

# Zoning Case #1020-02

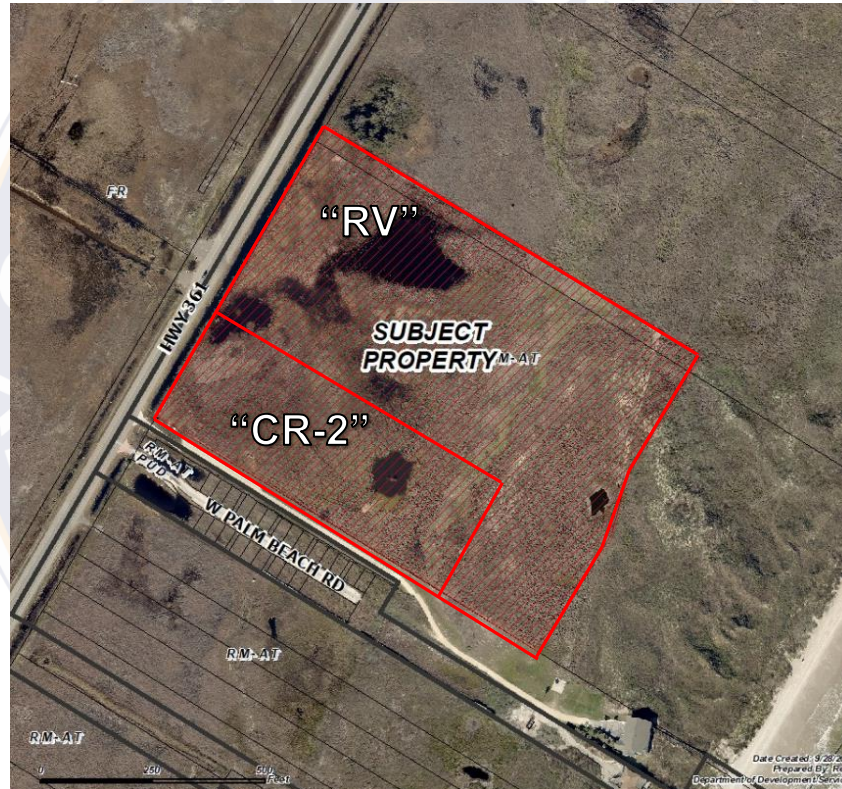
## Mustang Island, LLC.

Rezoning for a Property at 7213 State Highway 361  
From “RM-AT” To “RV” and “CR-2”

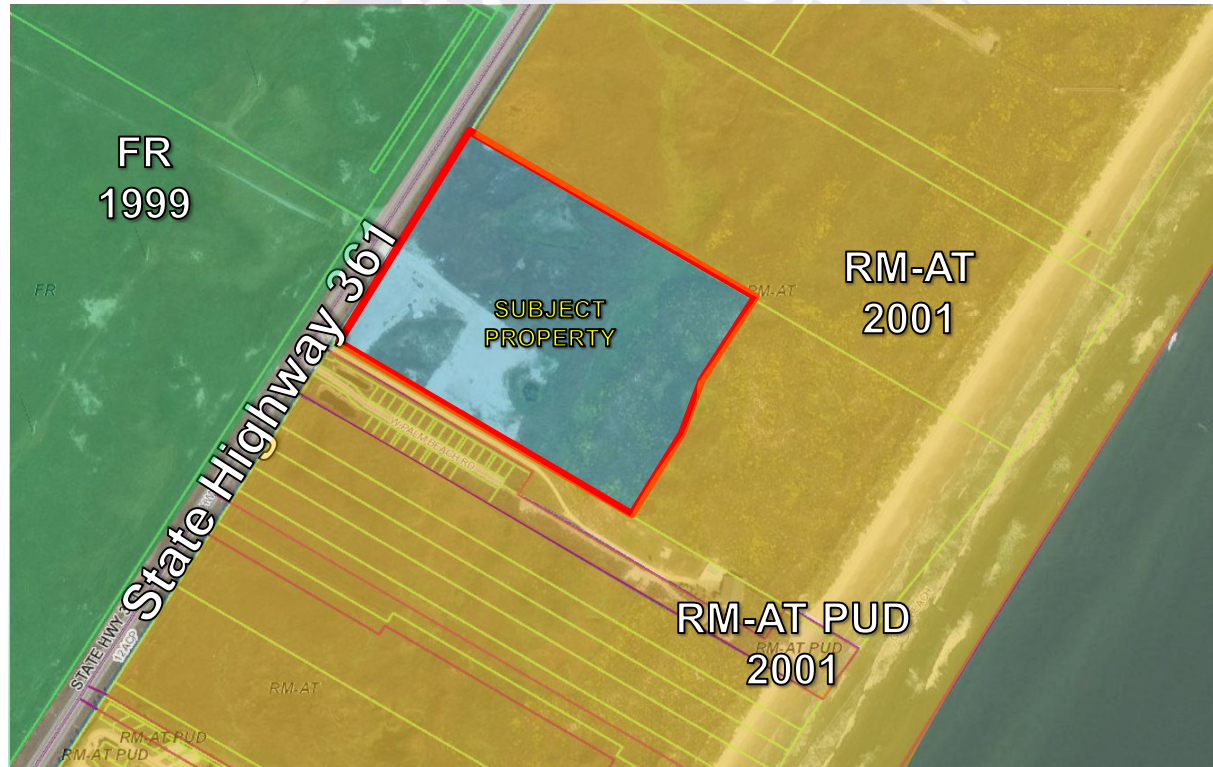


Planning Commission  
October 14, 2020

# Aerial Overview

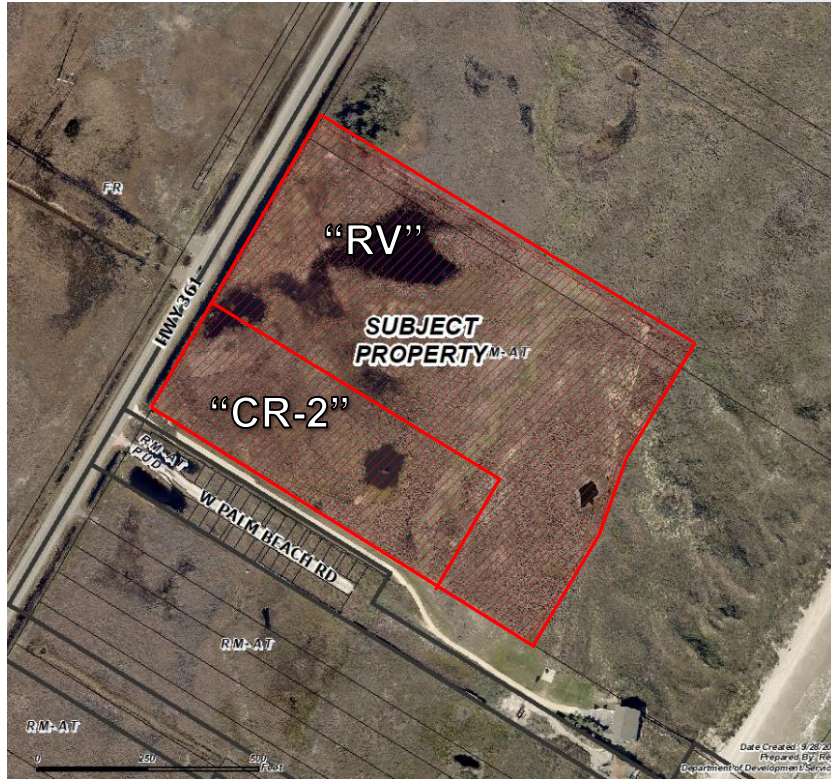


# Zoning Pattern





# UDC Requirements



## Buffer Yards:

RM-AT to RV: N/A

RM-AT to CR-2: Type A: 10' & 5 pts

## Setbacks:

Street: 20 feet

Side: 0 feet

Rear: 0 feet

## Parking:

1 per room (Hotel)

Landscaping, Screening, and Lighting Standards

Uses Allowed: Townhouse, Multifamily, Cottage Housing, Group Living, Medical, Park, and Overnight Accommodations.

# UDC Requirements

Table 6.1.2.C District Development Recreational Vehicle

| RV DISTRICT                            |              |
|--|--------------|
| Max. Density (trailers/ gross ac.)     | 25           |
| Min. Open Space (% gross site area)    | 8%           |
| Min. Site Area (ac.)                   | 3            |
| Min. Site Width (ft.)                  | 100          |
| Min. Yards (ft.)                       |              |
| Street                                 | 20           |
| Street (corner)                        | 20           |
| Side (single)                          | 10           |
| Side (total)                           | 20           |
| Rear                                   | 15           |
| Min. Trailer Separation (ft.)          |              |
| Between Trailers                       | 10           |
| Between Trailers and Structures        | 20           |
| Building to access drive               | 5            |
| Min. Internal Access Drive Width (ft.) | See D.4. (e) |

Buffer Yards:

RV to RM-AT: N/A

RV to CR-2: Type A: 10' & 5-points

Rental Sites: Day or week only and no longer than 180 days in duration within the park.

Accessory Uses: No more than 1/3 of park  
Barber shops, Beauty parlors, Car wash,  
Convenience grocery stores of less than  
4,000 square feet, Day care centers, Dry  
cleaning receiving stations, Fuel sales,  
Restaurants excluding bars, taverns or  
pubs, and Self-service laundries

# Utilities



**Water:**  
12-inch ACP



**Wastewater:**  
None



**Gas:**  
None



**Storm Water:**  
None

# Public Notification

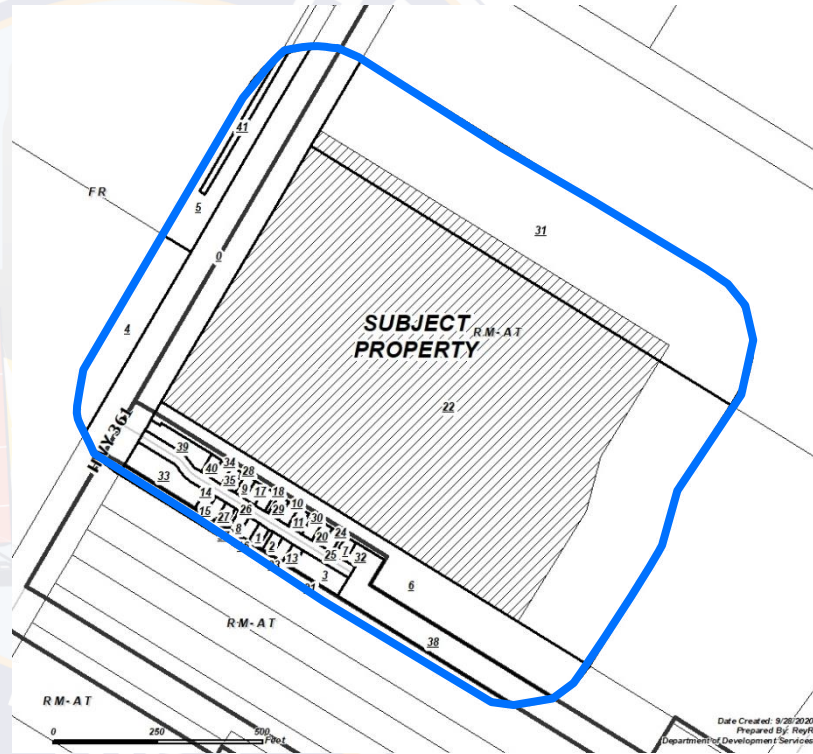
41 Notices mailed inside 200' buffer  
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0





# Staff Recommendation

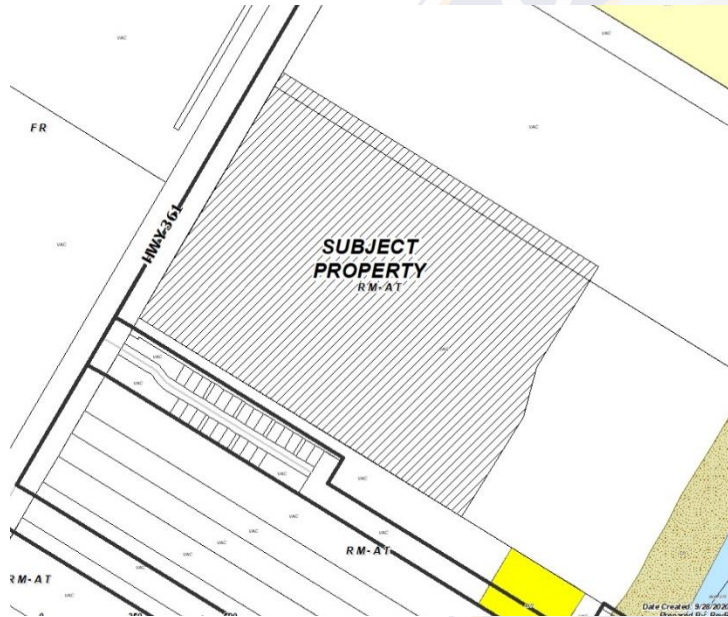
---

**Approval** of the  
“RV” Recreational Vehicle Park District  
and “CR-2” Resort Commercial District



# Land Use

## Existing Land Use



## Future Land Use

