

Ordinance amending the Unified Development Code (“UDC”), upon application by Coastal Bend Grace House, Inc. (“Owner”), by changing the UDC Zoning Map in reference to a 0.86-acre tract of land described as Block 3, Lot 4, Hill Country Estates, from the “CN-1” Neighborhood Commercial District to the “CN-1/SP” Neighborhood Commercial District with a Special Permit for a social service use; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause and publication.

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Coastal Bend Grace House, Inc. (“Owner”), for an amendment to the City of Corpus Christi’s Unified Development Code (“UDC”) and corresponding UDC Zoning Map;

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, September 7, 2016, during a meeting of the Planning Commission when the Planning Commission recommended 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 for a social service and, in lieu thereof, approval of the “CN-1/SP” Neighborhood Commercial District with a Special Permit, and on Tuesday, November 15, 2016, during a meeting of the City Council, during which all interested persons were allowed to appear and be heard; and

WHEREAS, the City Council has determined that this amendment would best serve the public health, necessity, convenience and general welfare of the City of Corpus Christi and its citizens.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1. Upon application made by Coastal Bend Grace House, Inc. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on Block 3, Lot 4, Hill Country Estates, located on the southeast corner of Kingsbury Drive and McKinzie Road (the “Property”), from the “CN-1” Neighborhood Commercial District to the “CN-1/SP” Neighborhood Commercial District with a Special Permit (Zoning Map No. 061048), as shown in Exhibits “A” and “B.” Exhibit A, which is the map of the Property, and Exhibit B, which is the site plan of the Property, are attached to and incorporated in this ordinance by reference as if fully set out herein in their entireties.

SECTION 2. The Special Permit granted in Section 1 of this ordinance is subject to the Owner meeting the requirements of Exhibit B and 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.

SECTION 3. The official UDC Zoning Map of the City is amended to reflect changes made to the UDC by Section 1 of this ordinance.

SECTION 4. The UDC and corresponding UDC Zoning Map of the City, made effective July 1, 2011, and as amended from time to time, except as changed by this ordinance, both remain in full force and effect.

SECTION 5. To the extent this amendment to the UDC represents a deviation from the City's Comprehensive Plan also known as Plan CC, the Comprehensive Plan is amended to conform to the UDC, as it is amended by this ordinance.

SECTION 6. All ordinances or parts of ordinances specifically pertaining to the zoning of the Property and that are in conflict with this ordinance are hereby expressly repealed.

SECTION 7. Publication shall be made in the City's official publication as required by the City's Charter.

That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2016, by the following vote:

| | | | |
|------------------|-------|----------------|-------|
| Nelda Martinez | _____ | Brian Rosas | _____ |
| Rudy Garza | _____ | Lucy Rubio | _____ |
| Chad Magill | _____ | Mark Scott | _____ |
| Colleen McIntyre | _____ | Carolyn Vaughn | _____ |
| Michael Hunter | _____ | | |

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 2016, by the following vote:

| | | | |
|-------------------|-------|----------------|-------|
| Dan McQueen | _____ | Ben Molina | _____ |
| Rudy Garza | _____ | Lucy Rubio | _____ |
| Paulette Guajardo | _____ | Greg Smith | _____ |
| Michael Hunter | _____ | Carolyn Vaughn | _____ |
| Joe McComb | _____ | | |

PASSED AND APPROVED on this the _____ day of _____, 2016.

ATTEST:

Rebecca Huerta
City Secretary

Dan McQueen
Mayor



CASE: 0916-01
SUBJECT PROPERTY WITH 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-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 | | |

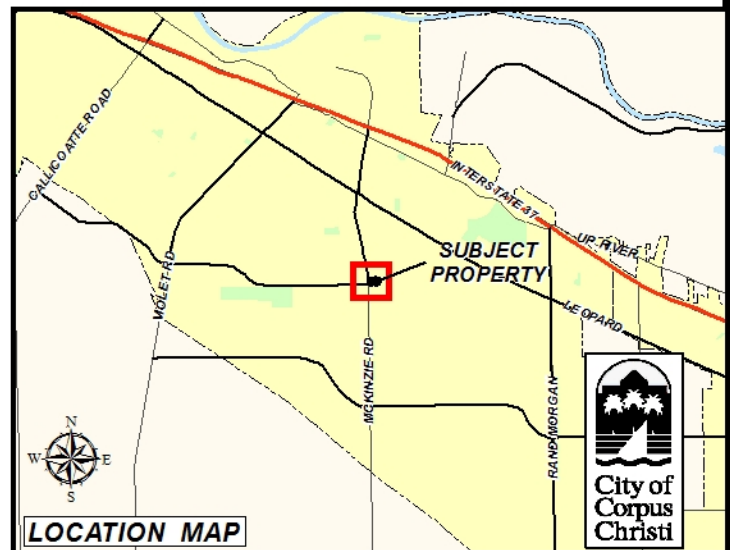
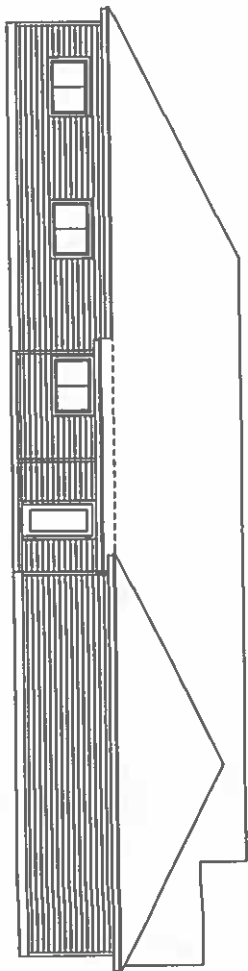
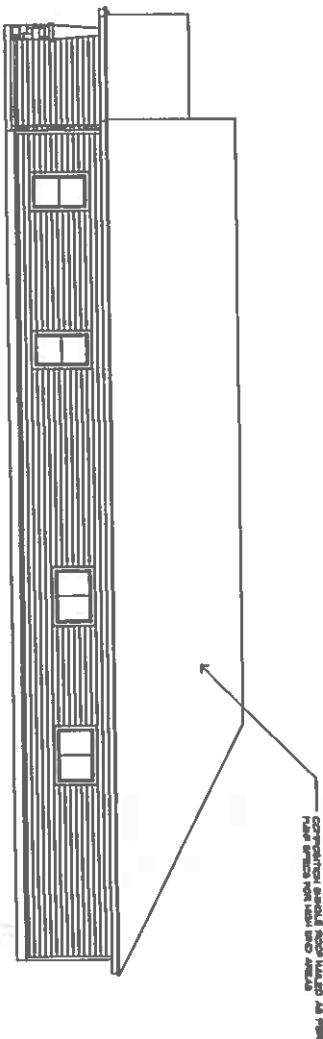


Exhibit A

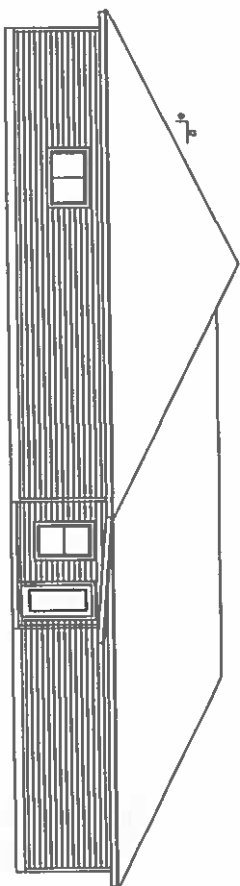


LEFT SIDE ELEVATION

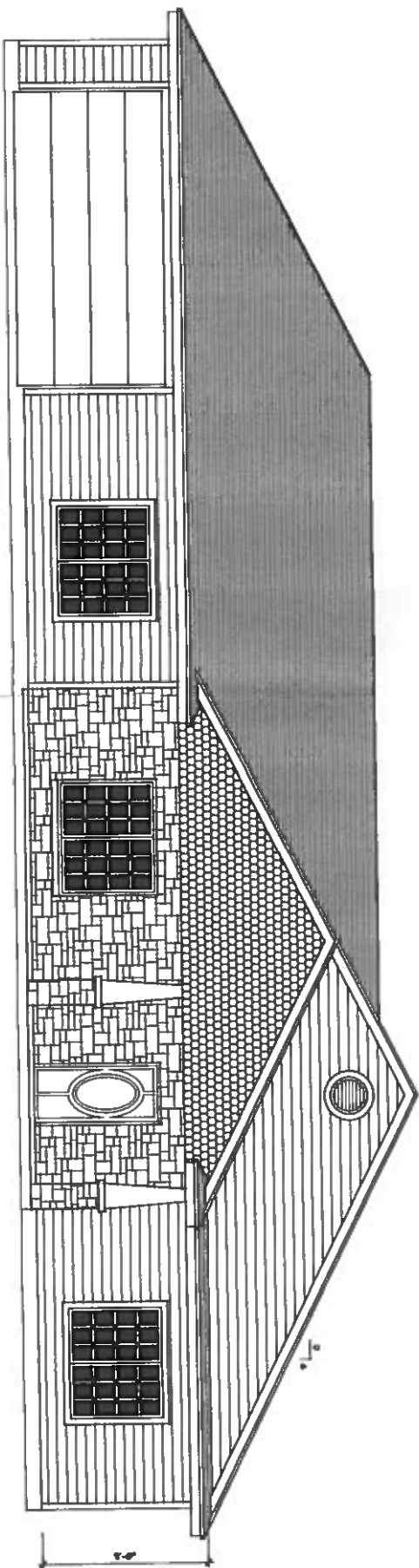
SCALE 1/8"=1'-0"



RIGHT SIDE ELEVATION

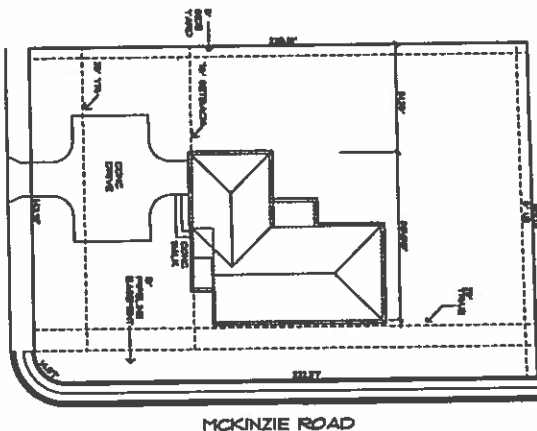


REAR ELEVATION



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

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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 276

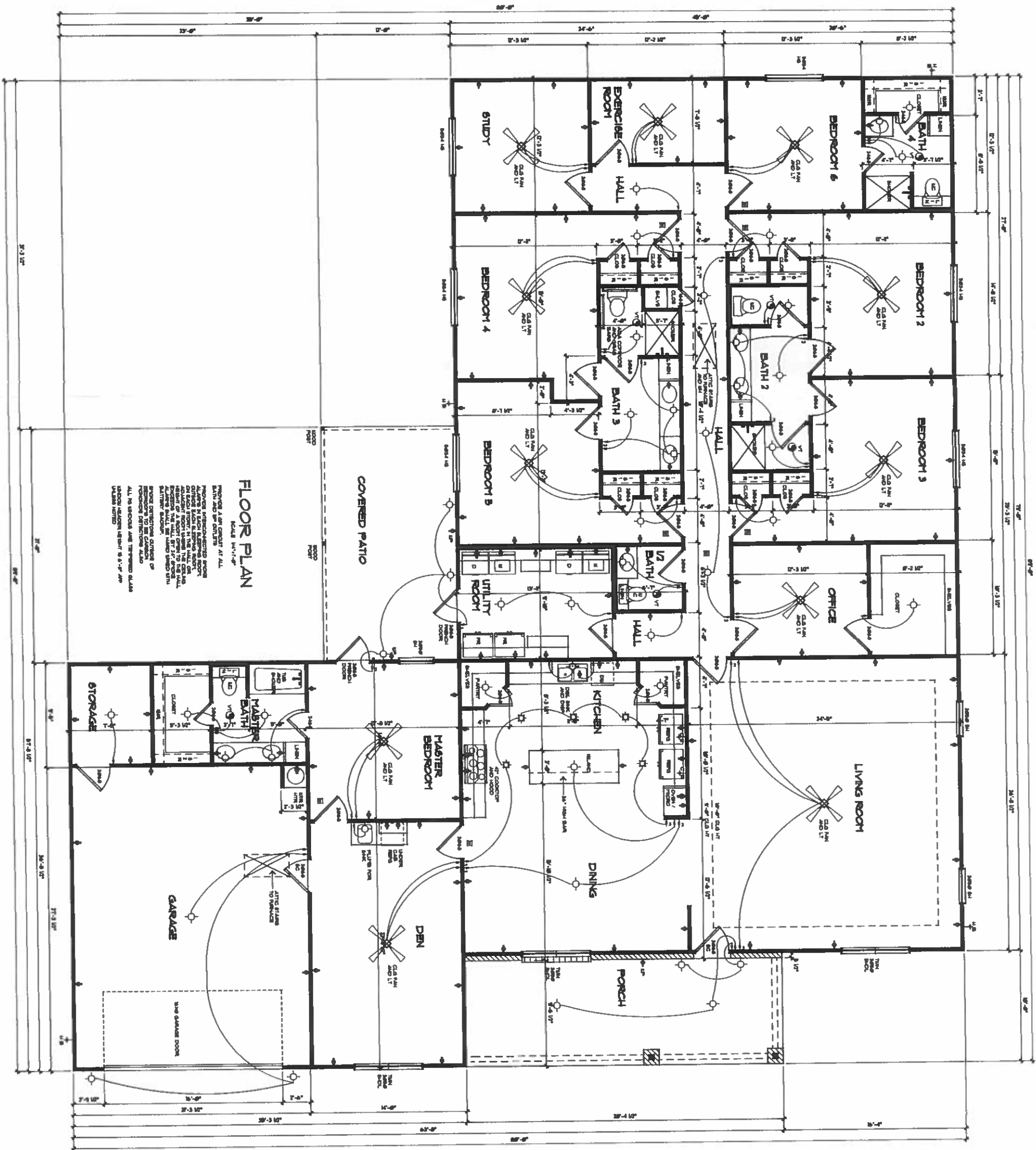


Exhibit B