



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of October 20, 2105
Second Reading for the City Council Meeting of October 27, 2015

DATE: September 28, 2015

TO: Ronald L. Olson, City Manager

FROM: Dan M. Grimsbo, P.E., Director, Development Services Department
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Public Hearing and First Reading for Property at 3101 Up River Road.

CAPTION:

Case No. 0815-04 Cheryl McLaughlin & Hatch, LLC: A change of zoning from the "RMH" Manufactured Home District and "RS-6" Single-Family 6 District to the "RV" Recreational Vehicle Park District. The property is described as being a 9.16 acre tract of land out of the E Villareal Survey being a portion of Lot 1, Block 2, Hatch Tract and being all of a called 2.00 acre tract conveyed to Cheryl McLaughlin and Hatch LLC as recorded in Document No. 2014000941 Official Public Records, Nueces County, Texas and being a portion of a called 1.681 acre tract conveyed to Cheryl McLaughlin and Hatch LLC as recorded under Document No. 201401834 Official Public Records, Nueces County, Texas and being a portion of a called 1.13 acre tract conveyed to John A. McLaughlin as recorded in Volume 1828, Page 244, Deed Records, Nueces County, Texas, located at 3101 Up River Road between Westgate Drive and Palm Drive.

PURPOSE:

The purpose of this item is rezone the property to allow expansion of an existing RV park.

RECOMMENDATION:

Planning Commission and Staff Recommendation (September 9, 2015):

Approval of the change of zoning from the "RMH" Manufactured Home District and "RS-6" Single-Family 6 District to the "RV" Recreational Vehicle Park District.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant proposes to expand and upgrade an existing RV park called Hatch RV Park. It is staff's opinion that the proposed rezoning and subsequent improvements to the property furthers a key objective of the Westside Area Development Plan pertaining to redevelopment of property that results in a harmonious arrangement of land uses. Development of the subject property will further

policies pertaining to infill development of vacant tracts of land, and will benefit the area in general. The rezoning will not have an adverse effect on the overall character of the area and is generally consistent with the Westside Area Development Plan with respect to the intended use of the property as residential.

ALTERNATIVES:

1. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Westside Area Development Plan and is planned for low density residential and mobile home uses. The proposed rezoning to the “RV” Recreational Vehicle District is generally consistent with the adopted Future Land Use Map and the Westside Area Development Plan.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

- Operating Revenue Capital Not applicable

| Fiscal Year: 2015-2016 | 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:

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