



## AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 11/19/19  
Second Reading Ordinance for the City Council Meeting 12/10/19

**DATE:** October 5, 2019  
**TO:** Peter Zaroni, City Manager  
**FROM:** Al Raymond, AIA, Director  
Development Services Department  
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Rezoning a property at or near 1000 Sixth Street

### **CAPTION:**

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.

### **SUMMARY:**

The purpose of the zoning request is to allow for the construction of a of a 112-unit senior housing community.

### **BACKGROUND AND FINDINGS:**

The subject property is 1.48 acres in size and is currently zoned "RM-3" Multifamily 3 District and "ON" Neighborhood Office District. The applicant 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.

### ***Conformity to City Policy***

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). 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.

**Public Input Process**

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

*As of October 5, 2019:*

In Favor	In Opposition
0 inside notification area	2 inside notification area
0 outside notification area	0 outside notification area

Totaling 3.94% of the land within the 200-foot notification area in opposition.

**Commission Recommendation**

Planning Commission recommended 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 conditions on September 18, 2019.

**ALTERNATIVES:**

1. Denial 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.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**RECOMMENDATION:**

Staff recommends approval of the zoning request.

Planning Commission recommended 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 following vote count.

*Vote Count:*

For:	8
Opposed:	0
Absent:	1
Abstained:	0

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
Presentation - Aerial Map  
Planning Commission Final Report