



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of August 13, 2024
Second Reading for the City Council Meeting of August 20, 2024

DATE: July 15, 2024

TO: Peter Zaroni, City Manager

FROM: Al Raymond, Development Services Department
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<p>Rezoning for a property at or near 3909 Laguna Shores Drive</p>

CAPTION:

Zoning Case No. ZN8186, Toreros Investment VI, LLC. (District 4): Ordinance rezoning a property at or near 3909 Laguna Shores Drive from the “RS-4.5” Single-Family 4.5 District, “CR-1” Resort Commercial District, and “CG-2” General Commercial District to the “CR-1” Resort Commercial District with a Special Permit; Providing for a penalty not to exceed \$2,000 and publication. (Applicant originally requested a zoning change to the “CR-1” Resort Commercial District, and consents to staff recommendation.) Planning Commission and Staff recommend approval.

SUMMARY:

To bring the property into conformity as a recreational vehicle park use with the additional use of boat storage.

BACKGROUND AND FINDINGS:

The subject property is a nonconforming recreational vehicle park use. The property owner expressed the desire to come into conformity via rezoning but also requested additional uses including boat storage a recreational vehicle park use, not permitted in the requested “CR-1” Resort Commercial District. Given the subject property’s location within the Accidental Potential Zone II (APZ-II), the applicant reached out to the Community Planning Liaison Office from Naval Air Station Corpus Christi (NASCC). The rezoning request has been discussed with NASCC and reviewed by the Technical Review Committee to ensure the protection of the NASCC mission and prevent further encroachment into the APZ-II.

To the north, properties are zoned “CG-2” and vacant. To the south, properties are zoned “RS-4.5” and “CR-1”, and include water, vacant, and low-density residential uses. To the east is the Laguna Madre and to the west are properties zoned “RS-TF” and “CN-1” and include medium-density residential uses, as well as, vacant properties.

The “CR-1” District allows commercial parking, indoor and outdoor recreation, office uses, overnight accommodations, restaurants, retail sales, auto rental, water-oriented uses,

multifamily dwellings, community service uses, educational facilities, government facilities, medical facilities, and places of worship. The “CR-1” District does not permit recreational vehicle park use.

The proposed rezoning is consistent with many broader elements and goals of Plan CC and consistent with the Future Land Use Map designation of commercial.

Public Input Process

Number of Notices Mailed: 25 notices were mailed within the 200-foot notification area and 3 outside the notification area.

As of June 27, 2024:

In Favor 1 inside notification area 0 outside notification area	In Opposition 3 inside notification area 0 outside notification area
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A total of 2.91% of the 200-foot notification area is in opposition.

ALTERNATIVES:

None.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

The Planning Commission and staff recommend **approval** of the “CR-1/SP” Resort Commercial District with a Special Permit and the following conditions:

1. **Uses:** The only uses authorized by this Special Permit other than those permitted in the base zoning district are as follows:
 - a. **Recreational Vehicle Park** (UDC §6.1 Recreational Vehicle Park District)
 - i. No more than 41 RV pad sites may be placed on the property
2. **Master Site Plan:** The owners shall develop the property in accordance with the attached Site Plan.
3. **Military Compatibility Area Overlay District (MCAOD):**
 - a. None of the Recreational Vehicle pad sites may be located in the Accident Potential Zone 2 (APZ-II) in the Air Installation Compatibility Use Zone (AICUZ) of the MCAOD.
4. **Lighting:** Lighting must be compliant with the MCAOD overlay.
5. **Time Limit:** Per the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted. This Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

Vote Results

For: 7

Against: 0

Absent: 1

Abstained: 1

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report