

STAFF REPORT

Case No. 0316-05
HTE No. 16-10000006

Planning Commission Hearing Date: April 6, 2016

Applicant & Legal Description	Applicant: TG 110 Samuel Place, LP Representative: Gilbert M. Piette Owner: HCS 310 LLC Legal Description/Location: Carrollton Annex 3, Block C, located on the west side of Carroll Lane between Copus Street and Houston Street.			
Zoning Request	From: "RS-TF/SP" Two Family District with a Special Permit To: "RM-1" Multifamily 1 District Area: 4.162 acres Purpose of Request: To allow reconstruction of an existing multifamily affordable housing complex.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	"RS-TF/SP" Two-Family District with a Special Permit	Medium Density Residential	Medium Density Residential
	North	"RS-6" Single-Family 6 District	Low Density Residential	Low Density Residential
	South	"RS-6" Single-Family 6 District	Low Density Residential	Low Density Residential
	East	"RS-6" Single-Family 6 District	Low Density Residential	Medium and Low Density Residential
	West	"RS-6" Single-Family 6 District	Low Density Residential	Low Density Residential
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Southeast Area Development Plan and is planned for medium density uses. The proposed rezoning to the "RM-1" Multi-family 1 District is consistent with the adopted Future Land Use Map and the Southeast Area Development Plan. Map No.: 045039 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 190 feet of street frontage along Carroll Lane, which is a "C1" Minor Residential Collector street.			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2013)
	Carroll Lane	"C1" Minor Residential Collector	60' ROW 40' paved	60' ROW 40' paved	6,762 ADT

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "RS-TF/SP" Two Family District with a Special Permit to the "RM-1" Multi-family 1 District to allow reconstruction of an existing multifamily affordable housing complex.

Development Plan: The applicant is proposing reconstruct 60 existing affordable multifamily units to make them more modern and efficient. The intent is to demolish seven existing buildings and reconstruct six buildings. The total square footage of the buildings would total approximately 69,068 square feet. The height of the existing buildings is 18 feet while the new buildings are proposed to be 19.5 feet for two-story buildings and 30 feet for three story buildings. A total of 152 parking spaces are proposed for the project. The project is expected to be constructed in one phase. The project also has an office/club house, a pool, and related structures.

Existing Land Uses & Zoning: The subject property is zoned "RS-TF/SP" Two-Family with a special permit and consists of medium density uses. North, south and west of the subject property is zoned "RS-6" Single-Family 6 District and consists of low density residential uses. East of the subject property is zoned "RS-6" Single-Family 6 District and "RS-TF/SP" Two-Family District with a Special Permit and consists of low density residential uses.

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

Plat Status: The subject property is platted

Comprehensive Plan & Area Development Plan Consistency: The subject property is located within the boundaries of the Southeast Area Development Plan (ADP). The proposed rezoning to the "RM-1" Multi-family 1 District is consistent with the Southeast Area Development Plan and the adopted Future Land Use Plan's designation of the property as medium density. Additionally, the following are pertinent elements of the Comprehensive Plan and should be considered:

- **Comprehensive Plan Residential Policy Statement F:** Medium density development, such as the proposed apartment complex, should be located with convenient access to an arterial or, along a collector that provides access to an arterial.
- **Comprehensive Plan Residential Policy Statement G:** Design considerations for the proposed development should consider proximity to the adjacent single-family residential or low-density residential by limiting building height, providing screening fences or landscaping, building setbacks and other techniques to create an appropriate transition.

Department Comments:

1. The rezoning is consistent with the Comprehensive Plan and the Future Land Use Map.
2. The rezoning is consistent with the Southeast Area Development Plan.
3. The rezoning is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
4. The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the rezoning.
5. The proposed rezoning would not have a negative impact on the surrounding neighborhood.
6. The existing use was approved via a Special Permit in 1980. The specific use permitted under the Special Permit was for a Senior Citizens Apartment/Hotel.
7. The rezoning if approved will apply the designation that more closely applies to the development as it currently exists and, to the redevelopment of the property as proposed.
8. The density of the project is 14.41 units per acre and is a density more similar to the townhouse district than the density permitted by the "RM-1" Multifamily 1 District (22 units per acre).
9. A Type B Buffer Yard will be required along the property lines between the proposed zoning district of "RM-1" Multifamily District 1 and the adjacent zoning districts of "RS-6" Single-Family 6 District. The Type B Buffer Yard includes a 10-foot landscaped yard and 10 points achieved per UDC Table 7.9.7.

Staff Recommendation:

Approval of the change of zoning from the "RS-TF/SP" Two Family District with a Special Permit to the "RM-1" Multifamily 1 District.

Public Notification	Number of Notices Mailed – 61 within 200-foot notification area 12 outside notification area
	<u>As of March 30, 2016:</u>
	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. Application
3. Public Comments Received (if any)



Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469-9277
(361) 826-3240
Located at 2406 Leopard Street

REZONING APPLICATION

Office Use Only

Case No.: 0316-05 Map No.: 045039

PC Hearing Date: 4/6/16 Proj.Mgr:

Hearing Location: City Hall, Council Chambers, 1201 Leopard Street
Hearing Time: 5:30 p.m.

* A MAXIMUM OF FIVE REZONINGS CASES ARE SCHEDULED PER HEARING.
* INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

1. Applicant: TG110 Samuel Place, LP Contact Person: Roger Canales
Mailing Address: 8610 N. New Braunfels, Suite 500
City: San Antonio State: TX ZIP: 78217 Phone: (210) 821-4300
E-mail: [REDACTED] Cell: ()

2. Property Owner(s): TG 110, Inc. Contact Person: Roger Canales
Mailing Address: 8610 N. New Braunfels, Suite 500
City: San Antonio State: TX ZIP: 78108 Phone: (210) 821-4300
E-mail: [REDACTED] Cell: (210) 247-8192

3. Subject Property Address: 4315 Carroll LN, Corpus Christ, TX Area of Request (SF/acres): 4.162
Current Zoning & Use: RS-TF Proposed Zoning & Use: RM-1 Multifamily District
12-Digit Nueces County Tax ID: 1379 0030 0000
Subdivision Name: Carrollton Annex - 3 Block: C Lot(s):
Legal Description if not platted: N/A

4. Submittal Requirements:
☒ Early Assistance Meeting: Date Held 1/13/16 ; with City Staff Steven Rhea, Project Manager
☒ Land Use Statement ☒ Disclosure of Interest ☒ Copy of Warranty Deed
IF APPLICABLE:
☐ Peak Hour Trip Form (if request is inconsistent with Future Land Use Plan) ☐ Site Plan for PUD or Special Permit
☐ Metes & Bounds Description with exhibit if property includes un-platted land (sealed by RPLS) ☐ Lien Holder Authorization
☐ Appointment of Agent Form if landowner is not signing this form

I certify that I have provided the City of Corpus Christi with a complete application for review; that I am authorized to initiate this rezoning as or on behalf of the Property Owner(s); and the information provided is accurate.

Owner or Agent's Signature

Gilbert M. Piette

Owner or Agent's Printed Name

Applicant's Signature

Gilbert M. Piette

Applicant's Printed Name

Office Use Only: Date Received: 3/11/16 Received By: BKP ADP: SE

Rezoning Fee: 1692.50 + PUD Fee 0 + Sign Fee 10.00 = Total Fee 1702.50

No. Signs Required 1 @ \$10/sign Sign Posting Date:

APPOINTMENT OF AGENT

As owner of the subject property, I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: TG110 Samuel Place, LP

Mailing Address: 8610 N. New Braunfels, Suite 500

City: San Antonio State: TX Zip: 78217

Home Phone: () Business Phone: (210) 821-4300 Cell: ()

I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

Be the point of contact between myself and the City of Corpus Christi; make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; consent to legally binding modifications; conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.

I understand that the City of Corpus Christi will deal only with a fully authorized agent. At any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, I agree to hold harmless and indemnify the City of Corpus Christi, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter. If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have the legal authority to make this binding appointment on behalf of the entity, and every reference herein to "I", "my", or "me" is a reference to the entity.

*Signature of Agent: 

Executive Director of

Title: sole member

Printed/Typed Name of Agent: Gilbert M. Piette/TG 100 Samuel Place, LP Date: 3/10/16

*Signature of Property Owner: 

Title: President

Printed/Typed Name of Property Owner: Lamont Taylor Date: 3/9/16

*Signature of Property Owner: _____ Title: _____

Printed/Typed Name of Property Owner: _____ Date: _____

*Signature of Property Owner: _____ Title: _____

Printed/Typed Name of Property Owner: _____ Date: _____

*Application must be signed by the individual applicant, each partner of a partnership, or by an authorized officer of a corporation or association.

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*Signature of Agent:  Title: Executive Director of sole member

Printed/Typed Name of Agent: Gilbert M. Piette/TG 110 Samuel Place, LP Date: 2-10-16

*Signature of Property Owner:  Title: Executive Director

Printed/Typed Name of Property Owner: Gilbert M. Piette/TG 110, Inc. Date: 2-10-16

*Signature of Property Owner: _____ Title: _____

Printed/Typed Name of Property Owner: _____ Date: _____

*Signature of Property Owner: _____ Title: _____

Printed/Typed Name of Property Owner: _____ Date: _____

*Application must be signed by the individual applicant, each partner of a partnership, or by an authorized officer of a corporation or association.



DISCLOSURE OF INTERESTS

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. **Every question must be answered.** If the question is not applicable, answer with "NA".

NAME: TG110 Samuel Place, LP / 8610 N. New Braunfels, Suite 500

STREET: See above CITY: San Antonio ZIP: 78217

FIRM is: ☒ Corporation ☐ Partnership ☐ Sole Owner ☐ Association ☐ Other _____

DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

1. State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Job Title and City Department (if known)

N/A

2. State the names of each "official" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Title

N/A

3. State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Board, Commission, or Committee

N/A

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Consultant

N/A

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: Gilbert M. Piette
(Print Name)

Title: Executive Director

Signature of Certifying Person: 

Date: 2-10-16

LAND USE STATEMENT

1. State the purpose of the request and include applicable background information as to the development plan for the property, i.e., usage of property, number and square footage(s) of existing and/or proposed building(s)/unit(s), building(s)/unit(s) height, parking plans/spaces, phasing schedule of development, number of employee(s) associated with the office, business or industrial development, hours of operation, modification or demolition plans for existing structure(s), type, area and setback of signage, etc.

Reconstruction of the existing 60 affordable units to make more modern and efficient.

# of Existing Bldgs.	7
# of Proposed Bldgs.	6
# of Existing Units	60
# of Proposed Units	60
Sq. Ft. Existing Bldgs.	unknown
Sq. Ft. Proposed Bldgs.	69,068
Bldg Ht Existing	18
Bldg Ht Proposed	2 story 19'.5 - 3 story 30'
Parking Spaces Existing	125
Parking Spaces Proposed	152
Phase schedule of Dev.	1 Phase
# of employees	5 employees
Hours of Operations	24/7 Office Hours 9-5 Mon.-Fri.

2. Identify the existing land uses adjoining the area of request:

North - Single Family

South - Single Family

East - Street then Single Family

West - Single Family

PLAT OF BLOCK C CARROLLTON ANNEX-3

BEING A REPLAT OF BLOCKS A & B
CARROLLTON ANNEX-3, A MAP OF WHICH IS
RECORDED IN VOLUME 41, PAGE 2, MAP
RECORDS OF NUCLES COUNTY, TEXAS

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LOCATION MAP



STATE OF TEXAS
COUNTY OF NUCES

I, Eugene C. Urban, Registered Professional Engineer for TEXAS ENGINEERING, hereby certify that the foregoing map was prepared from surveys made on the ground under my direction and is true and correct; that I have been engaged under contract to set all lot and block corners as shown hereon and to complete such operations without delay.

This the 23 day of October, 1919. Eugene C. Urban
E. C. Urban - Texas License No. 13109

STATE OF TEXAS
COUNTY OF NUCES

This final plat of the herein described property was approved by the Director of the Department of Engineering and Physical Development of the City of Corpus Christi, Texas.

This the 11 day of March, 1920. James E. Butler, Jr.
James E. Butler, Jr. - Director

STATE OF TEXAS
COUNTY OF NUCES

This final plat of the herein described property was approved by the Planning Commission of the City of Corpus Christi, Texas; provided, however, this approval shall be invalid and null unless this plat be filed with the County Clerk within six (6) months hereafter.

This the 6th day of November, 1919. E. C. Urban
E. C. Urban - Secretary
E. C. Urban - 80-042

STATE OF TEXAS
COUNTY OF NUCES

I, Marion Whilinger, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 11th day of February, 1920, with its exhibits, was duly recorded in the County Clerk's office on the 13th day of March, 1920, at 12:30 o'clock P.M., and duly recorded in Volume 45, Page 151, of the map returned.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

172,401- Marion Whilinger
Marion Whilinger, County Clerk, Nueces County, Texas
March 12, 1920. 37: Joan E. Butler
Joan E. Butler - Deputy

DATE 5-9-78
COUNTY CLERK
JOB NO. 9987



STATE OF TEXAS
COUNTY OF NUCES

172,401- Marion Whilinger
Marion Whilinger, County Clerk, Nueces County, Texas
March 12, 1920. 37: Joan E. Butler
Joan E. Butler - Deputy



SCALE IN FEET

NOTES: 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

2. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTER OF THE ROAD.

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