



Zoning Case #0717-03
B.L. Marina Properties, LP.

From: “CG-2” General Commercial District

To: “RV” Recreation Vehicle Park District

City Council Presentation
October 17, 2017

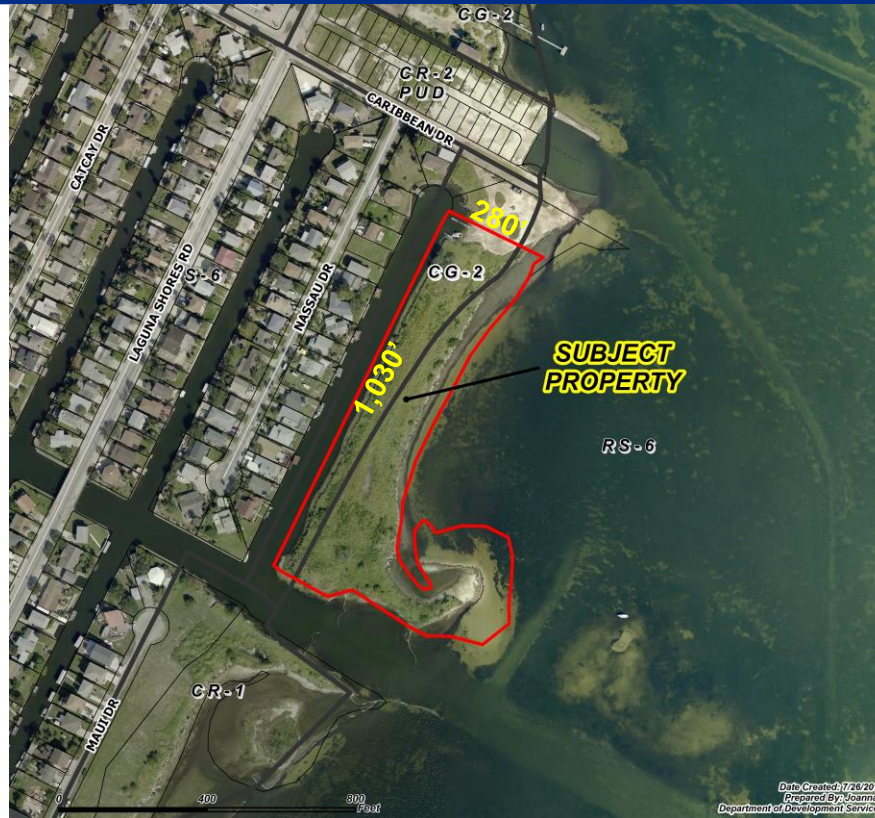


Aerial Overview



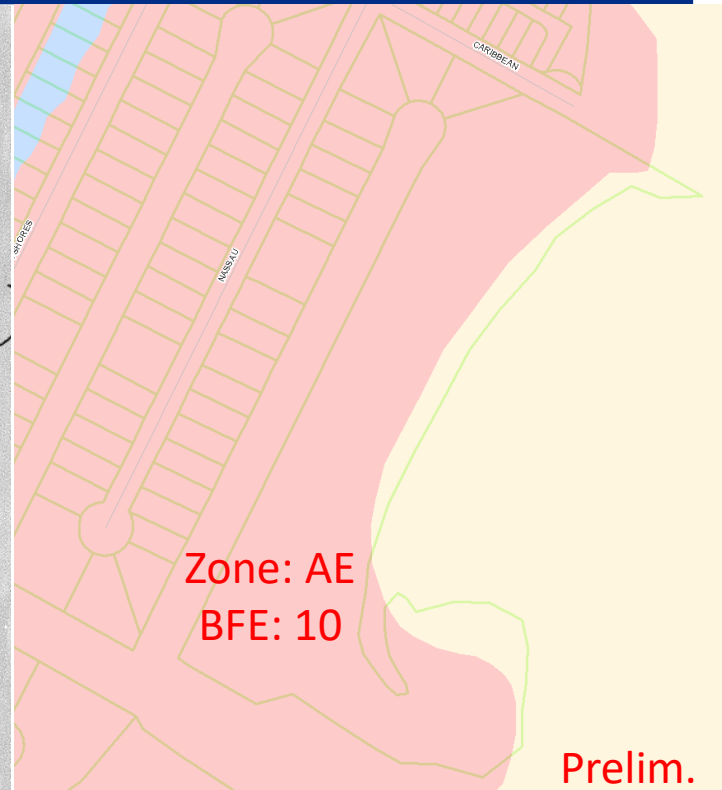
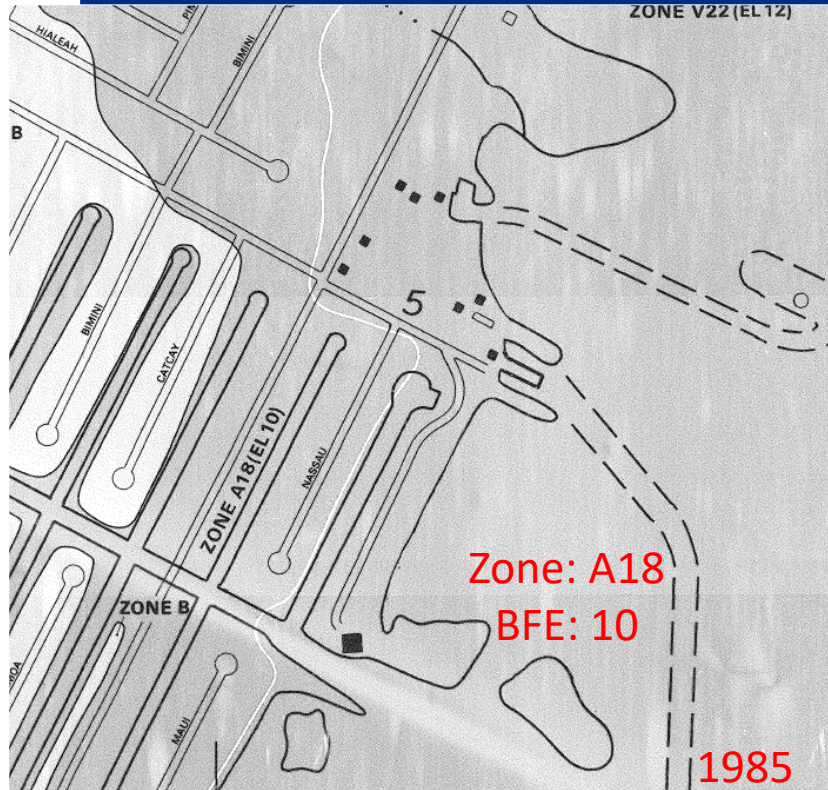


Subject Property at 101 Caribbean Drive





Flood Map





Public Notification

37 Notices mailed inside 200' buffer
8 Notices mailed outside 200' buffer

Notification Area

Opposed: 16 (12.90%)

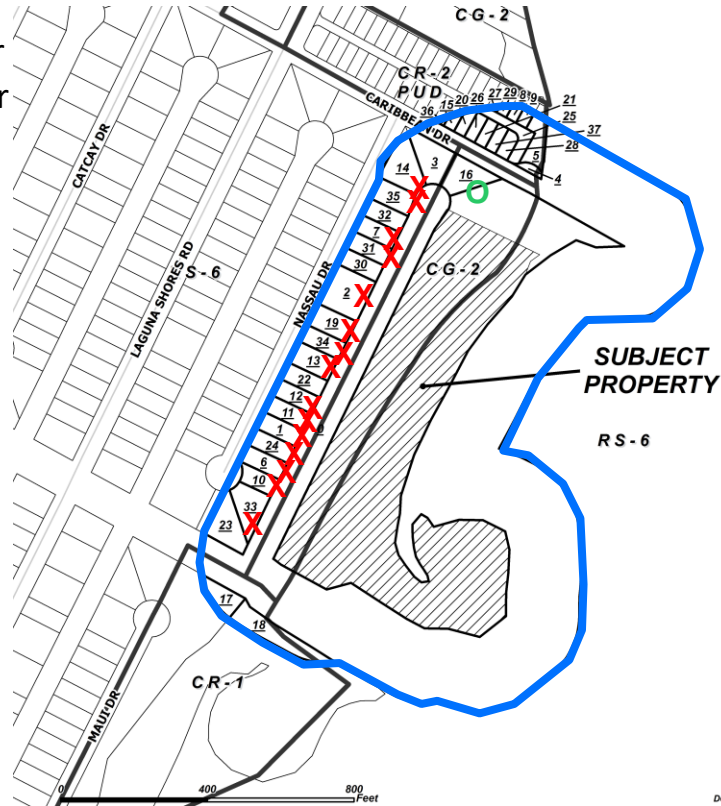


*Tropic Isles HOA is in opposition

In Favor: 1

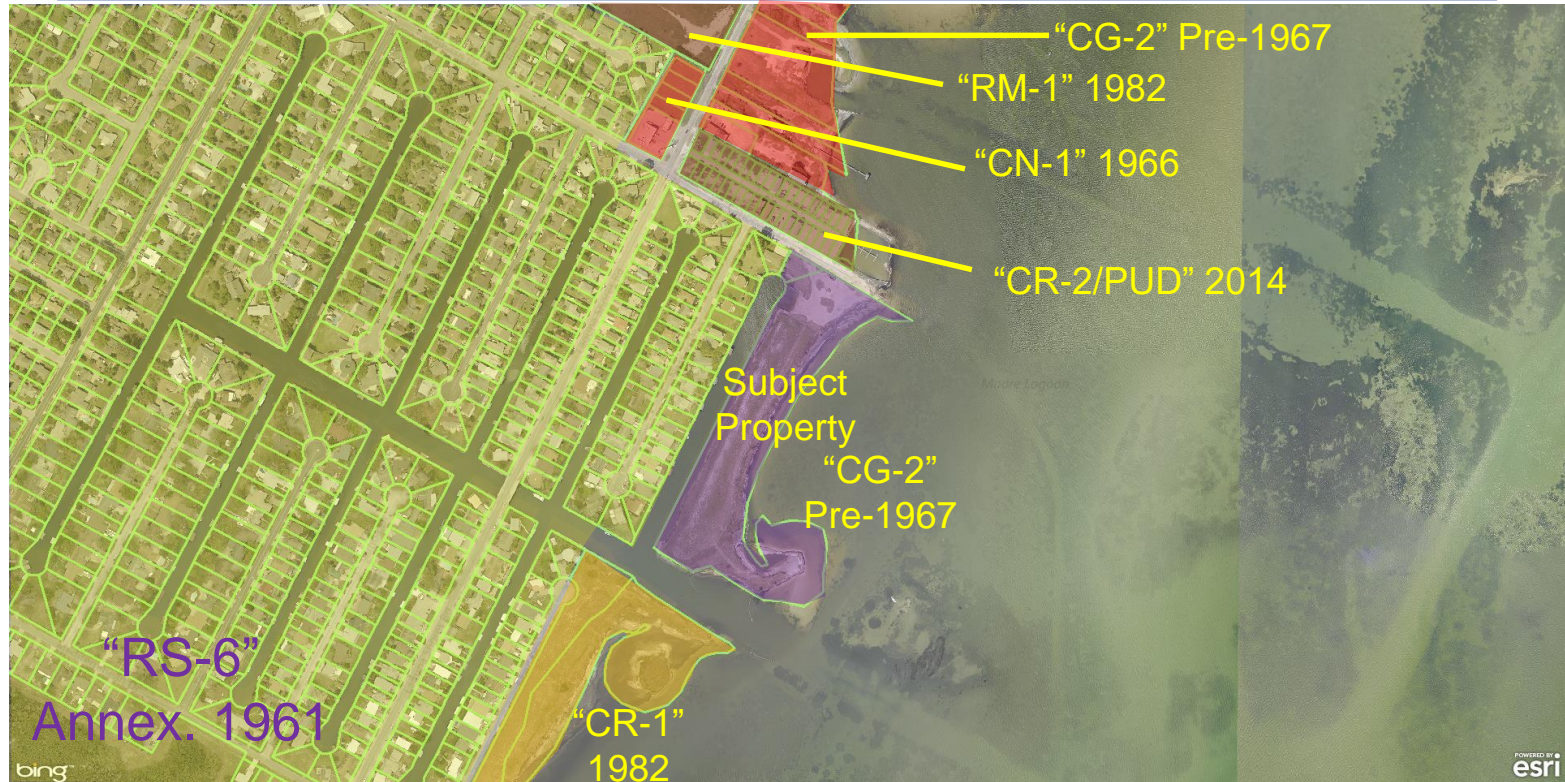


UDC Section 3.3.4 – 20% protest requires supermajority (i.e. 7 of 9) of City Council for approval.





Zoning Pattern





UDC Requirements

Table 6.1.2.C District Development Recreational Vehicle

RV DISTRICT	
Max. Density (trailers/ gross ac.)	25
Min. Open Space (% gross site area)	8%
Min. Site Area (ac.)	3
Min. Site Width (ft.)	100
Min. Yards (ft.)	
Street	20
Street (corner)	20
Side (single)	10
Side (total)	20
Rear	15
Min. Trailer Separation (ft.)	
Between Trailers	10
Between Trailers and Structures	20
Building to access drive	5
Min. Internal Access Drive Width (ft.)	See D.4. (e)

Property: 7.95 acres

Proposed: 60 RVs with hookups

Amenities: Improved Road, Pool,
and Community Center

Office Hours: 7 am – 6 pm

Buffer Yards: “RV” to “CG-2”

Type A: 5 points (6 ft. fence).

Rental Sites: Day or week only and no longer than 180 days in duration within the park.

Accessory Uses: No more than 1/3 of park
Barber shops, Beauty parlors, Car wash,
Convenience grocery stores of less than
4,000 square feet, Day care centers, Dry
cleaning receiving stations, Fuel sales,
Restaurants excluding bars, taverns or pubs,
and Self-service laundries



Metes and Bounds

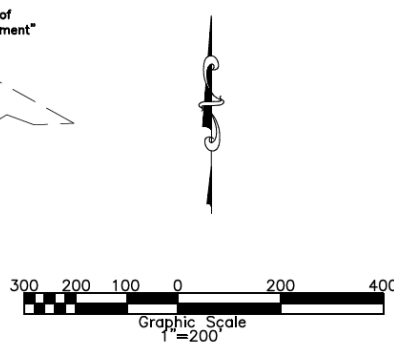
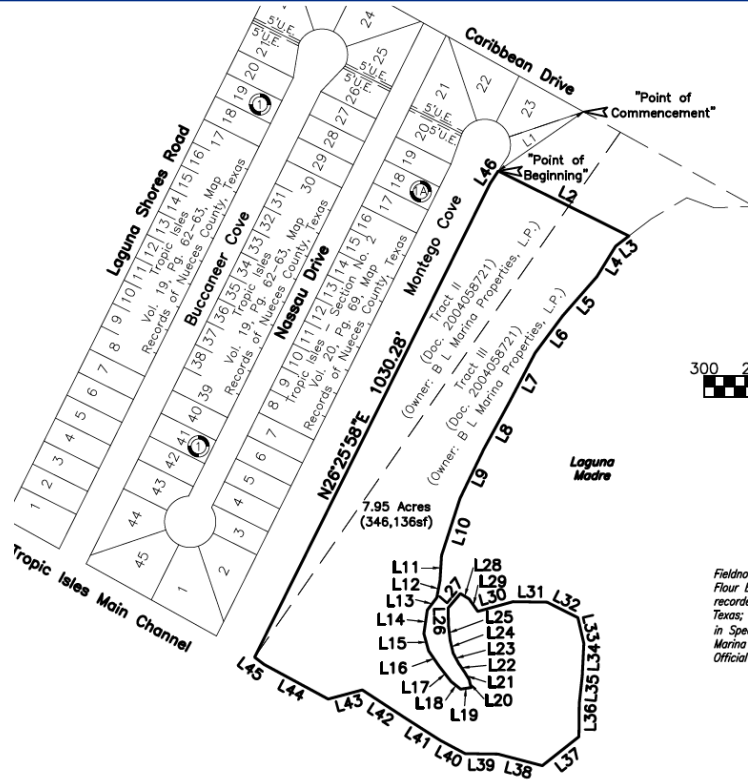


Exhibit B
Sketch to Accompany

Fieldnotes for a 7.95 Acre Tract, out of Lots 22 and 23, Section 53, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume 4, Pages 41-43, Map Records of Nueces County, Texas; said 7.95 Acres being a portion of Tracts II and III, described in Special Warranty Deed with Vendor's Lien from Beverly Held to B L Marina Properties, L.P., recorded in Document No. 2004058721, Official Public Records of Nueces County, Texas.





Planning Commission and Staff Recommendation

**Approval of the
“RV” Recreational Vehicle Park District.**