



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of October 17, 2017
Second Reading for the City Council Meeting of October 19, 2017

DATE: September 19, 2017

TO: Margie C. Rose, City Manager

FROM: William J. Green, P.E., Interim Director,
Development Services Department
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**Public Hearing and First Reading for Property at
101 Caribbean Drive**

CAPTION:

Case No. 0717-03 B.L. Marina Properties, LP: A change of zoning from the “CG-2” General Commercial District to the “RV” Recreational Vehicle Park District. The property is described as being 7.95 acres out of Lots 22 and 23, Section 53, Flour Bluff & Encinal Farm & Garden Tracts, located east of Laguna Shores Road, on the south side of Caribbean Drive at the Laguna Madre.

PURPOSE:

The purpose of this item is to rezone the property to allow for the construction of a 60-pad Recreational Vehicle (RV) Resort.

RECOMMENDATION:

Planning Commission and Staff Recommendation (August 9, 2017):

Approval of the change of zoning from the “CG-2” General Commercial District to the “RV” Recreational Vehicle Park District.

Vote Results:

For: 5
Against: 1
Absent: 3
Abstained: 0

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the “CG-2” General Commercial District to the “RV” Recreational Vehicle Park District to allow for the construction of a 60-pad Recreational Vehicle (RV) Resort. The proposed rezoning to the

“RV” Recreational Vehicle Park District is consistent with the adopted Future Land Use Map, PlanCC, and the Flour Bluff Area Development Plan (ADP).

ALTERNATIVES:

1. Deny the request (Requires ¾ vote)

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries the Flour Bluff Area Development Plan and is planned for commercial uses. The proposed rezoning to the “RV” Recreational Vehicle Park District is consistent with the adopted Future Land Use Map, PlanCC, and the Flour Bluff Area Development Plan.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

- Operating Revenue Capital Not applicable

Fiscal Year: 2016-2017	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: None

LIST OF SUPPORTING DOCUMENTS:

- Ordinance
- Presentation - Aerial Map
- Planning Commission Final Report