

Zoning Case ZN8120

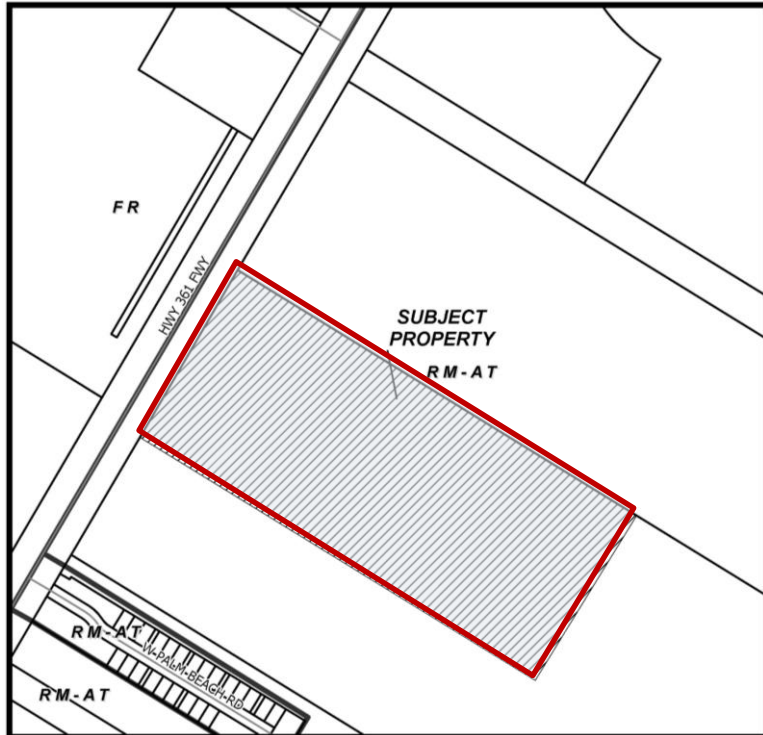


Mustang Island LLC District 4

Rezoning for a property at or near
7213 State Highway 361 (SH-361)
From the "RM-AT" Multi-Family Apartment Tourist
To the "RV" Recreational Vehicle District



Zoning and Land Use



Proposed Use:

To allow for a commercial (overnight accommodation) use; particularly a recreational vehicle park.

ADP (Area Development Plan):

Padre-Mustang Island, Adopted on June 29, 2021

FLUM (Future Land Use Map):

Planned Development

Existing Zoning District:

“RM-AT” Multi-Family Apartment Tourist District

Adjacent Land Uses:

North: Vacant, Transportation; Zoned: RM-AT, FR

South: Vacant, Low-density Res.; Zoned: RM-AT

East: Vacant; Zoned: RM-AT

West: Transportation (ROW), Vacant; Zoned: FR, RM-AT



Public Notification

4 Notices mailed inside the 200' buffer
1 Notices mailed outside the 200' buffer

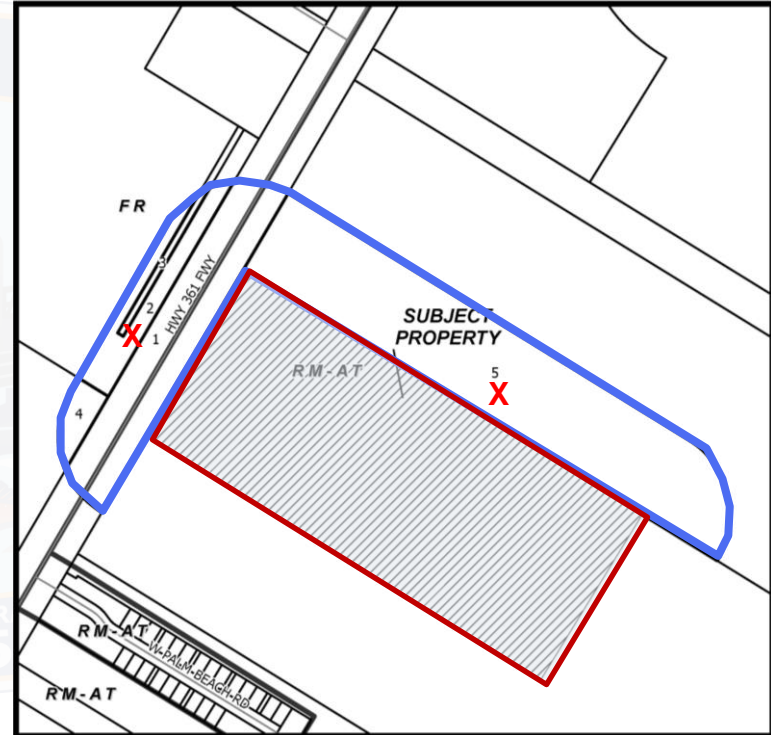
Notification Area

Opposed: 2 (70.89%) **X**
Separate Opposed Owners: (2)

- Property Owner 2 (9.05%) – Reason for opposition: “Should be a special permit.”
- Property Owner 5 (61.85%) – Reason for opposition: “Decline of property value.”

In Favor: 0 (0.00%) **O**

**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 proposed rezoning is consistent with many elements of Plan CC; however, it is inconsistent with the future land use designation of Planned Development; therefore, will warrant an amendment to the Future Land Use map.
 - The development in context of the overall proposed development, constitutes a planned development; which is defined as lands that are currently undeveloped or underutilized but may be suitable in the future for a variety of uses, considering environmental and other constraints.
- The property to be rezoned is suitable for uses permitted by the zoning district requested.
- The amendment, as proposed, will not have any negative impact upon the surrounding properties and neighborhood. It is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
 - Tourist-oriented developments are encouraged along the east side of State Highway 361. Residents are cognizant that tourism is part of the identity of the area.

**PLANNING COMMISSION AND STAFF RECOMMEND APPROVAL
TO THE “RV” RECREATIONAL VEHICLE PARK DISTRICT**