



## AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of May 19, 2015  
Second Reading for the City Council Meeting of May 26, 2015

**DATE:** April 24, 2015

**TO:** Ronald L. Olson, City Manager

**FROM:** Dan M. Grimsbo, P.E., Director, Development Services Department  
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**Rezoning from Single-Family to Multifamily  
For AAF-Vantage at Corpus Christi  
Property Address: 10113 Up River Road**

**CAPTION:**

Case No. 0415-05 AAF-Vantage at Corpus Christi: A change of zoning from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily 1 District, resulting in a change to the Future Land Use Plan from commercial and medium density residential to medium density residential. The property is described as being 19.74 acres out of the remainder of a 20.26 acre tract described as Parcel 5, in a Special Warranty Deed from William E. McKinzie, Jr. to William E. McKinzie, Jr. Family Limited Partnership, located on the south side of Up River Road between Deer Run Drive and Carbon Plant Road.

**PURPOSE:**

The purpose of this item is rezone the property to allow for a 300 unit apartment complex.

**RECOMMENDATION:**

Planning Commission and Staff Recommendation (April 22, 2015):  
Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily 1 District.

**BACKGROUND AND FINDINGS:**

As detailed in the attached report, the applicant is requesting a rezoning from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily 1 District to allow for a 300 unit apartment complex.

The proposed development plan for the site shows a 300-unit apartment complex to include amenities, such as a clubhouse, pool, parking and other features on the site.

The subject property is suited for the proposed project. The apartment structures would be three stories in height, which could not exceed a maximum height restriction of 45 feet for the requested zoning district. A site plan provided shows the proposed layout of the apartment complex, which includes boat parking and storage. The proposed land use with the requested zoning is consistent with both the City's Comprehensive Plan and the adopted Northwest Area Development Plan. The inconsistency with the Future Land Use Plan's designation for commercial uses on the front half of the property can be over-ruled by the fact that there is sufficient commercial uses planned in this area and residential uses will support the commercial uses planned nearby

**ALTERNATIVES:**

1. Deny the request.

**OTHER CONSIDERATIONS:**

Not Applicable

**CONFORMITY TO CITY POLICY:**

The subject property is located within the boundaries of the Northwest Area Development Plan. The proposed rezoning to the "RM-1" Multifamily 1 District is consistent with the adopted Future Land Use Plan designation of medium density residential at the rear but inconsistent with commercial uses planned at the frontage.

**EMERGENCY / NON-EMERGENCY:**

Non-Emergency

**DEPARTMENTAL CLEARANCES:**

Legal and Planning Commission

**FINANCIAL IMPACT:**

- Operating       Revenue       Capital       Not applicable

<b>Fiscal Year: 2014-2015</b>	<b>Project to Date Expenditures (CIP only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Line Item Budget				
Encumbered / Expended Amount				
This item				
<b>BALANCE</b>				

Fund(s):

**Comments:** None

**LIST OF SUPPORTING DOCUMENTS:**

Presentation - Aerial Map  
Ordinance  
Planning Commission Final Report