

**Zoning Case No. 0819-02, Fish Pond Development, LLC. (District 1).
Ordinance rezoning property at or near 1000 Sixth Street from the "RM-3"
Multifamily 3 District and "ON" Neighborhood Office District to the "RM-3/PUD"
Multifamily 3 District with a Planned Unit Development.**

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission during which all interested persons were allowed to appear and be heard;

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application for an amendment to the City of Corpus Christi's Unified Development Code ("UDC") and corresponding UDC Zoning Map;

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the City Council, during which all interested persons were allowed to appear and be heard;

WHEREAS, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

WHEREAS, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1. The Unified Development Code ("UDC") and corresponding UDC Zoning Map of the City of Corpus Christi, Texas is amended by changing the zoning on the subject property as Sixth Street right-of-way between Hancock Avenue and Buford Avenue, being 0.63 acre tract of land out of Lots 1-22, Block 4 and 5, Bay Terrace Addition as recorded in Volume A, Page 23, Map Records, Nueces County, Texas, and 0.38 acre tract, out of Sixth Street, as recorded in Volume A, Page 23, Map Records, Nueces County, Texas as shown in Exhibit "A":

from the "RM-3" Multifamily 3 District and "ON" Neighborhood Office District to the "RM-3/PUD" Multifamily 3 District with a Planned Unit Development

The subject property is located at or near 1000 Sixth Street. Exhibit A, which is a map of the subject property with Metes and Bounds and Exhibit B, which is the Fish Pond Living at Corpus Christi Planned Unit Development (PUD) Guidelines and Master Site Plan, are attached to and incorporated in this ordinance.

SECTION 2. The Planned Unit Development granted in Section 1 of this ordinance is subject to the conditions listed below:

- 1. Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with Fish Pond Living at Corpus Christi Planned Unit Development (PUD) Guidelines and Master Site Plan. The development of the Property is to consist of a 112- unit senior housing development.
- 2. Other Requirements:** The PUD conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
- 3. Time Limit:** This PUD shall expire in accordance with Section 3.5.9. of the UDC..

SECTION 3. The UDC and corresponding UDC Zoning Map of the City, made effective July 1, 2011 and as amended from time to time, except as changed by this ordinance, both remain in full force and effect including the penalties for violations as made and provided for in Article 10 of the UDC.

SECTION 4. To the extent this amendment to the UDC represents a deviation from the City's Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as it is amended by this ordinance.

SECTION 5. All ordinances or parts of ordinances specifically pertaining to the zoning of the subject property that are in conflict with this ordinance are hereby expressly repealed.

SECTION 6. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

SECTION 7. Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter of the City of Corpus Christi.

SECTION 8. This ordinance shall become effective upon publication.

That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2019, by the following vote:

| | | | |
|----------------------|-------|----------------|-------|
| Joe McComb | _____ | Michael Hunter | _____ |
| Roland Barrera | _____ | Ben Molina | _____ |
| Rudy Garza | _____ | Everett Roy | _____ |
| Paulette M. Guajardo | _____ | Greg Smith | _____ |
| Gil Hernandez | _____ | | |

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____ 2019, by the following vote:

| | | | |
|----------------------|-------|----------------|-------|
| Joe McComb | _____ | Michael Hunter | _____ |
| Roland Barrera | _____ | Ben Molina | _____ |
| Rudy Garza | _____ | Everett Roy | _____ |
| Paulette M. Guajardo | _____ | Greg Smith | _____ |
| Gil Hernandez | _____ | | |

PASSED AND APPROVED on this the _____ day of _____, 2019.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor

Exhibit A

EXHIBIT "A"

LEGAL DESCRIPTION

BEING A 0.38 ACRE TRACT

NUECES COUNTY, TEXAS

A 0.38 acre tract, out of 6th Street, as recorded in Volume A, Page 23, Map Records, Nueces County, Texas. Said 0.38 acre tract being more particularly described as follows:

BEGINNING at a set 5/8" iron rod with red plastic cap stamped "HANSON CRP, TX", (hereto for referred as set iron rod), at the intersection of south right-of-way of Hancock Avenue and the west right-of-way of 6th Street, for the northeast corner of Lot 11, Block 5, Bay Terrace, recorded in Volume A., Page 23, Map Records, Nueces County, Texas, **FROM WHENCE** a found iron rod for the northeast corner of Lot 23, Block 4, recorded in Volume 56, Page 47, Map Record, Nueces County, Texas, bears North 85°48'14" East, 177.50 feet;

THENCE North 85°48'14" East, with the south right-of-way of Hancock Avenue, a distance of 60.00 feet to a set iron rod on the east right-of-way line of 6th Street, for the northwest corner of Lot 12, Block 4, said Bay Terrace, and the northeast corner of the herein described tract;

THENCE South 04°08'39" East, with the east right-of-way of 6th Street, same being the west boundary of said Block 4, a distance of 275.00 feet to a set iron rod for the southwest corner of Lot 22, Block 4 and the southeast corner of the herein described tract;

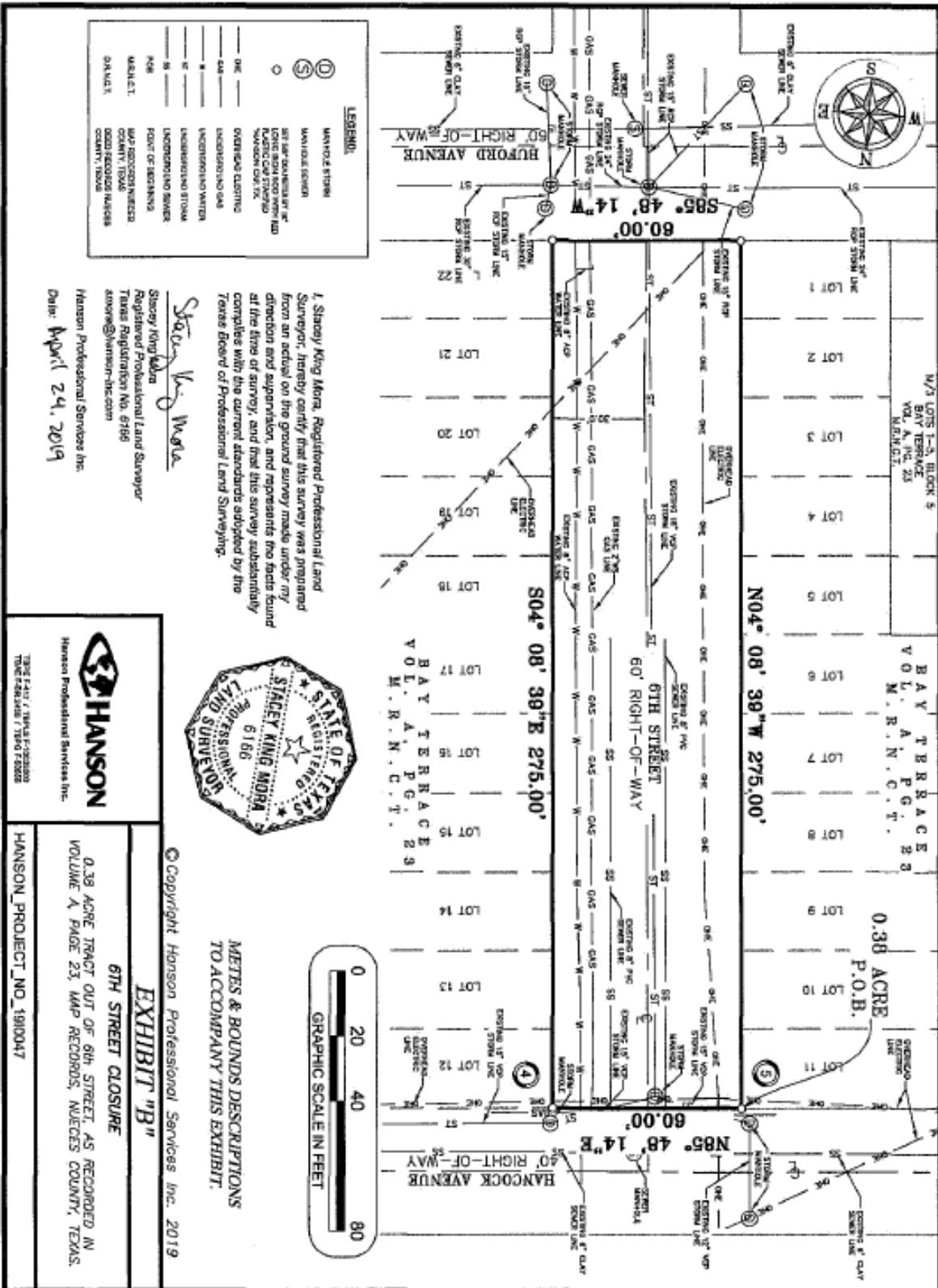
THENCE South 85°48'14" West, with the north right-of-way of Buford Avenue, a distance of 60.00 feet to a set iron rod on the west right-of-way line of 6th Street, for the southeast corner of Lot 1, said Block 5 and the southwest corner of the herein described tract;

THENCE North 04°08'39" West, with the west right-of-way of 6th Street a distance of 275.00 feet to the **POINT OF BEGINNING** and containing 0.38 acre of land, or 16,500 square feet.

NOTE: ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD 1983).

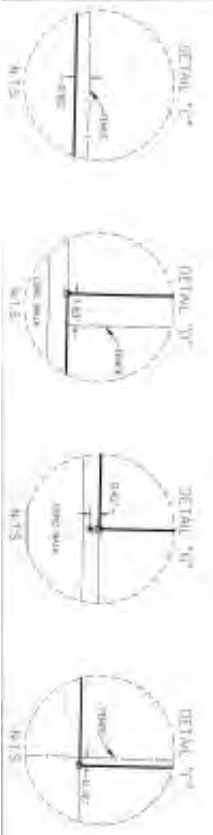
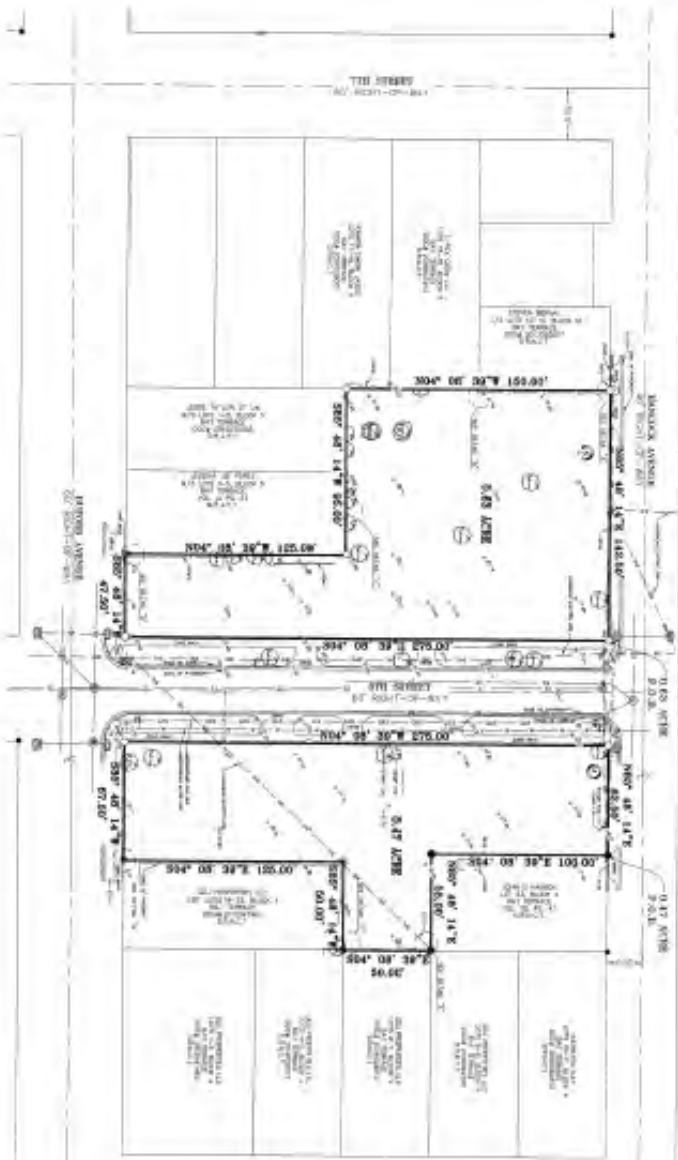
Stacey King Mora
Stacey King Mora, RPLS
Registered Professional Land Surveyor
Texas Registration No. 6166
Hanson Professional Services Inc.
TBPE F#417 TBPLS F# 100395-00
Date: April 24, 2019





ALTANSPS LAND TITLE SURVEY OF

1003 SIXTH ST., 1006 SIXTH ST., 1007 SIXTH ST., 902 BUFORD ST., 1002
SIXTH ST., 1006 SIXTH ST & 1012 SIXTH ST
A 0.83 ACRE 1/4C1 & A 0.47 ACRE 1/4C1, AS DESCRIBED IN A DEED
RECORDED IN VOLUME 1909, PAGE 952, DEED RECORDS, NUECES
COUNTY, TEXAS



LEGEND

| | |
|---|----------|
| ① | MONUMENT |
| ② | CONCRETE |
| ③ | WOOD |
| ④ | IRON |
| ⑤ | STEEL |
| ⑥ | BRASS |
| ⑦ | COPPER |
| ⑧ | ZINC |
| ⑨ | ALUMINUM |
| ⑩ | GLASS |
| ⑪ | PLASTER |
| ⑫ | CEMENT |
| ⑬ | ROCK |
| ⑭ | SOIL |
| ⑮ | GRAVEL |
| ⑯ | SAND |
| ⑰ | CLAY |
| ⑱ | SHALE |
| ⑲ | SILT |
| ⑳ | PEAT |
| ㉑ | ICE |
| ㉒ | SNOW |
| ㉓ | WATER |
| ㉔ | RAILROAD |
| ㉕ | ROAD |
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HANSON
 Historic Professional Services Inc.
 4097 COLLEAVE ROAD
 COMPTON, TEXAS 75942
 (936) 291-9999
 (936) 291-9999
 TEXAS 1-411-1734 S.C. 1-800-999-7888
 TEXAS 1-800-394-1734 TEXAS 1-800-999-7888

ALTANSPS LAND TITLE SURVEY OF
 A 0.83 ACRE TRACT & A 0.47 ACRE TRACT AS DESCRIBED IN A DEED
 RECORDED IN VOL. 1909, PG. 952, DEED RECORDS NUECES COUNTY,
 TEXAS
HANSON PROJECT NO. 1910047 PAGE 2 OF 2

**FISHPOND LIVING AT CORPUS CHRISTI
PLANNED UNIT DEVELOPMENT
(PUD)**

**CORPUS CHRISTI, TEXAS
OWNER**

FISHPOND DEVELOPMENT, LLC

SUBMITTED BY

**HANSON PROFESSIONAL SERVICES, INC.
ENGINEER: CRAIG B. THOMPSON, P.E.**

**ARCHITETTURA, INC.
DESIGNER: FRANK POLLACIA**

SEPTEMBER 2019

HANSON: 19I0047A



HANSON

Engineering | Planning | Allied Services

DEVELOPMENT DESCRIPTION 3

DEVELOPMENT LOCATION MAP 3

ADJACENT LAND USE AND ZONING 4

LOT LAYOUT 4

DEVELOPMENT DEVIATIONS 5

DEVELOPMENT GUIDELINES 5

OPEN SPACE LAYOUT 6

VEHICULAR AND PEDESTRIAN ACCESS 7

PARKING REQUIREMENTS 7

TYPICAL CROSS SECTION 11

SITE PLAN 13



DEVELOPMENT DESCRIPTION

The FishPond at Corpus Christi Planned Unit Development (PUD) is located on 1.48 acres, being a portion or all of Lots 1-11, Block 5, Lots 12-22, Block 4, Chamberlin and Ropes Bay Terrace Addition, of Volume A, Page 23, Lot 23, Block 4, Bay Terrace Addition, of Volume 56, Page 47 and all the right of way Sixth St. closed by ordinance number XXXXXX. The developers recently acquired Sea Gulf Apartments with the intent to relocate the residents to this proposed development. Sea Gulf, located at 416 N. Chaparral Street, a 111-unit mid-rise elderly building with a Section 8 contract for 100% of the units. This property was built in 1928 as a hospital and converted to apartments in 1979, but will need a complete rehabilitation. FishPond at Corpus Christi will be a new senior living 112-unit community on the site which is approximately 1.2 miles south of Sea Gulf. Concurrently, the developer is requesting that HUD transfer the Section 8 Contract and relocate the residents to the new Property. The property currently sits on vacant land and is currently zoned RM-3 (Residential Multifamily-3) and ON (Office). The Future Land Use Plan designates the area as mixed use. The proposed zoning is RM-3/PUD. The proposed PUD will be high density. This PUD do not have any proposed balcony and limited windows will face the existing single family properties. These windows will be proposed as translucent (light goes through it but objects on the other side can't be seen clearly).

DEVELOPMENT LOCATION MAP



Google Maps Imagery Date: August 2017

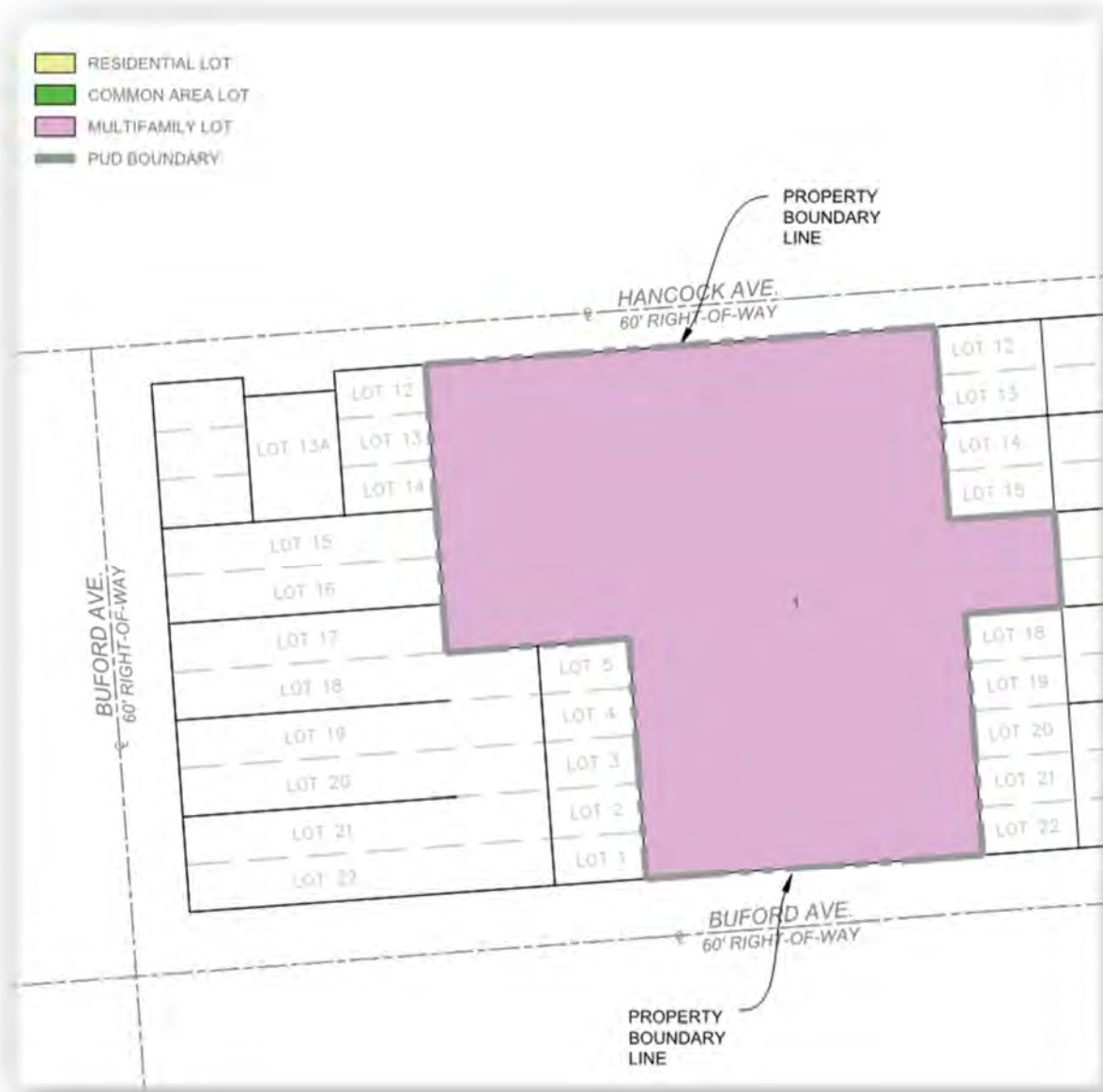
ADJACENT LAND USE AND ZONING

The following table indicates the Adjacent Land Use and Zoning at the time of the PUD:

| | CURRENT LAND USE | ZONING |
|-------------------|---------------------------|-------------|
| North of Property | Hancock Ave. | RM-3 |
| South of Property | Buford Ave. | ON |
| East of Property | Multifamily/Commercial | RM-3 & CG-2 |
| West of Property | Multifamily/Single Family | RM-3 & ON |

LOT LAYOUT

The following is the Lot Layout for the development:



DEVELOPMENT DEVIATIONS

The following table indicates the Development Deviations for the Multifamily (RM-3) Lot:

| DESCRIPTION | | UDC- ZONING/PLATTING ORDINANCE REQUIREMENTS (RM-3/ON) | PUD REQUIREMENTS |
|--|---------------------|---|--|
| Max. Density | (Units/Acre) | 37 | 75.7 |
| Min. Open Space | (% Site Area) | 30% | 37% |
| Yard Requirements (Minimum in Feet) | Street – Non-Corner | 20' | 20' |
| | Street – Corner | 15' | N/A |
| | Side – Single | 10' | 10' |
| | Side – Total | 20' | 20' |
| | Rear | 10' | 10' |
| Max. Height | UDC 4.5.3.C | 60' | 60' |
| Single Family Setback | UDC 4.2.8.C | 1:2 Ratio = 80' | 37' (No balcony and limited windows are translucent) |
| Buffer Yard | UDC 7.9.5.A | Type A Buffer (10 feet + 5 points) | 8' Privacy Solid Fence |

DEVELOPMENT GUIDELINES

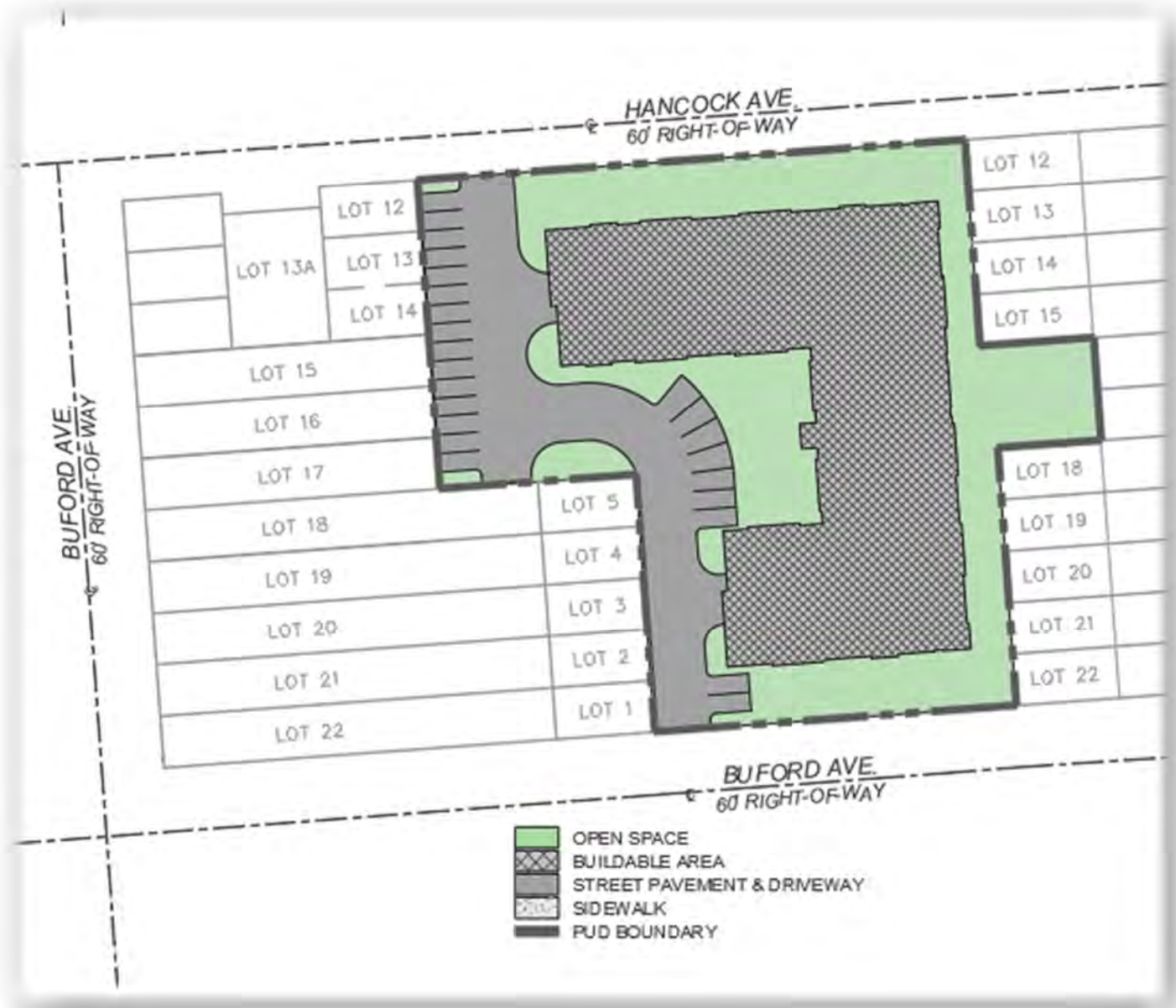
The following tables indicate the Development Guidelines for each lot type within the development:

| LOTT | DESCRIPTION | BLOCK NUMBER | LOT NUMBERS |
|------|-----------------|--------------|-------------|
| | Multifamily Lot | 1 | 1 |

| MULTIFAMILY LOT | DESCRIPTION | | REQUIREMENTS | |
|------------------------|--|---|--|--|
| | Yard Requirements (Minimum in Feet) | Street – Non-Corner | 20' | |
| | | Street – Corner | N/A | |
| | | Side – Single | 10' | |
| | | Side – Total | 20' | |
| | | Rear | 10' | |
| | Building Height – Maximum in Feet | | 4-story (shall not exceed 60') | |
| | Building Spacing – Minimum in Feet | | As per International Building Code | |
| | Landscape Requirement | | Will be determined during building permitting. | |
| | Maintenance | | Owner | |
| Improvements Allowed | | Community structures and support structures including decks, pool, porches, pavements, fencing, landscaping, utilities, etc. | | |
| Improvements Placement | | Shall not protrude into the yard or easement(s), or beyond the property line (whichever is applicable) except for pavements, fencing, landscaping, utilities. | | |

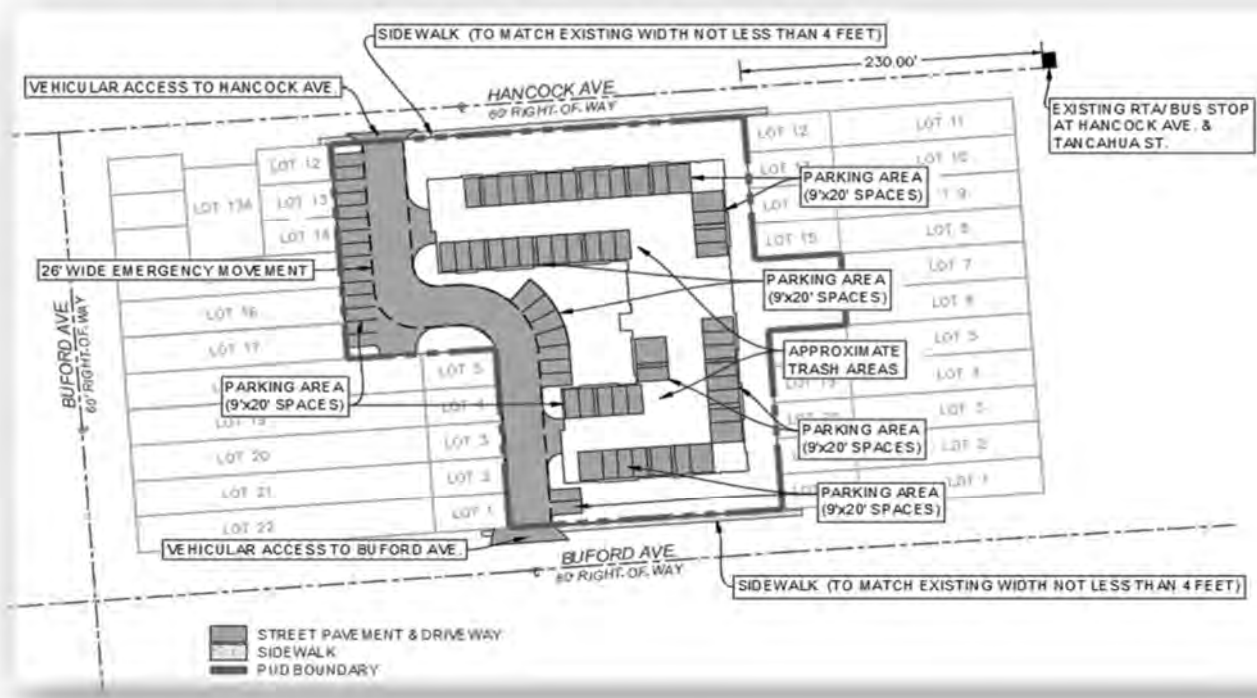
The following is the Open Space Layout for the development:

| OPEN SPACE CALCULATION | QUANTITY (ACRE) | |
|--|--------------------|-----|
| Total Area of PUD | 1.48 | |
| Total Non-Open Space (Impervious Area) | 0.94 | 64% |
| Total Open Space (Pervious Area) | 0.54 | 36% |



VEHICULAR AND PEDESTRIAN ACCESS

The Vehicular Access for the development is indicated below. The entrances into the development will provide a 26 foot clear entrance/exit for emergency vehicles. The private drive within the development will be a minimum of 26' wide from the parking spaces. Additional vehicular access are not permitted.



PARKING REQUIREMENTS

The following is the Parking Requirements for the development:

| LOT TYPE | REQUIREMENTS PER UDC | QUANTITY OF UNITS | QUANTITY OF PARKING REQUIRED PER UDC | QUANTITY OF PARKING PROVIDED |
|--------------------------------|----------------------|-------------------|--------------------------------------|------------------------------|
| Multifamily RM-3 | 1.5 per one bedroom | 112 | 168 | 56 (0.5 per unit) |
| Multifamily RM-3 Guest Parking | 1 per 5 units | 112 | 23 | 11 (1 per 11 unit) |
| Office Lease/Other | 2.4 per 1000 SF GFA | 1 (1,308 SF) | 3 | 4 |
| Total: | | | 194 | 71 |

Note: There are several reasons that justify a significantly reduced parking amount as follow:

- Parking can be provided anywhere within the limits of the development.
- This will be a property designed for lower income seniors and the property will have a Regulatory Agreement running with the land that will restrict change in use, and thus change in demand for parking for 30 years.
- Comparable senior properties with 1.5 spaces per unit do not use current capacity. See photos on next sheet.
- Bus stop within 230 feet from the property limits.
- The existing Sea Gulf Apartments has only 30 off-street parking spaces and they are not fully utilized (see photos on following page following page). The ratio of car ownership is 0.25. 30 out of 116 tenants own a vehicle. Document of information were provide to Development Services. The proposed development will have more than twice of the current parking spaces.

COMPARABLE SENIOR PROPERTIES

Casa Ricardo - Kingsville, TX

60 units Senior - Parking Ratio 1.50 space / unit



Villas at Beaumont - McAllen, TX

36 units Senior - Parking Ratio 1.50 spaces / unit



Sea Gulf Villa- Corpus Christi, TX

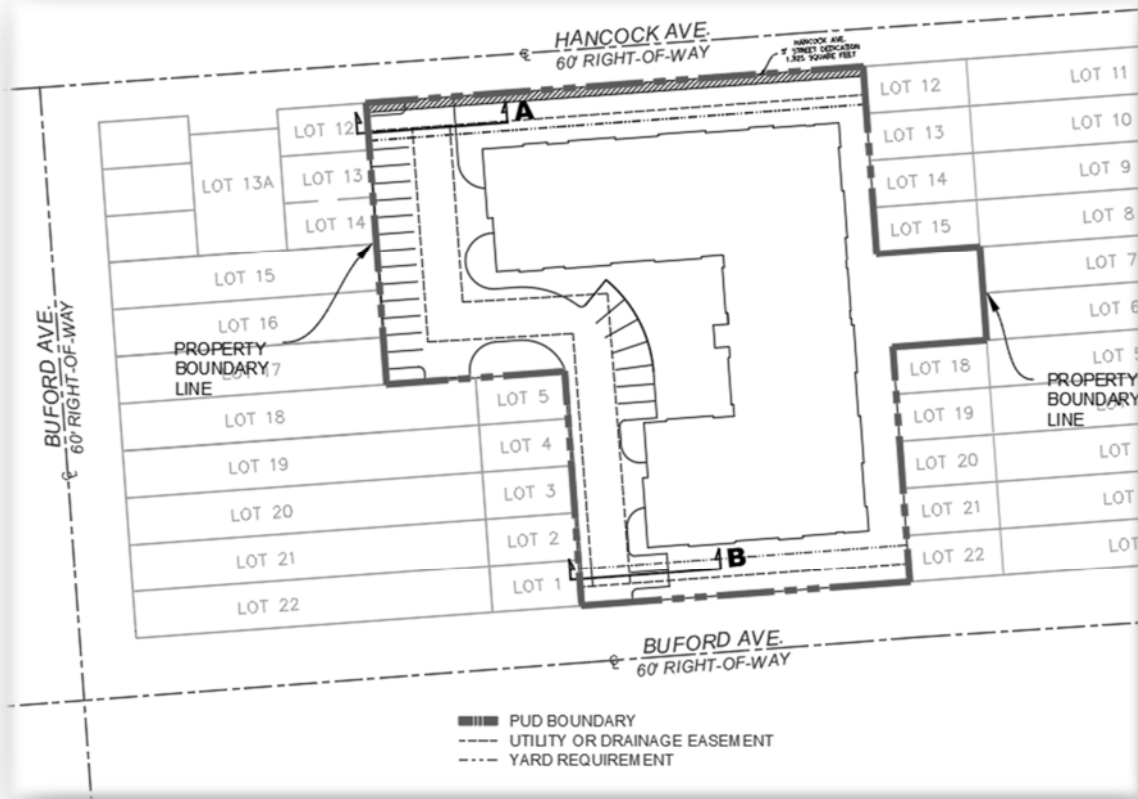
111 units Senior



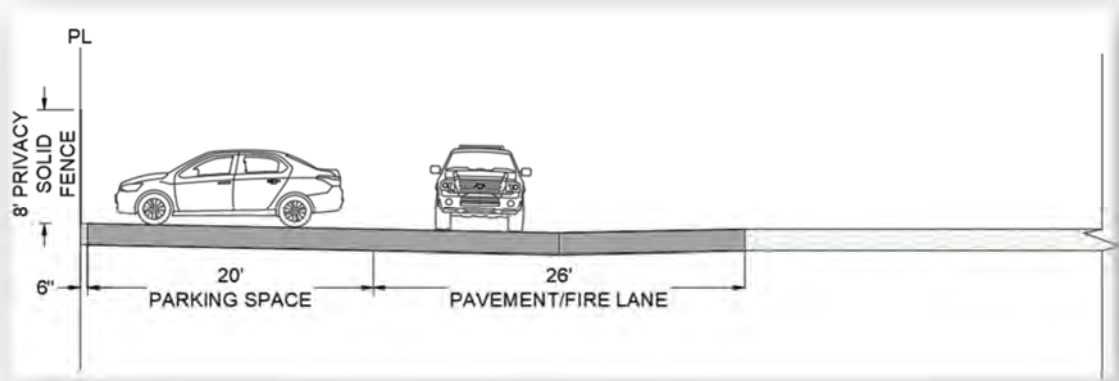


The following are Typical Cross Section(s) for the development:

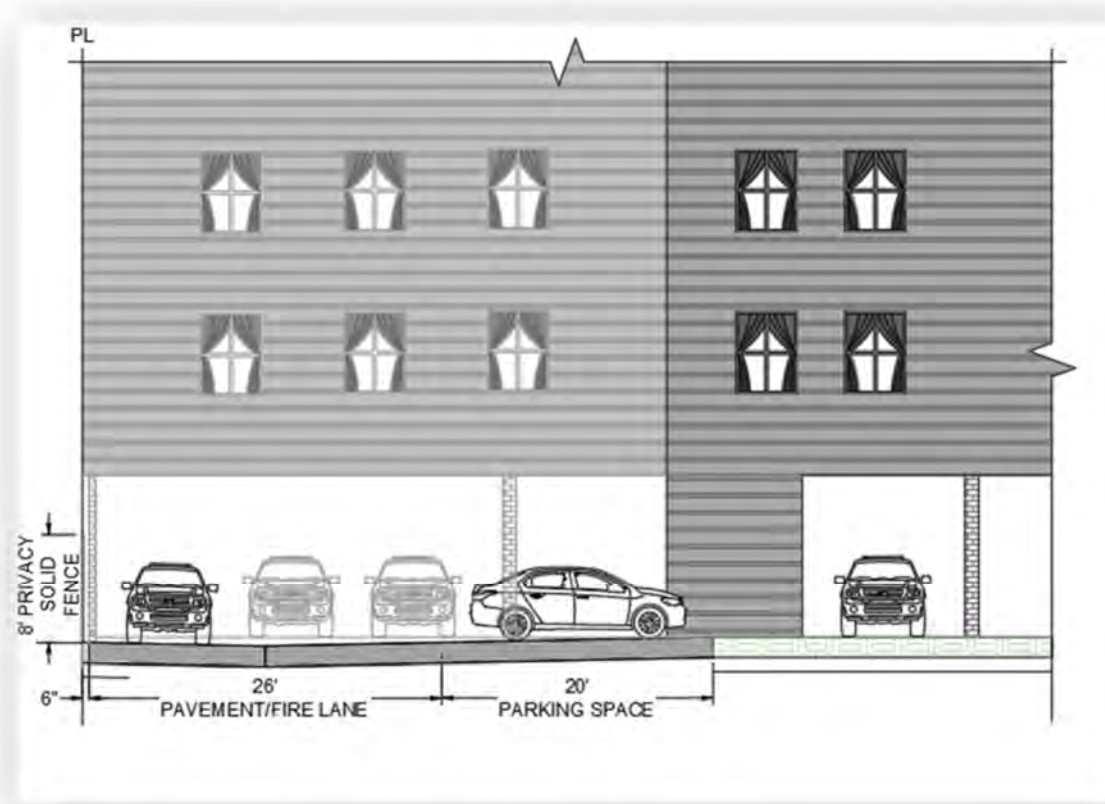
NOTE: Private Drive will meet IFC 2015.



Cross Section A



Cross Section B



Multifamily structure is for illustration purposes only. Multifamily structure will vary.

