



## AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 3/22/22  
Second Reading Ordinance for the City Council Meeting 3/29/22

**DATE:** February 16, 2022  
**TO:** Peter Zaroni, City Manager  
**FROM:** Al Raymond, AIA, Director  
Development Services Department  
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Rezoning a property at or near 302 Graham Road

### **CAPTION:**

Zoning Case No. 0122-05, Land Majestic, LLC.: (District 4) Ordinance rezoning property at or near 302 Graham Road from the "RM-1" Multifamily District to the "RV" Recreational Vehicle Park District.

### **SUMMARY:**

The purpose is to allow for the construction of a recreational vehicle park.

### **BACKGROUND AND FINDINGS:**

The subject property is 21.118 acres in size. The subject property is currently zoned "RM-1" Multifamily District, consists of vacant land, and has remained undeveloped since annexation in 1961. To the north across the O'Neil Drainage Channel are residential homes zoned "RM-1" Multifamily District. The O'Neil Drainage Channel is 120 feet wide with a depth of 7.9 feet. To the south are residential homes zoned "RM-1" Multifamily District. To the east are vacant properties zoned "RM-1" Multifamily District. To the west is Wranosky Park and a mini-storage complex zoned "CG-2" General Commercial District.

### ***Conformity to City Policy***

The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for a high-density residential use. The proposed rezoning to the "RV" Recreational Vehicle Park District is consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map.

### ***Public Input Process***

Number of Notices Mailed  
29 within 200-foot notification area  
5 outside notification area

As of January 26, 2021:

In Favor

0 inside notification area

0 outside notification area

In Opposition

6 inside notification area

0 outside notification area

Totaling 6.14% of the 200-foot notification area\* is in opposition.

\*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area.

Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition

**ALTERNATIVES:**

1. Denial of the zoning from the "RM-1" Multifamily District to the "RV" Recreational Vehicle Park District.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**RECOMMENDATION:**

Planning Commission recommended approval of the zoning from the "RM-1" Multifamily District to the "RV" Recreational Vehicle Park District on January 26, 2021.

*Vote Count:*

For: 7

Opposed: 0

Absent: 2

Abstained: 0

Staff recommends approval of the zoning request.

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance

Presentation - Aerial Map

Planning Commission Final Report