

STAFF REPORT

Case No. 1020-02

INFOR No. 20ZN1023

Planning Commission Hearing Date: October 14, 2020

Applicant & Legal Description	<p>Owner: Mustang Island, LLC. Applicant: John Pietrobon Location Address: 7213 State Highway 361 Legal Description: Being 4.999 acre tract being a portion of a 30.00 acre tract surveyed August 7, 2019 by Brister Surveying, said 30.00 acre tract as described in a deed recorded in File No. 2014040031, Deed Records of Nueces County, Texas, and being out of the J. W. Waterbury Survey No. 596, Abstract 408, Land Script 167, Mustang Island, Nueces county, Texas and 12.035 acre tract being a portion of a 30.00 acre tract surveyed August 7, 2019 by Brister Surveying, said 30.00 acre tract as described in a deed recorded in File No. 2014040031, Deed Records of Nueces County, Texas and being out of the J. W. Waterbury Survey No. 596, Abstract 408, Land Script 167, Mustang Island, Nueces County, Texas, located along the east side of State Highway 361, south of Beach View Drive, and north of La Concha Boulevard.</p>			
Zoning Request	<p>From: "RM-AT" Multifamily AT To: "RV" Recreational Vehicle Park and "CR-2" Resort Commercial Area: 17.034 total acres Purpose of Request: To develop a 90 guest room hotel having 4 stories and a total area of 64,160 square feet and allow for the construction of an RV Park north of the road entrance.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RM-AT" Multifamily AT	Vacant	Planned Development
	<i>North</i>	"RM-AT" Multifamily AT	Vacant	Planned Development
	<i>South</i>	"RM-AT" Multifamily AT PUD	Vacant and Low Density Residential	Planned Development
	<i>East</i>	"RM-AT" Multifamily AT	Vacant	Planned Development
	<i>West</i>	"FR" Farm Rural	Vacant	Planned Development
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Mustang-Padre Island Area Development Plan and is planned for a Planned Development use. The proposed rezoning to the "RV" Recreational Vehicle Park and "CR-2" Resort Commercial is consistent with the adopted Comprehensive Plan (Plan CC) and is consistent with the Future Land Use map. Map No.: 022037 City Council District: 4 Zoning Violations: None</p>			

Transportation	Transportation and Circulation: The subject property has approximately 700 feet of street frontage along State Highway 361 which is designated as a “RA3” Primary Rural Arterial Divided.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	State Highway 361	“RA3” Primary Rural Arterial Divided	250’ ROW 76’ paved	120’ ROW 45’ paved	25,305 ADT (2015)

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RM-AT” Multifamily AT to the “RV” Recreational Vehicle Park and “CR-2” Resort Commercial to allow for a 90 guest room hotel having 4 stories and a total area of 64,160 square feet and allow for the construction of an RV Park north of the road entrance.

Development Plan: The subject property is a total of 17.034 acres in size. The proposed use is a 90 guest room hotel having 4 stories and a total area of 64,160 square feet with approximately 136 parking spaces and an RV Park to the north of the road entrance.

Existing Land Uses & Zoning: The subject property is currently zoned “RM-AT” Multifamily AT and consists of vacant property and has remained undeveloped since annexation in 2001. To the north is a vacant property zoned “RM-AT” Multifamily AT. To the south are vacant properties zoned “RM-AT” Multifamily AT with one single family home. To the west across State Highway 361 is a vacant property zoned “FR” Farm Rural. To the east is a vacant properties zoned “RM-AT” Multifamily AT.

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 ACP line located along State Highway 361

Wastewater: None

Gas: None

Storm Water: None

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 Planned Development use. The proposed rezoning to the “RV” Recreational Vehicle Park and “CR-2” Resort Commercial 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).

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.
- The City encourages expanded and additional recreation vehicle areas to serve tourists. Rezoning of proposed resort commercial use east of State Highway 361 and in proximity to the gulf beach should be encouraged. This will be the only RV zoning district in the city portion outside of the state park between Park Road 22 and Port Aransas. Encouraging this zoning district will open up commercial, retail and other amenities that would stimulate tourism.
- The City encourages expanded and additional hotel areas to serve tourists. Rezoning of proposed resort commercial use east of State Highway 361 and in proximity to the gulf beach should be encouraged.

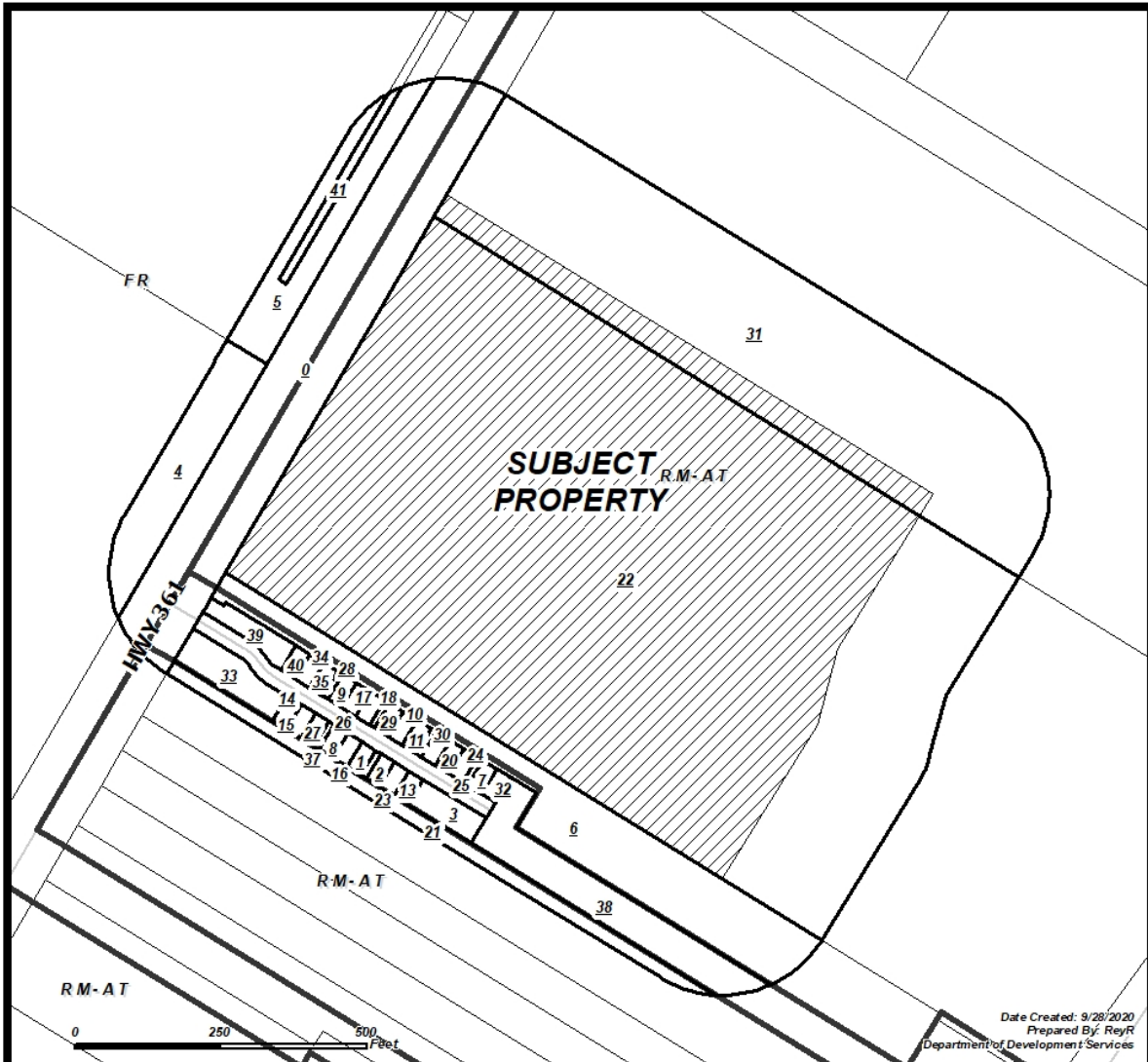
Staff Recommendation:

Approval of the change of zoning from the “RM-AT” Multifamily AT District to the “RV” Recreational Vehicle Park District and “CR-2” Resort Commercial District.

Public Notification	Number of Notices Mailed – 41 within 200-foot notification area 5 outside notification area
	<u>As of October 14, 2020:</u>
	In Favor – 0 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.

Attachments:

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



Date Created: 9/28/2020
Prepared By: ReyR
Department of Development Services

CASE: 1020-02 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 in favor

Owners within 200' listed on attached ownership table

Owners in opposition

