial District. Given the subject property's location within the Accidental Potential Zone II (APZ-II), the applicant reached out to the Community Planning Liaison Office from Naval Air Station Corpus Christi (NASCC). The rezoning request has been discussed with NASCC and reviewed by the Technical Review Committee to ensure the protection of the NASCC mission and prevent further encroachment into the APZ-II.

To the north, properties are zoned “CG-2” and vacant. To the south, properties are zoned “RS-4.5” and “CR-1”, and include water, vacant, and low-density residential uses. To the east is the Laguna Madre and to the west are properties zoned “RS-TF” and “CN-1” and include medium-density residential uses, as well as, vacant properties.

The “CR-1” District allows commercial parking, indoor and outdoor recreation, office uses, overnight accommodations, restaurants, retail sales, auto rental, water-oriented uses, multifamily dwellings, community service uses, educational facilities, government facilities, medical facilities, and places of worship. The “CR-1” District does not permit recreational vehicle park use.

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

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

- Natural Systems, Parks & Recreation: Natural Systems, Parks & Recreation focuses on the protection and enhancement of natural areas and parks with goals to enhance water quality, preserve natural areas, maintain green corridors, improve green infrastructure, and expand public access to diverse, high-quality recreation opportunities.
 - Goal: Important natural areas are preserved and protected as usable habitat networks with ecological integrity
 - Strategy: Support ecotourism as a way to encourage and fund the preservation of the natural environment and wildlife habitat.
- Economic Development
 - Goal: The tourist and convention industry has become an important part of the local economy, and the City has encouraged the development of this industry by protecting natural amenities and by promoting, where appropriate, man-made developments that will attract and serve the tourist/ conventioner.
 - Strategies: Support the marketing of the tourist business through the continued implementation of strategic planning for promoting natural and man-made amenities to potential and existing tourists.
- Future Land Use, Zoning, and Urban Design
 - Encourage orderly growth of new residential, commercial, and industrial areas.
 - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.

Flour Bluff Area Development Plan (ADP) and FLUM (Future Land Use Map) Consistency:

The proposed rezoning is consistent with the ADP and FLUM designation of use commercial. According to the ADP, there are two factors to consider when designating land use, how land is currently being used and potentially could be used in the future. The UDC categorizes a recreational vehicle park as overnight accommodation in the commercial use category and FLUM designation for the subject property is commercial. However, Recreational Vehicle Parks are only permitted in the “RV” Recreational Park District. The use is consistent with the following from the ADP:

- Support expanded and additional recreation vehicle areas to serve tourists.
- Rezoning of the proposed commercial and/or multi-family land use near TX-358 (South Padre Island Drive) and adjacent to the Laguna Madre for recreational vehicle usage should be encouraged.

- Zoning this area for recreation vehicles (RV) would take advantage of the natural resources of the Laguna Madre, excellent access to SPID, and would meet community objectives to minimize the potential for property losses in flood-prone areas.

UDC § 6.5 Military Compatibility Area Overlay Districts (MCAOD)

The areas in the MCAOD are designated as departure and approach paths and are exposed to measurable risk of aircraft accidents and the influence of increased noise.

- Therefore, limiting the density of development and intensity of uses in such areas is necessary.
- The subject property is located within the Accident Potential-II Zone (APZ-II). The APZ-II is within the Safety Subzone of the MCAOD and consists of an area that has a measurable potential for aircraft accidents relative to Accidental Potential Zone-1 or the clear zone.
- Using the Standard Land Use Coding Manual, U.S. Department of Transportation, overnight accommodations can best be categorized as *15 Transient Lodgings*. Transient lodging is not permitted in the APZ-II.

UDC Table 6.5.3 Land Use Compatibility in Military Compatibility Area Overlay District					
Land Use and Density					
SLUCM Land Use Name NO.	Land Use Name	Clear Zone	APZ-I	APZ-II	Maximum Density
15	Transient Lodgings	N	N	N	

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 broader elements and goals of Plan CC and the FLUM's designation of commercial use.
- While the site complies with the Unified Development Code's development standards with an available 3.78 acres of land out of 7.74 acres, more than half of the subject property lies within the APZ-II; reducing the density capability of the site. Within the APZ-II, recreational vehicle parks are categorized as transient uses and are prohibited in the APZ-II.
- In determining an appropriate recommendation to allow the expansion of the existing recreational vehicle park, staff weighed the proposed re-development which is a 40-stall re-development to include amenities, support spaces, and an additional principal self-service boat storage use against the following:
 - Appropriateness of the request in proximity to Waldron Naval Outlying Landing Field (NOLF)
 - The associated APZ-II in the northeastern portion of the site and possible future enlargement of the AICUZ's current footprint
 - The vision that has been formulated for Flour Bluff
 - The compatibility of the proposed use with the surrounding properties and the zoning pattern along the Laguna Madre.

- 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 “CR-1” does not permit recreational vehicle use.
- The “CR-1” is a recurring zoning district along the Laguna Madre, with most originating from the 1983 area-wide Flour Bluff rezoning, resulting from the 1977 AICUZ studies for NAS-CC, Cabaniss NOLF, and Waldron NOLF.
- While the “RV” District is also fitting along the Laguna Madre, staff considered future revisions of the AICUZ footprint, and scale of the regulation (whole site versus individual stall) and observed that a commercial district would be more appropriate.
- The site is appropriate, and the use is compatible with the surrounding properties. The subject parcel abuts the Laguna Madre, a Flour Bluff ADP-designated eco-tourism and water-based recreation destination. The Laguna Madre is where recreational vehicle developments are also being encouraged, and proposed mobility infrastructure has been planned to connect similar destinations.
- To the north of the property, an existing non-conforming RV park development and Laguna Shores Road provide a physical buffer to the residential uses to the west.
- Where immediately adjacent to residential use, staff considered that the park has been in existence for the past 20 years.
- Transient lodging is not permitted in the APZ-II.
- As with any zoning case, applicants are encouraged to engage with staff early in the rezoning process. After the Technical Review Committee review and discussion with the NASCC about the rezoning request and site plan, the applicant revised the site plan with no recreational vehicle pad sites in the APZ-II (See Attachment A – Site Plan).

Planning Commission and Staff Recommendation (May 26, 2024):

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. The Planning Commission and staff recommend **approval** of the “CR-1/SP” Resort Commercial District with a Special Permit and the following 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 in accordance with the attached Site Plan.
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.

Attachment(s):

(A) Site Plan (2nd Revision: May 21, 2024)

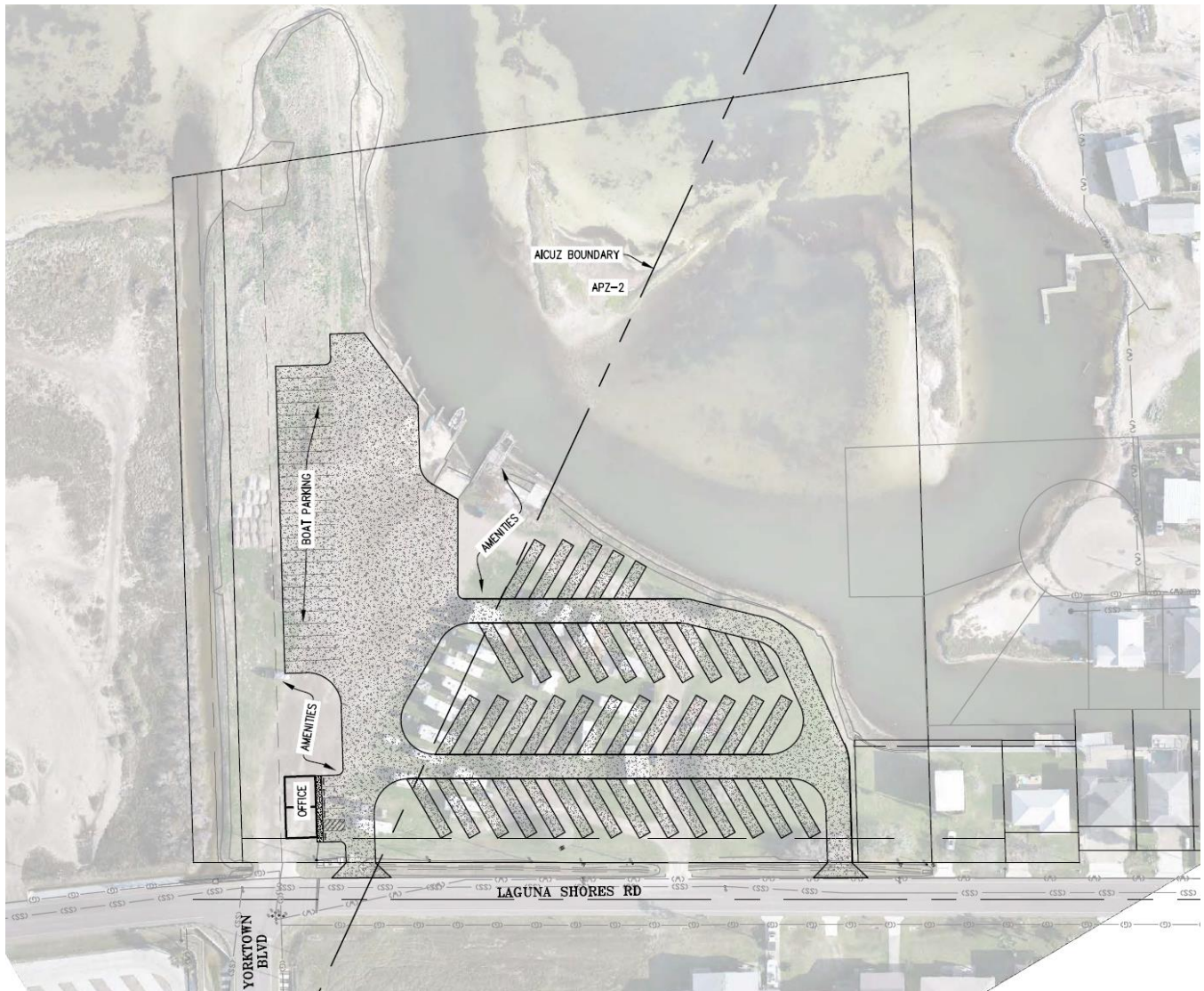
(B) Existing Zoning and Notice Area Map

(C) Correspondence: Community Planning Liaison Officer, NASCC (Updated: June 18, 2024)

(D) AICUZ Map

(E) Notice in Opposition

(A) Site Plan
3rd Revision as of 5/21/24



NOTES:

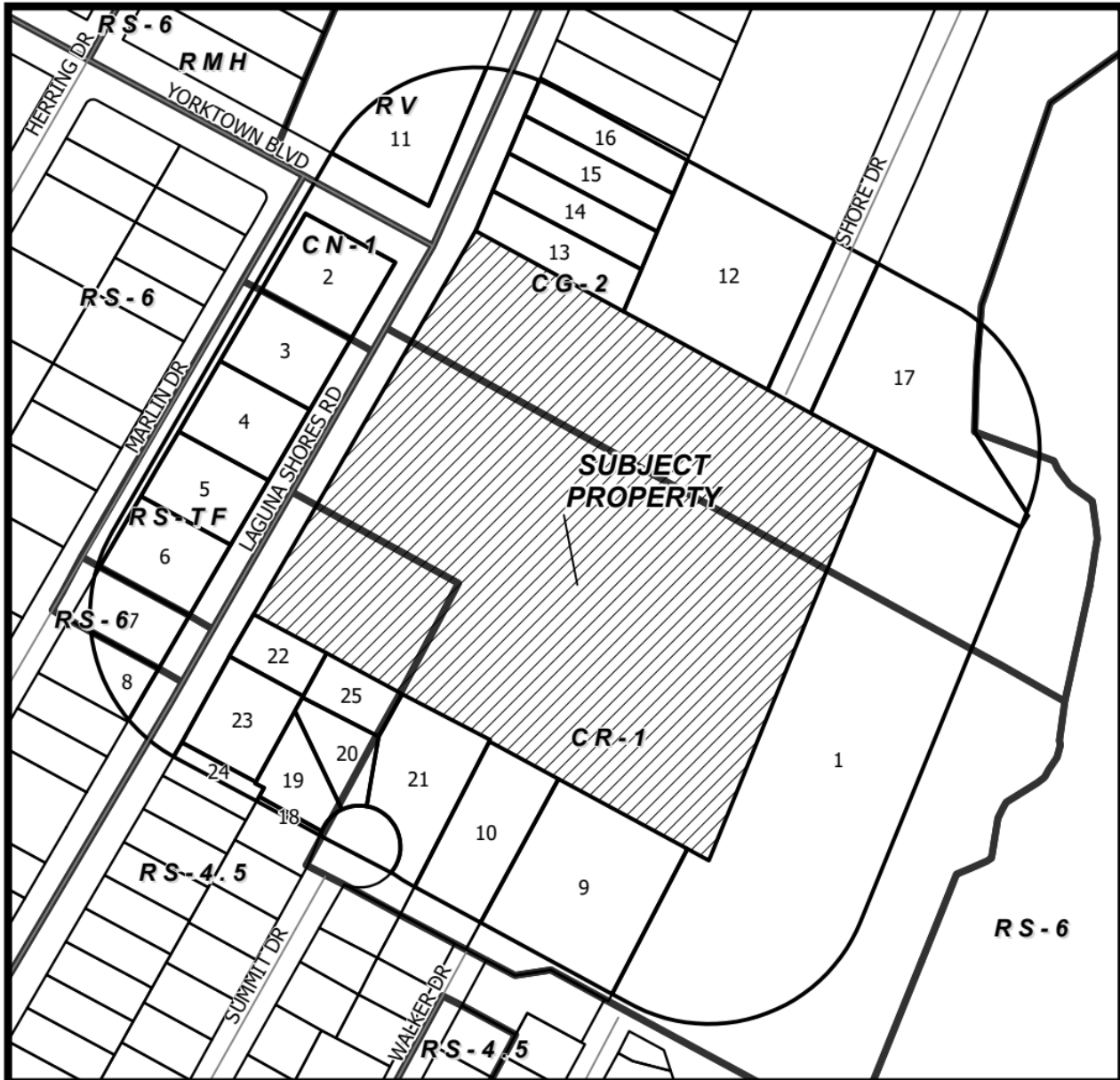
1. LAYOUT INCLUDES 40 TOTAL RV SPACES.
2. THIS PROPOSED PROJECT IS A RE-DEVELOPMENT OF AN EXISTING RV PARK.
3. THIS SITE IS SCHEMATIC. PRECISE LOCATION OF RV SPACES, BOAT PARKING, OFFICE, AND ANY SITE AMENITIES SHALL BE DETERMINED DURING THE DEVELOPMENT PHASE. IT IS THE INTENT OF THIS PLAN TO ILLUSTRATE GENERAL LOCATION OF PROPOSED RV SPACES.

SCHEMATIC SITE LAYOUT
FOR
LAGUNA SHORES RV PARK
7.6 ACRES TOTAL AREA

YE YORK ENGINEERING
CIVIL • PLANNING • CONSULTING

361-245-9400 | YORKENG.COM TEXAS ENGINEERING FIRM F-22063
PROJECT NO. 1029-22-01 © 2023 BY YORK ENGINEERING, INC.

(B) Existing Zoning and Notice Area Map



CASE: ZN8186

Zoning and notice Area

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

- Subject Property with 200' buffer
 Owners in favor
 Owners within 200' listed on attached ownership table
 Owners in opposition



(C) Correspondance: Community Planning Liaison Officer, NASCC

From: [Polak, Benjamin L \(Ben\) CIV USN NAVFAC SE JAX FL \(USA\)](#)
To: [Andrew Dimas \[DevSvcs\]](#)
Cc: [Michael Dice](#); [Bria Whitmire](#); [Elena Buentello](#); [Saradja Registre](#); [Michael Miller](#)
Subject: Re: Zoning Case ZN8186 Toreros Investments RV Park at 3809 Laguna Shores Boulevard
Date: Tuesday, June 18, 2024 8:43:41 AM
Attachments: [image001.png](#)
[Outlook-01debf6.png](#)
[smime.p7s](#)
[ATT00001.txt](#)
[ATT00002.htm](#)

[[**WARNING:** External e-mail. Avoid clicking on links or attachments. We will **NEVER** ask for a password, username, payment or to take action from an email. When in doubt, please forward to SecurityAlert@cctexas.com.]]

Andrew,

Received! I concur with no RV pads in the APZ and the removal of the four in the attachment. Also, I gave a meeting today at 3:00 to discuss this property with the investor and builder.

v/r,

Ben

From: Andrew Dimas [DevSvcs] <andrewd2@cctexas.com>
Sent: Tuesday, June 18, 2024 8:39 AM
To: Polak, Benjamin L (Ben) CIV USN NAVFAC SE JAX FL (USA)
<benjamin.l.polak.civ@us.navy.mil>
Cc: Michael Dice <michaeld3@cctexas.com>; Bria Whitmire <briaw@cctexas.com>; Elena Buentello <ElenaB@cctexas.com>; Saradja Registre <SaradjaR@cctexas.com>; Michael Miller <miller@tealcon.com>
Subject: [Non-DoD Source] Re: Zoning Case ZN8186 Toreros Investments RV Park at 3809 Laguna Shores Boulevard

Good Morning Sir,

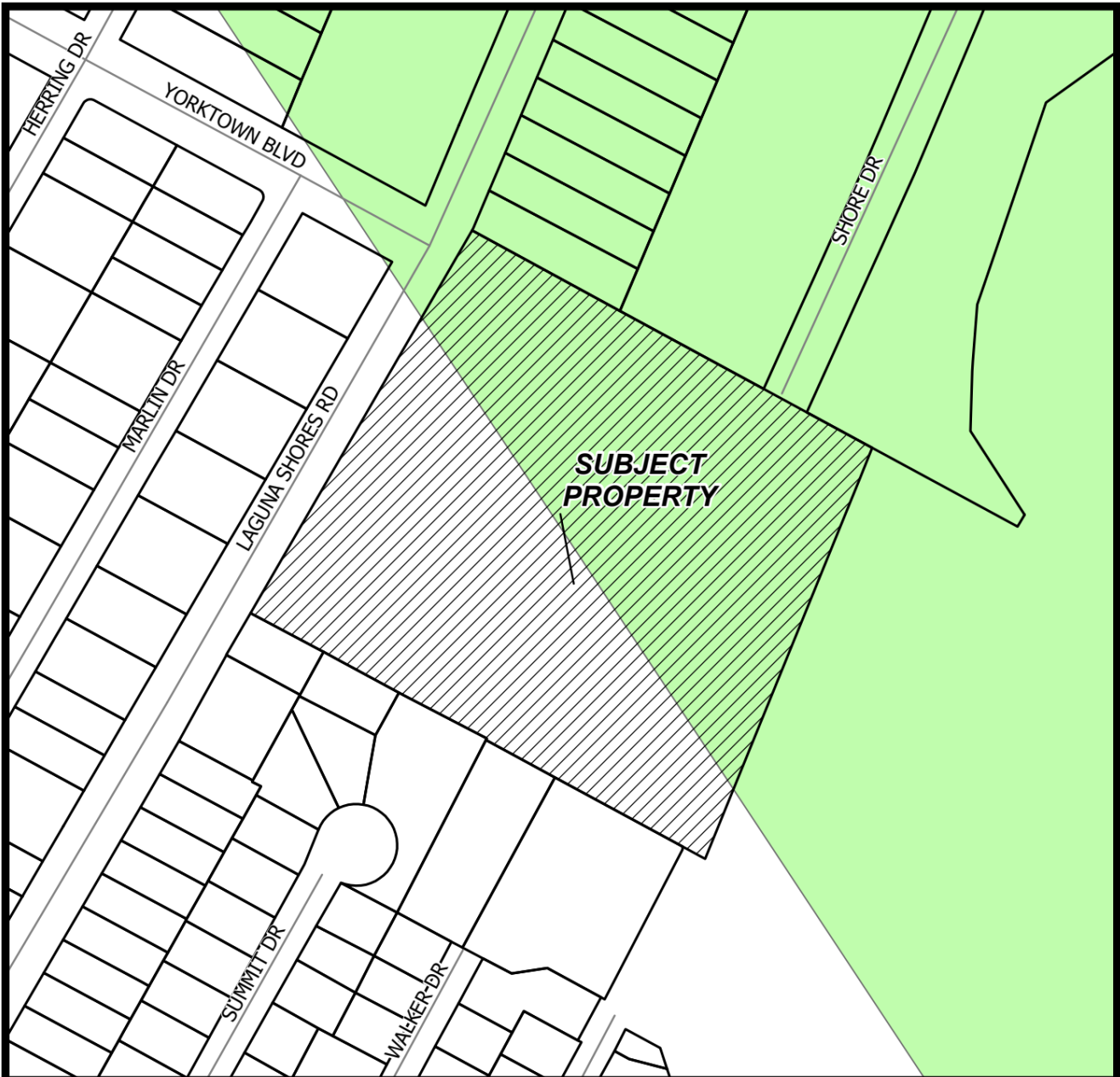
Just following up that you received the attachment and confirming the Navy/Staff recommendation of no RV pad sites in the APZ.

If I may be of further assistance, please let me know.

Thanks,




Andrew K. Dimas, Planning Manager
Development Services Department (DSD)
2406 Leopard Street, Corpus Christi, TX 78408
Main Line: (361) 826-3240

(D) AICUZ Map



CASE: ZN8186

AICUZ

-  APZ-1
-  APZ-2
-  CZ



(E) Returned Notices

PUBLIC HEARING NOTICE

CITY PLANNING COMMISSION

REZONING CASE No. ZN8186

3909 Laguna Shores

Toreros Investments VI LLC has petitioned the City of Corpus Christi to consider a change of zoning from the **CG-2" General Commercial District** and **"CR-1" Resort Commercial District** to the **"CR-1" Resort Commercial District** and not resulting in a change to the Future Land Use Map. Note: A portion of the subject property is within the Accident Potential Zone-2. The property to be rezoned is described as:

A property located at or near **3909 Laguna Shores Road** and described as **Lot 10, Block 8, Tyler Subdivision**, located along the east side of **Laguna Shores Road**, south of **Yorktown Boulevard**, and adjacent to the **Laguna Madre** to the east. Please see the map on the reverse side.



The Planning Commission will conduct a public hearing to discuss and formulate a recommendation to the City Council. The public hearing will be held on **Wednesday, May 15, 2024**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.** at City Hall, in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request.

The Planning Commission may recommend to the City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning. For more information, please call (361) 826-3240.

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the City Secretary's Office at least 48 hours in advance at 361-826-3240.

Si usted desea dirigirse al Consejo de Ajuste y su inglés es limitado, habrá un interprete en la junta para ayudarle. Para más información, favor de llamar al Departamento de Servicios de Desarrollo (361) 826-3240.

NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

7 Tex. Admin. Code §211.006(d), Corpus Christi Unified Dev. Code §3.3.4

To be on the record, this form must be filled out, signed by the current property owner(s), and returned in its entirety via mail to the return address on this notice or via email to zoning@cctexas.com.

Property Owner(s) Name: Michael Kelley

Address: 4002 Laguna Shores Rd. Corpus Christi, TX Phone No: 78418 361-463-6884

() IN FAVOR ☒ IN OPPOSITION

REASON: *Not enough information. Looks like something shifty going on. Why didn't all the property owner effected get this notice? What do they intend to build? Seems like this will lower the property values of the area.*

Signature

Planner Assigned: Elena Buentello
Email: ElenaB@cctexas.com
Phone: 361-826-3598
INFO Case No: ZN8186
Property Owner ID: 8

PUBLIC HEARING NOTICE

CITY PLANNING COMMISSION

REZONING CASE No. ZN8186

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Property Owner(s) Name: Kevin Kirk Nix

Address: 4009 Summit Dr. C.C. Tx. 78418 Phone No: 361-960-8260

() IN FAVOR (☒) IN OPPOSITION

REASON: Canal Access

Signature [Signature]

Planner Assigned: Elena Buentello
Email: ElenaB@cctexas.com
Phone: 361-826-3598
INFOR Case No: ZN8186
Property Owner ID: 18

PUBLIC HEARING NOTICE
CITY PLANNING COMMISSION
REZONING CASE No. ZN8186

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The Planning Commission will conduct a public hearing to discuss and formulate a recommendation to the City Council. The public hearing will be held on Wednesday, May 15, 2024, during one of the Planning Commission's regular meetings, which begins at 6:30 p.m. at City Hall, in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request.

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Property Owner(s) Name:

Cameron Shiga

Address:

4001 Laguna Shores Rd

Phone No:

361-244-6671

() IN FAVOR

☒ IN OPPOSITION

REASON:

Signature

I need more information with regards to access to Laguna Madre Existing Channel.

Planner Assigned: Elena Buentele

Email: ElenaB@ccetexas.com

Phone: 361-826-3598

INFOR Case No: ZN8186

Property Owner ID: 23