



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 1/26/2021
Second Reading Ordinance for the City Council Meeting 2/9/2021

DATE: December 14, 2020

TO: Peter Zaroni, City Manager

FROM: Al Raymond, AIA, Director
Development Services Department
AlRaymond@cctexas.com
(361) 826-3575

Rezoning a property at or near 2926 Laguna Shores Road

CAPTION:

Zoning Case No. 0820-03, Owen A. Norton (District 4). Ordinance rezoning property at or near 2926 Laguna Shores Road from the "RM-1" Multifamily 1 District to the "RV" Recreational Vehicle Park District.

SUMMARY:

The purpose of the zoning request is to allow for the construction of a recreational vehicle park.

BACKGROUND AND FINDINGS:

The subject property is 7.01 acres in size. The subject property is currently zoned "RM-1" Multifamily 1 District and consists of vacant property. The property was annexed in 1961. The proposed use is a recreational vehicle park with approximately 100 pad sites. The proposed park will have a small office with two employees. The hours of operation will be from 8 am to 5 pm.

Conformity to City Policy

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), compatible with the adjoining properties, does not have a negative impact upon the adjacent properties, and warrants an amendment to the Future Land Use map. According to section 6.1.2.D.2 of the UDC, "Trailer pads shall be rented by the day or week only and the occupant of a trailer pad shall remain in the same Recreational Vehicle Park not more than 180 continuous days." According to section 6.1.2.D.3.a and b, "The following uses shall be permitted as accessory uses to a Recreational Vehicle park provided that such uses do not occupy more than one-third of the area within the Recreational Vehicle park development. (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.) None of the described uses shall be allowed to operate within the proposed recreational vehicles. A single-family dwelling unit or Manufactured Home for resident watchmen or caretakers employed on the premises shall be permitted. As a comparison, the subject property is currently zoned "RM-1" Multifamily 1 District which allows the construction of a multifamily

development at a maximum density of 22 dwelling units per acre. Based on the subject property's size of 7 acres, the maximum density of apartment units would equate to 154 apartments. The potential RV park is proposing 100 pads sites. Laguna Shores Boulevard is a "P1" Parkway Collector street which has the means to accommodate the increased traffic of the RV park patrons. Additionally, Caribbean Drive located approximately 400-feet to the south is a "C1" Minor Collector street. If the "RV" District is approved, the required buffer yards will be: "RV" District to "RS-6" District: Type B: 10-feet and 10-points. "RV" District to "CN-1" District: Type A: 10-feet and 5-points. Based on the preliminary FEMA flood zoned maps, the majority of the subject property is located within the "AE" zone. The base flood elevation (BFE) is 8-feet. The portion of Laguna Shores Road along the frontage of the subject property is listed for improvement in the City's Capital Improvement Plan (CIP) 2020-2021 bond project list.

Public Input Process - Number of Notices Mailed

52 within 200-foot notification area

5 outside notification area

As of December 28, 2020:

In Favor

0 inside notification area

0 outside notification area

In Opposition

8 inside notification area (*all separate owners*)

0 outside notification area

Totaling 10.26% of the land within the 200-foot notification area in opposition.

Commission Recommendation

Planning Commission recommended approval of the change of zoning from the "RM-1" Multifamily 1 District to the "RV" Recreational Vehicle Park District on August 19, 2020.

ALTERNATIVES:

1. Denial of the change of zoning from the "RM-1" Multifamily 1 District to the "RV" Recreational Vehicle Park District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Staff recommends approval of the zoning request.

Planning Commission recommended approval of the change of zoning from the "RM-1" Multifamily 1 District to the "RV" Recreational Vehicle Park District with following vote count.

Vote Count:

For: 9

Opposed: 0

Absent: 0

Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

