



## Legislation Text

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**File #:** 19-3048, **Version:** 1

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Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Approving a Change of Zoning from C-2, Community Business District to PD, Planned Development District for C-2 Uses with Additional Use for Campground or Recreational Vehicle Park on Approximately 2.177 Acres Being a Portion of Lot 1-R, Block 1, Eaton Estates Campground, Located at 1961 Lone Star Road; Craig Turner of Via Bayou, Inc. d.b.a. Texan RV Resort (ZC#18-028A)

To consider the subject zoning change request.

Staff is in the process of conducting inspections of the property as it exists today, including the existing structures. Staff recommends that any action taken by City Council be conditioned on the applicant making any repairs and acquiring any permits that are found to be necessary to bring the property into compliance with building and fire codes. Furthermore, staff recommends that the Development Plan be revised to add a deviation to allow non-masonry materials for the existing structures and to specify a maximum height of 14 feet for the vehicle canopies.

### **2nd Reading Continuation to February 25, 2019:**

The City Council continued the public hearing and second reading on February 11, 2019 and voted 5-2 (Lewis and Moore voting nay) to approve the southwesternmost 12.938 acres for a Planned Development (PD) for C-2 uses with additional use for Campground or Recreational Vehicle Park to replace the existing Specific Use Permit (SUP) in effect for this acreage. Due to the changes that have been made to this portion of the property since the SUP was approved in 1999, approval of a Planned Development for this acreage that is reflective of the existing conditions allows the property to be brought into zoning compliance.

The City Council voted 4-3 (Broseh, Lewis, and Mayor Cook voting nay) to continue the second reading on the balance of the property (2.177 acres) until February 25; the 2.177 acres will now be considered as a separate case called ZC#18-028A. In accordance with the Council action, the applicant has prepared new exhibits for the two separate cases.

The development plan for ZC#18-028A has been revised to focus on the northeasternmost 2.177 acres that are currently vacant. The applicant still plans 32 new RV spaces with canopies. The RV spaces will be located on concrete pads and served by a crushed concrete driveway that will loop through the development. Most of the RV spaces will be 18' in width, separated by 12' landscape areas, however some RV spaces will only be 12' in width and some of the landscape areas appear to have reduced widths as well. Along Main Street, the applicant will provide a 20' landscape setback and the development will be screened by a 16' façade that will be 195' in length along Main Street and 45' in length along the northern property line. The new emergency access driveway off Main Street will be screened by a gate with a metal frame with wood slats. On the south side of the driveway, the applicant has proposed an 8' stone screening wall. The remaining portion of the northern property line and the entire southern property line will be screened by an 8' fence. In the landscape area along Main Street, the applicant has indicated that they will plant three Arizona Cypress trees in front of the 8' screening wall and has specified that the plantings in front of the 16' façade will be in accordance with the provided rendering for the façade. The front façade will be 65% CMU, 30% stone, and 5% fixed windows. The side façade (on the northern property line) will be 70% CMU and 30% stone. In an effort to have the façade follow the commercial architectural requirements in Section 4600 of the Zoning Ordinance, the façade will include wall plane recesses and projections, architectural features such as false windows and metal awnings, wall height variations, and repeating elements including the stone base, cornice

treatment, and columns. Staff recommends that any action taken on ZC#18-028A be conditioned on the following comments being addressed:

- Provide a new metes & bounds legal description, labeled ZC#18-028A and Exhibit A, that only includes the northeasternmost 2.177 acres
- On the development plan, adjust the outline of the property boundaries to only include the northeasternmost 2.177 acres
- On the development plan, provide the depth of the building façade and the depth of the landscape setback area independent of the depth of the building façade
- On the development plan, specify the material to be used for the 8' fence along the north and south property lines
- On the development plan, show the individual landscape plantings in front of the 16' façade and ensure they match the rendering
- Specify whether the CMU building material will be split-face CMU or smooth-face CMU
- Label the façade rendering ZC#18-028A and Exhibit C
- On the façade rendering, show the three Arizona Cypress trees planned for in front of the 8' stone screening wall
- On the façade rendering, provide the height of the north side elevation and the height of the stone screening wall

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