



AGENDA MEMORANDUM

Public Hearing Ordinance for the City Council Meeting 03/16/21
First Reading Ordinance for the City Council Meeting 04/27/21
Second Reading Ordinance for the City Council Meeting 05/11/21

DATE: April 2, 2021
TO: Peter Zanoni, City Manager
FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 7213 State Highway 361

CAPTION:

Zoning Case No. 1020-02, Mustang Island, LLC.: (District 4) Ordinance rezoning property at or near 7213 State Highway 361 from the "RM-AT" Multifamily AT District to the "RV" Recreational Vehicle Park District and "CR-2" Resort Commercial District.

SUMMARY:

The purpose of the zoning request is to allow for the development 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. The rezoning case was heard by City Council on March 16, 2020 and tabled to await a proposed Special Permit. The proposed Special Permit will limit density of the RV Resort to 18 pad sites per acre, set minimum standards for each pad site, set lighting standards, and set a stacking requirement to prevent congestion on State Highway 361.

BACKGROUND AND FINDINGS:

The subject property is 17.034 acres in size. The subject property is currently zoned "RM-AT" Multifamily AT District and consists of vacant property and has remained undeveloped since annexation in 2001. Approximately, five acres will be for the development of the overnight accommodation (hotel) use. The remaining twelve acres will be for the development of the proposed recreational vehicle park. Plans have not yet been submitted for the project.

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 to the "RV" Recreational Vehicle Park District and "CR-2" Resort Commercial 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 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.

Public Input Process

Number of Notices Mailed
41 within 200-foot notification area
5 outside notification area

As of October 14, 2020:

| | |
|-----------------------------|-----------------------------|
| In Favor | In Opposition |
| 0 inside notification area | 21 inside notification area |
| 0 outside notification area | 0 outside notification area |

Totaling 22.31% 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-AT” Multifamily AT District to the “RV” Recreational Vehicle Park District and “CR-2” Resort Commercial District on October 14, 2020.

ALTERNATIVES:

1. Denial 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.

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 and “CR-2” Resort Commercial 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