

Zoning Case #0421-03

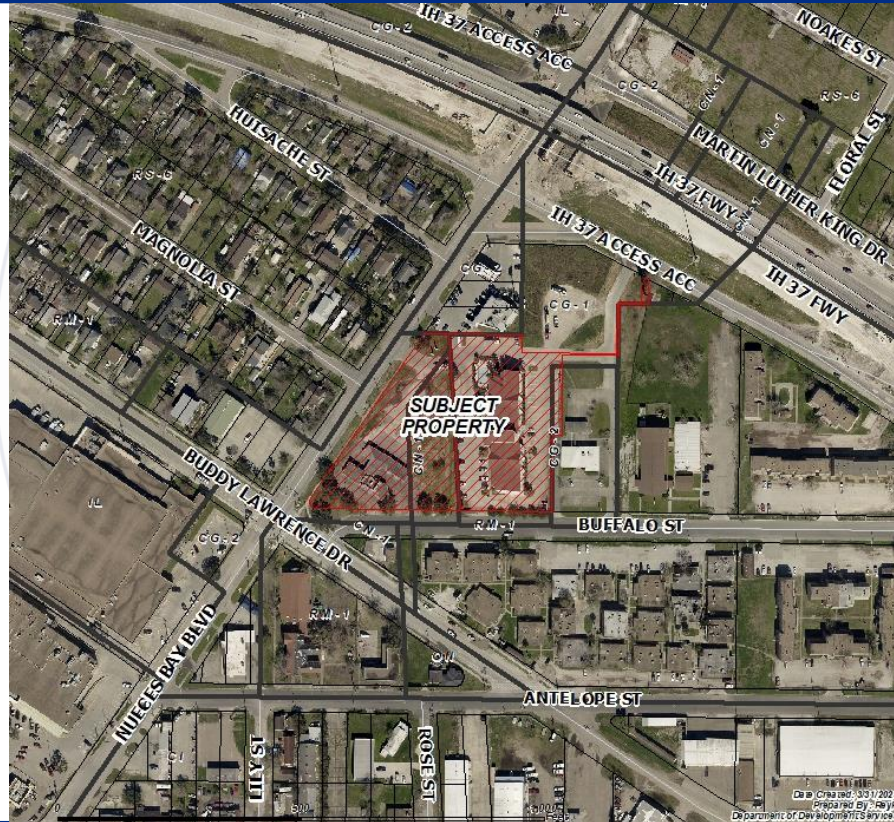
ERF West Side, LLC.

**Rezoning for a Property at 3030 Buffalo Street
From “CG-1” and “CG-2” to “CG-1/SP”**

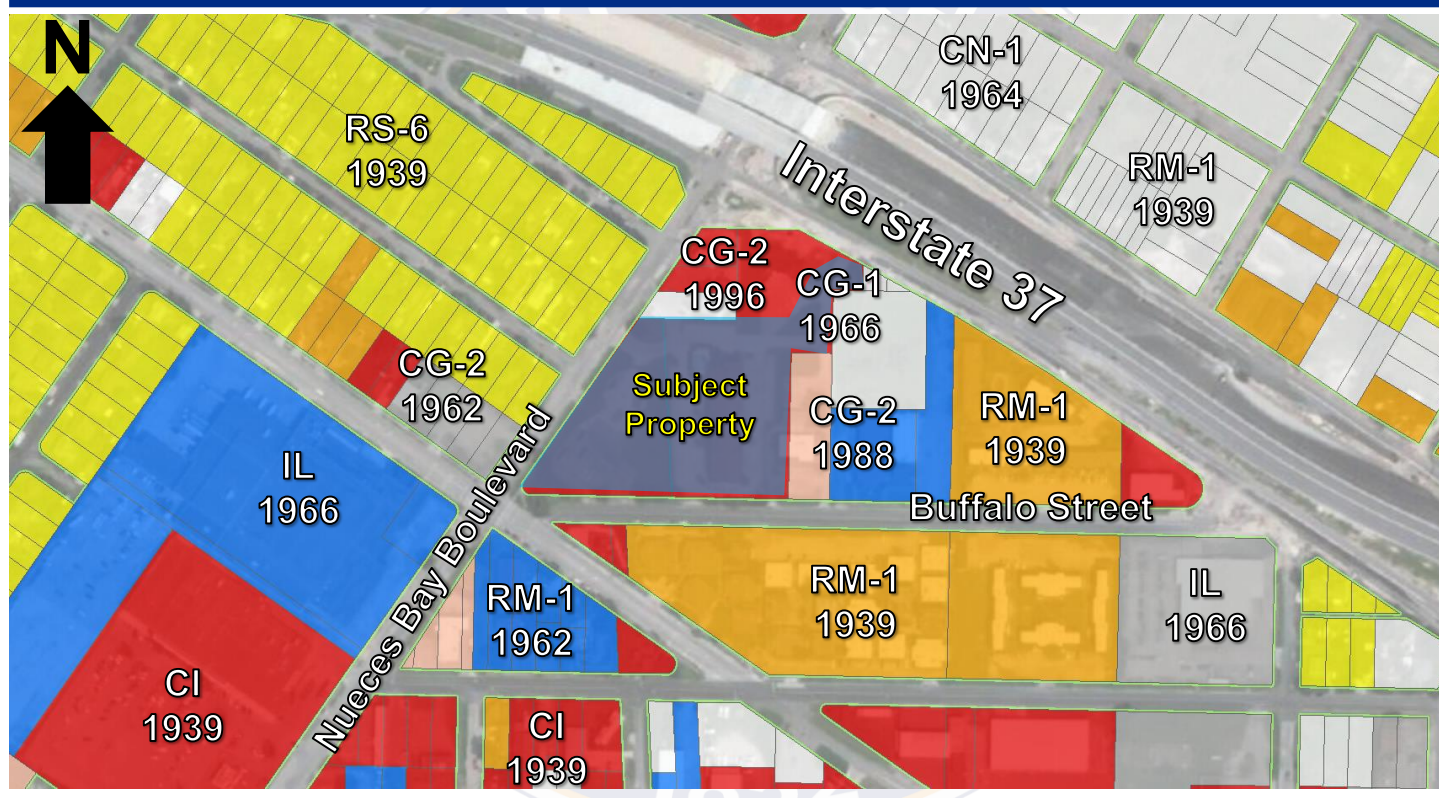


City Council
June 8, 2021

Aerial Overview



Zoning Pattern and Adjacent Development



Public Notification

25 Notices mailed inside 200' buffer
4 Notices mailed outside 200' buffer

Notification Area

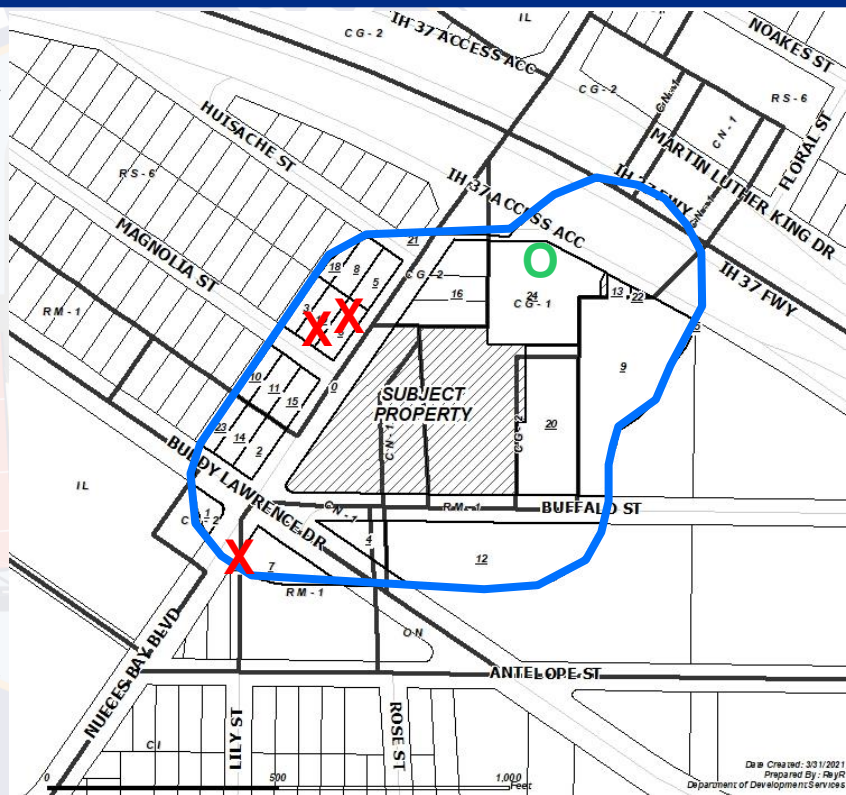
Opposed: 3 (2.50%)
Separate Opposed Owners: 0



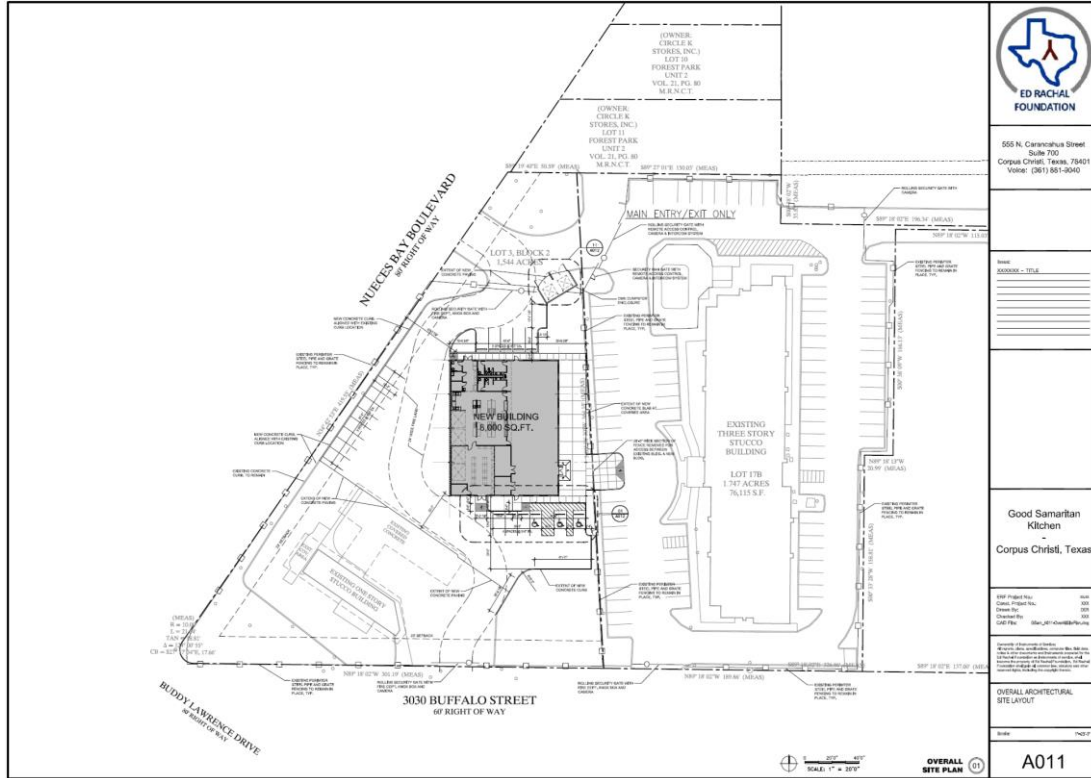
In Favor: 1 (8.57%)



Notified property owner's land in square feet
/ Total square footage of all property in the
notification area =
Percentage of public opposition



Proposed Site Plan



555 N. Caranahua Street
 Suite 702
 Corpus Christi, Texas, 78401
 Phone: (361) 661-0040

Sheet
 NUMBER - TITLE

Good Samaritan
 Kitchen
 Corpus Christi, Texas

DATE Project No. 4444
 DATE Final No. 000
 DRAWN BY 000
 CHECKED BY Alan_Raci-Al@EdRACI-Al.com

OWNER: Ed Raci-Al Foundation
 ARCHITECT: Ed Raci-Al Foundation
 ENGINEER: Ed Raci-Al Foundation
 CONTRACTOR: Ed Raci-Al Foundation

OVERALL ARCHITECTURAL
 SITE LAYOUT

Scale: 1/8" = 1'-0"

A011

OVERALL
 SITE PLAN



Planning Commission and Staff Recommendation

Approval with Conditions

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted in the base zoning district is a Transitional Housing facility, a social service operated to assist persons with their transition into permanent housing. No soup kitchen or public feeding shall be allowed.
2. **Intake Facilities:** Adequate waiting area inside the facility must be provided so that no perceived loitering or waiting occurs.
3. **Security:** The transitional housing facility located on the Property shall be monitored by facility staff at all times.
4. **Landscaping:** Landscape requirements for the Property shall follow the standards outlined in the Unified Development Code (UDC).
5. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 24 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.