



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 06/08/21
Second Reading Ordinance for the City Council Meeting 06/15/21

DATE: May 5, 2021
TO: Peter Zanoni, City Manager
FROM: Al Raymond, AIA, Director
Development Services Department
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Rezoning a property at or near 3030 Buffalo Avenue and 902 Nueces Bay Boulevard

CAPTION:

Zoning Case No. 0421-03, Ordinance zoning a property located at or near 3030 Buffalo Avenue and 902 Nueces Bay Boulevard (District 1) from the "CN-1" Neighborhood Commercial District, "CG-1" General Commercial District, and "CG-2" General Commercial District to the "CG-1/SP" General Commercial District with a Special Permit, the applicant is ERF West Side, Inc.

SUMMARY:

The purpose of the rezoning request is to allow the operation of a transient lodging facility for the homeless, which is categorized as social services. The Special Permit is what allows social services to be utilized in a "CG-1" General Commercial District with strict guidelines set forth by the City.

BACKGROUND AND FINDINGS:

The subject property is 3.29 acres in size and is currently zoned "CN-1" Neighborhood Commercial District, "CG-1" General Commercial District, and "CG-2" General Commercial District and consists of an existing three-story motel. The motel will be renovated to become transient lodging and housing for the homeless and a new 8,000 square foot building will be constructed to provide a cafeteria facility to serve the lodging facility. All of the facilities will be operated by the Good Samaritan Rescue Mission. The entire site will be fenced and gated. Rolling security gates with Knox boxes and cameras will be located at the existing driveways and maintaining direct access to both Nueces Bay Boulevard and Buffalo Street. According to the applicant, when persons needing lodging at the facility are admitted, they will have a place to stay and receive food and social services. Typically, persons will be only turned away if they are highly intoxicated. At that point, the Corpus Christi Police Department will be contacted to pick up the individual for public intoxication. Any persons who leave the facility must go through the full security check and intake process again, so in and out activity is very limited. 106 parking spaces currently exist onsite.

To the north is a convenience store and vacant lot zoned "CG-1" General Commercial District, and "CG-2" General Commercial District. To the south is a multifamily complex zoned "RM-1"

Multifamily District and “CN-1” Neighborhood Commercial District. To the east is a bank and a church zoned “CG-2” General Commercial District and “RM-1” Multifamily District. To the west are single-family residences and a union hall zoned “RS-6” Single-Family 6 District and “CG-2” General Commercial District respectively.

Conformity to City Policy

The subject property is located within the boundaries of the Westside Area Development Plan and is planned for a commercial use. The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. Additionally, the proposed use is an adaptive reuse of a motel and compatible with the adjoining commercial properties. The proposed use does not have a negative impact upon the adjacent properties. No further development has occurred on the subject property since the closure of the motel. The applicant intends to improve the property by renovating a former motel and creating a new social service facility that will replace the existing Good Samaritan Mission which is currently located at the intersection of North Alameda Street and Kinney Street. Transitional housing facilities with sufficient organizational support can create positive impacts for the community. The proposed Good Samaritan Mission is approximately 550 feet to a grocery store and approximately a mile to similar social services serving the homeless population. Along Nueces Bay Boulevard on the west side of the subject property are two Regional Transportation Authority (RTA) bus stops serving Route 12. The Unified Development Code (UDC) does list the “CG-1/SP” General Commercial District with a Special Permit as the proper zoning classification for a “Social Service Use. However, the “CG-1” General Commercial District also allows uses such as bars, nightclubs, vehicle sales/service, and self-storage uses.

Public Input Process

Number of Notices Mailed
25 within 200-foot notification area
4 outside notification area

As of May 5, 2021:

| | |
|-----------------------------|-----------------------------|
| In Favor | In Opposition |
| 1 inside notification area | 3 inside notification area |
| 0 outside notification area | 1 outside notification area |

Totaling 2.50% of the 200-foot notification area* is in opposition.

*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area.

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

ALTERNATIVES:

1. Denial of the zoning to the “CG-1/SP” General Commercial District with a Special Permit.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Commission Recommendation

Approval of the change of zoning from the “CN-1” Neighborhood Commercial District, “CG-1” General Commercial District, and “CG-2” General Commercial to the “CG-1/SP” General

Commercial District with a Special Permit and 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 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.

Vote Count:

For: 9
Opposed: 0
Absent: 0
Abstained: 0

Staff recommends approval of the zoning request.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report