

# STAFF REPORT

Case No. 0518-03  
 INFOR No. 18ZN1011

**Planning Commission Hearing Date:** May 30, 2018

<b>Applicant &amp; Legal Description</b>	<p><b>Owner:</b> Elaine Pittman and James Massur  <b>Applicant:</b> Internal Industries, LLC.  <b>Location Address:</b> 4549 Violet Road  <b>Legal Description:</b> Being 6.494 acres out of Lots 5 and 6, Shell Road Poultry Acres, located on the west side of Violet Road, south of Interstate 37, and north of Leopard Street.</p>			
<b>Zoning Request</b>	<p><b>From:</b> "RS-6" Single-Family 6 District  <b>To:</b> "RV" Recreational Vehicle Park District  <b>Area:</b> 6.494 acres  <b>Purpose of Request:</b> To allow for the construction of a 73-pad recreational vehicle park.</p>			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"RS-6" Single-Family 6	Vacant and Low Density Residential	Mixed Use
	<i>North</i>	"CG-2" General Commercial	Commercial and Vacant	Mixed Use
	<i>South</i>	"RS-6" Single-Family 6 and "CG-2" General Commercial	Vacant, Low Density Residential, and Commercial	Mixed Use
	<i>East</i>	"CG-2" General Commercial	Commercial and Vacant	Mixed Use
	<i>West</i>	"RM-1" Multifamily 1	Medium Density Residential	Mixed Use
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for mixed uses. The proposed rezoning to the "RV" Recreational Vehicle Park District is consistent with the adopted Comprehensive Plan (Plan CC).  <b>Map No.:</b> 062050  <b>Zoning Violations:</b> None</p>			
<b>Transportation</b>	<p><b>Transportation and Circulation:</b> The subject property has approximately 74 feet of street frontage along Violet Road which is designated as an "A2" Secondary Arterial Street. According to the Urban Transportation Plan, "A2" Secondary Arterial Streets can convey a capacity between 20,000 to 32,000 Average Daily Trips (ADT).</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Violet Road	"A2" Secondary Arterial Street	100' ROW 54' paved	89' ROW 55' paved	N/A

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the "RS-6" Single-Family 6 District to the "RV" Recreational Vehicle Park District to allow for the construction of a 73-pad recreational vehicle park.

**Development Plan:** The subject property is 6.494 acres in size. The owner is proposing 73 reverse-in pad sites, representing a density of 11 pad sites per acre. It will be fully landscaped with concrete roads and pads. This development will require the demolition of 4 old storage/feed barns, 3 Pole Barns and 2 sheds. No additional structures will need to be constructed. The existing 2,470 square foot house will be modified to provide the following uses/amenities: Office, Clubhouse, Laundry Facility, Mail Kiosk and Full time "On-Site" Management Living Quarters. The amenities are described as: 1 community room (772 square feet), a mail kiosk area (10 square feet), a laundry facility (225 square feet), and restrooms (203 square feet). The permanent living quarters (646 square feet) has 2 bedrooms and 2 full bathrooms.

**Existing Land Uses & Zoning:** The subject property is currently zoned "RS-6" Single-Family 6 District vacant land and a single-family home with feed barns. The subject property was zoned "RS-6" Single-Family 6 District in 1962 at the time of annexation. To the north and east are commercial properties zoned "CG-2" General Commercial District. The commercial properties consist of restaurants, hotels, and a convenience store/fuel station. To the south is an older single-family neighborhood (Shell Road Poultry Acres Subdivision) zoned "RS-6" Single-Family 6 District with homes dating back to the early 1950s. To the west is a pipeline easement approximately 50-feet in width. Across the pipeline easement is a multifamily apartment complex (Lost Creek Ranch Apartments). The apartment complex consists of 249 units and all buildings are 2 stories in height.

**AICUZ:** The subject property is not located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ).

**Plat Status:** The property is platted.

**PlanCC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Northwest Area Development Plan (ADP). The proposed rezoning to the "RV" Recreational Vehicle Park District is consistent with the adopted Comprehensive Plan (Plan CC) and with the following policies:

- 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. (Future Land Use, Zoning, and Urban Design Policy Statement 1)

- Promote the stabilization, revitalization and redevelopment of older neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 1)
- Encourage orderly growth of new residential, commercial, and industrial areas. (Future Land Use, Zoning, and Urban Design Policy Statement 1)
- Support planning to explore the idea of creating urban and neighborhood villages at major intersections as identified by the mixed-use category in the Future Land Use Map. (Future Land Use, Zoning, and Urban Design Policy Statement 2)

**Department Comments:**

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC).
- The proposed rezoning is compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.
- The property is currently vacant and is a remaining “RS-6” Single-Family 6 tract. The property has not been developed further since the construction of the single-family home in 1975.
- The only access to the proposed RV Park will be through Violet Road which is a designated “A2” Secondary Arterial Street. Additionally the site is approximately 500 feet away from access to Interstate 37.
- The private 50-foot pipeline easement to rear of the subject property will act as a buffer between the proposed Recreational Vehicle “RV” park and the neighboring multifamily apartment complex.
- The Unified Development Code (UDC) allows properties zoned “RV” Recreation Vehicle Park District to have a maximum density of 25 units per acre. At 6.494 acres, this would equal 162 pad sites. The applicant is only proposing to place 73 pad sites or roughly 45% of the maximum density allowed.
- The Future Land Use section of Plan CC identifies the area with a “Mixed Use” designation. According to Plan CC, a “Neighborhood Village” under the “Mixed Use” designation are smaller, walkable, mixed-use villages that can be as small as a few blocks around an intersection. The subject property is within walking distance to restaurants, convenience stores, and a grocery store.
- To the south of the subject property are an older single-family homes dating back to the early 1950s. The Future Land Use for these properties is also Mixed Use.
- If the “RV” Recreational Vehicle Park District is approved, the proposed RV resort will have to abide by all of the requirements of the Unified Development Code (UDC) including appropriate density, access to a public street, separation between pad sites, an internal drive, buffering/screening, and any amenities.
- According to section 6.1.2.D.2 of the UDC, “Trailer pads shall be rented by the day or week only and the occupant of a trailer pad shall remain in the same Recreational Vehicle Park not more than 180 continuous days.”
- According to section 6.1.2.D.3.a and b, “The following uses shall be permitted as accessory uses to a Recreational Vehicle park provided that such uses do not occupy more than one-third of the area within the Recreational Vehicle park development. (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.) None of the described uses shall be allowed to operate within the proposed recreational vehicles. A single-family dwelling unit or Manufactured Home for resident watchmen or caretakers employed on the premises shall be permitted.

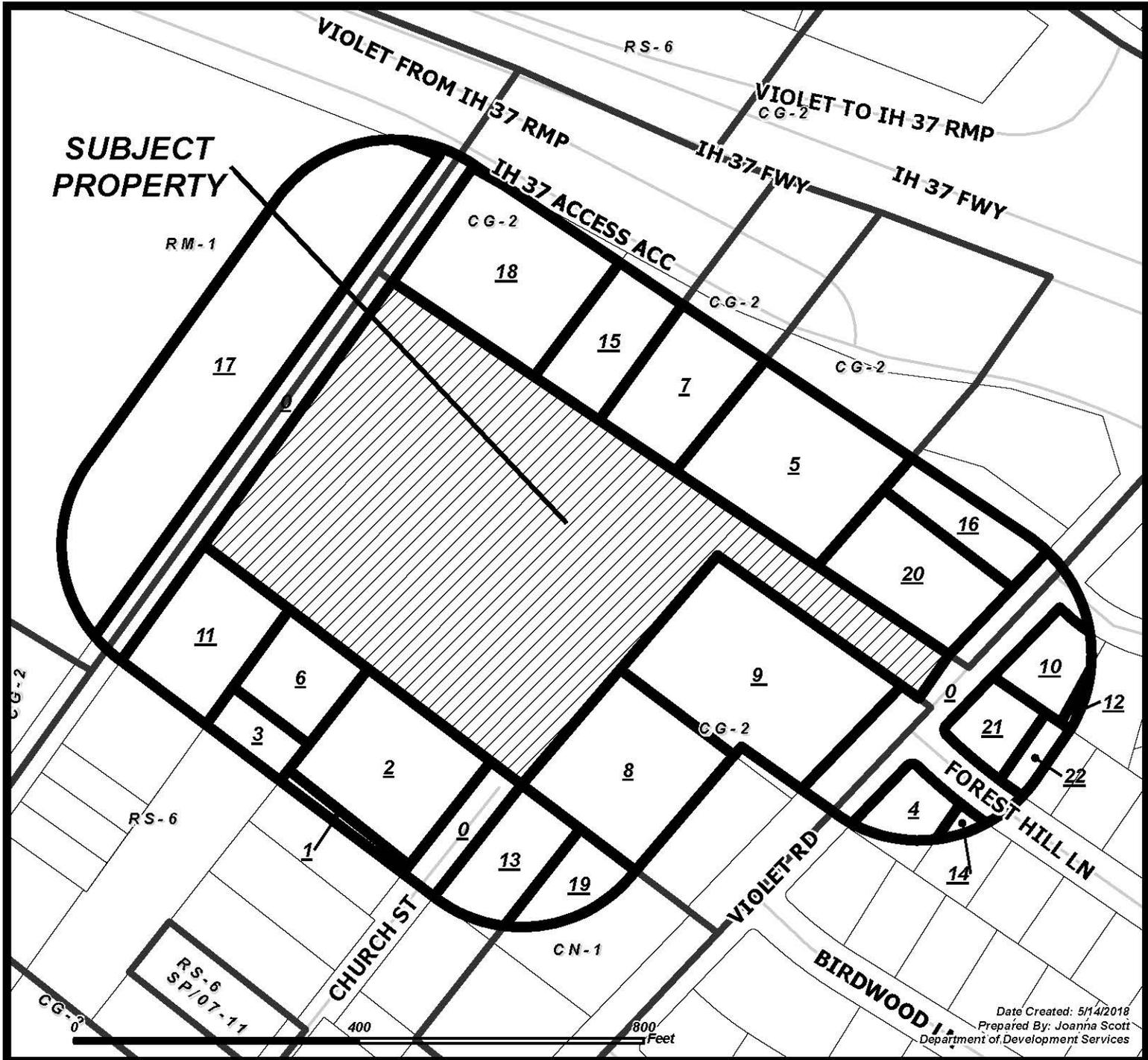
**Staff Recommendation:**

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RV” Recreational Vehicle Park District.

<b>Public Notification</b>	Number of Notices Mailed – 22 within 200-foot notification area 6 outside notification area
	<b><u>As of May 25, 2018:</u></b>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
	Totaling 0.00% of the land within the 200-foot notification area in opposition.

**Attachments:**

- A. Location Map (Existing Zoning & Notice Area)
- B. Preliminary Site Plan
- C. Public Comments Received (if any)



Date Created: 5/14/2018  
 Prepared By: Joanna Scott  
 Department of Development Services

## CASE: 0518-03 ZONING & NOTICE AREA

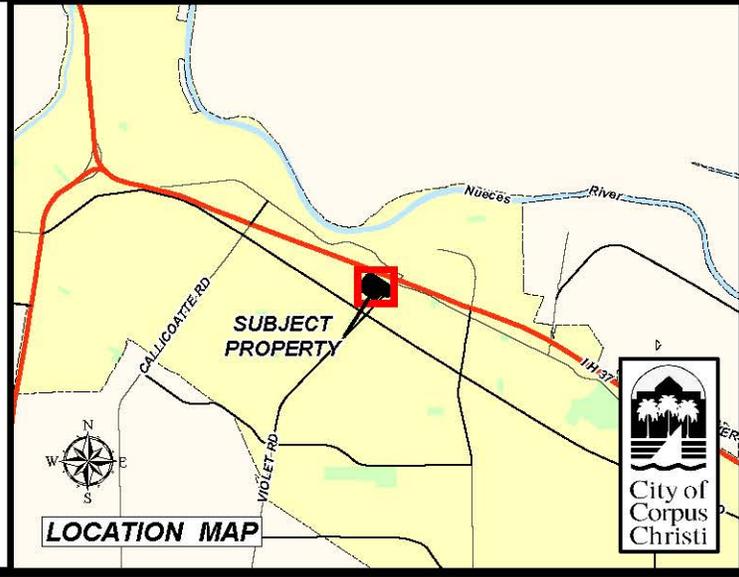
RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF 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	

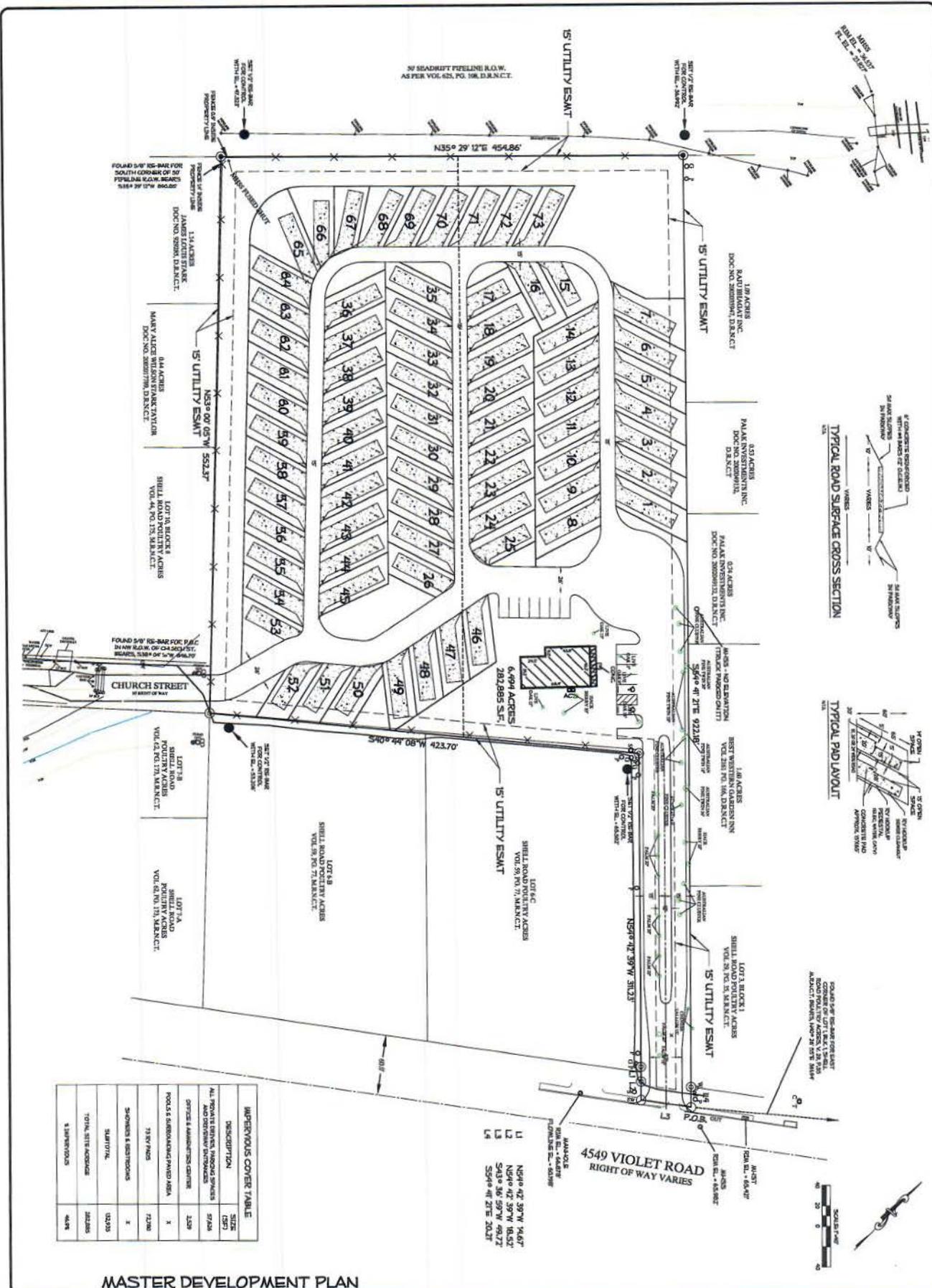
Subject Property with 200' buffer

Owners in favor

Owners within 200' listed on attached ownership table

Owners in opposition





INTERVIOUS COVER TABLE	
DESCRIPTION	SIZE
ALL PRIVATE DRIVE, WALKWAY, SWIMMING POOL, AND OTHER SERVICES	5728
GRASS & LANDSCAPE CENTER	1239
POOLS & SURROUNDING PAVED AREA	1
75' X 75' PADS	7286
SHOWERS & RESTROOMS	2
SUBTOTAL	12393
TOTAL SITE ACRES	32285
% IMPERVIOUS	44%

**MASTER DEVELOPMENT PLAN**

<b>VIOLET RD. RV RESORT</b> 4549 VIOLET RD. CORPUS CHRISTI, TEXAS	<b>10 F 1</b>	DATE: _____ REVISION: _____ APPROVED: _____ DATE: _____	<b>JKS ENGINEERING CO., P.L.L.C.</b> CIVIL ENGINEERS / LAND PLANNERS PO BOX 1141 LA VERNA, TX 78121 Firm No. 12502 (512) 425-8229
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