



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 02/09/21
Second Reading Ordinance for the City Council Meeting 03/2/21

DATE: January 8, 2021
TO: Peter Zaroni, City Manager
FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 7349 and 7325 State Highway 361

CAPTION:

Zoning Case No. 1220-04 Gulf Realty Trust/ Poseidon Realty/ North End Realty Trust: (District 4) Ordinance rezoning property at or near 7349 and 7325 State Highway 361 from the "RM-AT" Multifamily AT District to the "RV" Recreational Vehicle Park District.

SUMMARY:

The purpose of the zoning request is to allow for the construction of a luxury RV Resort. (3/4 vote required). On February 9th, the City Council conducted a public hearing and voted to table the rezoning case and directed staff to draft language for a potential Special Permit.

BACKGROUND AND FINDINGS:

The subject property is 20.993 acres in size. The subject property is currently zoned "RM-AT" Multifamily AT District and is currently vacant. The property was annexed in 2001.

Conformity to City Policy

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 is consistent with the adopted Comprehensive Plan (Plan CC). The property is currently vacant and the subject property has not been developed since annexation.

Public Input Process

Number of Notices Mailed
67 within 200-foot notification area
1 outside notification area

As of November 28, 2020:

In Favor
4 inside notification area
0 outside notification area

In Opposition
24 inside notification area
0 outside notification area

Totaling 46.15% of the land owners within the 200-foot notification area are in opposition.

Commission Recommendation

Planning Commission recommended approval of the change of zoning from the “RM-AT” Multifamily AT District to the “RV” Recreational Vehicle Park District on December 9, 2020.

ALTERNATIVES:

1. Denial of the change of zoning from the “RM-AT” Multifamily AT 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-AT” Multifamily AT 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
Planning Commission Final Report