

# STAFF REPORT

Case No. 0719-07  
 INFOR No. 19ZN1019

**Planning Commission Hearing Date:** July 24, 2019

<b>Applicant &amp; Legal Description</b>	<p><b>Owner:</b> McCord Wholesale  <b>Applicant:</b> McCord Wholesale.  <b>Location Address:</b> 5564/5566 Ayers Street.  <b>Legal Description:</b> Being 4.45 acres out of Lot 2, Holly Industrial Subdivision, a map of which is recorded in Volume 36, Page 131, Map Records of Nueces County, Texas. The property is located near the northeast corner of Holly Road and Ayers Street, south of Gibbs Street, and west of Civitan Drive.</p>			
<b>Zoning Request</b>	<p><b>From:</b> "IL"-Light Industrial  <b>To:</b> "RV" Recreational Vehicle Park District  <b>Area:</b> 4.45 acres  <b>Purpose of Request:</b> To allow for the construction of a 52-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>		"IL" Light Industrial	Commercial/ Light Industrial/ Heavy Industrial	Commercial/ Light Industrial/Heavy Industrial
<i>North</i>		"IL" Light Industrial	Light Industrial	Light Industrial
<i>South</i>		"IL" Light Industrial	Heavy Industrial	Heavy Industrial
<i>East</i>		"IL" Light Industrial	Public Semi-Public, and Heavy Industrial	Light Industrial/Government/Heavy Industrial
<i>West</i>		"CG-2" General Commercial	Farmland/Vacant	Commercial
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Westside Area Development Plan and is planned for Commercial/Light Industrial and Heavy Industrial uses. The proposed rezoning to the "RV" Recreational Vehicle Park District is inconsistent with the adopted Comprehensive Plan (Plan CC) and would warrant an amendment to the Future Land Use Map.  <b>Map No.:</b> 048037  <b>Zoning Violations:</b> None</p>			

<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property has approximately 463 feet of street frontage along Ayers Street 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).				
<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>
	<b>Ayers Street</b>	“A2” Secondary Arterial Street	100’ ROW 54’ paved	100’ ROW 60’ paved	N/A

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the "IL" Light Industrial District to the “RV” Recreational Vehicle Park District to allow for the construction of a 52-pad recreational vehicle park.

**Development Plan:** The subject property is 4.45 acres in size. The owner is proposing 52 reverse-in pad sites, representing a density of 12 pad sites per acre. The existing property is partially improved with commercial buildings (archery store and furniture store) and two buildings which house work shops for lease. The back portion of the property which is currently undeveloped is proposed to be converted into a luxury RV resort. The RV resort will accommodate approximately 52 RV pad sites each with an improved pad, domestic water, fire protection, electric, sewer service, parking spots, and other amenities such as dog walks. To make the park stand out, the pad sites will be slightly wider than normal pad sites, and each space will have a burr oak to provide shaded area. The site will include an improved access drive within the site, and an air-conditioned community center with laundry, restrooms, tables, ice machine, etc. The park will have a gated entry which will remain open from 6am to 10pm that has access to the main entrance of the entire property. After hours residents can call the live security line to have the gate opened when necessary.

**Existing Land Uses & Zoning:** The subject property is currently zoned “IL” Light Industrial District that has an archery store and furniture store with two buildings for lease on it. The subject property was zoned “IL” Light Industrial District in 1971. To the north and east are Self Storage, Auto Shops, Tow Services, and Corpus Christi Utilities Offices also zoned “IL” Light Industrial District. To the south is Auto Salvage and Auto Shop all zoned IL “Light Industrial District recorded in 1971. Across the street from Ayers Street to the west is a large corn field zoned “CG-2” General Commercial.

**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:** 6-inch C900 line located along Ayers Street.

**Wastewater:** 8-inch VCP line located along Ayers Street

**Gas:** 4-inch Service Line located along Ayers Street

**Storm Water:** 24-inch line along Ayers Street.

**PlanCC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Westside Area Development Plan (ADP). The proposed rezoning to the “RV” Recreational Vehicle Park District is inconsistent 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)

**Department Comments:**

- The proposed rezoning is inconsistent with the adopted Comprehensive Plan (Plan CC). The Future Land Use section of Plan CC identifies the area with a “Commercial, Light Industrial, and Heavy Industrial designation.
- The General Commercial zoning districts are not characterized by extensive warehousing, frequent heavy trucking activity, open storage of material or the nuisance factors of dust, odor and noise associated with manufacturing.
- The Light Industrial zoning district accommodates light manufacturing, fabricating, warehousing and wholesale distributing in buildings with access by major arterials, freeways or railroads in either central or outlying locations.
- The Heavy Industrial zoning district provides for industrial operations for all types that may be noxious or offensive due to odors, smoke, dust, noise, fumes or vibrations. This zoning district is intended to serve the entire community and is not appropriate adjacent to a residential zoning district.
- The proposed rezoning is incompatible with neighboring properties and with the general character of the surrounding area. This rezoning will have a negative impact based upon the surrounding neighborhood.
- The property is currently part occupied by archery store and furniture store and two buildings for lease.
- The only access to the proposed RV Park will be through Ayers Street which is a designated “A2” Secondary Arterial Street. Additionally, the site is approximately 345 feet away from access to Ayers Street. Of concern is the length of the proposed access road between two self-storage buildings where there could be potential conflict when loading and unloading at the storage units.
- The private 5-foot utility easement along the northeast rear of the subject property will act as a buffer between the proposed Recreational Vehicle “RV” park and the neighboring Self Storage.

- The Unified Development Code (UDC) allows properties zoned “RV” Recreation Vehicle Park District to have a maximum density of 25 units per acre. At 4.45 acres, this would equal 111 pad sites. The applicant is only proposing to place 52 pad sites or roughly 46% of the maximum density allowed.
- The proposed RV resort will have to abide by all of the requirements of the Unified Development Code (UDC) including maximum density, access to a public street, separation between pad sites, an internal drive, buffering/screening, and any amenities.
- The subject property is not accessible to tourist destinations and is adjacent to a salvage yard, paint and body shop, tow service and self-storage. An RV Park is not compatible with these uses.
- 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.
- According to section 6.1.2. A. of the UDC, “The RV Recreational Vehicle Park zoning district provides for the development of tourist accommodations which utilize Recreational Vehicle parks. Recreational vehicle parks shall be restricted to the recreational vehicle zoning district”.

**Staff Recommendation:**

Denial of the change of zoning from the “IL” Light Industrial District to the “RV” Recreational Vehicle Park District.

<b>Public Notification</b>	Number of Notices Mailed – 9 within 200-foot notification area 5 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 4.65% 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)

