

STAFF REPORT

Case No. 1017-01

INFOR No. 17ZN1029

Planning Commission Hearing Date: November 15, 2017

Applicant & Legal Description	<p>Owner: Yiu, Inc. Applicant/Representative: Kenneth D. Phillips Location Address: 602, 606, and 646 S. Clarkwood Road Legal Description: Being a 15.8695-acre tract of land out of Assessors Map 148 Tract M, Survey 402 ABS 988, located on the east side of South Clarkwood Road approximately 1,880 feet south of State Highway 44.</p>			
Zoning Request	<p>From: "R-MH" Manufactured Home District and "IL" Light Industrial District To: "RV" Recreational Vehicle Park District Area: 15.8695 acres Purpose of Request: To allow for the development of a 172-pad recreational vehicle park.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	"R-MH" Manufactured Home and "IL" Light Industrial	Vacant	Flood Plain Conservation
	North	"RS-6" Single-Family 6	Vacant	Agriculture/Rural Enterprise
	South	"R-MH" Manufactured Home	Mobile Home	High Density Residential
	East	"RS-6" Single-Family 6 and "FR" Farm Rural	Drainage Corridor and Vacant	Light Industrial
	West	Outside City Limits	Drainage Corridor/Vacant	Outside City Limits
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Port/Airport/Violet Area Development Plan (ADP). The current Future Land Use map shows the property is planned for Flood Plain Conservation uses. The proposed rezoning to the "RV" Recreational Vehicle Park District is consistent with the adopted Future Land Use Map due to the mobility of recreational vehicles. The rezoning is also consistent the Port/Airport/Violet ADP. Map No.: 058042 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property has approximately 550 feet of street frontage along South Clarkwood Road, which is designated as an "A3" Primary Arterial Divided Street. The maximum desirable Average Daily Trips (ADT) recommended for an "A3" Arterial is 30,000-40,000 ADT.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume 2015-2016
	South Clarkwood Road	"A3" Primary Arterial Divided Street	130' ROW 79' paved	103' ROW 23' paved	1,659

Staff Summary:

Requested Zoning: The applicant is requesting to rezone the property from the "R-MH" Manufactured Home District and the "IL" Light Industrial District to the "RV" Recreational Vehicle Park District on 15.8695 acres of land to allow for the construction of a 172-pad recreational vehicle park. The property is located on the east side of South Clarkwood Road approximately 1,880 feet south of State Highway 44.

Development Plan: The owner is proposing to develop the 15.8695 acres into a recreational vehicle park with 172 pad sites plus amenities. The development will have 126 back-in sites and 46 pull-through sites, representing a density of 11 sites per acre. The amenities are described as a community room (3,200 square feet), a mail kiosk area (300 square feet), a laundry facility (375 square feet) and restrooms (1,900 square feet). Additional structures include an office (1,600 square feet) and a maintenance building (900 square feet). There will be a storage area of 9,500 square feet onsite, as well as nine dumpsters.

Existing Land Uses & Zoning: The subject property is vacant land and is currently zoned "R-MH" Manufactured Home and "IL" Light Industrial. The property to the north, which is also vacant land, is zoned "RS-6" Single-Family 6. To the south of the subject property is a mobile home park in the "R-MH" Manufactured Home District. To the east is a 200-foot wide drainage corridor extending north and south across adjacent "RS-6" Single-Family 6 and "FR" Farm Rural districts. To the west, across Clarkwood Road, is vacant land which is outside the city limits of Corpus Christi.

AICUZ: The subject property is not located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ).

Plat Status: The property will need to be platted.

PlanCC & Area Development Plan Consistency: The subject property is located within the boundaries of the Port/Airport/Violet Area Development Plan (ADP). The proposed rezoning to the "RV" Recreational Vehicle District is consistent with the Future Land Use Map and with the following policies of the Port/Airport/Violet ADP and PlanCC:

- 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. (PlanCC, Element 7, Goal 1, Strategy 5).

- The City has obligations to many stakeholders to manage development in an orderly fashion for the benefit of the community as a whole and for the environment. However, the City understands an obligation, in compliance with applicable law or regulation, to support private property rights. (Plan CC, Principles, Page 15).

Department Comments:

The requested zoning district meets the review criteria of UDC 3.3.5:

- The proposed amendment is compatible with the Future Land Use Map, PlanCC, and the Port/Airport/Violet Development Plan (ADP), and is compatible with neighboring properties and with the character of the surrounding area.
- The property is suitable for uses permitted in the “RV” Recreational Vehicle District and the amendment does not have a negative impact on the surrounding neighborhood.

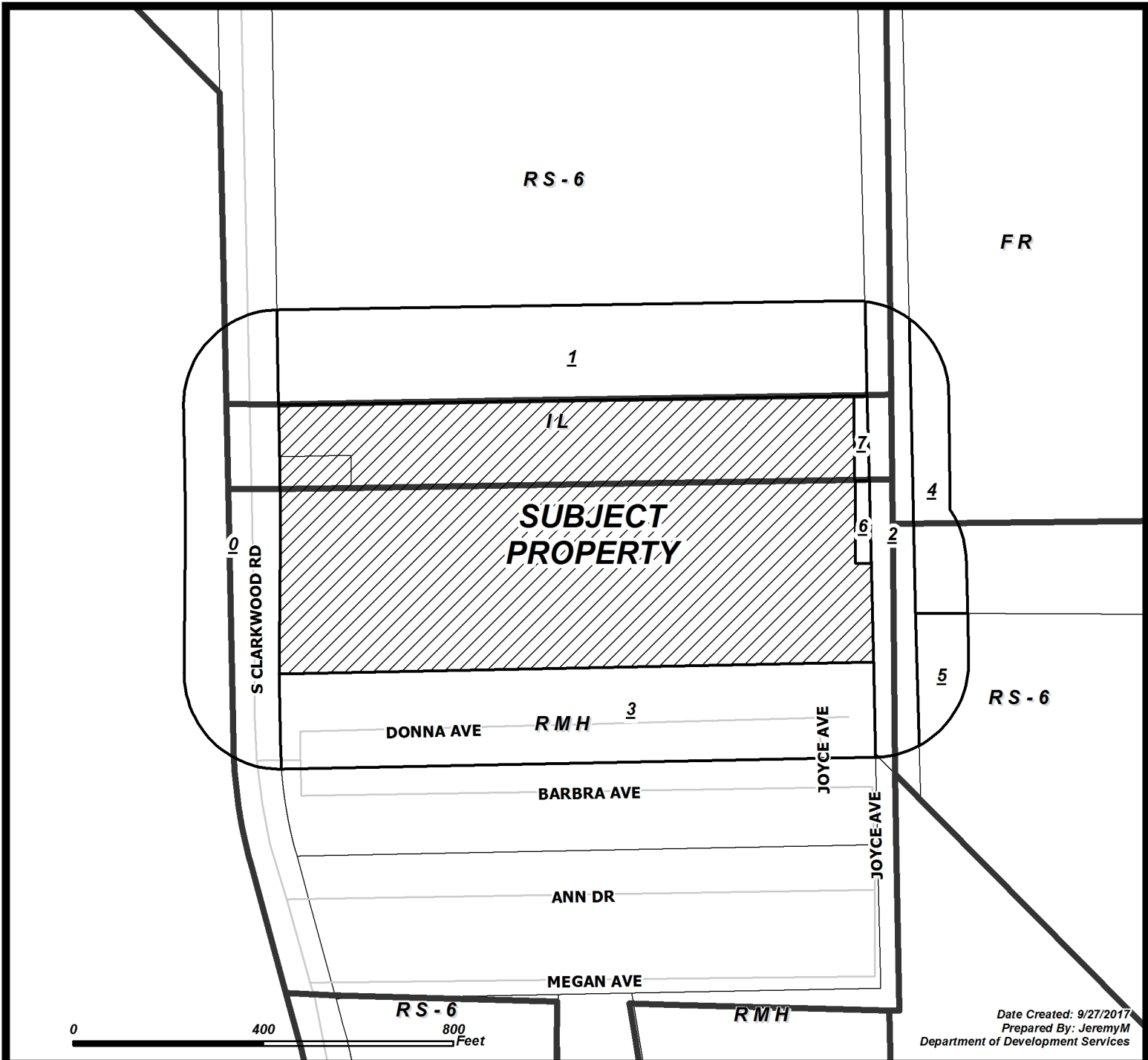
Staff Recommendation:

Approval of the change of zoning from the “R-MH” Manufactured Home District and “IL” Light Industrial District to the “RV” Recreational Vehicle Park District

Public Notification	Number of Notices Mailed – 4 within 200-foot notification area 2 outside notification area
	<u>As of November 8, 2017:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 1 inside notification area – 0 outside notification area
	Totaling 29.28% of the land within the 200-foot notification area in opposition.


Attachments:


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




CASE: 1017-01 ZONING & NOTICE AREA

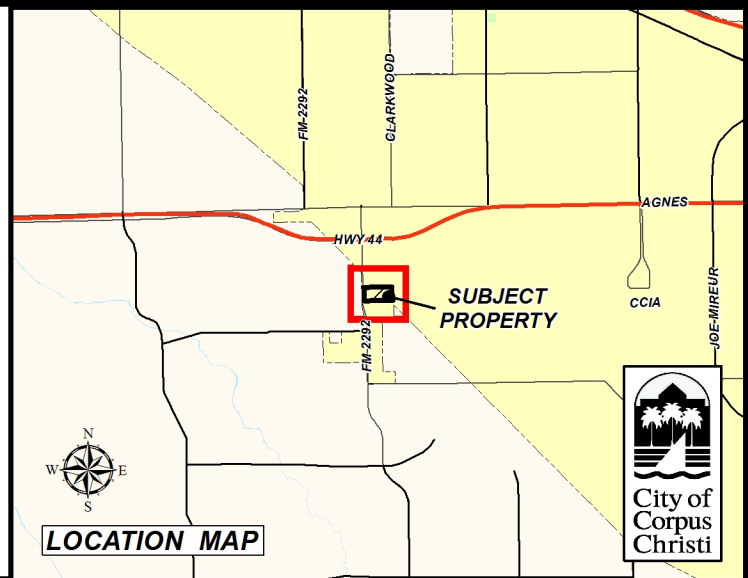
RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	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 within 200' listed on attached ownership table

 Owners in favor

 Owners in opposition



Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les suplica que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.

If you wish to address the Commission during the meeting and your English is limited, please call the Development Services Department at (361) 826-3240 at least 48 hours in advance to request an interpreter be present during the meeting. Si usted desea dirigirse a la comisión durante la junta y su inglés es limitado, favor de llamar al departamento de servicios de desarrollo al número (361) 826-3240 al menos 48 horas antes de la junta para solicitar un intérprete ser presente durante la junta.

**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 1017-01**

Yiu, Inc. has petitioned the City of Corpus Christi to consider a change of zoning from the "RMH" Manufactured Home District and "IL" Light Industrial District to the "RV" Recreational Vehicle Park District, resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

Being a 15.8695-acre tract of land out of Assessors Map 148 Tract M, Survey 402 ABS 988, located on the east side of South Clarkwood Road approximately 1,880 feet south of State Highway 44.

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning.

The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held on Wednesday, November 15, 2017, during one of the Planning Commission's regular meetings, which begins at 5:30 p.m. in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

Printed Name:

Robert Adler President - AdHub LLC

Address:

Box 5405

City/State:

Corpus Christi TX 78465

Phone:

361 884 7781

11/6/17 () IN FAVOR

(X) IN OPPOSITION

REASON:

This Will Be A Conflict regarding OUR use of OUR Property As its Presently Zoned

Signature

Robert Adler President AdHub LLC

SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1029
Property Owner ID: 1

Case No. 1017-01
Contact: Beverly Lang
Email: beverlyp@cctexas.com

11-6-17