



AGENDA MEMORANDUM

Public Hearing for the Planning Commission Meeting of June 13, 2018

DATE: June 5, 2018

TO: Corpus Christi Planning Commission

FROM: Nina Nixon-Mendez, FAICP, Director,
Development Services Department
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<p style="text-align: center;">Public Hearing – Special Permit Time Extension for a property at or near 7442 Wooldridge Road</p>
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REQUEST:

The applicant is requesting to extend the time limit of the Special Permit for an additional 6 months.

BACKGROUND:

- The original application for a Special Permit was for the construction of a 360 unit apartment complex. The property was previously zoned "RM-1" Multifamily 1 District. Staff recommended denial of the change of zoning to the "RM-2" Multifamily 2 District that was requested. The opposition via public notice was 3.22% from neighboring homes.
- The original rezoning case was presented to the Planning Commission on April 6, 2016 and received a recommendation of Denial in lieu thereof approval of a Special Permit. The rezoning case was heard by the City Council on May 10, 2016 and approved the Special Permit. The Special Permit became effective on May 23, 2016.
- The approved Special Permit conditions are as follows:
 - Uses: All uses allowed in the "RM-1" Multifamily 1 District.
 - Density: The maximum density shall be 26.51 units per acre.
 - Height: The maximum height of any structure shall not exceed 3 stories or 45 feet, whichever is most restrictive.
 - Balconies: No balcony on the most northern buildings shall face adjacent single-family development.
 - Lighting: All lighting shall be shielded and meet all requirements of the UDC. Lighting may not exceed 15 feet in height in the parking area where north and east property lines are abutting single-family development.
 - Solid Waste Containers: No solid waste container shall be installed within 50 feet of the property lines adjacent to single-family development.
 - Other Requirements: The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, and Building and Fire Code Requirements.
 - Time Limit: The Special Permit shall expire in 24 months after approval of this ordinance unless a complete building permit application has been submitted.

- The applicant is requesting a time extension for the Special Permit that was issued on May 23, 2016. It has been two years since the approval and there has been no action on the Special Permit. Therefore, a time extension is needed in order for the Special Permit to remain valid. The applicant will be submitting building plans if the time extension is granted.
- The applicant contends that due to difficulties and repercussions of Hurricane Harvey, he has experienced extreme difficulty in obtaining financing. Additionally, due to the after effects of the storm there has been a shortage of available contractors.

STAFF RECOMMENDATION:

Approval of the requested Special Permit time extension for a period of 6 months

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Southside Area Development Plan (ADP). The proposed time extension of the Special Permit to the "RM-1/SP" Multifamily 1 District with a Special Permit is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map.

LIST OF SUPPORTING DOCUMENTS:

Presentation

Staff Report