



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 05/10/22
Second Reading Ordinance for the City Council Meeting 05/17/22

DATE: April 5, 2022
TO: Peter Zaroni, City Manager
FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 3802 Saratoga Boulevard

CAPTION:

Zoning Case. No. 0322-04 Corpus Christi Island Apartment Villa Management Group, LLC and Thomas Weber, LLC: (District 5). Ordinance rezoning a property at or near 3802 Saratoga Boulevard from the “RM-1” Multifamily District to the “RM-3” Multifamily District.

SUMMARY:

The purpose of the rezoning request is to allow for increased density intended for multifamily affordable housing.

BACKGROUND AND FINDINGS:

The subject property is 1.713 acres currently zoned “RM-1” Multifamily District and vacant. To the north are public semi-public uses zoned “RS-6” Single-Family 6 District (Summit Church, place of worship). To the south commercial uses zoned “CG-2” General Commercial District (Specs Wine, Spirits and Finer Foods). To the east are medium density residential uses zoned “RM-1” Multifamily District (apartment complex). To the west is vacant property currently being developed as an apartment complex and zoned “RM-1” Multifamily District.

The subject property is a proposed 9% Tax Credit project that has received a “Letter of Support” from the City Council. Proposed development project is to construct a 58-unit multi-family development for renters with household incomes at or below 60% of the area median income.

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency and considering public input, staff proposes approval of the change of zoning. The subject property is not located in an AICUZ – Air Impact Compatibility Use Zone, but the AICUZ is near the property line.

Conformity to City Policy

Although the proposed zoning is inconsistent with the Future Land Use Map, it is generally consistent with many broader elements of the comprehensive plan. The rezoning warrants an amendment to the Future Land Use Map.

Public Input Process

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

As of April 5, 2022:

In Favor	In Opposition
0 inside notification area	0 inside notification area
0 outside notification area	0 outside notification area

Totaling 0.00% of the 200-foot notification area* is in opposition.

*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area.

Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition

ALTERNATIVES:

1. Denial of the zoning from the "RM-1" Multifamily District to the "RM-3" Multifamily District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Planning Commission recommended approval of the rezoning from "RM-1" Multifamily District to the "RM-3" Multifamily District on March 23, 2022.

Vote Count:

For: 7
Opposed: 0
Absent: 2
Abstained: 0

Staff recommends approval of the rezoning from the "RM-1" Multifamily District to the "RM-3" Multifamily District.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report