

ZONING REPORT

Case No. 0222-03
 INFOR No. 22ZN1003

Planning Commission Hearing Date: February 9, 2022

Applicant & Legal Description	<p>Owner: Graham Office, LLC. Applicant: Graham Office, LLC Location Address: 202 Graham Road Legal Description: 4.015 acres out of Lot 9, Section 55, Flour Bluff and Encinal Farm and Garden Tracts, located along the north side of Graham Road, east of Waldron Road, and west of Laguna Shores Road</p>			
Zoning Request	<p>From: "IH" Heavy Industrial District To: "RV" Recreational Vehicle Park District Area: 4.015 acres Purpose of Request: To allow for the construction of a RV Park.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
<i>Site</i>		"IH" Heavy Industrial District	Light Industrial and Professional Office	High Density Residential
<i>North</i>		"RM-1" Multifamily District	Vacant	High Density Residential
<i>South</i>		"RM-1" Multifamily District	Low Density Residential	High Density Residential
<i>East</i>		"IH" Heavy Industrial District	Professional Office	High Density Residential
<i>West</i>		"CG-2" General Commercial District	Vacant	High Density Residential
ADP, Map & Violations	<p>Area Development Plan: 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. City Council District: 4 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property has approximately 330 feet of street frontage along Graham Road which is designated as a "C1" Minor Collector Street. According to the Urban Transportation Plan, "C1" Minor Collector Streets can convey a capacity between 1,000 and 3,000 Average Daily Trips (ADT).</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Graham Road	"C1" Minor Collector	60' ROW 40' paved	45' ROW 20' paved	N/A

Staff Summary:

Existing Land Uses & Zoning: The subject property is zoned "IH" Heavy Industrial District and has remained vacant 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.

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: 6-inch ACP line located along Graham Road.

Wastewater: 8-inch PVC line located along Graham Road.

Gas: 4-inch Service Line located along Graham Road.

Storm Water: Roadside drainage located along Graham Road.

Plan CC & Area Development Plan Consistency: 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. 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)
- Encourage direct arterial access for high-density apartments or interior access from a street designed specifically to collect the apartment traffic and distribute it directly to an arterial without passing through a lower density residential area. (Future Land Use, Zoning, and Urban Design Policy Statement 3)
- Encourage convenient access from medium-density residential development to arterial roads. (Future Land Use, Zoning, and Urban Design Policy Statement 3)
- Support expanded and additional recreation vehicle area to serve tourists. Rezoning of proposed commercial and/or multi-family land use near SPID and adjacent to the Laguna Madre for recreational vehicle usage should be encouraged. Zoning this area for recreation vehicles (RV) would take advantage of the natural resource of the Laguna Madre, excellent access to SPID, and would meet community objectives to

minimize the potential for property losses in flood-prone areas. (Flour Bluff Area Development Plan Policy Statement 4.4)

Department Comments:

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and warrants an amendment to the Future Land Use Map.
- An adjacent property to the north and west is currently being rezoned as part of the RV park development.

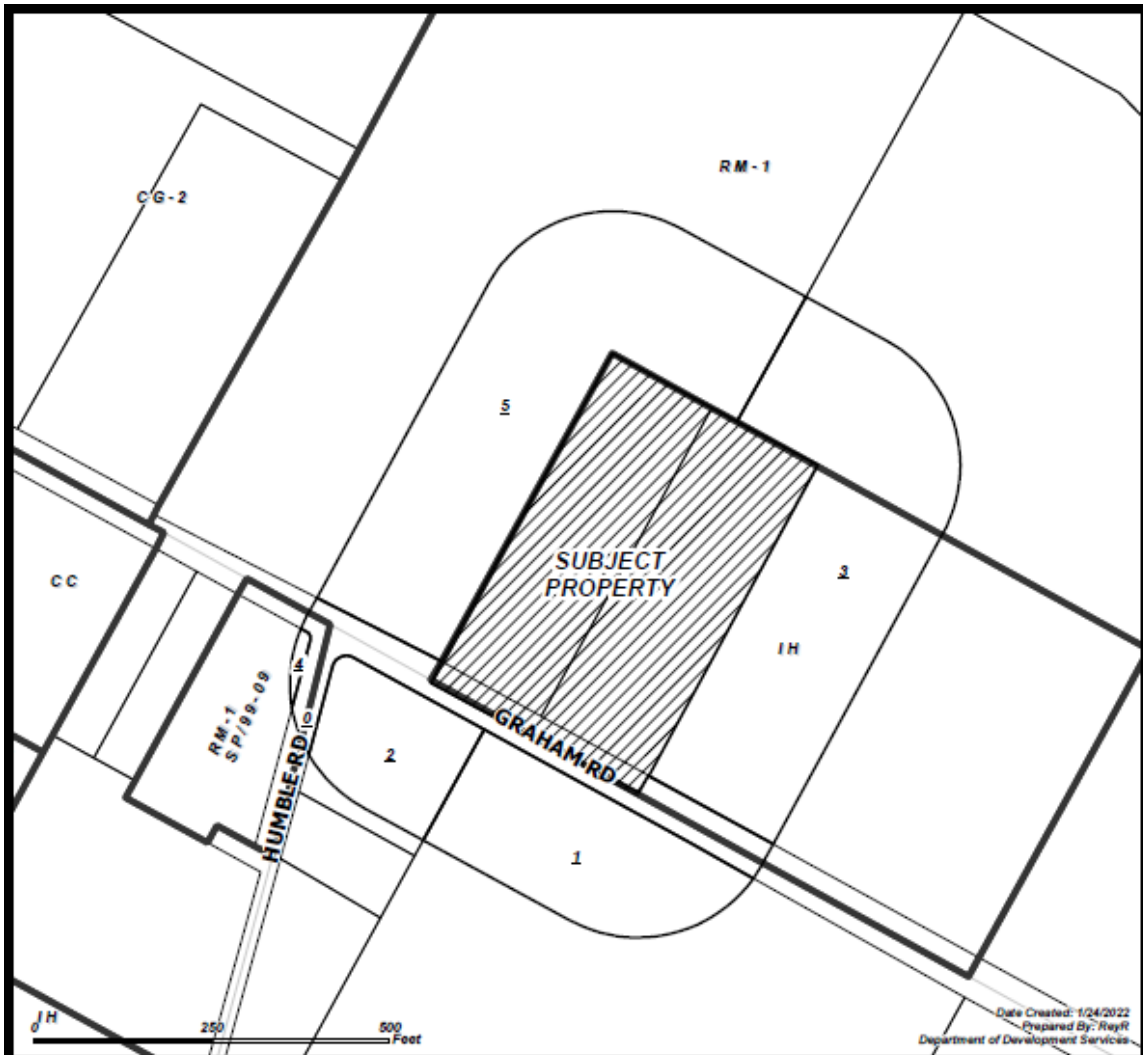
Planning Commission and Staff Recommendation (February 9, 2022):

Approval of the change of zoning from the “IH” Heavy Industrial District to the “RV” Recreational Vehicle Park District.

Public Notification	Number of Notices Mailed – 5 within 200-foot notification area. 1 outside notification area
	<u>As of February 8, 2022:</u>
	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 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)



Case # 0222-03
ZONING & NOTICE AREA

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	BI Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
OH Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-4 Single-Family 4
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-1F Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
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
 Owners within 200' listed on attached ownership table

