



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 3/29/22
Second Reading (Tabled) Ordinance for the City Council Meeting 4/12/22
Second Reading Ordinance for the City Council Meeting of 4/19/22

DATE: February 21, 2022
TO: Peter Zaroni, City Manager
FROM: Al Raymond, AIA, Director
Development Services Department
AlRaymond@cctexas.com
(361) 826-3575

Rezoning a property at or near 202 Graham Road

CAPTION:

Zoning Case No. 0222-03, Graham Office, LLC.: (District 4) Ordinance rezoning property at or near 202 Graham Road from the “IH” Heavy Industrial District to the “RV” Recreational Vehicle Park District.

SUMMARY:

The purpose is to allow for the construction of a recreational vehicle park.

BACKGROUND AND FINDINGS:

The subject property is 4.015 acres in size. The subject property is currently zoned “IH” Heavy Industrial District, consists of vacant land, and has remained undeveloped since annexation in 1961. To the north and west are vacant properties zoned “RM-1” Multifamily District. To the south across Graham Road are residential homes zoned “RM-1” Multifamily District. To the east are vacant properties zoned “IH” Heavy Industrial District.

Conformity to City Policy

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.

Public Input Process

Number of Notices Mailed
5 within 200-foot notification area
1 outside notification area

As of January 26, 2021:

In Favor
2 inside notification area
0 outside notification area

In Opposition
0 inside notification area
0 outside notification area

Totaling 0.00% of the 200-foot notification area* is in opposition.

*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area.

Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition

ALTERNATIVES:

1. Denial of the zoning from the "IH" Heavy Industrial District to the "RV" Recreational Vehicle Park District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Planning Commission recommended approval of the zoning from the "IH" Heavy Industrial District to the "RV" Recreational Vehicle Park District on February 9, 2021.

Vote Count:

For:	6
Opposed:	0
Absent:	3
Abstained:	0

Staff recommends approval of the zoning request.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report