

# PLANNING COMMISSION FINAL REPORT

Case No. 0820-03  
 INFOR No. 20ZN1020

**Planning Commission Hearing Date:** August 19, 2020

<b>Applicant &amp; Legal Description</b>	<p><b>Owner:</b> Owen A. Norton  <b>Applicant:</b> Owen A. Norton  <b>Location Address:</b> 2926 Laguna Shores Road  <b>Legal Description:</b> Being a 7.005 acre tract out of a 7.632 acre tract described in a deed recorded in Document No. 2005036804, Official Public Records of Nueces County, Texas and also being out of Lots 8 and 9, Section 53, Flour Bluff and Encinal Farm and Garden Tracts as shown on a map recorded in Volume "A", Pages 41-43, Map Records of Nueces County, Texas, located along the east side of Laguna Shores Road, south of Glenoak Drive, and north of Caribbean Drive.</p>			
<b>Zoning Request</b>	<p><b>From:</b> "RM-1" Multifamily 1 District  <b>To:</b> "RV" Recreational Vehicle Park District  <b>Area:</b> 7.01 acres  <b>Purpose of Request:</b> To allow for the construction of a 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>	"RM-1" Multifamily 1	Vacant	High Density Residential
	<i>North</i>	"RS-6" Single-Family 6 and "CN-1" Neighborhood Commercial	Drainage and Vacant	Permanent Open Space and High Density Residential
	<i>South</i>	"RS-6" Single-Family 6 and "CN-1" Neighborhood Commercial	Vacant, Low Density Residential, and Commercial	Low Density Residential and Commercial
	<i>East</i>	"RS-6" Single-Family 6	Vacant and Light Industrial	Commercial
	<i>West</i>	"CG-2" General Commercial and "CR-1" Resort Commercial	Low Density Residential	Low Density Residential
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> 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.  <b>Map No.:</b> 035028  <b>City Council District:</b> 4  <b>Zoning Violations:</b> None</p>			

<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property has approximately 650 feet of street frontage along Laguna Shores Road which is designated as a “P1” Parkway Collector Street. According to the Urban Transportation Plan, “P1” Parkway Collector Streets can convey a capacity between 1,000 to 3,000 Average Daily Trips (ADT).				
<b>Street R.O.W.</b>	<b>Street</b>	<b>Urban Transportation Plan Type</b>	<b>Proposed Section</b>	<b>Existing Section</b>	<b>Traffic Volume</b>
	Laguna Shores Road	“P1” Parkway Collector	80’ ROW 40’ paved	60’ ROW 30’ paved	N/A

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the “RM-1” Multifamily 1 District to the “RV” Recreational Vehicle Park District to allow for the construction of a recreational vehicle park.

**Development Plan:** The subject property is 7.01 acres in size. The proposed use is a recreational vehicle park with approximately 100 pad sites. The proposed park will have a small office with two employees. The hours of operation will be from 8 am to 5 pm.

**Existing Land Uses & Zoning:** The subject property is currently zoned “RM-1” Multifamily 1 District and consists of vacant property and has remained undeveloped since annexation in 1961. To the north is a drainage canal. The Van Galen Drainage Tributary is approximately 75-foot wide and 8 feet deep. Across the canal, to the north is a City wastewater lift station on approximately 3.7 acres of property and zoned “RS-6” Single-Family 6 District. To the south are vacant properties and a convenience store zoned “CN-1” Neighborhood Commercial District. Additionally, along the southern property line of the subject property is a single-family residential subdivision (Tropic Park; 1961) zoned “RS-6” single-Family 6 District. To the east are vacant properties zoned “CG-2” General Commercial District and “CR-1” Resort Commercial District. Further to the east is the Laguna Madre lagoon and estuary. To the west is a single-family residential subdivision (Tropic Park; 1961) zoned “RS-6” Single-Family 6 District.

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

**Plat Status:** The property is not platted.

**Utilities:**

**Water:** 12-inch ACP line located along Laguna Shores Boulevard.

**Wastewater:** 18-inch VCP line located along Laguna Shores Boulevard.

**Gas:** 4-inch service line located along Laguna Shores Boulevard.

**Storm Water:** Drainage canal along the norther property line and roadside ditches located along Laguna Shores Boulevard.

**Plan CC & Area Development Plan Consistency:** 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. The following policies should be considered:

- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- 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 interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Support the separation of high-volume traffic from residential areas or other noise-sensitive land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- The City encourages expanded and additional recreation vehicle areas to serve tourists. Rezoning of proposed commercial and/or multi-family land use near South Padre Island Drive (SPID) and in close proximity to the Laguna Madre for recreational vehicle usage should be encouraged. Zoning this area for recreation vehicles would take advantage of the natural resource of the Laguna Madre, excellent access to SPID and would meet community objectives to minimize potential for property losses in flood prone areas (due to the mobile nature of this use)(Policy Statement B.9).

**Department Comments:**

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, does not have a negative impact upon the adjacent properties, and warrants an amendment to the Future Land Use map.
- 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.
- As a comparison, the subject property is currently zoned “RM-1” Multifamily 1 District which allows the construction of a multifamily development at a maximum density of 22 dwelling units per acre. Based on the subject property’s size of 7 acres, the maximum density of apartment units would equate to 154 apartments. The potential RV park is proposing 100 pads sites.
- Laguna Shores Boulevard is a “P1” Parkway Collector street which has the means to accommodate the increased traffic of the RV park patrons. Additionally, Caribbean Drive located approximately 400-feet to the south is a “C1” Minor Collector street.
- If the “RV” District is approved, the required buffer yards will be:
  - “RV” District to “RS-6” District: Type B: 10-feet and 10-points.
  - “RV” District to “CN-1” District: Type A: 10-feet and 5-points.
- Based on the preliminary FEMA flood zoned maps, the majority of the subject property is located within the “AE” zone. The base flood elevation (BFE) is 8-feet.
- The portion Laguna Shores Road along the frontage of the subject property is listed for improvement in the City’s Capital Improvement Plan (CIP) 2020-2021 bond project list.

**Planning Commission and Staff Recommendation (August 19, 2020):**

Approval of the change of zoning from the “RM-1” Multifamily 1 District to the “RV” Recreational Vehicle Park District.

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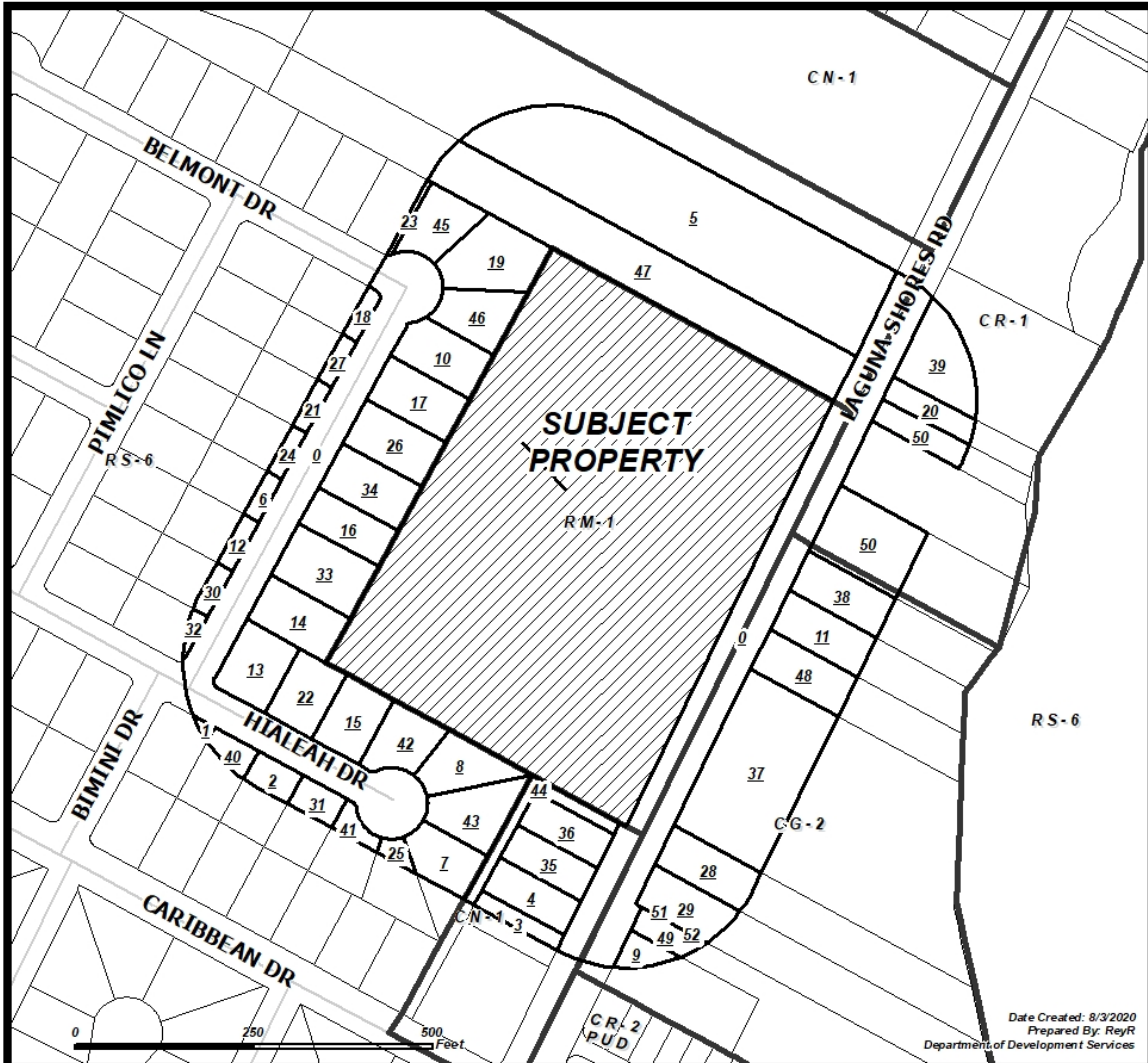
<b>Public Notification</b>	Number of Notices Mailed – 52 within 200-foot notification area 5 outside notification area
	<b><u>As of December 30, 2020:</u></b>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 8 inside notification area – 0 outside notification area
	Totaling 10.26% of the land within the 200-foot notification area in opposition.

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**Attachments:**

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

<https://corpuschristi.sharepoint.com/sites/DevelopmentServices/DevelopmentSvcs/SHARED/ZONING CASES/2020/0820-03 Owen A. Norton/Council Documents/Report - Owen A. Norton.docx>



Date Created: 8/3/2020  
Prepared By: ReyR  
Department of Development Services

**CASE: 0820-03  
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-5 Single-Family 5
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 in opposition  
 Owners within 200' listed on attached ownership table



**LOCATION MAP**

## PUBLIC COMMENT/INPUT FORM

City of Corpus Christi

Enter either "City Council" or the name of the City Board: City Planning Commission

DATE OF MEETING (mm/dd/yy): 08/19/20

NAME: Hal James Orr

ADDRESS: 3033 Bimini Drive

CITY: Corpus Christi STATE: TX ZIP: 78418

TOPIC: Rezoning of 2926 Laguna Shores Road from RM-1 to RV

AGENDA ITEM NUMBER (if applicable): \_\_\_\_\_

If no agenda item is specified, then this will be considered a general public comment and not a public hearing.

Am against the rezoning of property from RM-1 to RV.

Previous property turned into an RV park by same person has caused property owners in the area to complain about loud noise at night and other problems .

The property to be rezoned in this situation is right behind my backyard where I have only a 4 foot fence because it allows me a water view and really don't want a bunch of strangers right behind my home making noise at all hours and disturbing my and my neighbors sleep. I realize that my input will probably be ignored but still wanted to state my objection.

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. *Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les solicita que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.*

If you wish to address the Commission during the meeting and your English is limited, please call the Development Services Department at (361) 826-3240 at least 48 hours in advance to request an interpreter be present during the meeting. *Si usted desea dirigirse a la comisión durante la junta y su inglés es limitado, favor de llamar al departamento de servicios de desarrollo al número (361) 826-3240 al menos 48 horas antes de la junta para solicitar un intérprete ser presente durante la junta.*

**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0820-03**

**Owen A. Norton**, has petitioned the City of Corpus Christi to consider a change of zoning from the "**RM-1**" **Multifamily 1 District** to the "**RV**" **Recreational Vehicle Park District**, resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

**2926 Laguna Shores Road and described as being a 7.005 acre tract out of a 7.632 acre tract described in a deed recorded in Document No. 2005036804, Official Public Records of Nueces County, Texas and also being out of Lots 8 and 9, Section 53, Flour Bluff and Encinal Farm and Garden Tracts as shown on a map recorded in Volume "A", Pages 41-43, Map Records of Nueces County, Texas, located along the east side of Laguna Shores Road, south of Glenoak Drive, and north of Caribbean Drive.**

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning. The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held **Wednesday, August 19, 2020**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.**, in the City Council Chambers, 1201 Leopard Street. PUBLIC COMMENT: To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of the community, City staff, and City Boards and Commissions. Public testimony and public hearing input for public comment and on all items on the agenda at public meetings of City Boards and Commissions shall be provided in written format and presented to the designated staff member prior to the start of each meeting( s) of the City Boards and/ or Commission. Public comment/ input shall be provided, in writing, in the form of an e- mail limited to one page or by using the PUBLIC COMMENT/INPUT FORM found here: <http://www.cctexas.com/departments/city-secretary>, and shall be e-mailed to the following e- mail address: CatherineG@cctexas.com and/or AndrewD2@cctexas.com. The written public testimony shall be provided to members of the applicable City board or commission prior to voting on measures for that meeting. That written testimony shall be limited in accordance with the City Secretary requirements and shall be placed into the record of each meeting. This written testimony shall serve as the required public testimony pursuant to Texas Gov' t Code 551. 007 and shall constitute a public hearing for purposes of any public hearing requirement under law.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

**NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.**

Printed Name: Violet Highfill  
Address: 205 Hiatacan City/State: Corpus Christi Tx  
( ) IN FAVOR (X) IN OPPOSITION Phone: 361-563-8025  
REASON: (property values - road too narrow)

Violet Highfill  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 202N1020  
Property Owner ID: 7

Case No. 0820-03  
Project Manager: Andrew Dimas  
Email: AndrewD2@cctexas.com

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Printed Name: Daniel + Lenora Gohlke

Address: 500 YORUBOWN B, City/State: Corpus Christi Tx

( ) IN FAVOR  IN OPPOSITION Phone: 361 815 4334

REASON: (3017 Bimini) we purchased the property knowing there could be more houses behind us, not an RV Park, This is one of other properties we own in that area, it will lower the values of our properties.  
Signature: Daniel Gohlke

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 202N1020  
Property Owner ID: 26  
Case No. 0820-03  
Project Manager: Andrew Dimas  
Email: AndrewD2@cctexas.com



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Printed Name: Susanna Lee A. Del Llano

Address: 291 Hialeah City/State: CC TX 78418

( ) IN FAVOR  IN OPPOSITION **!!!!** Phone: 361-442-5380

REASON:

*I do not want the extra vehicle traffic in our area.*

*Susanna Lee A. Del Llano*  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No. 202N1020  
Property Owner ID: 31

Case No. 0820-03  
Project Manager: Andrew Dimas  
Email: AndrewD2@cctexas.com

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Printed Name: Roberto Mejia

Address: 216 Cape Hatteras Dr (off Laguna Shores) City/State: Corpus Christi, TX

( ) IN FAVOR (X) IN OPPOSITION Phone: 361 991 2121

REASON: Will increase trespass by fishermen and others.

Signature: R Mejia 6-9-2020

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 20ZN1020  
Property Owner ID: 39

Case No. 0820-03  
Project Manager: Andrew Dimas  
Email: AndrewD2@cctexas.com

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. *Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les suplica que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.*

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**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0820-03**

**Owen A. Norton**, has petitioned the City of Corpus Christi to consider a change of zoning from the "RM-1" Multifamily 1 District to the "RV" Recreational Vehicle Park District, resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

**2926 Laguna Shores Road and described as being a 7.005 acre tract out of a 7.632 acre tract described in a deed recorded in Document No. 2005036804, Official Public Records of Nueces County, Texas and also being out of Lots 8 and 9, Section 53, Flour Bluff and Encinal Farm and Garden Tracts as shown on a map recorded in Volume "A", Pages 41-43, Map Records of Nueces County, Texas, located along the east side of Laguna Shores Road, south of Glenoak Drive, and north of Caribbean Drive.**

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning. The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held **Wednesday, August 19, 2020**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.**, in the City Council Chambers, 1201 Leopard Street. PUBLIC COMMENT: To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of the community, City staff, and City Boards and Commissions. Public testimony and public hearing input for public comment and on all items on the agenda at public meetings of City Boards and Commissions shall be provided in written format and presented to the designated staff member prior to the start of each meeting(s) of the City Boards and/or Commission. Public comment/ input shall be provided, in writing, in the form of an e-mail limited to one page or by using the PUBLIC COMMENT/INPUT FORM found here: <http://www.cctexas.com/departments/city-secretary>, and shall be e-mailed to the following e-mail address: CatherineG@cctexas.com and/or AndrewD2@cctexas.com. The written public testimony shall be provided to members of the applicable City board or commission prior to voting on measures for that meeting. That written testimony shall be limited in accordance with the City Secretary requirements and shall be placed into the record of each meeting. This written testimony shall serve as the required public testimony pursuant to Texas Gov't Code 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

**NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.**

Printed Name: JAMES L. NOACK

Address: 227 HIALEAH DR.

City/State: CORPUS CHRISTI, TEXAS

( ) IN FAVOR (X) IN OPPOSITION  
REASON:

Phone: 361-510-1259

James L. Noack  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 202N1020  
Property Owner ID: 40

Case No. 0820-03  
Project Manager: Andrew Dimas  
Email: AndrewD2@cctexas.com

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Printed Name: JAMES L. MORRISON

Address: 218 Hialeah Drive City/State: Corpus Christi / TX

( ) IN FAVOR (X) IN OPPOSITION Phone: 361-765-2897

REASON: I oppose this action because I feel it will negatively affect current and future property values of homeowners in the surrounding area. It will also have a negative impact on the marketability of residential homes in the area, making them more difficult to sell. This action will also increase wind/hurricane hazards to the surrounding residents, resulting in increased repair costs and higher insurance premiums. Additional increased large RV traffic will also create more damage and wear on Laguna Shores Rd., creating additional costs to the city for routine maintenance and repairs. Finally, there is an abundance of undeveloped land in the area that would be better suited for RV use, and would have no negative impact on homeowners or the city's resources.

  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 20ZN1020  
Property Owner ID: 42

Case No. 0820-03  
Project Manager: Andrew Dimas  
Email: [AndrewD2@cctexas.com](mailto:AndrewD2@cctexas.com)