
CITY OF PORT LAVACA

MEETING: February 14, 2022

DATE: 2.9.2022

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider recommendation of the Planning Board for approval of a conceptual high density residential area for multifamily apartment complex development. To be located to the north of Parker Road on Broadway Street to Tiney Browning Boulevard.

Sec. 42-159. - Approval of planning board required.

No person shall construct a multifamily dwelling, townhouse, patio home or other commercial development project without approval of said construction project by the planning board...

The applicant is proposing a multifamily apartment complex. The general site location is currently not platted and is vacant land. The preliminary density is anticipated to be 60 units. This is contingent upon if the developer is awarded a TDHCA grant to fund the development of the proposed apartment complex.

The Applicant, Jeff Beckler, Assistant VP of Development for Zimmerman Properties, LLC, described the site details and amenities in his narrative below:

We are proposing 60 units of workforce housing for Port Lavaca. It will be a mix of 2 and 3 bedroom units. 50 of the 60 units will be at or below 60% Average Median Income (AMI) for Calhoun County. The remaining 10 will be market rate units. We will hit a number of income bands for the citizens, which really gives flexibility for all employment. All residents, as you know, will be required to prove income, employment, and credit and criminal background checks. This is not a Section 8 property.

Amenities include washer/dryer in each unit, dishwasher in each unit, fitness center, library, computer access, community area, clubhouse, tot lot for kids with a playground, BBQ area, etc.

Future Land Use Map

<https://portlavaca.org/wp-content/uploads/2020/10/Future-Land-Use-Plan.pdf>

The Future Land Use map designates this area as Commercial. This designation does not conflict in cumulative affect zoning. The area is retail and residential currently and there is another preliminary mixed use of a single and multi-family residential subdivision proposed adjacent to this apartment complex location. This residential area will transition well to the retail of Walmart and future retail development on Tiney Browning Boulevard.

Comprehensive Plan

<https://www.portlavaca.org/wp-content/uploads/2016/06/PortLavacaCompPlan2018reduced.pdf>

Figure 29 (page 105) displays the dwelling types located throughout the City. As shown, a range of housing opportunities currently exist. However, limited amounts of quality multi-family units are available. Many of these apartment complexes are dated and deteriorating and are not appealing to young professionals or empty-nesters. The City may wish to encourage redevelopment of these properties into more modern apartment complexes or townhomes to accommodate the demand for housing variety. (pg. 103 Comprehensive Plan)

Workforce and Affordable Housing Workforce housing is defined by the Urban Land Institute's Terwilliger Center for Workforce Housing as housing for individuals or families earning 60 to 100 percent Average Median Income (AMI) for an area. Interestingly, those members of the community falling into this category are often the ones serving in supportive roles within the community. Teachers, public safety workers such as police or firefighters, nurses, or civil service workers often fall into this category. Affordable housing, on the other hand, is generally related to low-income housing. These needs are often met through non-profit housing corporations and grants from the federal and state levels. (pg. 106 Comprehensive Plan)

Department Comments:

Fire: If approval is granted for this location to be developed an apartment complex, a pre-development meeting is recommended to discuss the comprehensive site development and design standards, including but not limited to the following comments shall be scheduled with the applicant and pertinent city representatives.

- a. A fire department review and inspection will be required at the time of plan submittal and site development.

Public Works: If approval is granted for this location to be developed as an apartment complex, a pre-development meeting is recommended to discuss the comprehensive site development and design standards.

Engineering: If approval is granted for this location to be developed as an as an apartment complex, a pre-development meeting to discuss the comprehensive site development and design standards, including but not limited to the following comments shall be scheduled with the applicant and pertinent city representatives.

- a. Discuss the access, possible easements, and drainage.

Development Services: If approval is granted for this location to be developed as an as an apartment complex, a pre-development meeting to discuss the comprehensive site development and design standards, including the platting process.

CITY OF PORT LAVACA

Staff Recommendation: APPROVAL

Approve Resolution R-021422-1. Being Resolution of support for the application of the Lavaca Bay Apartments as an affordable rental housing development. As well as consider recommendation of the Planning Board for approval of a conceptual high density residential area for multifamily apartment complex development. To be located to the north of Parker Road on Broadway Street to Tiney Browning Boulevard. As well as Resolution R-021422-1. Being a Resolution of support for the application of the Lavaca Bay Apartments as an affordable rental housing development.

Planning Board Recommendation: APPROVED on February 07, 2022, Planning Board Meeting

Approved Resolution R-021422-1. Being Resolution of support for the application of the Lavaca Bay Apartments as an affordable rental housing development. As well as consider recommendation of the Planning Board for approval of a conceptual high density residential area for multifamily apartment complex development. To be located to the north of Parker Road on Broadway Street to Tiney Browning Boulevard. As well as Resolution R-021422-1. Being a Resolution of support for the application of the Lavaca Bay Apartments as an affordable rental housing development.

Attachments:

- General Location of Apartment Complex
- General Site Plan of Apartment Complex
- Future Land Use Map
- Jeff Beckler Email