

# PLANNING COMMISSION FINAL REPORT

Case No.: 0514-01

HTE No. 14-10000015

Planning Commission Hearing Date: May 7, 2014

<b>Applicant &amp; Legal Description</b>	<p><b>Applicant/Owner:</b> Lutheran Properties, Inc.  <b>Representative:</b> Paul Hernandez, C.E.O. BokenKamp ORR.  <b>Legal Description/Location:</b> Lots 3 and 4, Club House Place, located along the south side of South Alameda Street, between University Drive and Palmetto Street</p>			
<b>Zoning Request</b>	<p><b>From:</b> "ON" Office District  <b>To:</b> "ON/SP" Office District with a Special Permit  <b>Area:</b> 4.64 acres  <b>Purpose of Request:</b> To eliminate the property's nonconforming status and to allow expansion of the existing use.</p>			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
<i>Site</i>		"ON" Office District	Public/Semi-Public and Professional Office	Professional Office
<i>North</i>		"RS-10" Single-Family 10	Low Density Residential	Low Density Residential
<i>South</i>		"RS-10" Single-Family 10	Park/Oso Municipal Golf Course	Park/ Oso Municipal Golf Course
<i>East</i>		"ON" Office District	Medium Density Residential	Professional Office
<i>West</i>		"RM-3" Multifamily 3	Medium Density Residential	Medium Density Residential
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Southeast Area Development Plan (ADP) and is planned for Professional Office uses. The proposed change of zoning to the "ON/SP" Office District with a Special Permit is consistent with the adopted Future Land Use Plan in that the base zoning district will not change.  <b>Map No.:</b> 041037, 041036  <b>Zoning Violations:</b> None</p>			
<b>Transportation</b>	<p><b>Transportation and Circulation:</b> The subject property has access to South Alameda Street, which is an "A2" Secondary Arterial street.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2012)
	South Alameda Street	"A2" Secondary Arterial	100' ROW 54' paved with median	95' ROW 60' paved with center turn	10,318 ADT

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a change of zoning from the "ON" Office District to the "ON/SP" Office District with a Special Permit to eliminate the property's nonconforming status and to allow expansion of the existing use. The use is a temporary shelter for children and is classified as a social service use.

**Development Plan:** Lutheran Social Services of the South established Bokenkamp Children's Shelter in Corpus Christi in 1995. Bokenkamp Children's Shelter provides short term dormitory-style living, bilingual educational opportunities, computer instruction, outdoor recreation, crafts and hobbies, spiritual care and legal resources to unaccompanied children from Central and South America. The children range in age from infants to teens. Since 1995, expansion of the use in 2006 for a church and dormitories was conforming in the "ON" Office district. Although a children's shelter is less intense than other social services such as, homeless shelters, drug treatment centers and post incarceration facilities, the Unified Development Code in 2011 made Bokenkamp Children's Shelter a nonconforming use. The UDC Use Table allows social service uses by right in the "IL" Light Industrial District. The plan by Lutheran Social Services is to expand the use by adding a building for office space. The expansion will require the use to come into compliance with the UDC, either through a rezoning or Special Permit. Staff would not recommend an "IL" District in this area.

**Existing Land Uses & Zoning:** The subject property is in the "ON" Office District and has administration offices, meeting and instructional rooms, a church and two dormitories for an existing social service use. North of the subject property and across South Alameda Street is a residential neighborhood in the "RS-10" Single-Family 10 District. South of the subject property is a public golf course, also zoned "RS-10" Single-Family 10 District. West and east of the subject property are apartments zoned "RM-3" Multifamily 3 District and "ON" Office District respectively.

**AICUZ:** The subject property is **not** located in a Navy Air Installation Compatibility Use Zones (AICUZ).

**Plat Status:** The subject property is platted into two lots.

**Comprehensive Plan & Area Development Plan (ADP) Consistency:** The subject property is in the Southeast Area Development Plan (ADP). To allow the social service use by right, the appropriate rezoning request would be for an industrial use. Existing industrial uses in the Southeast ADP should be permitted to continue and allowed limited expansion and should not be expanded more than shown in the Future Land Use Plan (Land Use Policy Statement B.5). A rezoning using the base district with a Special Permit will be consistent with the adopted Future Land Use Plan, which slates the property for professional office uses.

**Department Comments:**

- The Zoning map amendment will be consistent with the Comprehensive Plan.
- The property to be rezoned is suitable for the use permitted by the Special Permit.
- The Zoning Map amendment does not have a negative impact upon the surrounding neighborhood and the Special Permit will not require any special conditions.

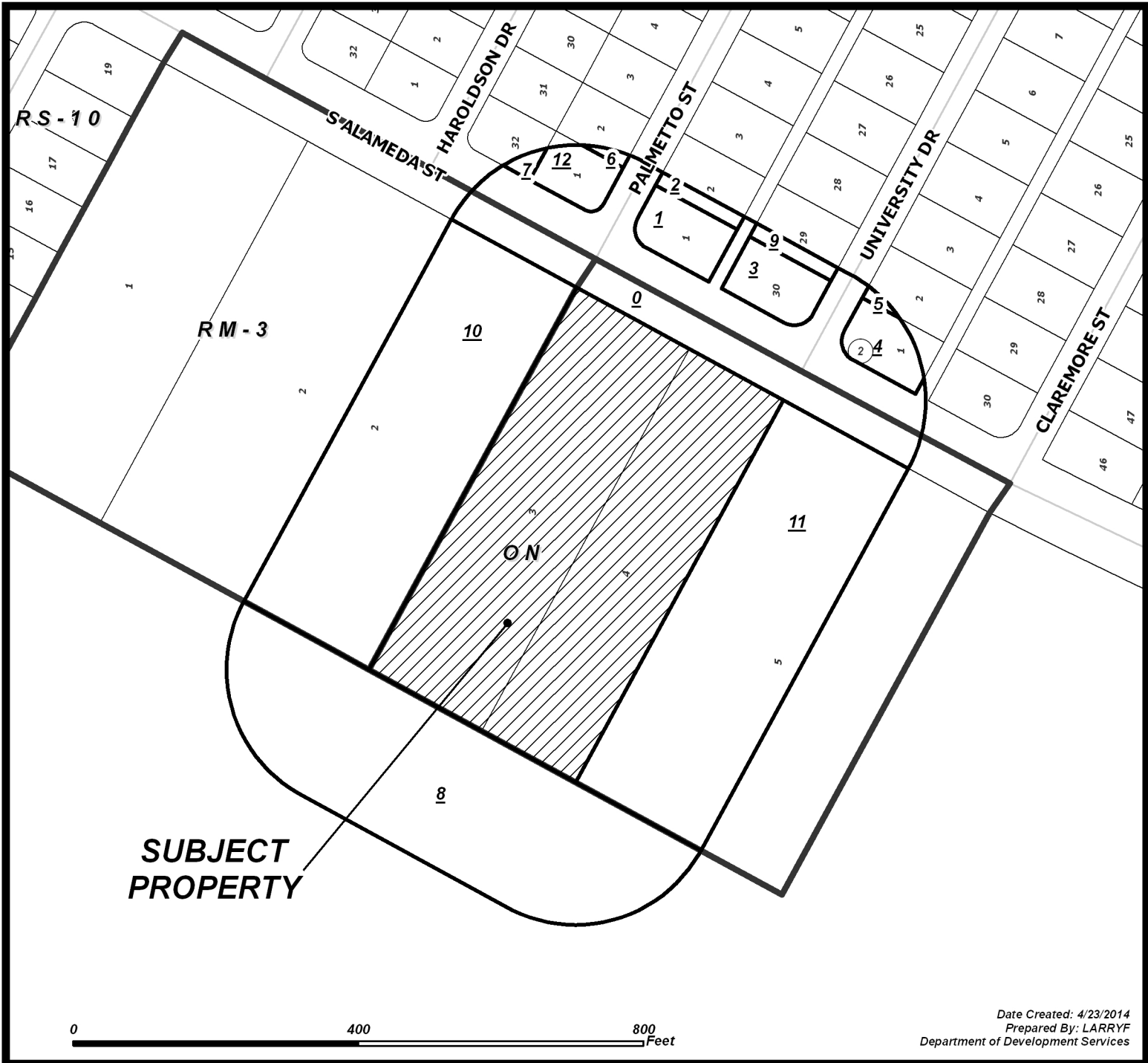
**Planning Commission and Staff Recommendation (May 7, 2014):**

Approval of the change of zoning from the “ON” Office District to the “ON/SP” Office District with a Special Permit subject to the following conditions:

1. Uses: The only use authorized by the Owner under this Special Permit is for the continued Social Service use of a children’s shelter.
2. Time Limit: This Special Permit shall expire one year from the date of this ordinance unless the property is being used as outlined in Condition 1.

<b>Public Notification</b>	Number of Notices Mailed – 12 within 200-foot notification area; 4 outside notification area
	<b><u>As of May 21, 2014:</u></b>
	In Favor – 0 inside notification area; 0 outside notification area
	In Opposition – 0 inside notification area; 0 outside notification area
	For 0.0% in opposition.

Attachments:            Location Map (Existing Zoning & Notice Area)  
                                  Site Plan

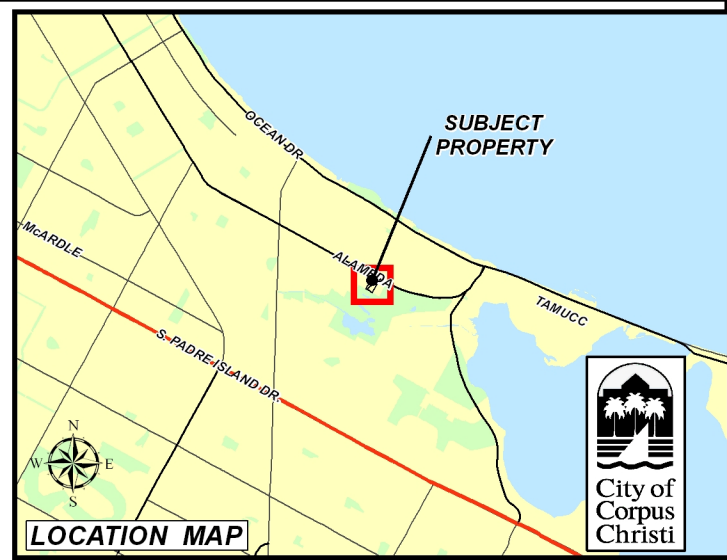


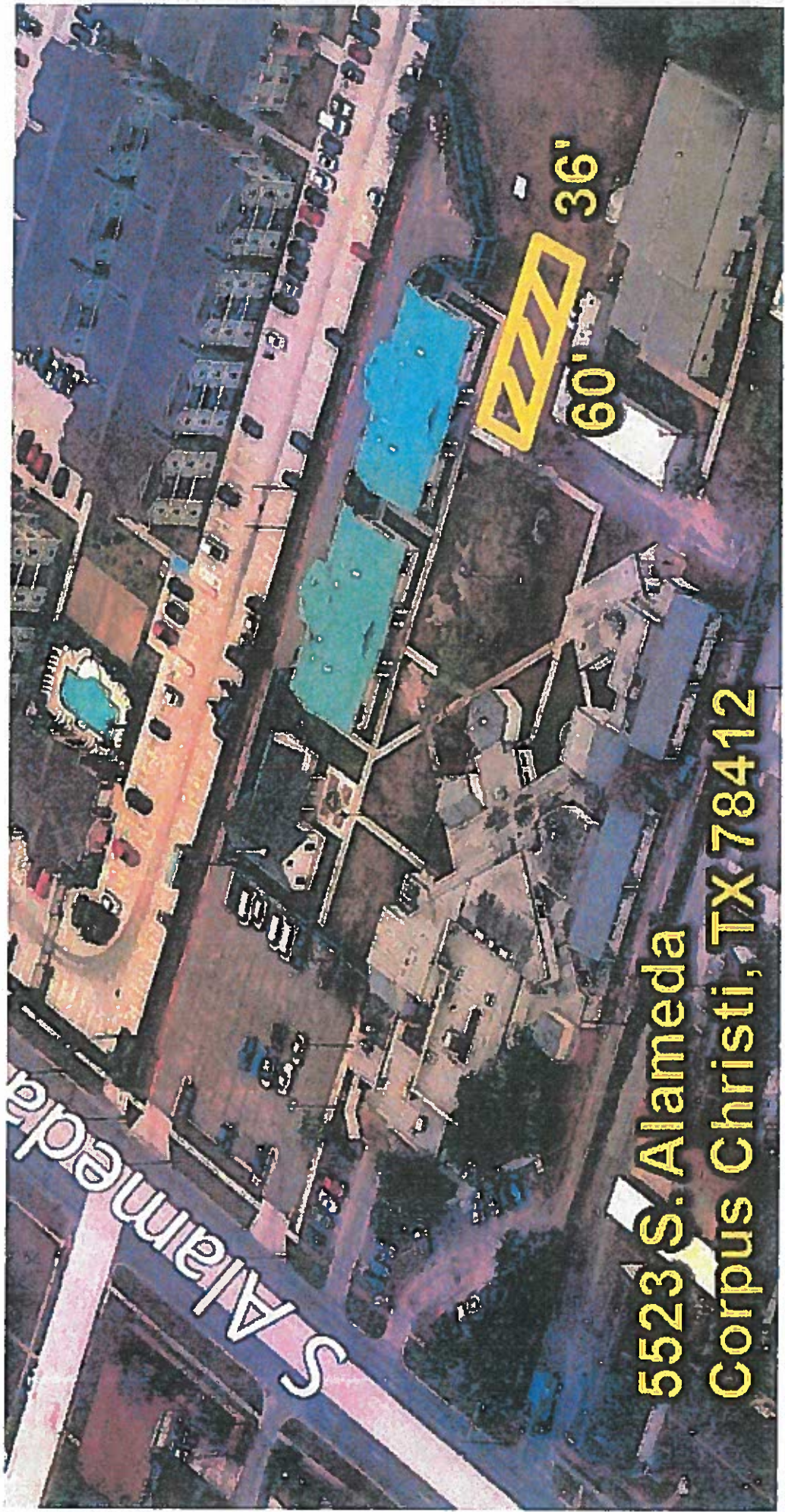
Date Created: 4/23/2014  
 Prepared By: LARRYF  
 Department of Development Services

## CASE: 0514-01 ZONING & NOTICE AREA

RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	Two-Family
CR-1	Resort Commercial	RS-15	Single-Family 15
CR-2	Resort Commercial	RE	Residential Estate
CG-1	General Commercial	RS-TH	Townhouse
CG-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	RMH	Manufactured Home
CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		

 Subject Property with 200' buffer  
 Owners in favor  
 Owners within 200' listed on attached ownership table  
 Owners in opposition





5523 S. Alameda  
Corpus Christi, TX 78412