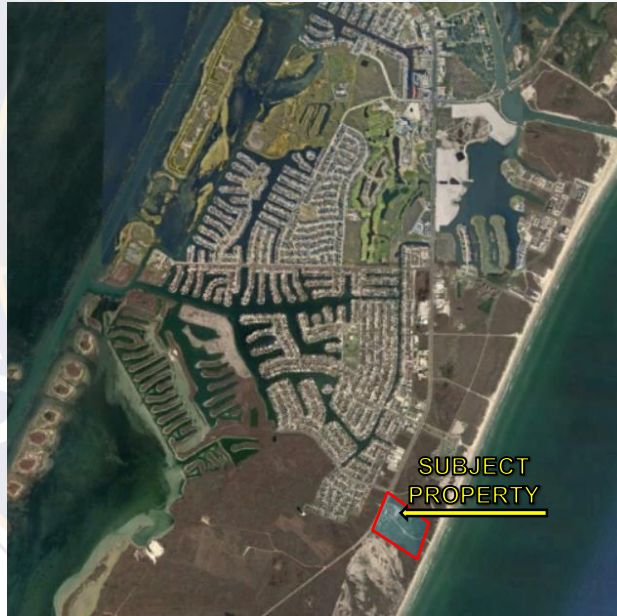


Zoning Case #0321-03

Robert and Mariam Walters, Thomas Dewane, Jacqueline Torell
Rezoning for a Property at 16138 and 16002 Park Road 22
From “RM-AT IO” To “RV IO”



City Council
May 18, 2021

Aerial Overview



Adjacent Development and Zoning Pattern



Public Notification

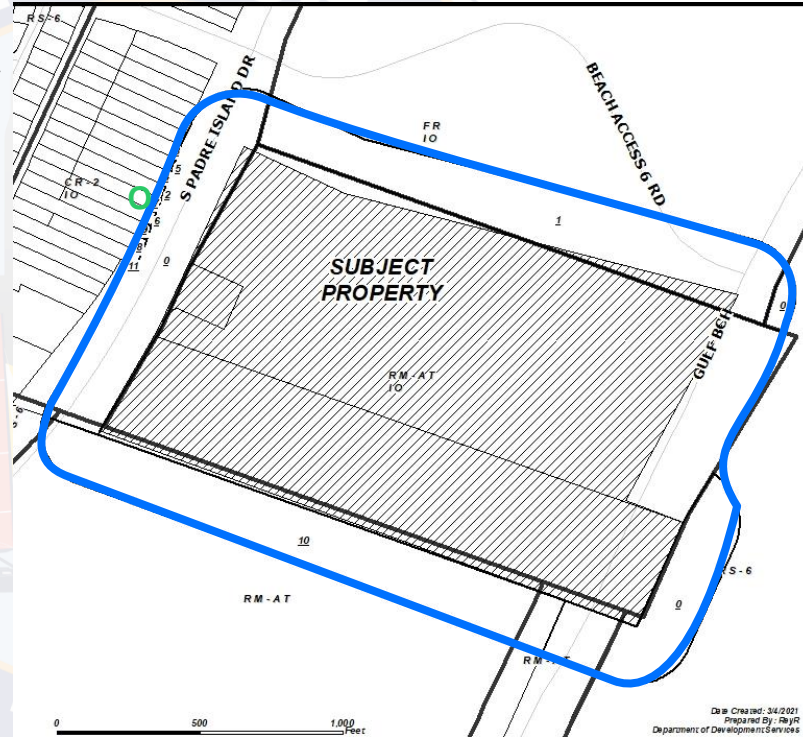
11 Notices mailed inside 200' buffer
1 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)

In Favor: 1 (0.04%)

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



Staff Recommendation


Approval of the
“RV/IO” Recreational Vehicle Park District
with the Island Overlay

The background features a large, faded circular seal of the City of Corpus Christi, Texas. The seal contains a city skyline, a bridge, a sailboat, and a fish. The text 'CITY OF CORPUS CHRISTI TEXAS' is written around the top inner edge, and 'INCORPORATED 1852' is at the bottom. Two stars are positioned on the left and right sides of the bottom edge.

Corpus Christi RV Resort Exhibit



LEGEND

	Property Boundary (51.4 Ac.)
---	------------------------------

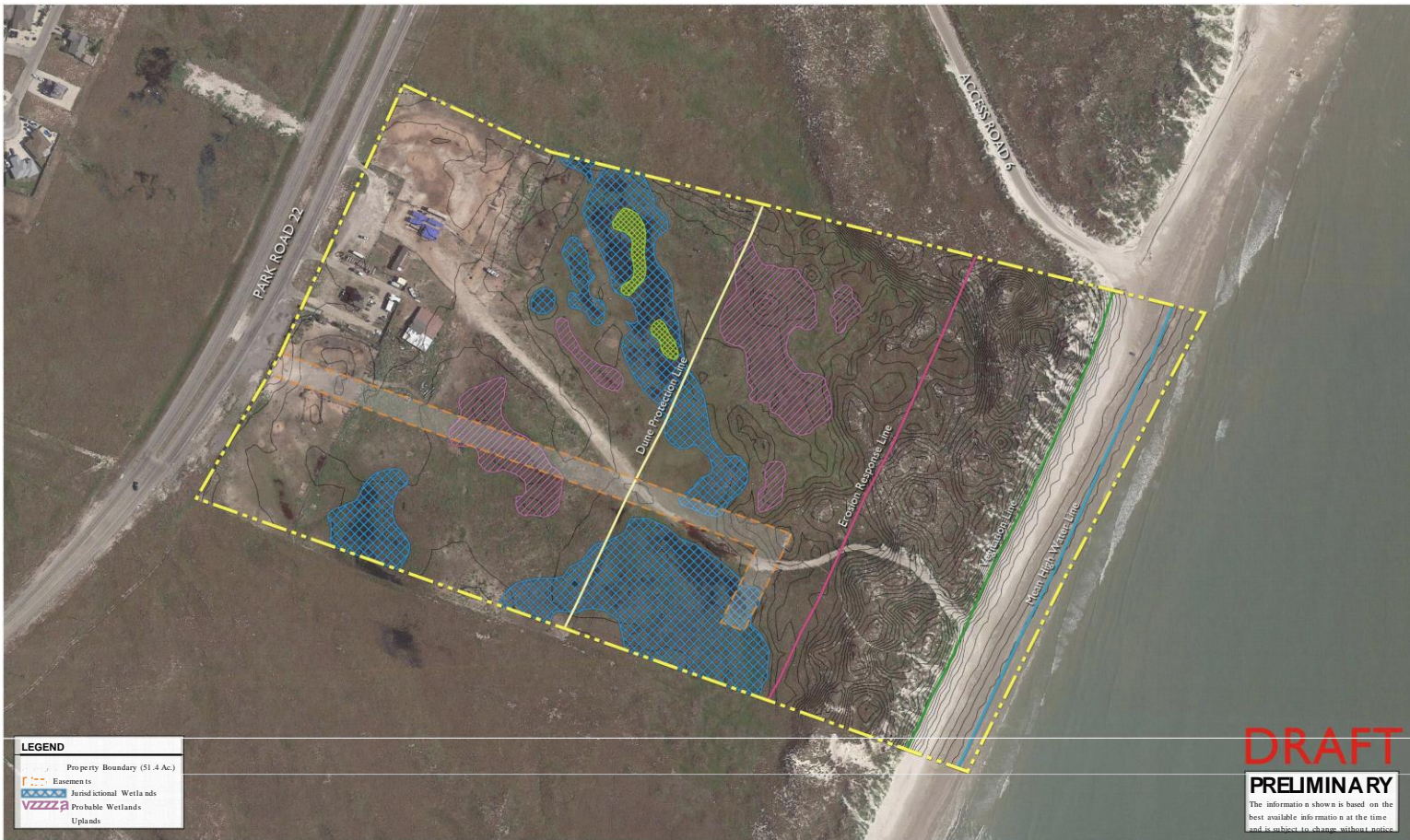
DRAFT
PRELIMINARY
 The information shown is based on the best available information at the time and is subject to change without notice.

Copyright © 2020



CORPUS CHRISTI RV RESORT • BASE MAP
 9 Corpus Christi, TX
 • April 16, 2020
 # 2000904
 & The Boston Group





LEGEND	
	Property Boundary (51.4 Ac.)
	Easements
	Jurisdictional Wetlands
	Probable Wetlands
	Uplands

DRAFT
PRELIMINARY
 The information shown is based on the best available information at the time and is subject to change without notice.

04/15/2020



CORPUS CHRISTI RV RESORT • EXISTING CONDITIONS

9 Corpus Christi, TX
 • April 15, 2020
 # 2000594
 & The Boston Group



Information furnished regarding the property is based on records, aerial photos, field notes and other information provided by the client and is not a warranty, representation or endorsement. This information should be used as a guide only and not as a basis for any action. The information is provided for informational purposes only and is not intended to be used for any other purpose. © 2020 LFI and VZZZZA. Corpus Christi, TX. All Rights Reserved.



Notes

- This land plan is based upon the best available information available at the time, is preliminary in nature and subject to change without notice.
- Per client direction, probable wetlands not included in existing wetland calculation.

WETLANDS SUMMARY

Existing Wetlands 6.48 AC.
Created Wetlands / Ponds 9.73 AC.

LEGEND

Property Boundary (5.14 Ac.)
Check-In Kiosk
Wetland Design

UNIT SCHEDULE

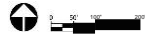
TYPE	SI	COUNT
PER	ZE	T
Premises Unit	(40' x 30')	85
Premises Interior Unit	(40' x 30')	61
Executive Unit	(35' x 60')	47
TOTAL		193

DRAFT
PRELIMINARY
The information shown is based on the best available information at the time and is subject to change without notice.



CORPUS CHRISTI RV RESORT • CONCEPTUAL PLAN A1

9 Corpus Christi, TX
• April 16, 2020
2000504
& The Boston Group



Information furnished regarding this project is based on the information provided to the consultant. The consultant is not responsible for the accuracy of the information provided. The consultant is not responsible for the accuracy of the information provided. The consultant is not responsible for the accuracy of the information provided.



Notes

- This land plan is based upon the best available information available at the time, is preliminary in nature and subject to change without notice.
- Per client direction, probable wetlands not included in existing wetland calculation.

WETLANDS SUMMARY

Existing Wetlands	6.48 AC.
Created Wetlands / Ponds	9.76 AC.

LEGEND

- Property Boundary (5.14 Ac.)
- Check-In Kiosk
- Wetland

UNIT SCHEDULE

TYPE	SI	COUNT
DESCRIPTION	ZE	T
Premises Unit	(40' x 30')	73
Premises Interior Unit	(40' x 30')	31
Executive Unit	(35' x 60')	47
TOTAL		147

DRAFT
PRELIMINARY
 The information shown is based on the best available information at the time and is subject to change without notice.



CORPUS CHRISTI RV RESORT • CONCEPTUAL PLAN A2

9 Corpus Christi, TX
 • April 16, 2020
 # 2000504
 & The Boston Group



Information furnished regarding this project is based on the information provided to the consultant. The consultant does not warrant, represent or guarantee the accuracy or completeness of the information provided. The consultant shall not be held responsible for any errors or omissions in this document. © 2020 The Boston Group. All rights reserved.