

STAFF REPORT

Case No. 0716-04
HTE No. 16-10000026

Planning Commission Hearing Date: July 13, 2016

Applicant & Legal Description	Applicant/Owner: Corpus Christi Hope House, Inc. Legal Description/Location: Being the west or southwest portion of Lot 14 and all of Lot 15, Block 38, Lindale Park Subdivision Section 4, located on the northwest corner of Robinson Street and Swantner Drive.			
Zoning Request	From: "RM-1" Multifamily 1 District To: "CG-1/SP" General Commercial District with a Special Permit Area: 0.22 acres Purpose of Request: To continue operation of an existing transitional housing facility.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	"RM-1" Multifamily 1	Public/Semi-Public	Medium Density Residential
	North	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential
	South	"RM-1" Multifamily 1	Medium Density Residential	Medium Density Residential
	East	"RM-1" Multifamily 1	Medium Density Residential	Medium Density Residential
	West	"RS-6" Single-Family 6	Ray High School	Public/Semi-Public
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Southeast Area Development Plan and is planned for medium density residential. The proposed rezoning to the "CG-1/SP" General Commercial District with a Special Permit is not consistent with the adopted Future Land Use Map or the Southeast Area Development Plan. Map No.: 045040 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 75 feet of street frontage along Robinson Drive, which is a local residential street, and approximately 115' feet of frontage along Swantner Drive, which is also a local residential street.			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Robinson Drive	Local Residential	50' ROW 28' paved	50' ROW 27' paved	N/A
	Swantner Drive	Local Residential	50' ROW 28' paved	60' ROW 35' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RM-1” Multifamily 1 District to the “CG-1/SP” General Commercial District with a Special Permit to allow a Social Service Use to continue operating. Specifically, the proposed Social Service Use is a transitional housing facility that provides residences for women and their dependent children.

A transitional housing facility is not explicitly defined or identified in the Unified Development Code (UDC) and could be considered either a Social Service Use or Group Living Use. A later UDC text amendment will be needed to better define the transitional housing use and the zoning district where it is allowed. A Group Living Use is characterized as “Residential occupancy of a structure by a group of people that does not meet the definition of Household Living. Tenancy is usually arranged on a monthly or longer basis. Generally, Group Living structures have a common eating area for residents, and the residents may receive care or training.” Social Services Uses are characterized in the UDC as “uses that primarily provide treatment of those with psychiatric, alcohol, or drug problems and transient housing related to social service programs.”

Until the UDC is amended through a public hearing process to determine the best category and zoning district for transitional housing facilities, Staff has conservatively determined that the use is best categorized as a Social Service Use.

Development Plan: Hope House has existed at this location since 1992. Previous zoning ordinances allowed the use in the multifamily zoning districts. Today the use does not conform to the regulations of the UDC: “transient housing related to social service programs” is not allowed in the multifamily zoning districts. The applicant requests the change in zoning to bring the existing facility into compliance.

The premises currently has three structures on site; a large two-story apartment building, an accessory structure and a storage shed. The two-story apartment building currently accommodates up to five women and their dependent children. One of the units in the apartment building serves as the office and reception area. The accessory structure referred to as the “Resource Center” building has a large meeting/classroom with computers for a “Life Skills Training Program”, an office, a food bank and, a main laundry room. Additional storage needs are also accommodated within the structure to store food, clothing, furniture, diapers and necessities that are distributed to needy mothers of our community through a program identified as the “Gabriel Project

Community Outreach Program”. On site operations include management and oversight of a second facility located at 630 Robinson Street, which is the subject of a separate zoning change application (Case 0716-03). The applicant intends to remodel the existing office to expand the size of the office, however, no additional structures are planned for this site.

Existing Land Uses & Zoning: The subject property is zoned “RM-1” Multifamily 1 and is occupied by a public/semi-public use (Hope House). North of the subject property is zoned “RS-6” Single-Family and consists of low density residential uses. South and east of the subject property is zoned “RM-1” Multifamily 1 and consists of medium density residential. West of the subject property is zoned “RS-6” Single-Family 6 and consists of public/semi-public uses (Ray High School athletic track).

AICUZ: The subject property is not located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ).

Plat Status: The subject property consists of one platted lot and a portion of an adjacent platted lot. A replat is not needed since no construction across lot lines is proposed.

Comprehensive Plan & Area Development Plan Consistency: The subject property is located within the boundaries of the Southeast Area Development Plan. While the requested “CG-1” District is not appropriate at this location or consistent with City plans/policies, the proposed transitional housing facility allowed by Special Permit is consistent with elements of the Southeast Area Development Plan and consistent with the adopted Future Land Use Map’s designation of the property for medium density residential uses. Additionally, the following are Comprehensive Plan Policy Statements that warrant consideration:

- **Comprehensive Plan Policy Statements on Social Services (pg. 52):**
 - A. **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.
 - B. **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 Land Use, Residential a.** Each neighborhood of the city shall be protected and/or improved so as to be desirable and attractive residential environment.

Department Comments:

- The applicant intends to remodel the existing office to expand the size of the office, however, no additional structures are planned for this site.
- The proposed rezoning with the “CG-1” General Commercial is not consistent with the Comprehensive Plan Future Land Use Map or the policies of the Comprehensive Plan or Southeast Area Development Plan. However, maintaining the subject property’s base zoning district of “RM-1” Multifamily 1 District and additionally granting a Special Permit for the transitional housing facility is consistent with City plans/policies.
- Transitional housing facilities with sufficient organizational support can create positive impacts for the community.
- As stated by the applicant, the close proximity of this location to transit service, grocery stores, restaurants, employment centers and community services are ideal for the residents of Hope House.
- Nearly all of Robinson Street is developed with similar multifamily structures including another type of social service use (“Recovery Contacts” at 626 Robinson Street).
- Residents do not own vehicles, so the proposed use is not expected to generate any significant increase in vehicular traffic or parking demand in the neighborhood.
- The Special Permit request meets all of the review criteria required by UDC Article 3.6.3.

Staff Recommendation:

Denial of the change of zoning from the “RM-1” Multifamily 1 District to the “CG-1/SP” General Commercial District with a Special Permit and, in lieu thereof, approval of the “RM-1/SP” Multifamily 1 District with a Special Permit subject to the following conditions:

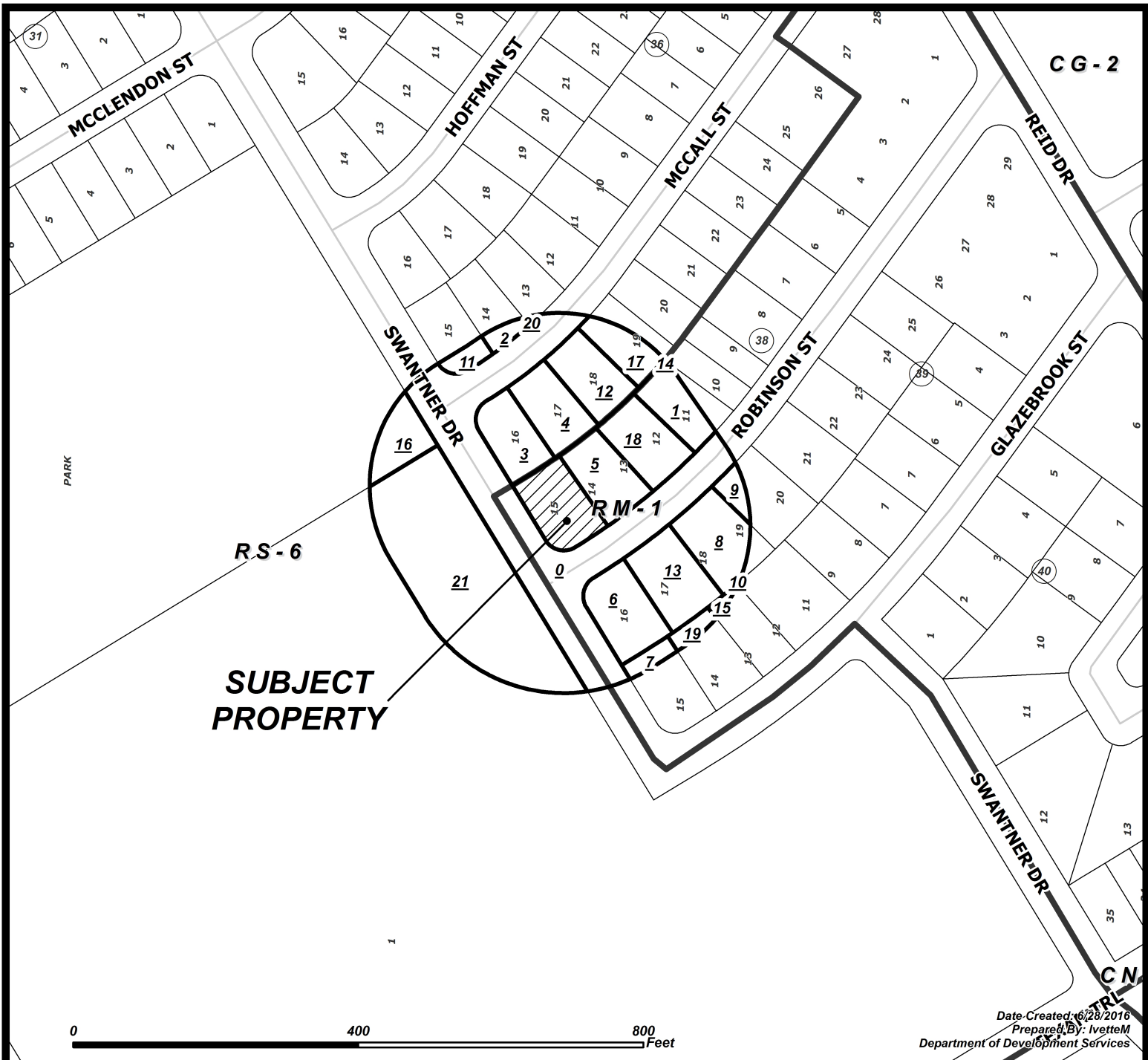
1. **Use:** The only use authorized by this Special Permit other than uses permitted in the base zoning district is a Transitional Housing facility, a social service use operated to assist clients with their transition into permanent housing. No soup kitchen or public feeding shall be allowed. For the purposes of this section, Transitional Housing is defined as a facility that provides housing and appropriate supportive services to facilitate the movement of homeless individuals into independent living within 24 months or longer. The facility shall accommodate up to five residents and their dependent children.
2. **Security:** The transitional housing facility located on the Property shall be monitored by staff at all times.
3. **Buffer yards:** A buffer yard as set forth in the UDC shall be maintained along the property line abutting single family development.
4. **Required yards:** New construction shall comply with the required yards set forth in the “RM-1” Multifamily 1 District in the UDC.
5. **Parking:** The off-street parking requirement is one space per employee and one space per 250 sq. ft. of office area.

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 if the allowed use is discontinued for more than six consecutive months.

Public Notification	Number of Notices Mailed – 21 within 200-foot notification area 6 outside notification area	
	<u>As of July 6, 2016:</u>	
	In Favor	– 0 inside notification area – 0 outside notification area
	In Opposition	– 0 inside notification area – 0 outside notification area
	Totaling 0.00% of the land within the 200-foot notification area in opposition.	

Attachments:

1. Location Map (Existing Zoning & Notice Area)
2. Site Plan
3. Floor Layouts (first and second floors of the residential structure)
4. Application
5. Public Comments Received (if any)



CASE: 0716-04

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
CI	Intensive Commercial	SP	Special Permit
CBD	Downtown Commercial	RV	Recreational Vehicle Park
CR-3	Resort Commercial	RMH	Manufactured Home
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		

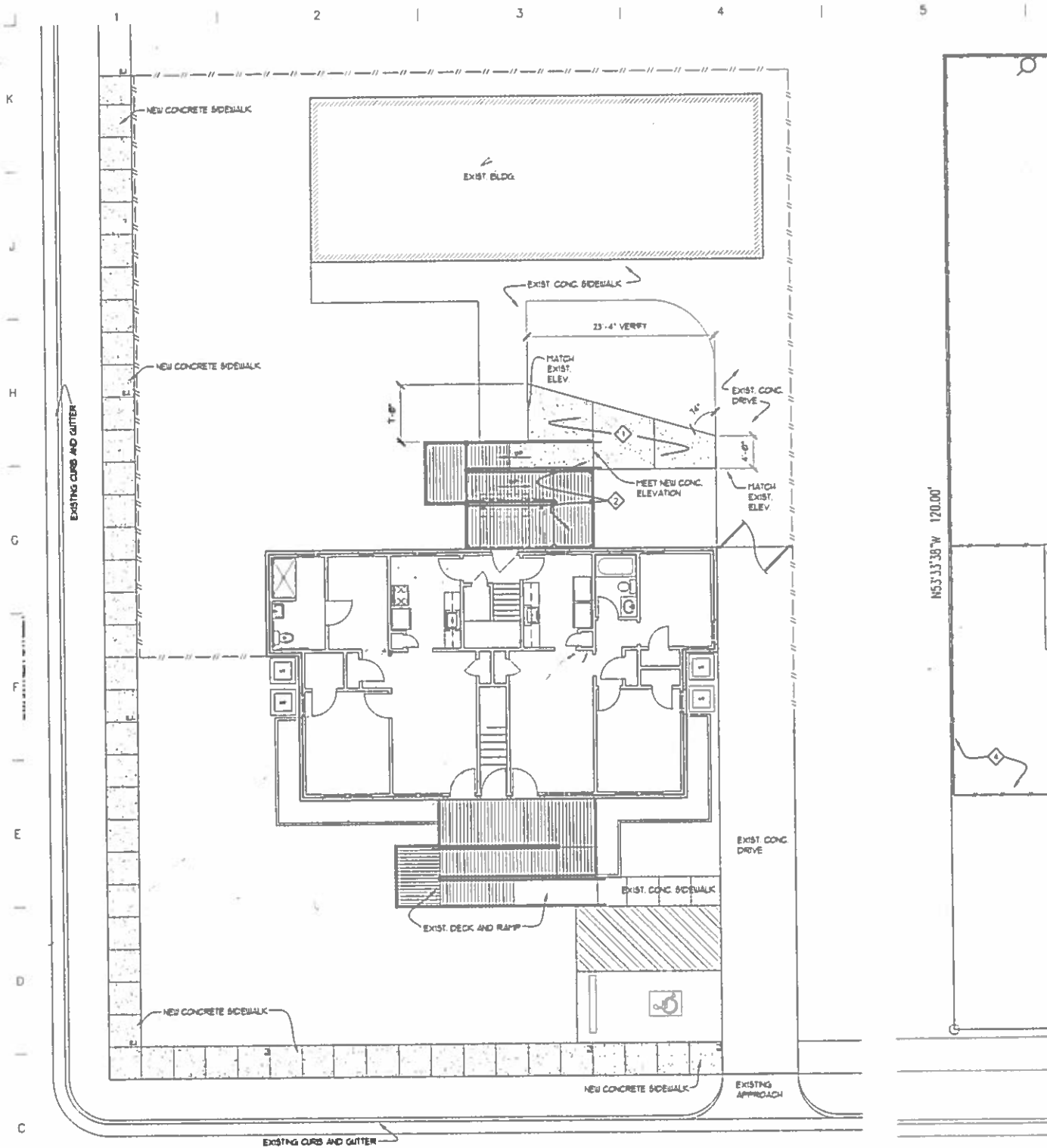
 Subject Property with 200' buffer

4 Owners within 200' listed on attached ownership table

 Owners in favor

X Owners in opposition



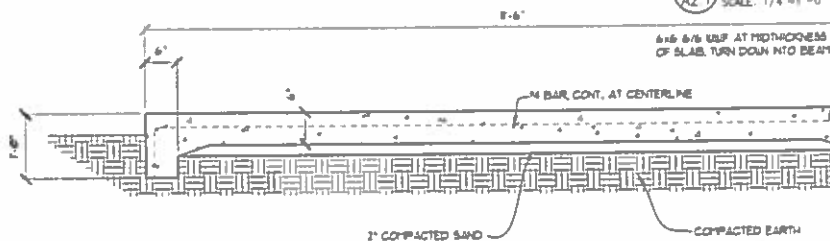


658 ROBINSON STREET



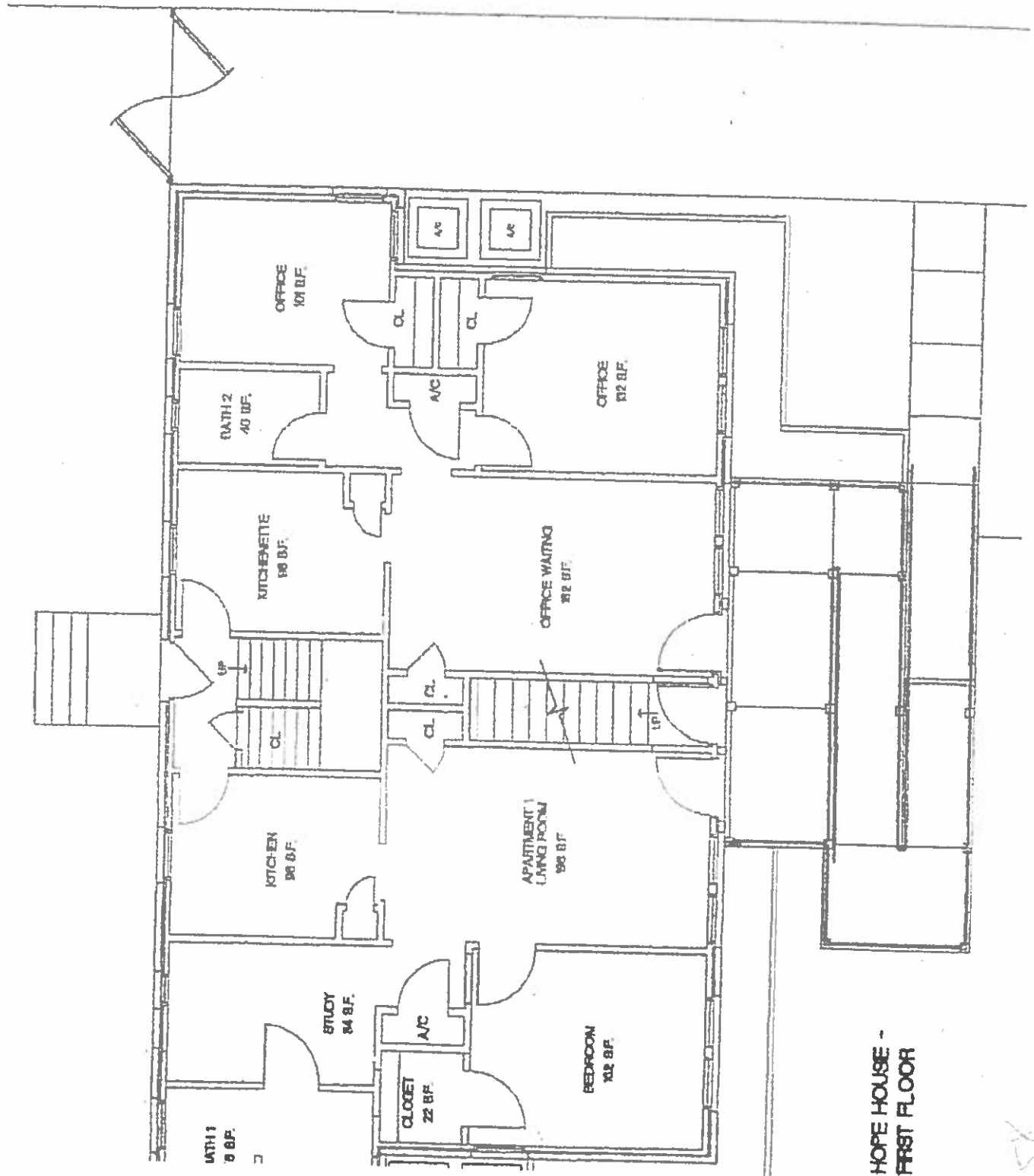
A SITE PLAN AT 658 ROBINSON
SCALE: 1/8"=1'-0"

B SITE PLAN AT
SCALE: 1/4"=1'-0"

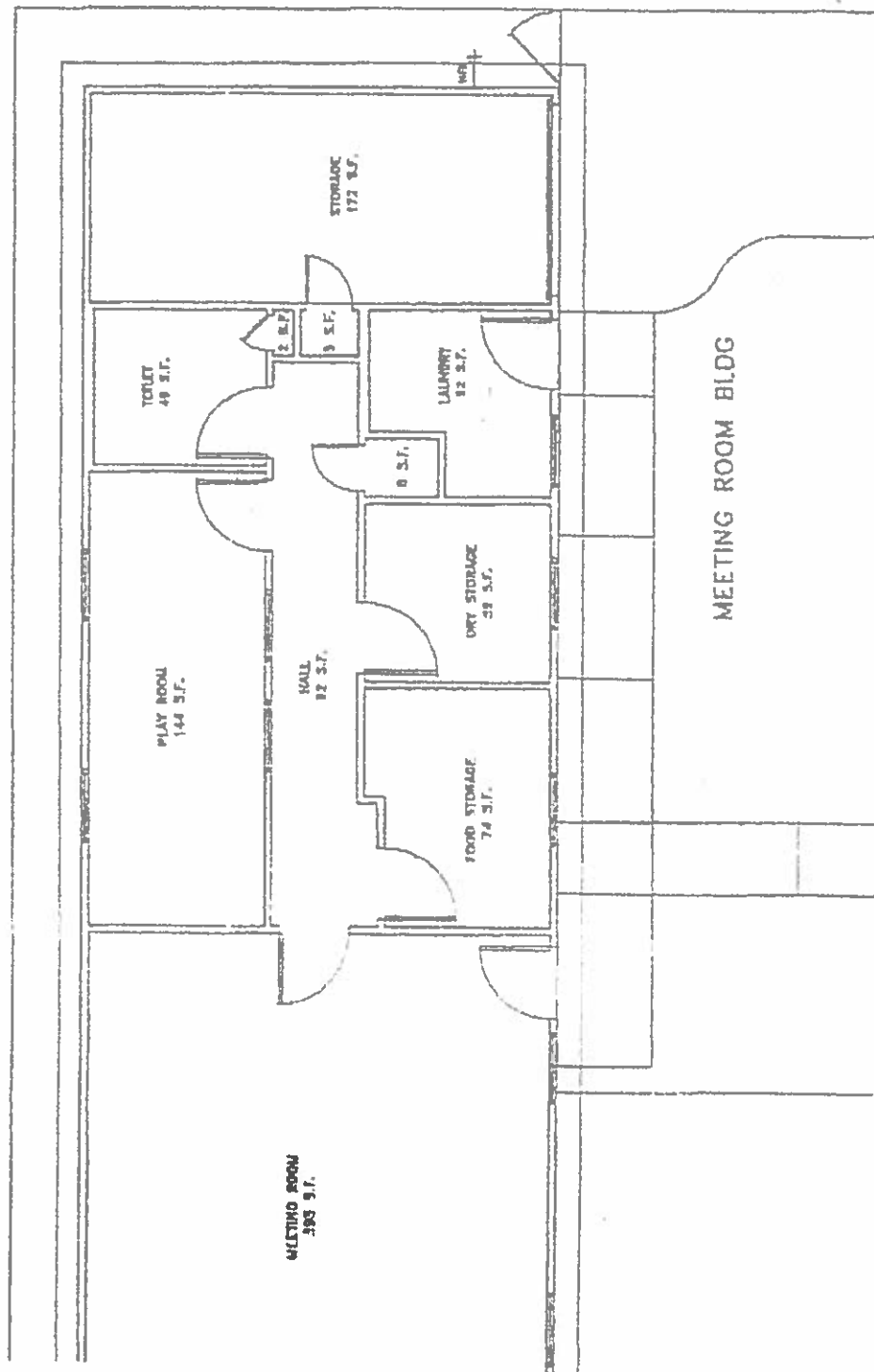


F SECTION AT DRIVEWAY
SCALE: 3/4"=1'-0"

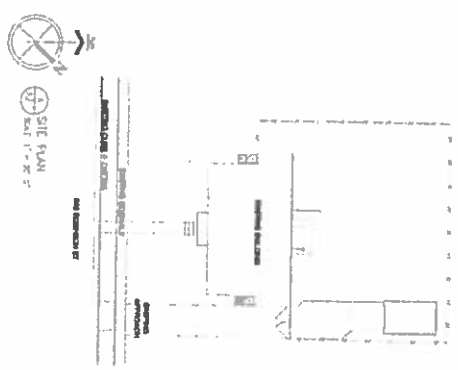
Corpus Christi Hope House, Inc. - Hope House Renovations and Improvements



Corpus Christi Hope House, Inc. - Hope House Renovations and Improvements



11/16/12 8:59



SCOPE OF WORK

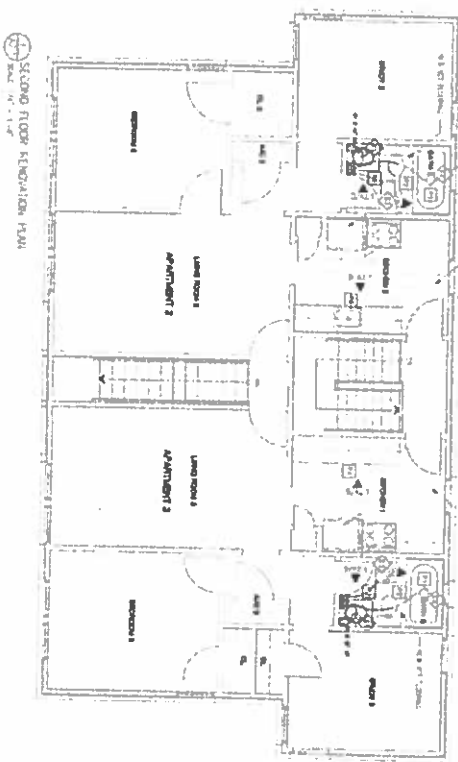
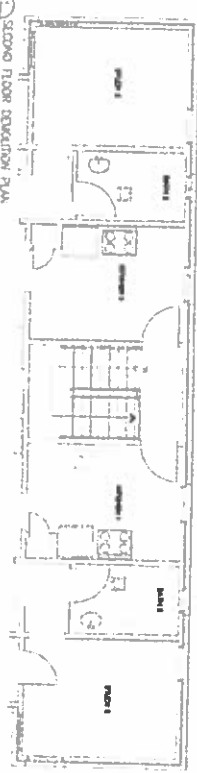
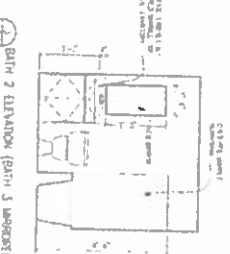
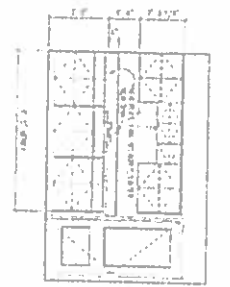
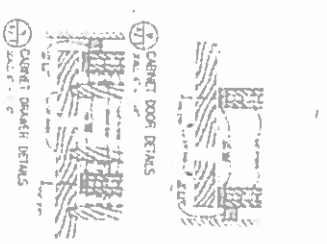
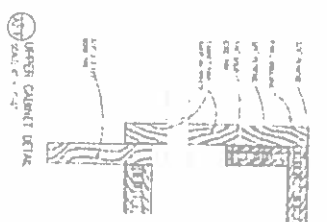
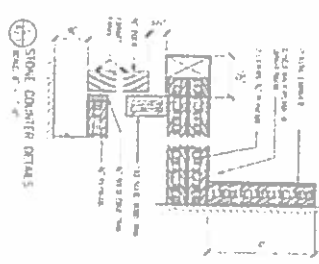
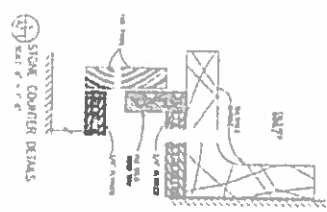
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10. Provide all labor and materials for the construction of the building.

NOTES:

1. All work shall be in accordance with the City of Corpus Christi Building Code.
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9. All work shall be in accordance with the City of Corpus Christi Building Code.
10. All work shall be in accordance with the City of Corpus Christi Building Code.

CABINERY NOTES

1. All cabinetry shall be in accordance with the City of Corpus Christi Building Code.
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Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469-9277
(361) 826-3240
Located at 2406 Leopard Street

Office Use Only

REZONING APPLICATION

Case No.: 0716-04 Map No.: 045040

PC Hearing Date: July 13, 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: Corpus Christi Hope House, Inc. Contact Person: Melissa Juarez/Melinda Baker

Mailing Address: 658 Robinson Street

City: Corpus Christi State: TX ZIP: 78404 Phone: (361) 852-2273

E-mail: hopehousecc@mygrande.net / bakermelinda@hotmail.com Cell: (361) 510-5045

2. Property Owner(s): Corpus Christi Hope House, Inc. Contact Person: Melissa Juarez/Melinda Baker

Mailing Address: 658 Robinson Street

City: Corpus Christi State: TX ZIP: 78404 Phone: (361) 852-2273

E-mail: hopehousecc@mygrande.net / bakermelinda@hotmail.com Cell: (361) 510-5045

3. Subject Property Address: 658 Robinson Street, Corpus Christi, TX 78404 Area of Request (SF/acre): Approximately .5 acres

Current Zoning & Use: RW-1 Multifamily 1 District/Used as a homeless shelter since 1996 Proposed Zoning & Use: Social Service Uses [5.1.3.1]/Homeless Shelter

12-Digit Nueces County Tax ID: 4 4 7 5 0 0 3 8 0 1 4 0

Subdivision Name: Lindale Park Unit 4 Block: 38 Lot(s): all of Lot 15 W20' Lt14

Legal Description if not platted: Lindale Park Unit 4 W20' Lt 14 all of Lot 15 Block 38

4. Submittal Requirements:

☐ Early Assistance Meeting: Date Held _____; with City Staff _____

☒ 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.

Melissa Juarez
Owner or Agent's Signature

Melissa Juarez
Owner or Agent's Printed Name

Melissa Juarez
Applicant's Signature

Melissa Juarez
Applicant's Printed Name

Office Use Only: Date Received: 3/8/16 Received By: bkp ADP: SE

Rezoning Fee: _____ + PUD Fee _____ + Sign Fee _____ = Total Fee _____

No. Signs Required _____ @ \$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 purpose of this request is to conform to City of Corpus Christi Zoning Ordinances. Corpus Christi Hope House has operated a homeless shelter at 658 Robinson Street since 1996. The address is currently zoned as RM-1 Multifamily 1 District, our organization is submitting a request for rezoning to be considered for Social Service Uses [5.1.3.1] so that the Homeless Shelter would conform and be in compliance with City of Corpus Christi Zoning Ordinances.

Corpus Christi Hope House operates a homeless shelter for women and their dependent children at 658 Robinson in Corpus Christi, Texas and the organization's office and Resource Center is also located there. There are five regular employees on-site at 658 Robinson Street.

The site is approximately one half acre. The facilities located at 658 Robinson Street are 4,072 sq. ft. Birth Haven is a large two-story apartment building that accommodates up to five women and their dependent children. Our main office and reception area is located in one of the apartments. One of the apartments and the main office are in full compliance with the American Disabilities Act for residents and clients with physical disabilities. Our Resource Center building, next to Birth Haven, has a large meeting/classroom with computers for our Life Skills Training Program for our residents, office, Food Bank, and a main laundry room. It also has storage rooms for food, clothing, furniture, diapers and necessities to be distributed to the needy mothers of our community through our Gabriel Project Community Outreach Program.

There is easy access to transportation, since city bus service is within two blocks of the location. Hope House provides free bus tokens and bus passes to our residents. HEB, restaurants and shopping centers are also located within two blocks of the shelters. Employment centers and community services are within a few miles of the shelters.

Hope House is in Lindale Park Unit 4 W20' Lt 14 all of Lot 15 Block 38. There are no demolition plans and the address adheres to coded setback area. No signage exists, except for notices on office door about hours of operation. Hours of operation for the office are Monday - Friday, 8 am - 5 pm, although residents are on-site 24 hours a day. We typically house one family per apartment. Handicap Parking is accessible from our driveway. Adequate parking exists, no plans for modifications or increased parking.

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

North - Residential Quadplex Apartments

South - Ray High School Track

East - Residential Home

West - Residential Quadplex Apartments



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: Corpus Christi Hope House, Inc.

STREET: 658 Robinson Street CITY: Corpus Christi ZIP: 78404

FIRM is: ☒ Corporation ☐ Partnership ☐ Sole Owner ☐ Association ☐ Other Non-profit

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)
<u>N/A</u>	<u>N/A</u>

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
<u>N/A</u>	<u>N/A</u>

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
<u>N/A</u>	<u>N/A</u>

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
<u>N/A</u>	<u>N/A</u>

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: Melissa Juarez Title: Executive Director
(Print Name)

Signature of Certifying Person: Melissa Juarez Date: 3/7/2016



Development Services
2406 Leopard Street, Corpus Christi, TX 78408
Phone (361)826-3240 www.cctexas.com

PEAK HOUR TRAFFIC (PHT) FORM

A Traffic Impact Analysis (TIA) determination must be made prior to the submittal of any rezoning application, site plan or street closure request. The Peak Hour Traffic Generation (PHT) Form is required to be completed for developments that are projected to contain 500 or fewer weekday peak hour (A.M. or P.M.) trips (UDC Section 3.29.4).

Property Address: 658 Robinson Street, Corpus Christi, Texas 78404

Legal Description (Subdivision, Lot, Block): Lindale Park Unit 4 W20' Lt 14 all of Lot 15 Block 38

Applicant Name: Corpus Christi Hope House, Inc.

Address: 658 Robinson Street City/State/Zip: Corpus Christi, TX 78404

Telephone: (361) 852-2273 Email: hopehouseecc@mygrande.net/bakermelinda@hotmail.com

Application Status (Select One): ☒ Rezoning ☐ Site Plan ☐ Street Closure

Existing Land Use

Tract Acres	Unit of Measure	Zoning	Land Use	I.T.E. Code	A.M. Trip Rate	Peak A.M. Trips	P.M. Trip Rate	Peak P.M. Trips

Proposed Land Use

Tract Acres	Unit of Measure	Zoning	Land Use	I.T.E. Code	A.M. Trip Rate	Peak A.M. Trips	P.M. Trip Rate	Peak P.M. Trips
					Total		Total	

Abutting Streets

Street Name	Access Proposed To Street?	Pavement Width (FT)	ROW Width (FT)

☐

For City Use Only

☐ A Traffic Impact Analysis IS required. The consultant preparing the TIA must meet with the City to discuss the scope and requirements of the analysis prior to beginning the TIA.

☐ A Traffic Impact Analysis is NOT required. The proposed traffic generated does not exceed the established threshold.

☐ The Traffic Impact Analysis has been waived for the following reason(s):

Reviewed By: _____ Date: _____

Note: This completed and reviewed form must accompany any subsequent application for the IDENTICAL project. CHANGES to the proposed project will require a new TIA determination to be made.



**DEVELOPMENT
SERVICES**

2406 Leopard
First Floor
Corpus Christi
Texas 78408
Phone 361-826-3240

Land Development
Fax 361-826-3571

Project Management
Fax 361-826-3006

Building Permits
Fax 361-826-4375

*Catching the
Wave to a
Brighter Future*

February 18, 2016

Ms. Melissa Juarez
658 Robinson
Corpus Christi, Texas 78404

Re: Zoning Verification Request
Legal: Lindale Park Unit 4 W20' Lt 14 all of Lot 15 Block 38
Address: 658 Robinson
Tax ID#: 4475-0038-0140

Dear Ms. Juarez:

The above referenced property is currently zoned "RM-1" Multifamily 1 District. See the attached map.

Among other uses, the "RM-1" Multifamily 1 District permits apartments, single-family houses, two-family houses, townhouses, cottage housing developments, group homes, educational facilities, parks and open areas, and places of worship.

The "RM-1" District requires a minimum of a 6,000-square foot lot size, 50-foot lot width, 35% open space, 20-foot front yard setback, 15-foot street corner setback, maximum density of 22 units per acre, building separation of 10 feet, and maximum building height of 45 feet. The rear yard setback is a minimum of 10 feet plus additional setback based on height (see calculation in Unified Development Code (UDC) Section 4.2.8.C.). For multifamily uses, this district requires a minimum 10-foot side yard setback plus additional setback based on height (see calculation in UDC Section 4.2.8.C.). For one- and two-family uses, this district requires a minimum five-foot side yard setback.

As per the UDC Section 4.2.8.C, no multifamily or nonresidential structure shall be located nearer any property line adjacent to a single-family or two-family use than a horizontal distance of twice the vertical height of the structure. The UDC allows the height to be measured from the existing ground level to the plate, and the first 12 feet in height of the building shall not be included in this calculation.

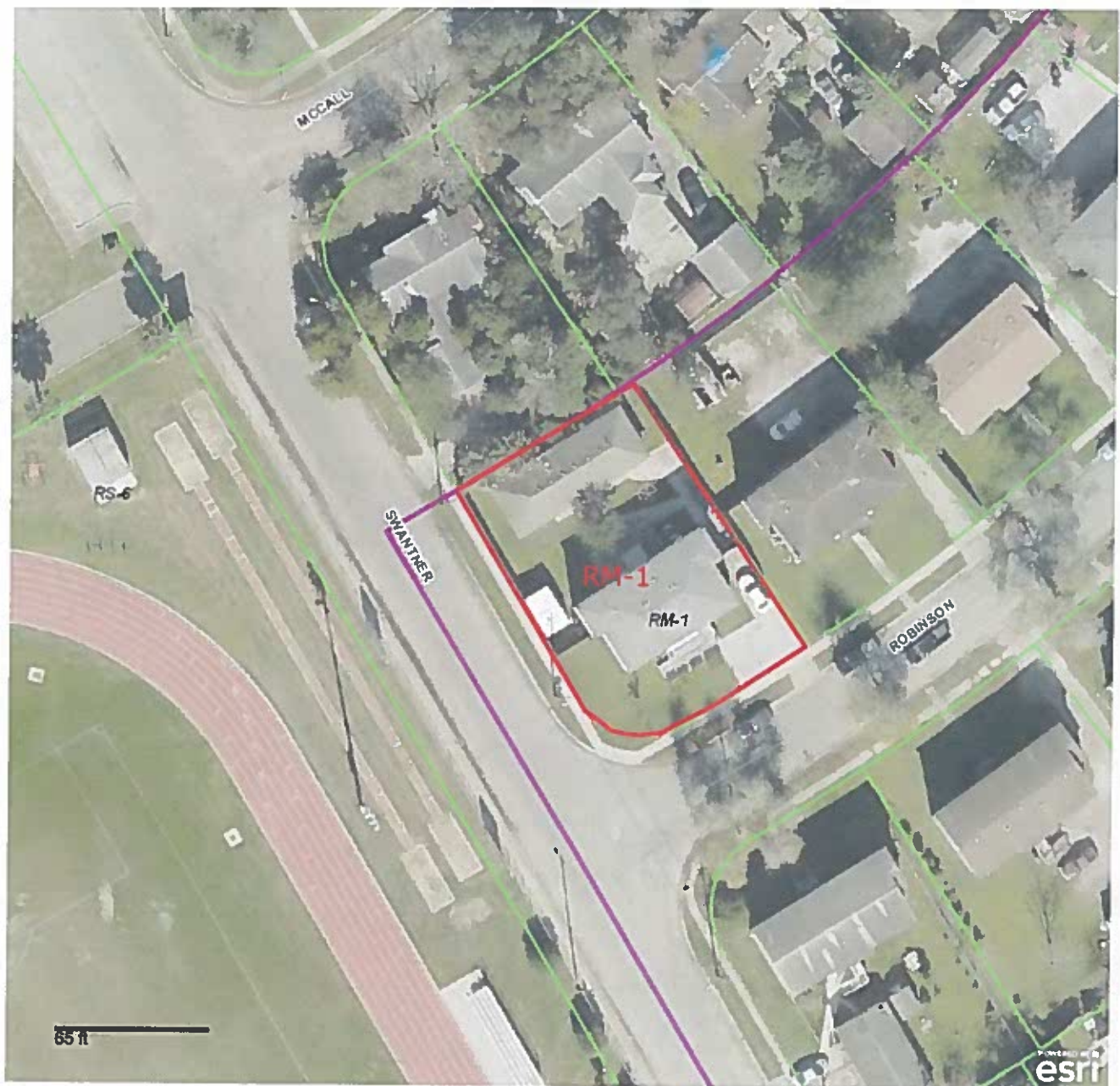
Parking requirements can be found in UDC Section 7.2. This section references the minimum parking spaces required for the uses allowed in these Districts.

For additional information, please see the UDC, which can be found on our website at www.cctexas.com/government/development-services. For information about Building Codes and Certificates of Occupancy, please contact the Building Division at (361) 826-3240. If you have questions or concerns regarding this information, please contact me at (361) 826-8465.

Sincerely,


Beverly Priestley
Planning Technician

Enclosures (2)



ZONING VERIFICATION

Existing Zoning

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-4	Single-Family 4
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		

ADDRESS

658 Robinson Street
Corpus Christi, Texas

