

PLANNING COMMISSION FINAL REPORT

Case No. 0321-03

INFOR No.

Planning Commission Hearing Date: March 17, 2021

Applicant & Legal Description	<p>Owner: Robert and Mariam Walters, Thomas Dewane, Jacqueline Torell Applicant: Robert and Mariam Walters, Thomas Dewane, Jacqueline Torell Location Address: 16002 South Padre Island Drive (PR-22) Legal Description: A property located near 16002 Park Road 22 and described as a 47.679 Acre Tract, being out of a 37.0 acre tract described in a deed recorded in a document no. 871959, official public records of Nueces County, Texas and all of an 18.07 Acre Tract Described in a deed recorded in document no. 840580, official public records of Nueces County, Texas. Said 47.679 Acre Tract also being out of the Jose Balli Abstract, and located on east side of Park Road 22, south of Whitecap Boulevard, and west of the Gulf of Mexico.</p>
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Zoning Request	<p>From: "RM-AT/IO" Multifamily AT District with the Island Overlay To: "RM-AT/IO" Multifamily AT District with the Island Overlay Area: 47.679 Acres Purpose of Request: to allow for the development of a Recreational Vehicle (RV) resort park.</p>
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Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RM-AT/IO" Multifamily AT District with the Island Overlay	Commercial	Commercial
	<i>North</i>	"FR/IO" Farm-Rural District with the Island Overlay	Park	Permanent Open Space
	<i>South</i>	"RM-AT" Multifamily AT District	Vacant	Planned Development
	<i>East</i>	"CR-2 IO" Commercial Resort with the Island Overlay	Vacant	Commercial
	<i>West</i>	"CR-2 IO" Commercial Resort with the Island Overlay	Water	Water

ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Padre/Mustang Island Area Development Plan and is planned for a Planned Development. The proposed rezoning to the "RV" Recreational Vehicle Resort District is consistent with the adopted Comprehensive Plan (Plan CC). Map No.: 029023 Council District: 4 Zoning Violations: None</p>
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Transportation	Transportation and Circulation: The subject property has approximately 1,180 feet of street frontage along Park Road 22 (South Padre Island Drive) which is designated as a “A2” Secondary Arterial. Park Road 22 is a state-maintained roadway.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Park Road 22 (SPID)	“A2” Secondary Arterial	100’ ROW 54’ paved	200’ ROW 80’ paved	13,790 ADT (2015)

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RM-AT/IO” Multifamily AT District with the Island Overlay to the “RV/IO” Recreational Vehicle Park District with the Island Overlay to allow for the RV Park use.

Development Plan: The subject property is a total of 47.679 acres in size. The proposed use is a commercial RV Resort consisting of 191 RV lots.

Existing Land Uses & Zoning: The subject property is currently zoned “RM-AT/IO” Multifamily AT District with the Island Overlay and consists of a horseback riding business and vacant property; the vacant property has remained undeveloped since annexation in 2001. To the north is a Padre Balli Park, a 374 acre park run by Nueces County with about 50 RV pad sites that is zoned “FR/IO” Farm Rural with the Island Overlay. To the south is vacant property that is zoned “RM-AT” Multifamily AT District. To the west across State Highway 361 is a vacant property zoned “CR-2/IO” Commercial Resort-2 with the Island Overlay. To the east is the Gulf of Mexico zoned “RS-6” Single Family-6 District.

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: 12-inch diameter ACP line located along Park Road 22

Wastewater: Not currently available to the subject property

Gas: 4-inch diameter gas distribution main line located along Park Road 22

Storm Water: Not currently available to the subject property

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Mustang/Padre Island Area Development Plan and is planned for a Commercial uses. The proposed rezoning to the “RV” Recreational Vehicle Park District is consistent with the adopted Comprehensive Plan (Plan CC) and is consistent with the Future Land Use map. The following policies should be considered:

- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- 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).
- Support public investments—physical, environmental, functional, and social—to be built in areas to support walkable neighborhood commercial and mixed-use districts, including compact centers along major roads. (Housing and Neighborhoods Policy Statement 8)

Department Comments:

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, does not have a negative impact upon the adjacent properties, and is compatible with the Future Land Use map.
- Sanitary Sewer will be addressed at the time of platting as per UDC requirements.
- Engineering observations concerning Sanitary Sewer availability and capacity have found possible impediments to development: 1. The only available sanitary sewer collector to be located approximately 820 feet north-west of the property. 2. Access to Sanitary Sewer infrastructure would require boring under the Texas Department of Transportation (TxDOT) Right-of-Way. The City of Corpus Christ Wastewater master plan includes a proposed 8-inch diameter Sanitary Sewer line running along the south side of Sea Pines Drive and the west side of SPID. 3. Construction of 750 to 800 feet of this proposed line would provide access to the subject property by way of the bore under the TxDOT SPID right of way. 4. A review by the Utilities Department during the platting process of the capacity of the water and sanitary sewer systems based on the current land use and the proposed development is recommended to verify that the proposed development can be accommodated by existing and proposed City infrastructure.

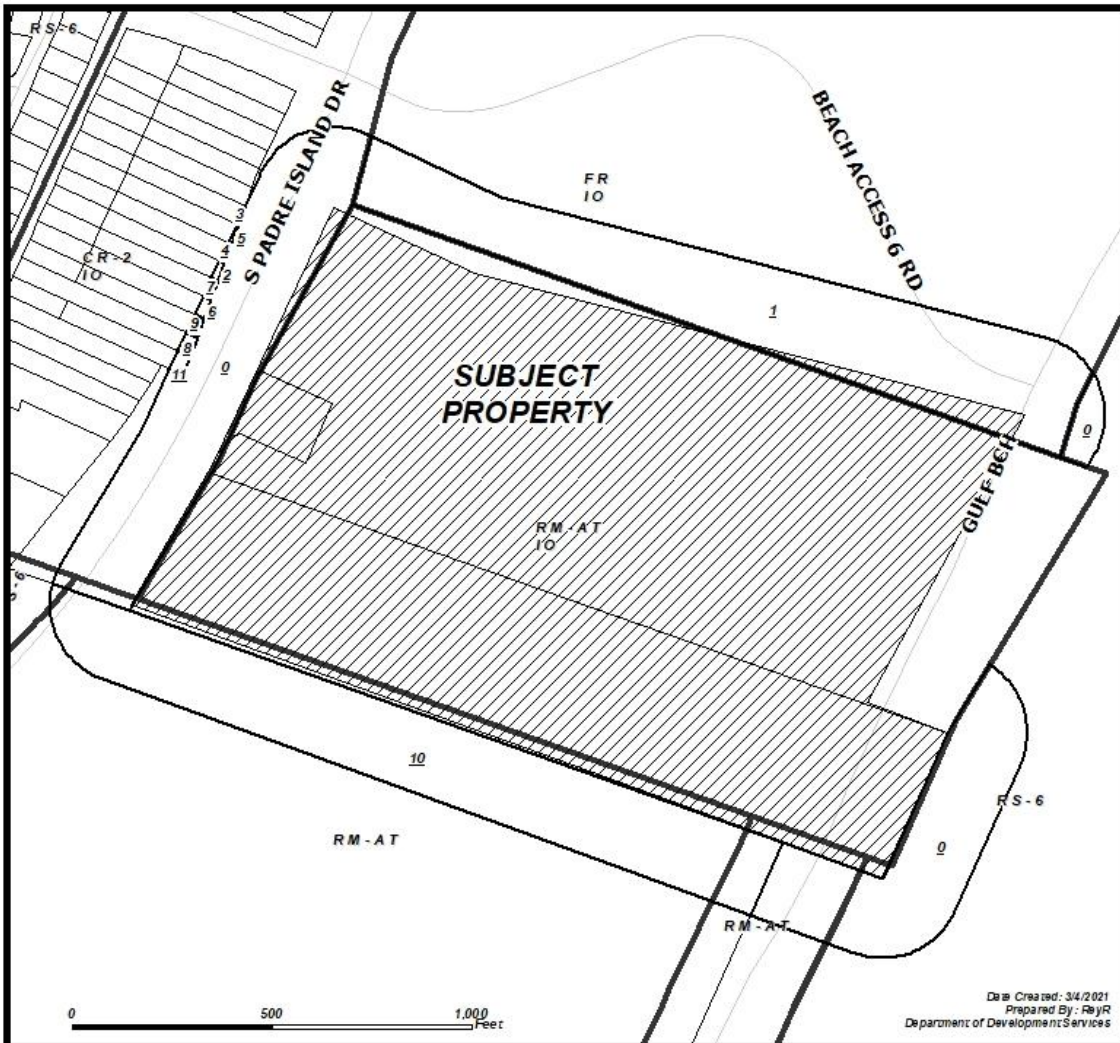
Planning Commission and Staff Recommendation (March 17, 2021):

Approval of the change of zoning from “RM-AT/IO” Multifamily AT District with the Island Overlay to the “RV IO” Recreational Vehicle Park District with the Island Overlay.

Public Notification	Number of Notices Mailed – 11 within 200-foot notification area 1 outside notification area
	<u>As of March 9, 2021:</u>
	In Favor – 1 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
	Totaling 0.00% of the land within the 200-foot notification area* in opposition.
<small>*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</small>	

Attachments:

- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)



Date Created: 3/4/2021
Prepared By: Rey R
Department of Development Services

CASE: 0321-03
ZONING & NOTICE AREA

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-8 Single-Family 8
ON-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
ON-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-16 Single-Family 16
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

Subject Property with 200' buffer
 Owners in favor
 Owners in opposition
 4 Owners within 200' listed on attached ownership table

