

# STAFF REPORT

Case No. 0819-02  
 INFOR No. 19ZN1020

**Planning Commission Hearing Date:** September 18, 2019

<b>Applicant &amp; Legal Description</b>	<p><b>Owner:</b> Annette Berry Cottingham  <b>Applicant/Representative:</b> Fish Pond Development, LLC.  <b>Location Address:</b> 1000 block of Sixth Street  <b>Legal Description:</b> 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 located north of Buford Avenue, south of Hancock Avenue, east of Seventh Street, and west of Fifth Street.</p>			
<b>Zoning Request</b>	<p><b>From:</b> "RM-3" Multifamily 3 District and "ON" Neighborhood Office District  <b>To:</b> "RM-3/PUD" Multifamily 3 District with a Planned Unit Development  <b>Area:</b> 1.48 acres  <b>Purpose of Request:</b> To allow for the construction of a 112-unit senior housing community.</p>			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
<i>Site</i>		"RM-3" Multifamily 3	Vacant	Medium Density Residential
<i>North</i>		"RM-3" Multifamily 3	Medium Density Residential	Mixed Use
<i>South</i>		"ON" Neighborhood Office	Medium Density Residential and Public/Semi-Public	Mixed Use
<i>East</i>		"RM-3" Multifamily 3, "CG-2" General Commercial, and "ON" Neighborhood Office	Medium Density Residential, Professional Office, Commercial, and Public/Semi-Public	Mixed Use
<i>West</i>		"RM-3" Multifamily 3 and "ON" Neighborhood Office	Low and Medium Density Residential	Mixed Use
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Downtown Area Development Plan and is planned for mixed uses. The proposed rezoning to the "RM-3/PUD" Multifamily 3 District with a Planned Unit Development is generally consistent with the with the adopted Comprehensive Plan (Plan CC).  <b>Map No.</b> 045043  <b>Zoning Violations:</b> None</p>			

<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property has approximately 250 feet of street frontage along Hancock Avenue which is designated as a Local/Residential Street, approximately 165 feet along Buford Avenue which is designated as a “C1” Residential Collector Street, and approximately 275 feet along Sixth Street which is designated as a Local/Residential Street and is proposed to be closed. According to the Urban Transportation Plan, “C1” Residential Collector Streets can convey a capacity of 1,000 to 3,000 Average Daily Trips (ADT).				
<b>Street R.O.W.</b>	<b>Street</b>	<b>Urban Transportation Plan Type</b>	<b>Proposed Section</b>	<b>Existing Section</b>	<b>Traffic Volume</b>
	Hancock Avenue	Local/Residential	50’ ROW 28’ paved	40’ ROW 22’ paved	N/A
	Buford Avenue	“C1” Minor Residential Collector	60’ ROW 40’ paved	60’ ROW 30’ paved	N/A
	Sixth Street	Local/Residential	50’ ROW 28’ paved	To be Closed	N/A

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning 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 to allow for the construction of a 112-unit senior housing community.

**Development Plan:** The subject property is comprised of 1.48 acres. The developers recently acquired Sea Gulf Apartments with the intent to relocate the residents to this proposed development. Sea Gulf Villa, 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. The Fish Pond at Corpus Christi will be a new 112-unit community on the site which is approximately 1.2 miles south of Sea Gulf. Concurrently, the developer is requesting that the Department of Housing and Urban Development (HUD) transfer the Section 8 Contract and relocate the residents to the new development. The property currently sits on vacant land and is currently zoned “RM-3” Multifamily 3 District and “ON” Neighborhood Office District. The Future Land Use Map designates the area for mixed use development. The proposed Planned Unit Development (PUD) will be high density. Amenities for the development will include community structures and support structures including decks, pool, and porches. None of the proposed amenities will protrude into the required yards or easements.

This PUD does not have any proposed balconies and limited windows that will face the existing single-family neighborhood to the west. These windows will be proposed as translucent (light goes through it but objects on the other side can't be seen clearly). This PUD is designed for lower income seniors and the property will have a Regulatory Agreement running with the land that will restrict the change in use.

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. As part of the PUD submittal, the applicant is requesting a reduction of the required number of off-street parking spaces. The current development (Sea Gulf Villa) was surveyed to determine private vehicle ownership. Of the 116 tenants, only 30 tenants own private vehicles. Therefore, the provided 71 off-street parking spaces will adequately serve the housing complex. Recently, Development Services Department staff have granted alternative parking plans to reduce off-street parking requirements as the Unified Development Code (UDC) does not address parking requirements for senior housing. Comparable senior properties with 1.5 spaces per unit do not use current capacity. Additionally, a Regional Transportation Authority (RTA) bus stop is located approximately 230 feet to the east of the property along Santa Fe Street.

The following table compares the proposed PUD development standards and the Unified Development Code (UDC) standards for the "RM-3" Multifamily 3 District and the proposed Planned Unit Development (PUD) and notes all necessary deviations from the UDC being requested by the applicant.

<b><i>Minimum Dimensions</i></b>	<b><i>"RM-3" District Standards</i></b>	<b><i>Proposed PUD</i></b>	<b><i>Deviation</i></b>
Maximum Density	36 Units per Acre	75 Units per Acre	<b><u>Yes</u></b>
Minimum Open Space	30%	37%	No
Minimum Front Setback	20 ft.	20 ft.	No
Minimum Street Corner	15 ft.	15 ft.	No
Minimum Side Yard	10 ft.	10 ft.	No
Minimum Rear Yard	10 ft.	10 ft.	No
Maximum Height	60 ft.	60 ft.	No
Building Setback (1:2 Ratio) (UDC 4.2.8.C)	80 ft.	37 ft. (No Balcony or Window Visibility)	<b><u>Yes</u></b>
Zoning District Buffer Yard (UDC 7.9.5.A)	Type A Buffer (10 ft. and 5 points)	8 ft. Solid Fence	<b><u>Yes</u></b>
Off-Street Parking (Multifamily Residential)	194	71	<b><u>Yes</u></b>

**Existing Land Uses & Zoning:** The subject property is currently zoned "RM-3" Multifamily 3 District and is vacant land. The properties consist of former single-family residences along Sixth Street. To the south are properties zoned "ON" Neighborhood Office District and are comprised of single-family residences and a professional office use. To the north are properties zoned "RM-3" Multifamily 3 District and consist of single and multifamily properties. To the west are properties zoned "RM-3" Multifamily 3 District and "ON" Neighborhood Office District. The properties consist of single and multifamily residences. To the east are properties zoned "ON" Neighborhood Office District, "RM-3" Multifamily 3 District, and "CG-2" General Commercial District. The properties consist of multifamily and professional office uses.

**AICUZ:** The subject property is **not** located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ).

**Plat Status:** The property is not platted.

**Utilities:**

**Water:** 6-inch ACP line located along Hancock Avenue.

**Wastewater:** 6-inch VCP line located along Hancock Avenue.

**Gas:** 2-inch Service Line located along Hancock Avenue.

**Storm Water:** Road side inlets located along Hancock Avenue.

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Downtown Area Development Plan (ADP). The proposed rezoning to the “RM-3/PUD” Multifamily 3 District with a Planned Unit Development is generally consistent with the with the adopted Comprehensive Plan (Plan CC). The following policies of Plan CC should be considered:

- Quality housing meets the diverse needs of households at all income levels and all stages of the life cycle. (Housing and Neighborhoods Policy Statement 2).
- Support programs to encourage infill development and rehabilitate housing stock in established neighborhoods. (Housing and Neighborhoods Policy Statement 7).
- Encourage the protection and enhancement of residential neighborhoods (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Promote the stabilization, revitalization and redevelopment of older neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Encourage orderly growth of new residential, commercial, and industrial areas. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods (Future Land Use, Zoning, and Urban Design Policy Statement 3).

**Department Comments:**

- The proposed rezoning is generally compatible with the adopted Comprehensive Plan (Plan CC). The proposed rezoning is also compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.
- The subject property is suitable for the uses proposed by this Planned Unit Development (PUD). The proposed PUD utilizes vacant lots to create a 112-unit senior housing development. The proposed PUD will also facilitate the renovation of Sea Gulf Villa located downtown for reuse as an apartment building.
- Infill development should be encouraged at this site. PUDs allow flexibility for attractive, efficient design and can often reduce infrastructure installation and maintenance costs to the city. PUDs can also encourage development on difficult sites.
- The PUD has been reviewed by the Technical Review Committee (TRC). Staff finds that the proposed deviations are acceptable.

**Staff Recommendation:**

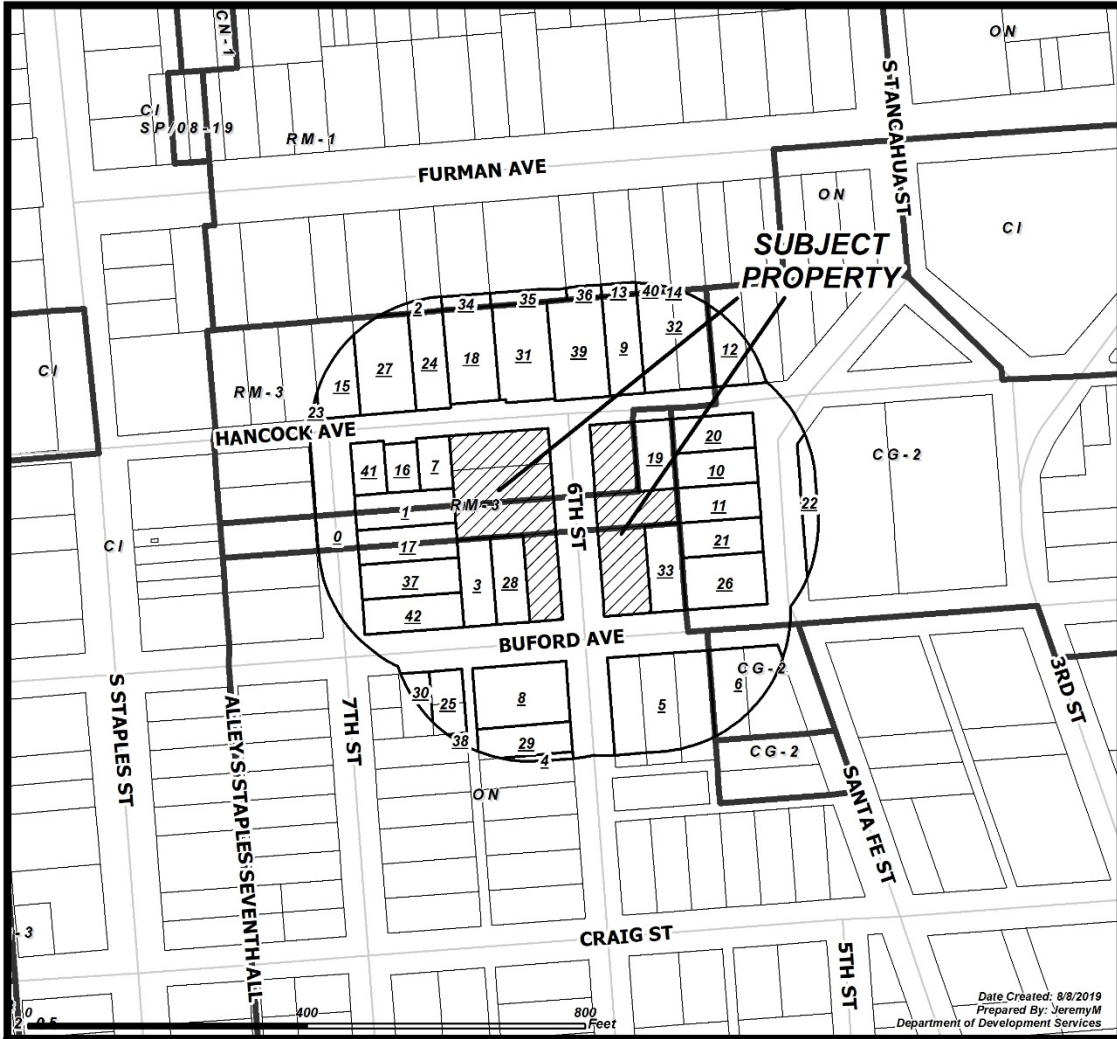
Approval of the change of zoning from the “RM-3” Multifamily 3 District and “ON” Neighborhood Office District to the “RM-3/PUD” Multifamily 3 District with a Planned Unit Development with the following conditions:

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 Planned Unit Development (PUD) shall be compliant with Section 3.5.9. of the Unified Development Code (UDC).

<b>Public Notification</b>	Number of Notices Mailed – 42 within 200-foot notification area 5 outside notification area
	<b><u>As of September 13, 2019:</u></b>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
	Totaling 0.00% of the land within the 200-foot notification area in opposition.

**Attachments:**

1. Location Map (Existing Zoning & Notice Area)
2. Planned Unit Development (PUD) Guidelines and Master Site Plan
3. Public Comments Received (if any)



Date Created: 8/8/2019  
Prepared By: Jeremy M  
Department of Development Services

**CASE: 0819-02**  
**ZONING & NOTICE AREA**

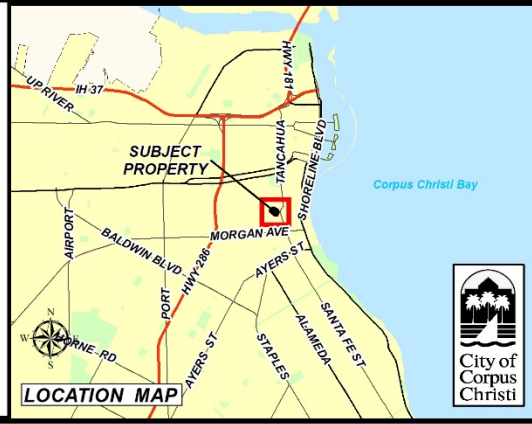
RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	Two-Family
CR-1	Resort Commercial	RS-15	Single-Family 15
CR-2	Resort Commercial	RE	Residential Estate
CG-1	General Commercial	RS-TH	Townhouse
CG-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	RMH	Manufactured Home
CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		

Subject Property with 200' buffer

Owners in favor

Owners within 200' listed on attached ownership table

Owners in opposition



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

**CORPUS CHRISTI, TEXAS  
OWNER**

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**FISHPOND DEVELOPMENT, LLC**

**SUBMITTED BY**

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**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

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## 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

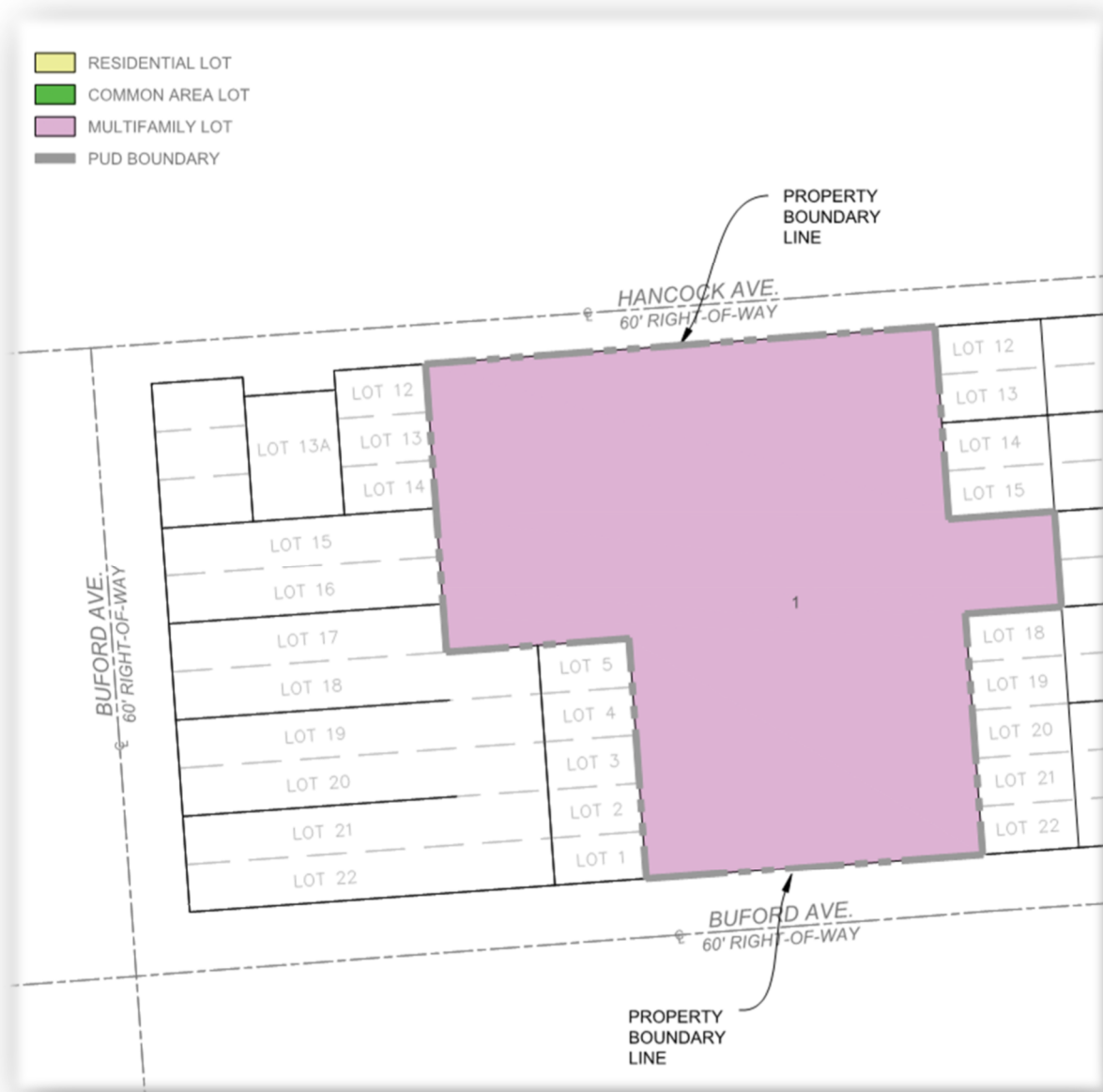
## ADJACENT LAND USE AND ZONING

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

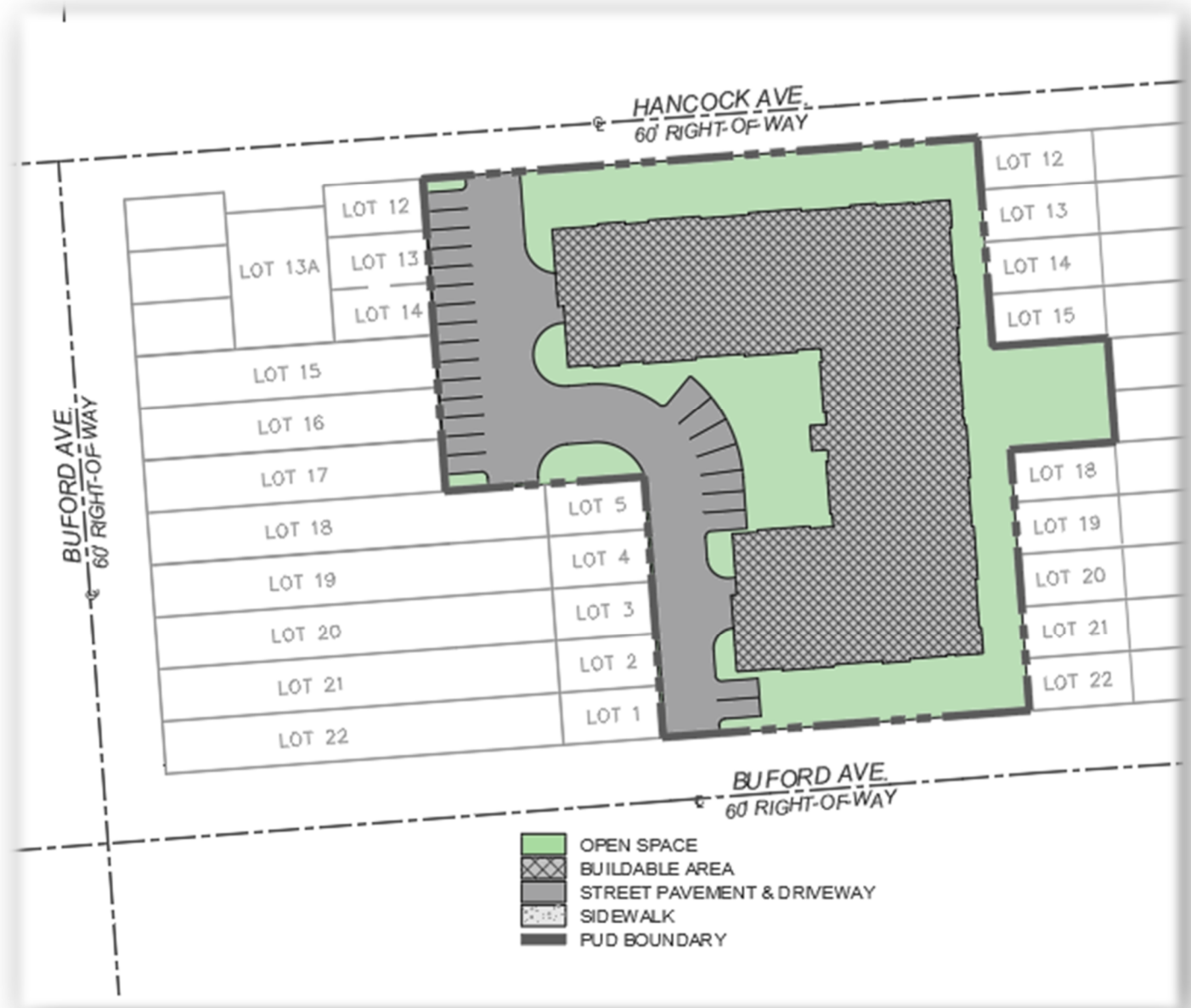
The following tables indicate the Development Guidelines for each lot type within the development:

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.		

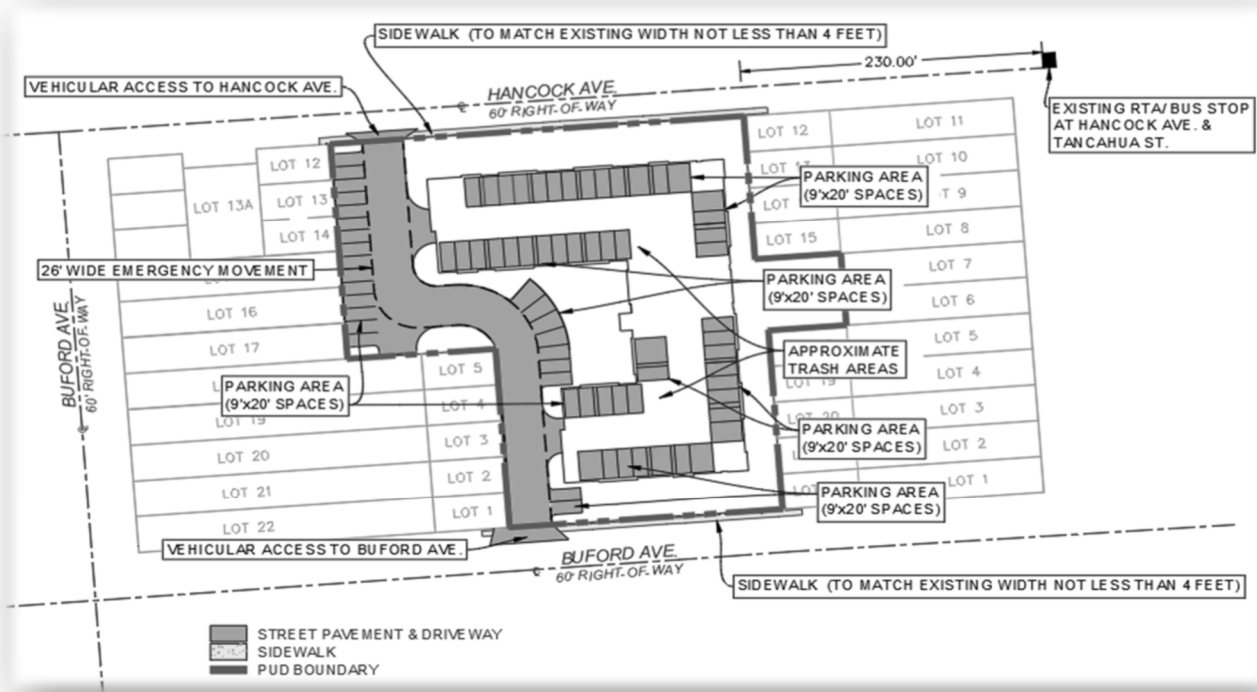
The following is the Open Space Layout for the development:

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

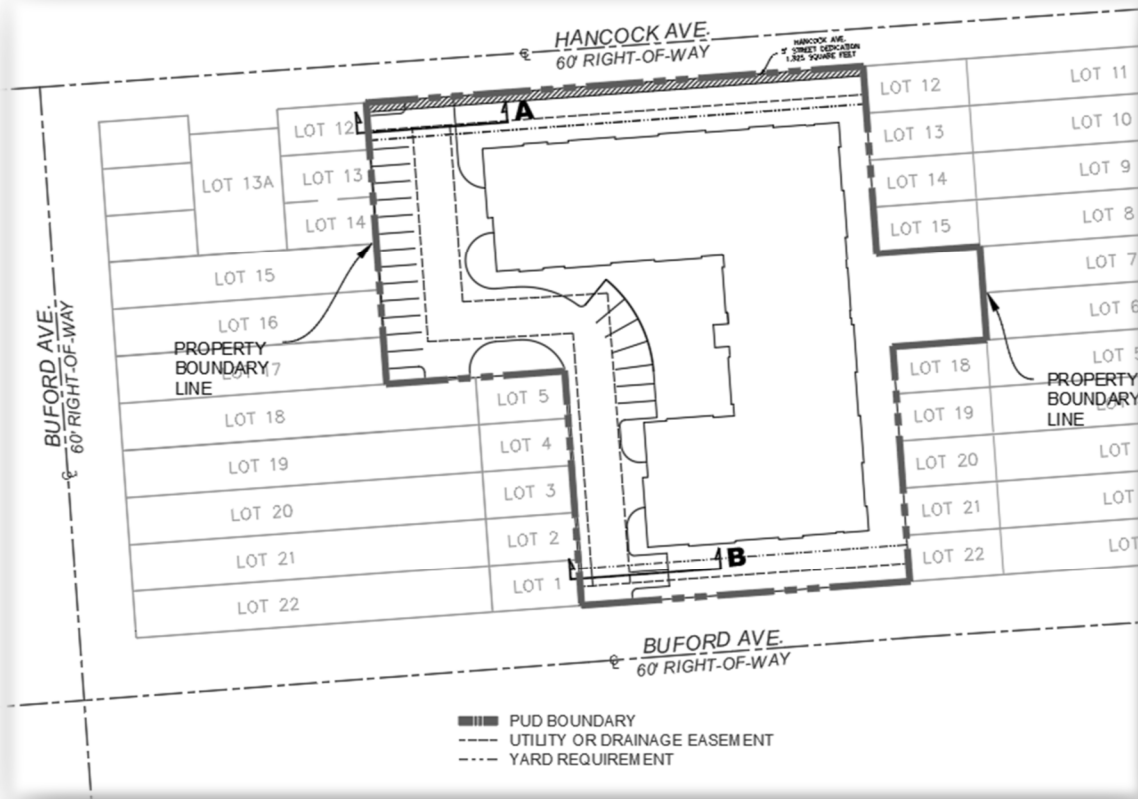




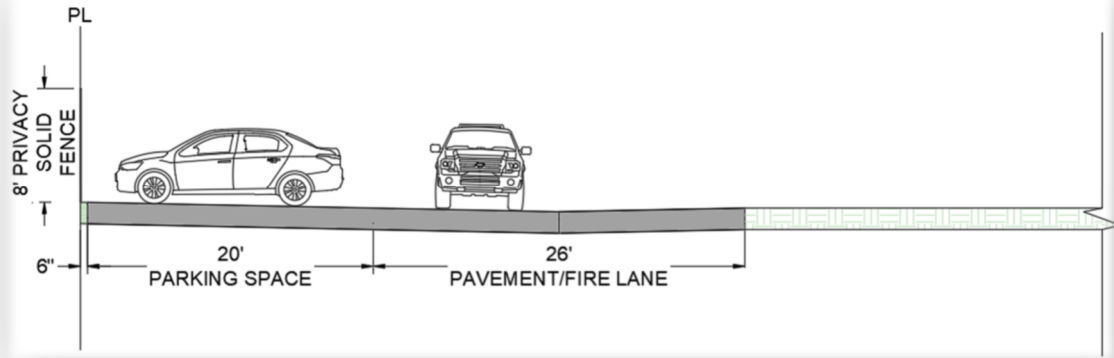


The following are Typical Cross Section(s) for the development:

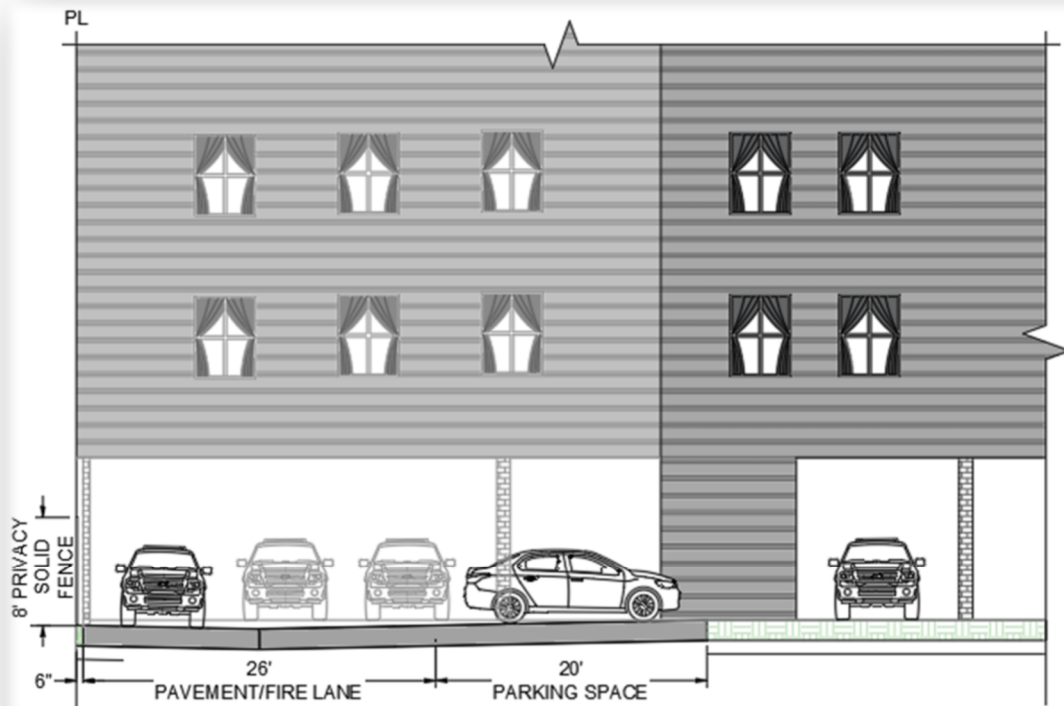
NOTE: Private Drive will meet IFC 2015.



**Cross Section A**



**Cross Section B**



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

