

# PLANNING COMMISSION FINAL REPORT

Case No. 0916-01

HTE No. 16-10000033

Planning Commission Hearing Date: September 7, 2016

Applicant & Legal Description	<b>Applicant/Representative:</b> Long Build <b>Owner:</b> Coastal Bend Grace House, LLC <b>Legal Description/Location:</b> Lot 4, Block 3, Hill Country Estates, located on the southeast corner of Kingsbury Drive and McKinzie Road.			
Zoning Request	<b>From:</b> "CN-1" Neighborhood Commercial District  <b>To:</b> "CG-1/SP" General Commercial District with a Special Permit <b>Area:</b> 0.86 Acres <b>Purpose of Request:</b> To allow construction of a social service use.			
Existing Zoning and Land Uses		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"CN-1" Neighborhood Commercial	Vacant	Commercial
	<i>North</i>	"RS-TF" Two Family	Vacant	Medium Density Residential
	<i>South</i>	"CN-1" Neighborhood Commercial	Vacant	Commercial
	<i>East</i>	"RS-TF" Two Family	Low Density Residential	Medium Density Residential
	<i>West</i>	"RS-6" Single-Family 6	Public/Semi-Public	Public/Semi-Public
ADP, Map & Violations	<b>Area Development Plan:</b> The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for commercial uses on the corner of McKinzie Drive and Kingsbury Drive. The proposed rezoning to the "CG-1/SP" General Commercial District with a special permit is consistent with the adopted Future Land Use Map and the Northwest Area Development Plan. <b>Map No.:</b> 061048 <b>Zoning Violations:</b> None			

<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property has approximately 240 feet of street frontage along McKinzie Road, which is a secondary divided arterial and 160 feet of street frontage along Kingsbury Drive, which is a local street. The subject property is located approximately 3,706 feet south of Leopard Street, which is Secondary Arterial Divided street.				
<b>Street R.O.W.</b>	<b>Street</b>	<b>Urban Transportation Plan Type</b>	<b>Proposed Section</b>	<b>Existing Section</b>	<b>Traffic Volume (2011)</b>
	McKinzie Road	"A2" Secondary Divided Arterial	100' ROW 54' paved	100' ROW 80' paved	7,049 ADT
	Kingsbury Drive	Local Residential	50' ROW 28' paved	54' ROW 20' paved	N/A

### **Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the "CN-1" Neighborhood Commercial District to the "CG-1/SP" General Commercial District with a Special Permit to allow the construction of a social service use. A transitional housing facility is not considered a neighborhood commercial use.

**Development Plan:** The applicant is proposing a transitional housing facility. Specifically, this use is classified as a social service on a 0.86-acre tract of land. The residential unit is designed for 10 women, a director, and a staff assistant. The only people allowed vehicles are staff and the only visitors are 'Life-skill' training and religious formation instructors. The program lasts for 9 months per resident with extensive programming. Extended stay or premature departure from program is on a case-by-case basis based on the individual's behavior and circumstances. The proposed transitional housing facility will consist of 9 rooms and 4.5 bathrooms, totaling 4,192 square feet of building area (not including a garage of 581 square feet.). The rooms consist of 6 bedrooms, 1 office, a study, an exercise room, a living room, den, a dining room and kitchen area to serve only those enrolled in the non-profit's transitional housing facility. Parking shall consist of one per employee and 1 per 250 square feet of office space.

Of the beds planned for the new facility, the master suite is to be used by the director and each subsequent room on the opposite side of the house will be occupied by two residents. Coastal Bend Grace House accepts only women.

**Existing Land Uses & Zoning:** The subject property is vacant and zoned "CN-1" Neighborhood Commercial District. North of the subject property, across Kingsbury Drive, is also vacant land zoned "RS-TF" Two-family District. South of the subject property is another vacant lot zoned "CN-1" Neighborhood Commercial District. East of the subject property is a low density residential also zoned "RS-TF" Two-family District.

West of the subject property is Tuloso-Midway High School zoned “RS-6” Single-Family 6 District which is a public/semi-public use.

**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 a platted lot.

**Comprehensive Plan & Area Development Plan Consistency:** The subject property is located within the boundaries of the Northwest Area Development Plan (ADP). The proposed rezoning to the “CG-1/SP” General Commercial District with a Special Permit is consistent with the Northwest ADP and the adopted Future Land Use Plan’s designation of the property as commercial. Additionally, the following are pertinent elements of the Comprehensive Plan Policy Statements that warrant consideration:

- Encouraging infill development on vacant tracts within developed areas (Policy Statements, Residential Policy Statement F)
- Locating medium-density residential development along a collector street with convenient access to an arterial street (Policy Statements, Residential Policy Statement H)
- The density of development in an area should be directly related to the design capacity of the infrastructure. (Policy Statements, Land Use Policy F)
- Social service facilities should be provided in a systematic manner that ensures services are provided where they are most needed. In order to systematically provide these services, standards should be developed which are based on population size and the socio-economic characteristics of the population. (Comprehensive Plan Policy Statements on Social Services pg. 52)
- Some social service facilities should meet the needs of specific populations. The quality and physical setting of all social services should be periodically reviewed, and improved if necessary, to meet the needs of the elderly, disabled, and other special population groups. (Comprehensive Plan Policy Statements on Social Services pg. 52)

**Department Comments:**

- The proposed rezoning complies with the Comprehensive Plan.
- The use is typically allowed in the “CG-1” General Commercial District through a Special Permit.
- Applicable review bodies shall consider following the criteria according to the Unified Development Code Section 3.6.3 in reference to Special Permits.
- The location is considered an in-fill development site since water, wastewater, and stormwater utilities are available to serve the property.
- The social service use is less intense than some of the heavier uses permitted in the General Commercial Districts or Neighborhood Commercial Districts.

- The rezoning will be compatible with the Future Land Use Map and is consistent with the policies in the Comprehensive Plan concerning in-fill development, location of social service, and commercial uses.
- The property to be rezoned is suitable for uses permitted by the Special Permit.
- A transitional housing facility is more like a residential use than a commercial use and is appropriately located on the fringe of a neighborhood and on an arterial street among other commercial sites.
- General Commercial uses are not appropriate at this location due to insufficient street capacity (intersection of arterial and local streets) and adjacent to single-family uses.

**Planning Commission and Staff Recommendation:**

Denial of the change of zoning from the “CN-1” Neighborhood Commercial District to the “CG-1/SP” General Commercial District with a Special Permit and, in lieu thereof, approval of the “CN-1/SP” Neighborhood Commercial District with a Special Permit subject to the following 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. The facility shall not exceed the 10 beds. For the purposes of this section, a transitional housing facility is defined as a project that is designed to provide housing and appropriate supportive services to residents to facilitate their movement to independent living. Outreach support services are only for residents and shall be provided before 9pm. A single or two-family use is also permitted.
2. **Fencing:** The property shall be required to have an 8-foot tall wood screening fence on east side of property from the face of the building to the rear property line and a 6-foot tall minimum wood screening fence along the rear property line.
3. **Security:** The transitional housing facility located on the Property shall be monitored by staff at all times.
4. **Landscaping:** Landscape requirements for the Property shall be in compliance with multi-family standards as outlined in the UDC. Shrubs should be planted on the eastern property line from the face of the building to the front yard setback to screen from visiting traffic.
5. **Building Design:** The exterior façade of the building(s) shall compliment the style of dwellings on Kingsbury Drive in terms of materials and the building shall resemble a single-family dwelling.
6. **Lighting:** Freestanding light poles on the Property shall not exceed 15 feet in height. The Owner shall comply with all other UDC lighting requirements.
7. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance to submit a complete building permit application and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

Vote Results

For: 7

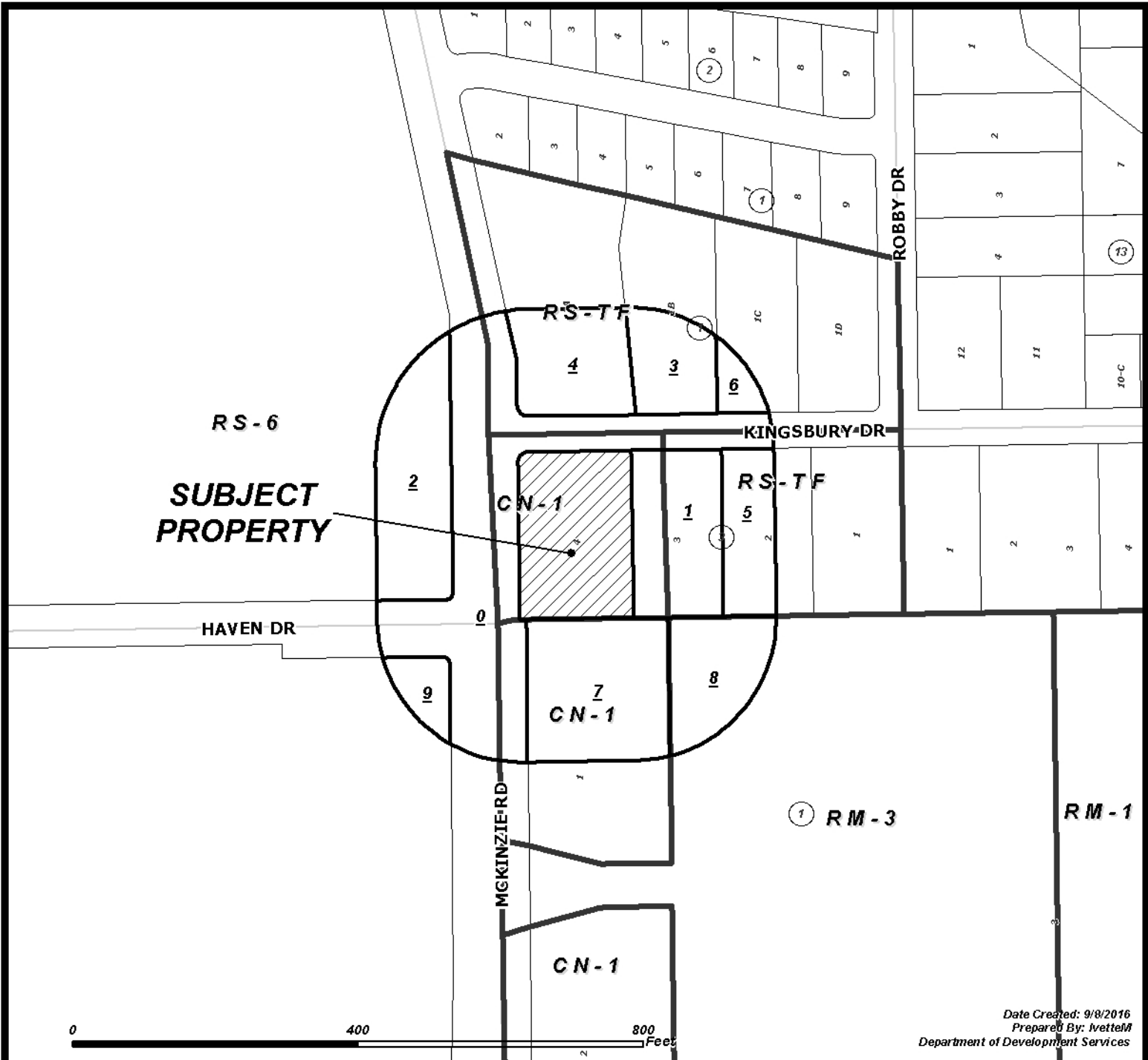
Against: 1

Absent: 1

<b>Public Notification</b>	Number of Notices Mailed – 9 within 200-foot notification area 4 outside notification area
	<b><u>As of October 31, 2016:</u></b>
	In Favor – 0 inside notification area – 3 outside notification area
	In Opposition – 6 inside notification area – 1 outside notification area
	Totaling 52.14% of the land within the 200-foot notification area in opposition.

**Attachments:**

1. Location Map (Existing Zoning & Notice Area)
2. Site Plan and Building Elevations
3. Floor Layout
4. Application
5. Public Comments Received (if any)



## CASE: 0916-01 ZONING & NOTICE AREA

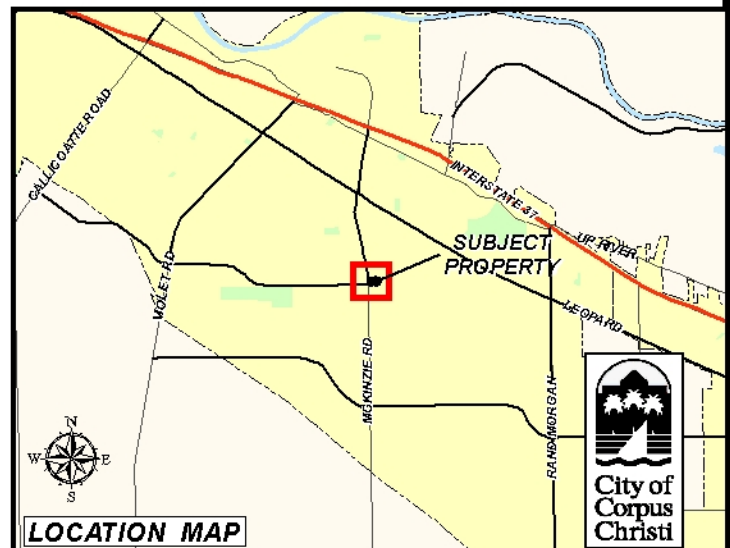
RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	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		

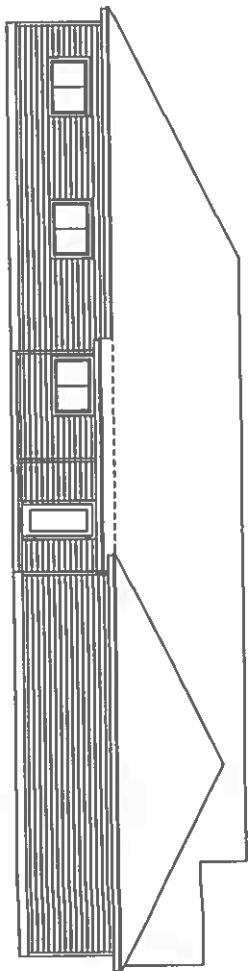
Subject Property with 200' buffer

Owners in favor

Owners within 200' listed on attached ownership table

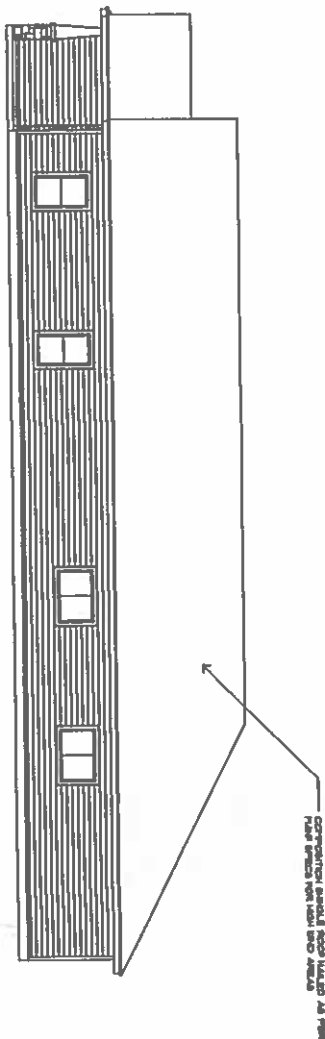
Owners in opposition



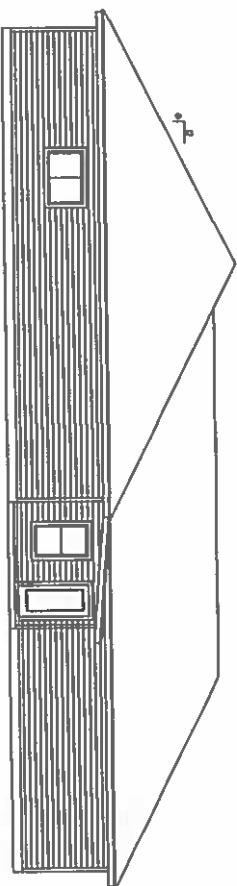


LEFT SIDE ELEVATION

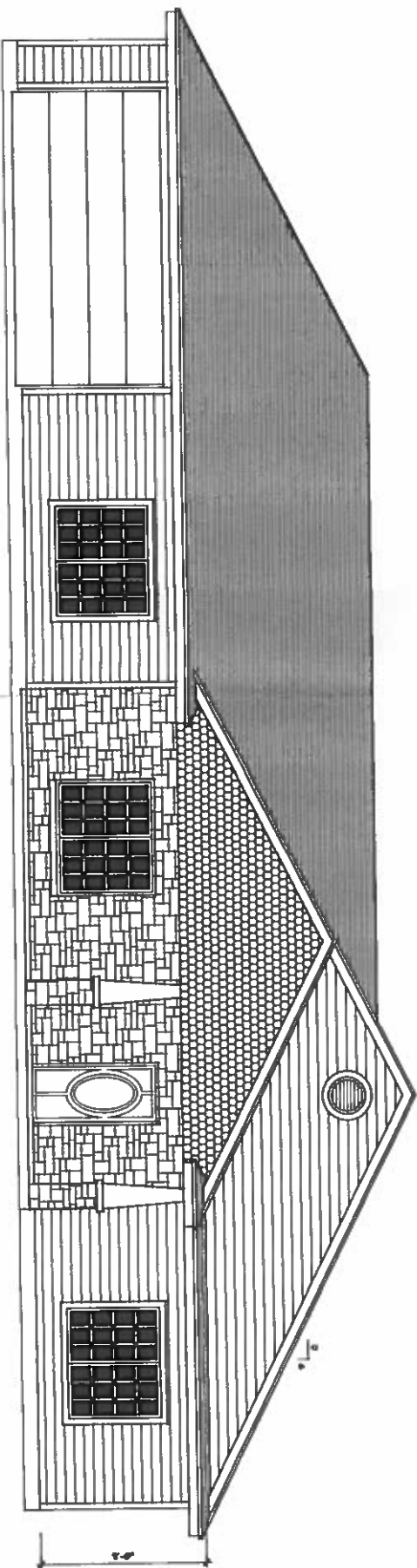
SCALE 1/8"=1'-0"



RIGHT SIDE ELEVATION

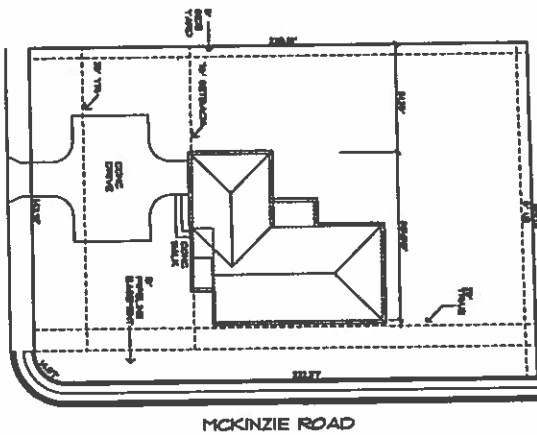


REAR ELEVATION



FRONT ELEVATION

SCALE 1/8"=1'-0"



SITE PLAN

SCALE 1/8"=1'-0"

16-6580

10329 Kingsbury Dr

Residential, New

Long Build

5/12/16

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**RICK'S PLAN SHOPPE INC**

3837 S. PADRE ISLAND DRIVE SUITE E 932-5233

CORPUS CHRISTI, TX WWW.RICKSPLANSHOPPE.COM

DESIGNER

BUILDER

**TRACY LONG**

CORPUS CHRISTI, TX

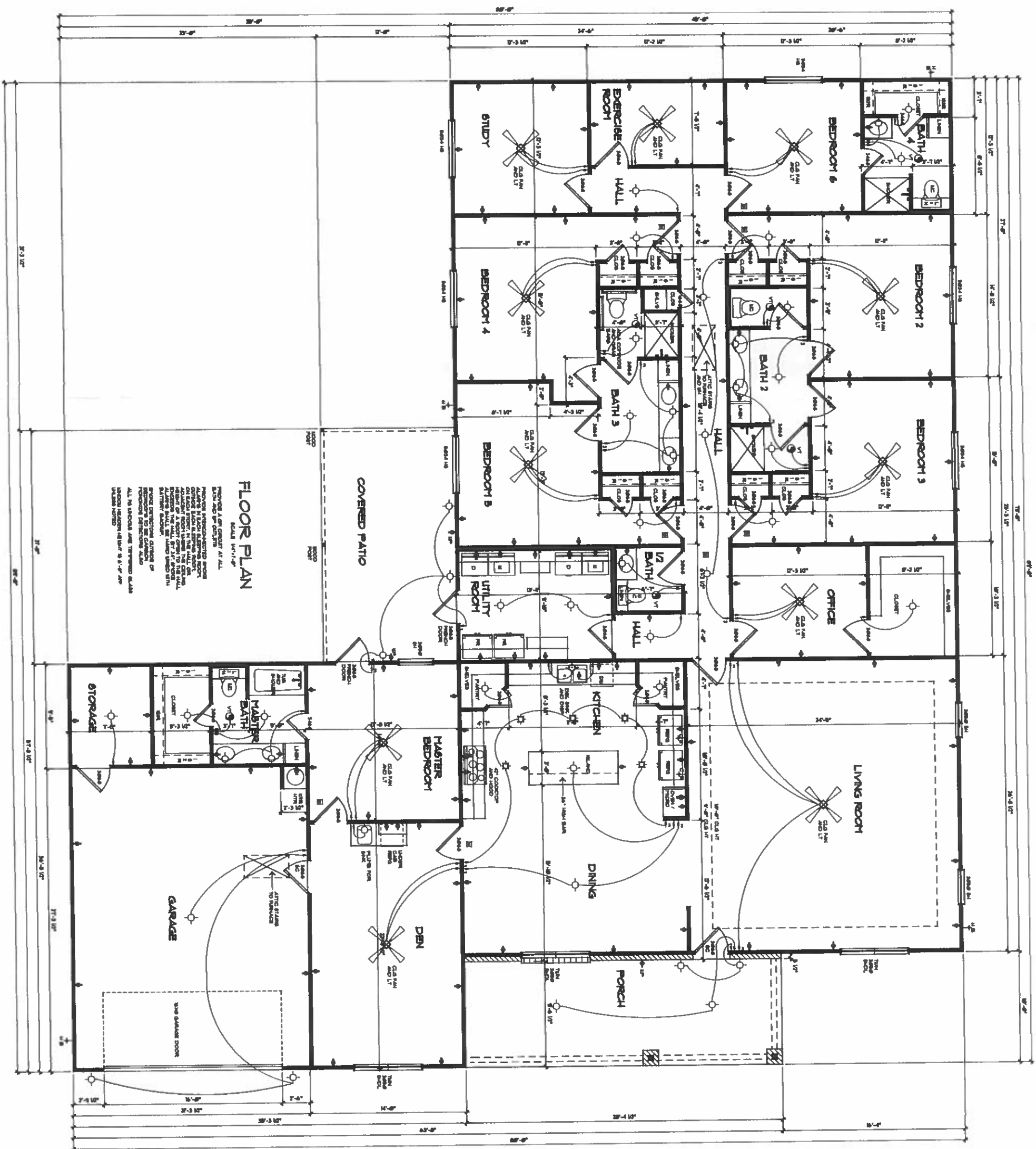
361-682-2024  
FAX 361-682-1988

LEGAL

LOT 4 BLOCK 3  
HILL COUNTRY ESTATES  
CORPUS CHRISTI, TX

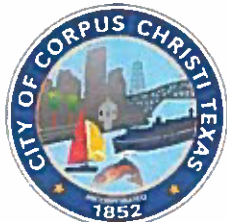
APPROX. AREAS

HOUSE AND  
GARAGE 581  
PORCH 376





16-10000033



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.: 0916-01 Map No.: 061048

PC Hearing Date: September 7, 2016 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: Long Build Contact Person: Tracy Long  
Mailing Address: P.O. Box 55  
City: Corpus Christi State: TX ZIP: 78403 Phone: (361) 882-6767  
E-mail: [REDACTED] Cell: [REDACTED]

2. Property Owner(s): Coastal Bend Grace House Contact Person: Keith Lawrence  
Mailing Address: P.O. Box 1456  
City: Portland State: TX ZIP: 78374 Phone: ( )  
E-mail: Cell: ( )

3. Subject Property Address: 10329 Kingsbury Drive Area of Request (SF/acres): .86 Acres  
Current Zoning & Use: CN1 Proposed Zoning & Use: CG-1/SP General Comercial District  
12-Digit Nueces County Tax ID: 3433 0000 3004  
Subdivision Name: Hill Country Estates Block: 3 Lot(s): 4  
Legal Description if not platted:

4. Submittal Requirements:  
☒ Early Assistance Meeting: Date Held 7/7/2016 ; with City Staff Anika  
☒ 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

Keith Lawrence

Owner or Agent's Printed Name

Applicant's Signature

Tracy Long

Applicant's Printed Name

Office Use Only: Date Received: 7/25/16 Received By: ADP: NW

Rezoning Fee: 1107.50 + PUD Fee 0 + Sign Fee 20.00 = Total Fee 1127.50

No. Signs Required 2 @ \$10/sign Sign Posting Date:

## 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.

The specific use is for "Grace House" Ministries. Please see the attached info and plans previously submitted. Grace House is a christian ministry for women at risk. It is a group home strictly for women, as per the plans, the structure is a residential unit designed for 8 women, 1 director, and one staff assistant. The only people allowed vehicles are staff and director. There is not public access to the property (it is a home!) and visitors are "life skill" training and bible study personnel. The program for the women is nine months, so there is not a large "turn around" of people. It is perfectly suited for the neighborhood and would not adversely affect surrounding property owners.

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

North - Vacant lot Zoned for Townhomes

South - Commercially Zoned Vacant lot

East - Zoned for Townhomes but has single family residential unit.

West - McKinzie Rd across from High School

## 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.

Please refer to Building Permit  
Application 16-6580, 10329 Kingsbury  
and attached Design plans

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

North - \_\_\_\_\_

South - \_\_\_\_\_

East - \_\_\_\_\_

West - \_\_\_\_\_



## 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: Coastal Bend Grace House

STREET: 10329 Kingsbury Drive CITY: Corpus Christi ZIP: 78410

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)

None

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

None

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

None

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

None

### 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: Keith Lawrence  
(Print Name)

Title: Chairman

Signature of Certifying Person: Keith Lawrence

Date: \_\_\_\_\_

## WARRANTY DEED

THE STATE OF TEXAS       §  
                                     §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF NUECES       §

THAT TRACY LONG, Nueces County and State of Texas, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS CASH, and other valuable consideration to the undersigned paid by the Grantee hereinafter named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto COASTAL BEND GRACE HOUSE INC., P.O. Box 1456, Portland, San Patricio County, Texas 78374, all of the following described real property in Nueces County, Texas, to-wit:

Lot 4, Block 3 of Hill Country Estates, City of Corpus Christi, according to the map or plat thereof of recorded in Volume 68, Page 183, Map Records of Nueces County, Texas.

SUBJECT TO: Any and all restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

SUBJECT TO: Any and all oil, gas and mineral leases and mineral and/or royalty reservations or conveyances now of record, if any, in the Office of the County Clerk of Nueces County, Texas, covering the above described property.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said

premises unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this the 16<sup>th</sup> day of November, 2014.

  
Tracy Long

Mailing Address of Grantee:

Name: Coast Bend Grace House, Inc.  
Address: P.O. Box 1456  
Portland, TX 78374

THE STATE OF TEXAS           §  
COUNTY OF NUECES         §

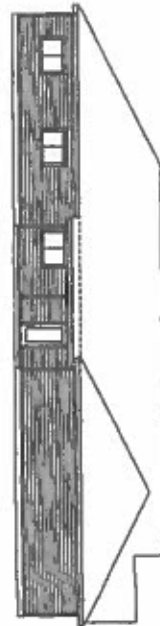
BEFORE ME, the undersigned authority, on this day personally appeared TRACY LONG, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16<sup>th</sup> day of November, 2014.

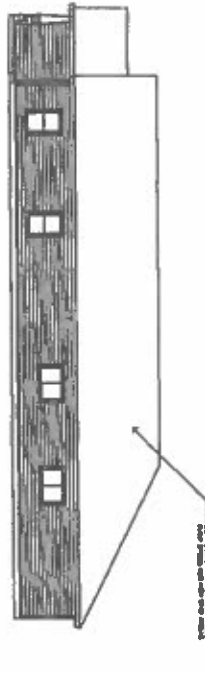


  
Notary Public, State of Texas

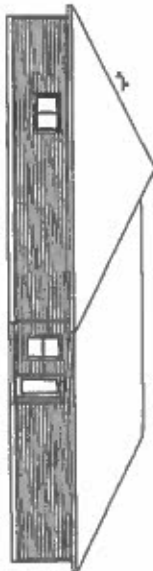




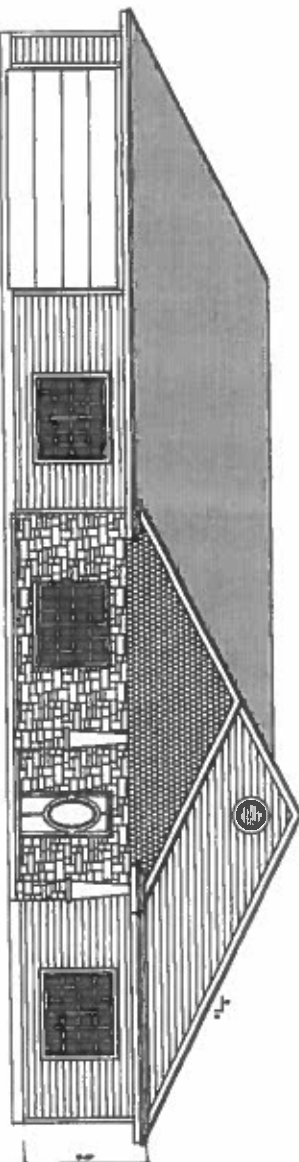
LEFT SIDE ELEVATION



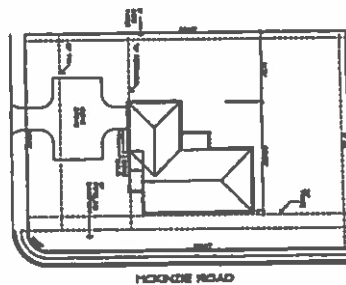
RIGHT SIDE ELEVATION



REAR ELEVATION



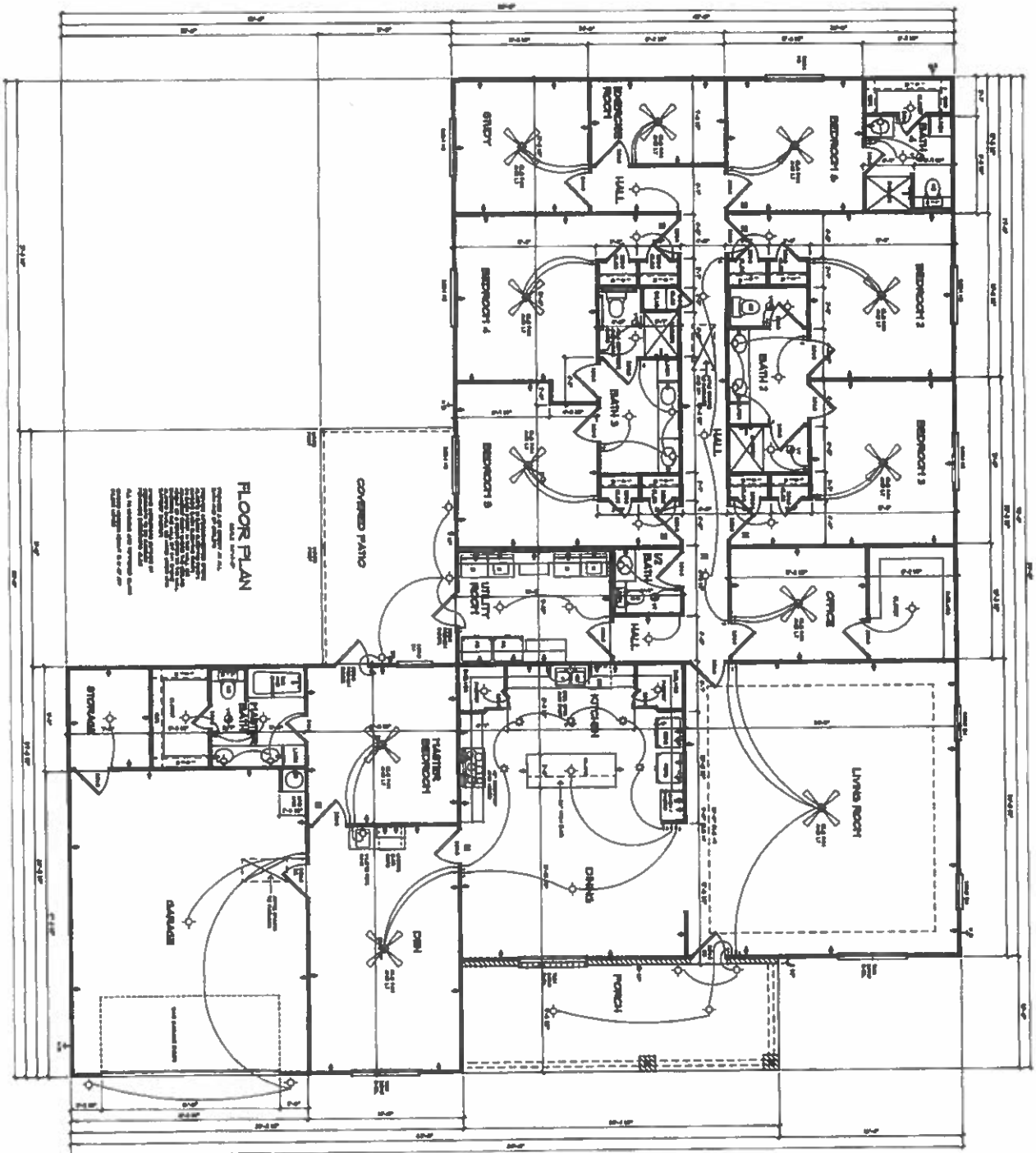
FRONT ELEVATION



SITE PLAN

16-6580  
10329 Kingsbury Dr  
Residential, New  
Long Build

5/12/16





PREPARED 7/25/16, 11:44:53  
City of Corpus Christi

PAYMENTS DUE INVOICE  
PROGRAM P2821L

PROJECT NUMBER: 16-10000033 REZONING - 10329 KINGSBURY DRIVE

FEE DESCRIPTION

AMOUNT DUE

REZONING FEE <1 ACRE

TOTAL DUE 1107.50  
1107.50

Please present this invoice to the cashier with full payment.

Oper: CORP/CMV Type: OC Drawer: 1  
Date: 7/25/16 50 Receipt no: 1866149  
2016 18660033  
PZ PLANNING/ PLANNING & ENG  
1.00 \$1107.50  
Trans number: 19114700  
10329 10329 KINGSBURY DR  
CK CHECK 3207 \$1107.50

Trans date: 7/25/16 Time: 11:54:22

## Elisa Ramirez



I spent half of my life trying to find meaning and discover who I was. Until life grabbed a hold of me, then I realized how weak I really was, my faith was compromised and I chose to take the wrong route in life, which lead me into a deep depression. I lost my mother and child and I continued in a deep spiral of drugs and hid from the pain that was inside of me. Thanks to Coastal Bend Grace House, I have the opportunity to tell the world that there is hope and that it is because of Jesus Christ that I am healed and that my sins have been forgiven. Ever since my experience at Grace House San Antonio and Coastal Bend Grace House, I can say that this program works and I am eternally blessed from it. I found my identity in Christ as a true child of God.

## Nicolle Polanco



Alcoholism has consumed over 20 years of my life. Even though I knew the truths of God I chose to rebel and run away from

Him. I was completely broken when He led me to Coastal Bend Grace House where I completely surrendered to Him. God has used this time to restore my relationship to Him and to my family. I now choose to run to God and follow His will for my Life. I pray that by His grace and for His glory my life will be an example of the power of this God ordained ministry.

Coastal Bend Grace House is a 501(c)3 tax exempt non-profit organization. All gifts are tax deductible. Coastal Bend Grace House does not discriminate because of race, color, national origin, or political belief.

For more information please contact  
Jullie Stokely 361-356-8436 or Keith Lawrence 361-726-6005.



PO Box 1456

Portland, TX 78374

Phone: 361-248-4589 or 361-356-8436

Email: [jullie.stokely@gracehousecc.org](mailto:jullie.stokely@gracehousecc.org)

[www.gracehousecc.org](http://www.gracehousecc.org)



A Faith-Based Transition Home for Women

## Transforming Lives

*of women caught in cycles of destructive behavior and incarceration*



## Renewing Hope

*for a better future through a  
proven program  
of discipleship, mentoring,  
and targeted training.*

## Classes Offered onsite

- Anger Management
- Money Management
- Celebrate Recovery
- Job Readiness
- Computer Training
- Bible studies
- Parenting Skills
- Nutrition Instruction

## Services Available

- Transportation to court, and any Probation, Parole, or Pre-trial Appointments.
- Transportation to community service projects with hours tracked for court reporting.

## Meeting Individuals Needs

- 24 hour supervised living
- Room, board, clothing and hygiene
- Structured schedule each day for classes, service projects and personal study time
- Spiritual training - knowing that any life changes must begin on the inside manifesting themselves to the outside

## Our Goal

Our goal is to teach women that life is divinely given and to encourage them to allow themselves to be directed by God so that He may accomplish His perfect will in their lives.

## PRAYERS

The staff at Coastal Bend Grace House solicit your prayers for themselves and this ministry. They rely on God's strength, wisdom and guidance each day as they minister to women working through the difficult issues of their past and looking forward to a changed life from within that only our Lord and Savior Jesus Christ can provide. We believe that the Bible is the infallible Word of God and it provides the truth given to us by God according to 2 Timothy 3:16 "All Scripture is given by inspiration of God, and is profitable for doctrine, for reproof, for correction, for instruction in righteousness." We also believe that God desires the best for each of us according to Jeremiah 29:11 "For I know the thoughts that I think toward you, says the LORD, thoughts of peace and not of evil, to give you a future and a hope."

## Our Mission Statement

Our mission is to give women at risk the opportunity to overcome destructive life styles of addiction, incarceration and poverty. We provide a protected environment both physically and spiritually so that women may grow and mature in their faith and be transformed by the power of God.

*"Therefore, if anyone is in Christ, the new creation has come: The old has gone, the new is here!"*

2 Corinthians 5:17

## Coastal Bend Grace House Invitation

Do you know a woman who is willing to go to any length to achieve victory in her life? We are dedicated to assisting women who are determined to grow in the knowledge of Jesus Christ.

Coastal Bend Grace House is designed to rebuild broken lives, mend broken hearts, and reunite broken families. This is time set aside to break old patterns and set new ones.

Interested individuals must apply and will be thoroughly screened before being invited to participate in our program. Invitation is based on bed availability.

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas incapacitadas, que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les suplica que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.

If you wish to address the Commission during the meeting and your English is limited, please call the Development Services Department at (361) 826-3240 at least 48 hours in advance to request an interpreter be present during the meeting. Si usted desea dirigirse a la comisión durante la junta y su inglés es limitado, favor de llamar al departamento de servicios de desarrollo al número (361) 826-3240 con mas de 48 horas antes de la junta para solicitar un intérprete sea presente durante la junta.

**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0916-01**

**Coastal Bend Grace House, Inc.** has petitioned the City of Corpus Christi to consider a change of zoning from the **"CN-1" Neighborhood Commercial** to the **"CG-1/SP" General Commercial District with a Special Permit for a social service use.** The property to be rezoned is described as:

**10329 Kingsbury Drive, described as Lot 4, Block 3, Hill Country Estates, located on the southeast corner of Kingsbury Drive and McKinzie Road.**

The Planning Commission may recommend to City Council approval or denial, or changes to the Special Permit conditions. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning.

The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held on **Wednesday, September 7, 2016**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.** in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

Printed Name: Keith Lawrence

Address: 10801 Timbergrove

City/State: Corpus Christi TX

☒ IN FAVOR      ( ) IN OPPOSITION

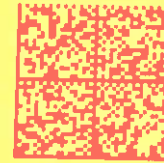
Phone: 361-726-6005

REASON:

Keith Lawrence  
Signature



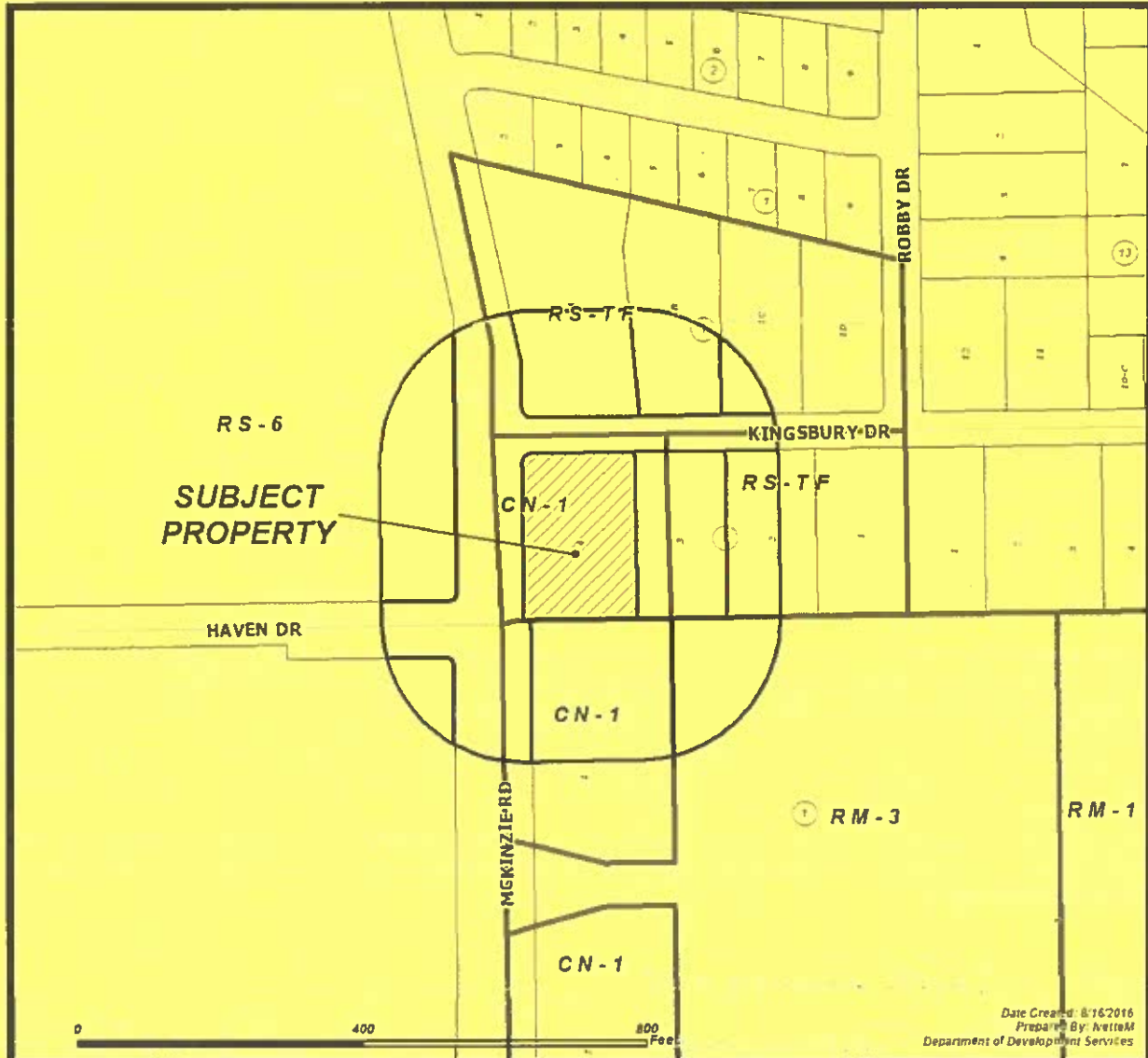
City of Corpus Christi  
Development Services Dept.  
P.O. Box 9277  
Corpus Christi, Texas 78469



U.S. POSTAGE >>> PITNEY BOWES

ZIP 78412 \$ 000.46<sup>5</sup>  
02 4W  
0000340617 AUG 26 2016

Coastal Bend Grace House Inc., Keith Lawrence  
Owner  
P.O.Box 1456  
Portland, TX 78374



Date Created: 8/16/2016  
Prepared By: nettem  
Department of Development Services

**CASE: 0916-01**  
**ZONING & NOTICE AREA**

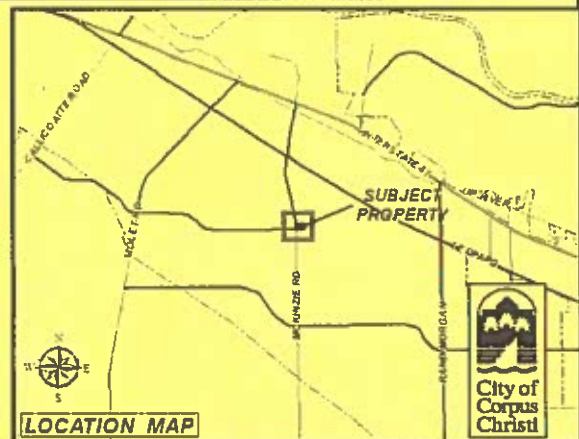
RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
OH Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TM 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' buffer listed on attached ownership table

Owners in opposition





## EMMAUS CHURCH

CORPUS CHRISTI, TEXAS

September 13, 2016

Mayor Nelda Martinez  
City of Corpus Christi  
1201 Leopard Street  
Corpus Christi, TX 78401

Dear Mayor Martinez:

My name is Joel Perritte. I am the pastor of Emmaus Church here in Corpus Christi. I am writing to commend to you the ministry of Coastal Bend Grace House (CBGH) and its director Keith Lawrence. I know that CBGH is in the middle of a rezoning issue and is facing some opposition from members of the community and the neighborhood surrounding their new property.

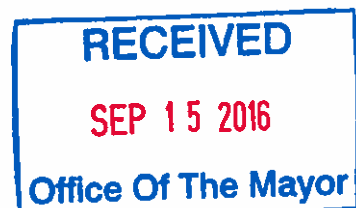
It is my strong conviction that this opposition is completely unwarranted. As you know better than anyone, our city is facing a crisis of homelessness and drug abuse. CBGH is stepping into this crisis and is deeply concerned with, and involved in helping some of the most vulnerable and marginalized women in our city break the cycle of poverty and addiction that often results in their incarceration. With the welfare of our city in mind, Emmaus Church has partnered with CBGH financially, through mentoring, and also by welcoming the women of CBGH into our church family on a regular basis. I have personally witnessed several women whose lives have been transformed through the ministry of CBGH.

It is for these reasons I plead with you to make the changes to the zoning laws that will allow CBGH to secure their building permit as soon as possible on the land that was donated to the ministry for this purpose. This ministry is a blessing to our city. Allowing the building permit to move forward is a critical piece of dealing with so many of the difficult issues our city is facing. Blocking or creating obstacles for organizations that are seeking the welfare of our city through ministering to the poor and the marginalized will have an enormously negative impact on our city. Therefore, as one of the spiritual leaders in a city which bears the name of Christ I invite you to consider some of the words from the Scriptures, He loved and ultimately fulfilled.

*"Speak up for the people who have no voice, for the rights of all the down-and-outers. Speak out for justice! Stand up for the poor and destitute!" (Proverbs 31:8-9 The Message)*

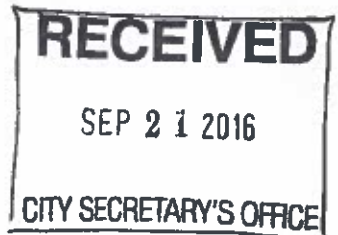
Sincerely,

Joel Perritte,  
Pastor



www.emmauschurch.net  
po box 60151 corpus christi, texas 78466





September 15, 2016

Dear Mayor Martinez and Corpus Christi City Council Members,

I would like to take a moment to tell you all about what an amazing place Coastal Bend Grace House is and what an asset it is to our city. I have had the pleasure to know many of the residents and have personally seen their lives change as they progress through the program.

Coastal Bend Grace House is unique in that it is the only life transforming residential program in our area for women coming out of destructive lifestyles. If it were not for Coastal Bend Grace House, women that are coming out of incarceration without family support would have no place to go other than the streets. Coastal Bend Grace House is a positive option that produces productive citizens back into our community as opposed to increasing the homeless rates in our city.

As the director of New Life Refuge Ministries I often get calls about women that are being sex trafficked or have been sex trafficked and are wanting out of what is referred to as "the life". Our organization's mission is to help underage/minor girls who have been sex trafficked. When we get a call about an adult we refer them to Coastal Bend Grace House. I have personally seen the success of this program and know it is a place they can get the help they need. With adult victims of sex trafficking it is not an issue that their traffickers will come looking for them like an abuse husband would look for his wife. Traffickers know they are able to get another victim too easily rather than search for one.

Coastal Bend Grace House has been operating in a neighborhood since its inception without any incident. There should not be any worries about this being a problem at its new location. The focus should truly be the fact that Coastal Bend Grace House provides an asset to our community. It produces law abiding and society giving citizens that improve the quality of life in communities.

Sincerely,

Minta Moore



[www.NewLifeRefugeMinistries.org](http://www.NewLifeRefugeMinistries.org)

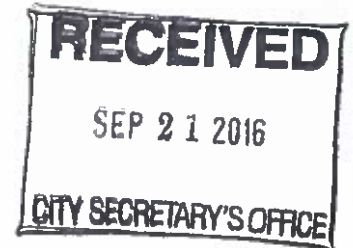
A non-profit 501(c)3 corporation

P.O. Box 9157 | Corpus Christi, TX 78469 | tel (361) 946-6331 | fax (361) 949-9704

9-17-16

To: Mayor Martinez and Corpus Christi City Council

From: Gene and Betty Black  
10733 Westview Dr.  
Corpus Christi, TX 78410



We are writing this letter to support rezoning the lot owned by Coastal Bend Grace House (CBGH) so they can begin construction of their home.

This lot was donated in good faith so the ministry could grow and help those struggling to make a better life for themselves. When this land was donated to CBGH, it was zoned properly for building the new home. Since that time Corpus Christi has changed some of their zoning laws. Since the Lord has truly blessed this ministry, it would be a grave injustice for CBGH not to be able to continue their good works.

Our understanding is some of the neighbors are apprehensive about the home being built in the area. We live several blocks from the proposed site. Knowing the leaders of this ministry and the work they do, we have no reservations about its construction. CBGH gives women an opportunity for a safe and drug free shelter for nine months. With education about what CBGH does, we think people will understand that it is a worthwhile ministry, not one to fear. If we knew any women who might benefit from this program, we would surely recommend they contact CBGH.

We want to emphasize that we are in support of CBGH and the effort to build the home on this lot. It is truly a wonderful program and would be a blessing to the community.

Thank you for your consideration.

In Christ,

*Gene Black*

*Betty Black*

Gene Black

Betty Black





#8

SI USTED DESEA ATENDER ESTA JUNTA Y DIRIGIRSE A LA COMISION Y SU INGLÉS ES LIMITADO, ALGUIEN ESTARÁ PRESENTE PARA AYUDARLE A INTERPRETAR. PARA MAS INFORMACION, FAVOR DE LLAMAR A LA OFICINA DEL SECRETARIO DE LA CIUDAD AL NUMERO (361) 826-3105.

PERSONS WITH DISABILITIES PLANNING TO ATTEND THIS MEETING, WHO MAY REQUIRE SPECIAL SERVICES, ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT LEAST 48 HOURS IN ADVANCE AT (361) 826-3105. PERSONAS CON INCAPACIDADES, QUE INTENTAN ATENDER ESTA JUNTA Y QUE REQUIEREN SERVICIOS ESPECIALES, SE LES SUPLICA QUE DEN AVISO 48 HORAS ANTES DE LA JUNTA LLAMANDO A LA OFICINA DEL SECRETARIO DE LA CIUDAD AL NUMERO (361) 826-3105.

**CITY COUNCIL  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0916-01**

Coastal Bend Grace House, Inc. has petitioned the City of Corpus Christi to consider a change of zoning from the "CN-1" Neighborhood Commercial to the "CG-1/SP" General Commercial District with a Special Permit for a social service use. The property to be rezoned is described as:

10329 Kingsbury Drive, described as Lot 4, Block 3, Hill Country Estates, located on the southeast corner of Kingsbury Drive and McKinzie Road.

The City Council may recommend other intermediate zoning classifications and/or Special Permits. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning.

The City Council will conduct a public hearing to discuss and act on this rezoning request on Tuesday, October 11, 2013, during one of its regular meetings, which begins at 11:30 a.m. The hearing will be held in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning. For more information, please call (361) 826-3105.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY CURRENT PROPERTY OWNER(S), AND MAILED IN ITS ENTIRETY TO THE CITY SECRETARY'S OFFICE, P.O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NAME: Janet L. Forbes

Please Print

ADDRESS: 2522 McKinzie Rd PHONE NO: (361) 813-5711

( ) IN FAVOR (X) IN OPPOSITION I don't want something that is potentially

REASONS: this dangerous in my backyard. It should not be this near to a school. It will also bring our property value down. I paid way to much for my home to have it be devalued this way. I have had dealings with halfway houses. And they are not as safe as they make them out to be.

Janet L. Forbes  
Signature

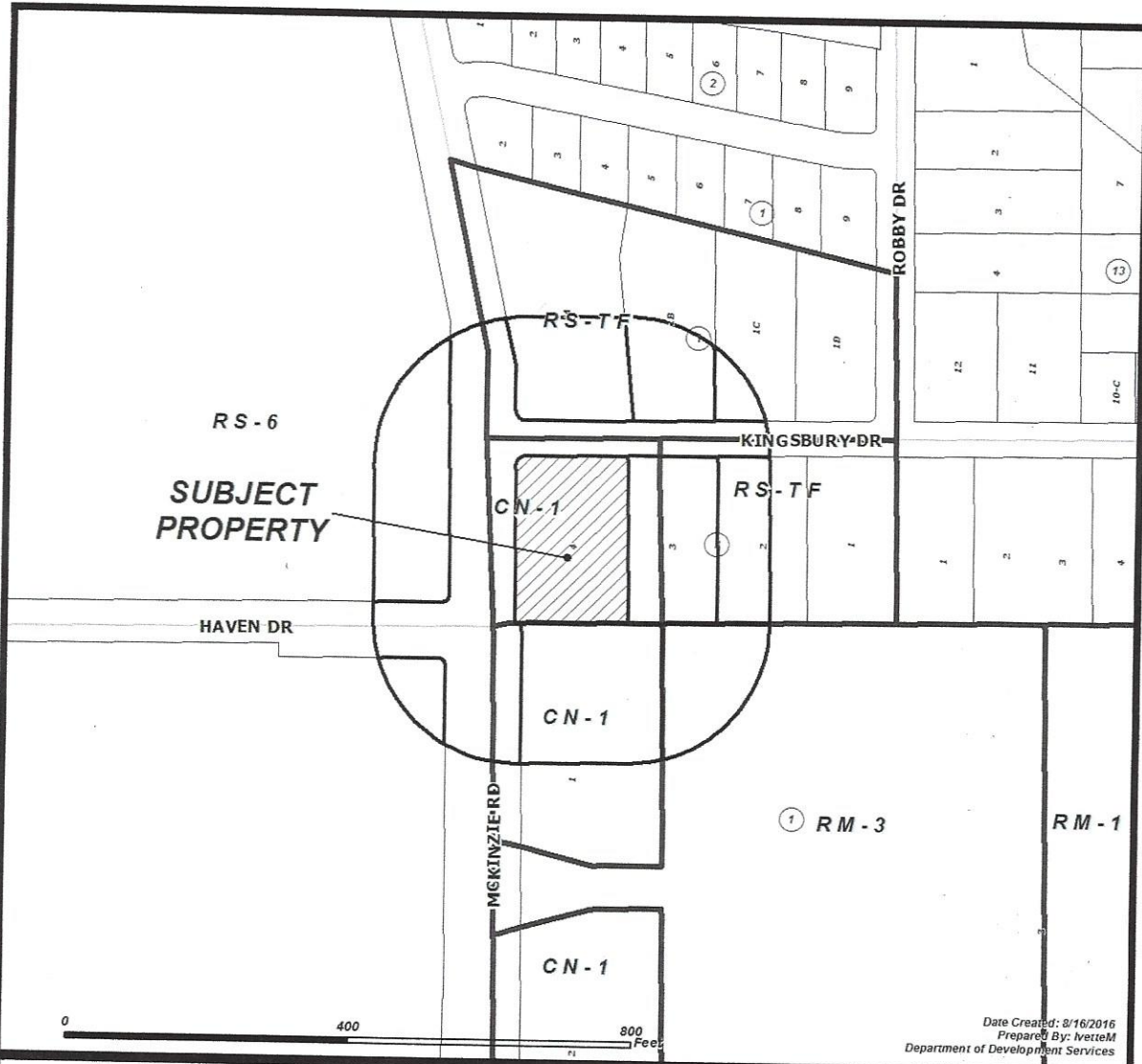
SEE MAP ON REVERSE SIDE  
HTE Project # 16-10000033  
Property Owner ID: «FID»

my daughter was in one & drugs were shook in & residents shook drugs in. No matter how good they were supervised. NO WAY.

Case No. 0916-01  
Project Manager: Brenda Joyas

JAN FORBES # 7 & 8

«FID» «TAXID»  
«NAME»  
«ADDRESS»  
«ADDRESS2»  
«CITY», «STATE» «ZIP»

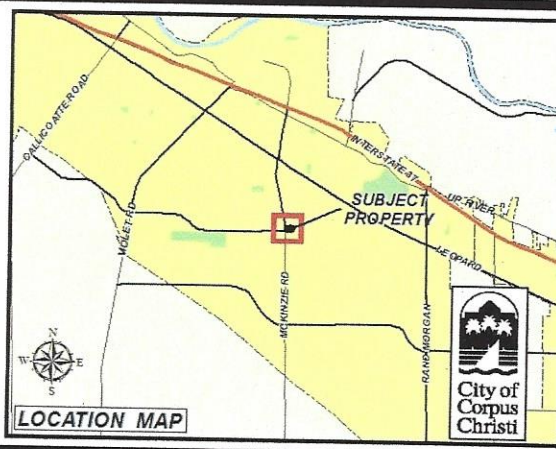


Date Created: 8/16/2016  
Prepared By: Ivette M  
Department of Development Services

**CASE: 0916-01**  
**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
OH Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
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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 within 200' listed on attached ownership table  
 Owners in favor  
 Owners in opposition





# 7

SI USTED DESEA ATENDER ESTA JUNTA Y DIRIGIRSE A LA COMISION Y SU INGLÉS ES LIMITADO, ALGUIEN ESTARÁ PRESENTE PARA AYUDARLE A INTERPRETAR. PARA MÁS INFORMACIÓN, FAVOR DE LLAMAR A LA OFICINA DEL SECRETARIO DE LA CIUDAD AL NÚMERO (361) 826-3105.

PERSONS WITH DISABILITIES PLANNING TO ATTEND THIS MEETING, WHO MAY REQUIRE SPECIAL SERVICES, ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT LEAST 48 HOURS IN ADVANCE AT (361) 826-3105. PERSONAS CON INCAPACIDADES, QUE INTENTAN ATENDER ESTA JUNTA Y QUE REQUIEREN SERVICIOS ESPECIALES, SE LES SUPLICA QUE DEN AVISO 48 HORAS ANTES DE LA JUNTA LLAMANDO A LA OFICINA DEL SECRETARIO DE LA CIUDAD AL NÚMERO (361) 826-3105.

**CITY COUNCIL  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0916-01**

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The City Council may recommend other intermediate zoning classifications and/or Special Permits. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning.

The City Council will conduct a public hearing to discuss and act on this rezoning request on Tuesday, October 11, 2013, during one of its regular meetings, which begins at 11:30 a.m. The hearing will be held in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning. For more information, please call (361) 826-3105.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY CURRENT PROPERTY OWNER(S), AND MAILED IN ITS ENTIRETY TO THE CITY SECRETARY'S OFFICE, P.O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NAME:

Janet L. Forbes

Please Print

ADDRESS:

2522 McKinzie Rd

PHONE NO.

(361) 813-5771

( ) IN FAVOR

☒ IN OPPOSITION

REASONS:

I do not want something that is potentially this dangerous in my backyard. It should not be this near to a school. It will also bring all of our property values down. I paid way too much for my home to have it devalued this way. I have had dealings with halfway houses and they are not as safe as they make them out to be. My daughter was in one & drugs were brought in & residents snuck out no matter how much they were supervised. NO WAY!

Signature

SEE MAP ON REVERSE SIDE  
HTE Project # 16-10000033  
Property Owner ID: «FID»

Case No. 0916-01  
Project Manager: Brenda Joyas



SI USTED DESEA ATENDER ESTA JUNTA Y DIRIGIRSE A LA COMISION Y SU INGLES ES LIMITADO, ALGUIEN ESTARA PRESENTE PARA AYUDARLE A INTERPRETAR. PARA MAS INFORMACION, FAVOR DE LLAMAR A LA OFICINA DEL SECRETARIO DE LA CIUDAD AL NUMERO (361) 826-3105.

PERSONS WITH DISABILITIES PLANNING TO ATTEND THIS MEETING, WHO MAY REQUIRE SPECIAL SERVICES, ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT LEAST 48 HOURS IN ADVANCE AT (361) 826-3105. PERSONAS CON INCAPACIDADES, QUE INTENTAN ATENDER ESTA JUNTA Y QUE REQUIEREN SERVICIOS ESPECIALES, SE LES SUPLICA QUE DEN AVISO 48 HORAS ANTES DE LA JUNTA LLAMANDO A LA OFICINA DEL SECRETARIO DE LA CIUDAD AL NUMERO (361) 826-3105.

**CITY COUNCIL  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0916-01**

**RECEIVED**

OCT 27 2016

CITY SECRETARY'S OFFICE

Coastal Bend Grace House, Inc. has petitioned the City of Corpus Christi to consider a change of zoning from the "CN-1" Neighborhood Commercial to the "CG-1/SP" General Commercial District with a Special Permit for a social service use. The property to be rezoned is described as:

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The City Council will conduct a public hearing to discuss and act on this rezoning request on Tuesday, November 15, 2016, during one of its regular meetings, which begins at 11:30 a.m. The hearing will be held in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning. For more information, please call (361) 826-3105.

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NAME: Raymond K. Orona & Zoila A. Orona  
Please Print

ADDRESS: 10310 Kingsbury Dr. CC, Tx 78410 PHONE NO. 361-455-7731  
361-442-6171

( ) IN FAVOR ☒ IN OPPOSITION

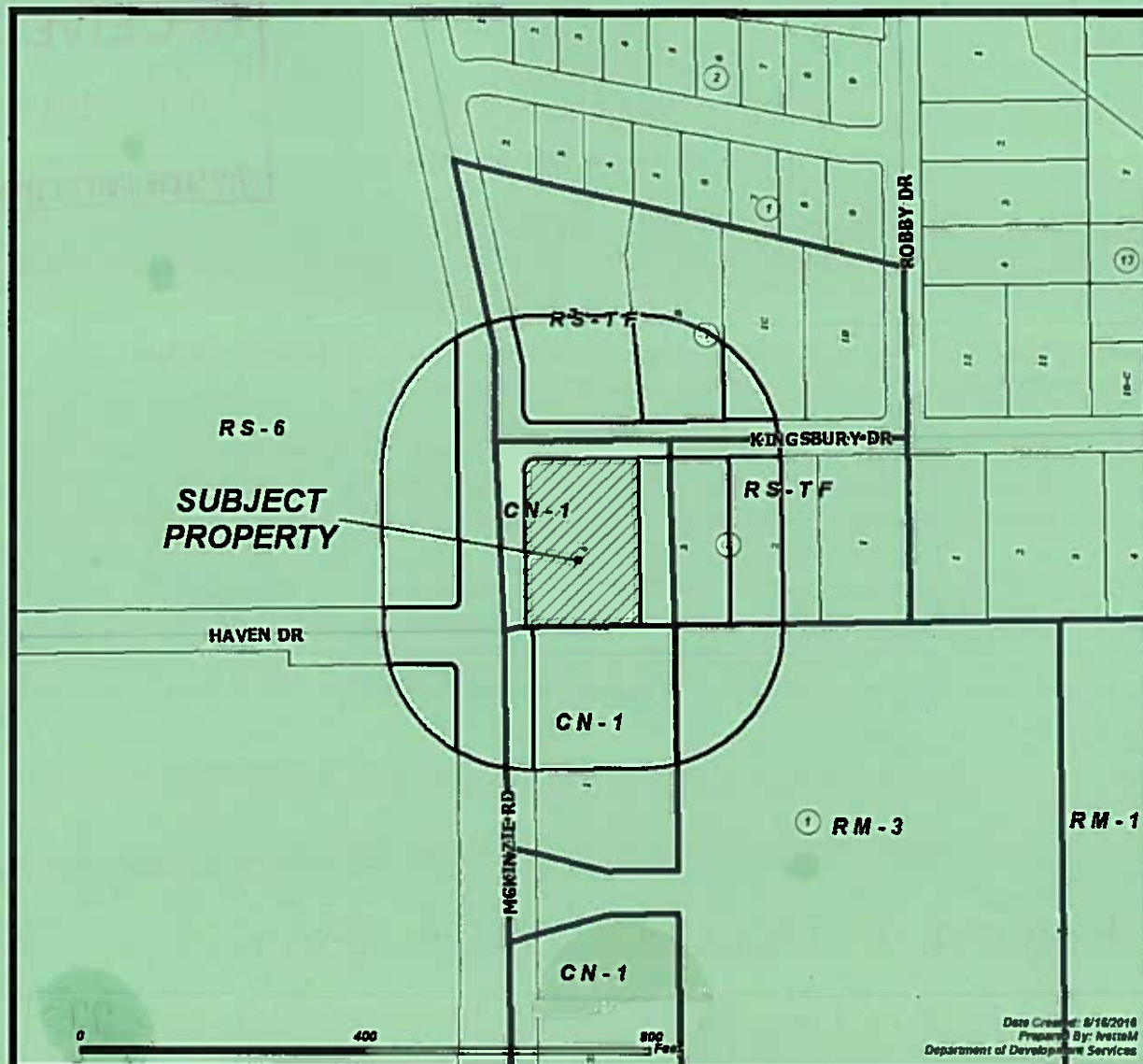
REASONS: Too close to Tuloso-Midway High School. Putting students in possible danger. Crosswalk <sup>is</sup> right next to the lot for the students that walk to school. Cross-country team runs down McKinzie Road. The men associated with these women coming to look for them. Increased crime in the neighborhood. This is a neighborhood of families with young children.

Raymond K. Orona & Zoila A. Orona  
Signature





6 343300010012  
ORONA RAYMOND K & ZOILA A  
10310 Kingsbury Dr  
Corpus Christi, TX 78410



**CASE: 0916-01**  
**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
RII-AT	Intensive Family AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CR-1	Resort Commercial	RS-TF	Two-Family
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CR-3	Resort Commercial	RMH	Manufactured Home
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		

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



Orona  
10310 Kingsbury Dr.  
CC, TX 78410

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE  
**CERTIFIED MAIL**®

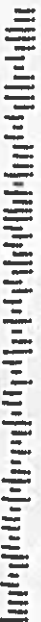


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City of Corpus Christi  
City Secretary's Office  
P.O. Box 9277  
Corpus Christi, TX 78469-9277

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