

# PLANNING COMMISSION FINAL REPORT

Case No. 0421-03  
 INFOR No. 21ZN1008

**Planning Commission Hearing Date:** April 14, 2021

<b>Applicant &amp; Legal Description</b>	<p><b>Owner:</b> ERF West Side, Inc.  <b>Applicant:</b> ERF West Side, Inc.  <b>Location Address:</b> 3030 Buffalo Avenue and 902 Nueces Bay Boulevard  <b>Legal Description:</b> Lot 17B, Block 0, Forest Park Addition Unit 2 and Lot 3, Block 2, Bartholme. located at the northeast corner of the intersection of Buffalo Street, Buddy Lawrence Boulevard, and Nueces Bay Boulevard, south of Interstate 37.</p>			
<b>Zoning Request</b>	<p><b>From:</b> "CN-1" Neighborhood Commercial District, "CG-1" General Commercial District, and "CG-2" General Commercial District  <b>To:</b> "CG-1/SP" General Commercial District with a Special Permit  <b>Area:</b> 3.29 acres  <b>Purpose of Request:</b> To allow for the operation of a transient lodging facility for the homeless.</p>			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
<i>Site</i>		"CN-1" Neighborhood Commercial District, "CG-1" General Commercial District, and "CG-2" General Commercial District	Commercial	Commercial
<i>North</i>		"CG-1" General Commercial District, and "CG-2" General Commercial District	Vacant and Commercial	Commercial and Light Industrial
<i>South</i>		"RM-1" Multifamily District and "CN-1" Neighborhood Commercial District	Commercial and Medium Density Residential	Light Industrial and Medium Density Residential
<i>East</i>		"CG-2" General Commercial District and "RM-1" Multifamily District	Public/Semi-Public and Medium Density Residential	Light Industrial, High and Medium Density Residential
<i>West</i>		"CG-2" General Commercial District and "RS-6" Single-Family 6 District	Light Industrial and Low Density Residential	Light Industrial and Medium Density Residential
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> 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 generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map.  <b>City Council District:</b> District 1  <b>Zoning Violations:</b> None</p>			

<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property has approximately 500 feet of street frontage along Buffalo Street which is designated as a Local / Residential Street and approximately 430 feet of street frontage along Nueces Bay Boulevard which is designated as an “C1” Minor Collector Street. According to the Urban Transportation Plan, “C1” Minor Collector Streets can convey a capacity of 1,000 to 3,000 Average Daily Trips (ADT).				
<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</b>
	<b>Buffalo Street</b>	Local/Residential	50’ ROW 28’ paved	60’ ROW 40’ paved	N/A
	<b>Nueces Bay Boulevard</b>	“C1” Minor Collector	60’ ROW 40’ paved	70’ ROW 40’ paved	N/A

**Staff Summary:**

**Development Plan:** The subject property is 3.29 acres in size. The existing three-story 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.

**Existing Land Uses & Zoning:** The subject property is currently zoned “CN-1” Neighborhood Commercial District, “CG-1” General Commercial District, and “CG-2” General Commercial District and consists of a former hotel and motor bank. 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.

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

**Plat Status:** The property consists of platted lots.

**Utilities:**

- Water:** 8-inch C900 line located along Buffalo Street.
- Wastewater:** 10-inch HDPE line located along Buffalo Street.
- Gas:** 4-inch Service Line located along Buffalo Street.

**Storm Water:** Roadside inlets along Buffalo Street.

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Westside Area Development Plan and is planned for commercial uses. The proposed rezoning to the “CG-1/SP” General Commercial District with a Special Permit is consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. The following policies should be considered:

- Chronic homelessness addressed in an organized and sympathetic manner. (Housing and Neighborhoods Policy Statement 1).
- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Promote compact and walkable mixed-use urban villages that concentrate retail and services within walking distance of neighborhood residences and where they could support improved public transportation service, such as expected major bus stations and future stops for bus rapid transit, creating “transit-ready” locations. (Future Land Use, Zoning, and Urban Design Policy Statement 2).
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 3).

**Department Comments:**

- 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.
- Transitional housing facilities with sufficient organizational support can create positive impacts for the community. Development of the site furthers policies pertaining to infill development.
- 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.

**Planning Commission and Staff Recommendation (April 14, 2021):**

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

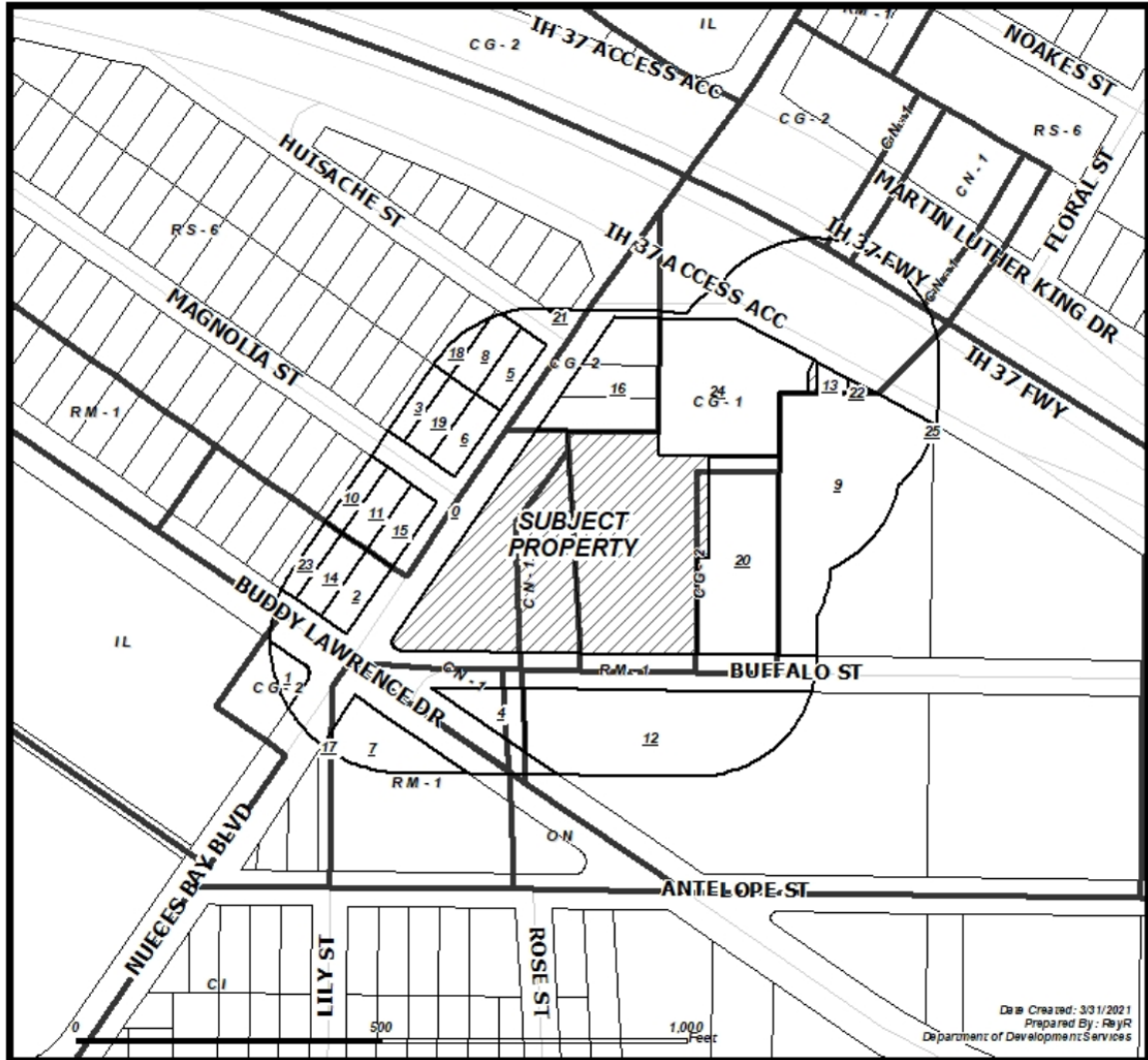
persons with their transition into permanent housing. No soup kitchen or public feeding shall be allowed.

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.

<b>Public Notification</b>	Number of Notices Mailed – 25 within 200-foot notification area 4 outside notification area
	<b><u>As of April 9, 2021:</u></b>
	In Favor – 1 inside notification area – 0 outside notification area
	In Opposition – 3 inside notification area – 1 outside notification area
Totaling 2.50% of the land within the 200-foot notification area in opposition.	

**Attachments:**

- A. Location Map (Existing Zoning & Notice Area)
- B. Proposed Site Plan
- C. Public Comments Received (if any)



Date Created: 3/31/2021  
Prepared By: ReyR  
Department of Development Services

**CASE: 0421-03**  
**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-16 Single-Family 16
CR-2 Resort Commercial	RE Residential Estate
CO-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 in opposition  
 4 Owners within 200' listed on attached ownership table





WhatPersons 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 con incapacidades, que tienen la intención de asistir a esta reunión 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 al menos 48 horas antes de la junta para solicitar un intérprete ser presente durante la junta.

**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0421-03**

**ERF West Side, Inc.** have petitioned the City of Corpus Christi to consider a change of zoning from the **"CN-1" Neighborhood Commercial, "CG-1" General Commercial, and "CG-2" General Commercial Districts** to the **"CG-1/SP" General Commercial District with a Special Permit, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**Located at or near 3030 Buffalo Street and 902 Nueces Bay Boulevard and described as Lot 17B, Block 0, Forest Park Addition Unit 2 and Lot 3, Block 2, Bartholme. located at the northeast corner of the intersection of Buffalo Street, Buddy Lawrence Boulevard, and Nueces Bay Boulevard, south of Interstate 37.**

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. 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 **Wednesday, April 14, 2021**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.** **This public hearing will be held via WebEx video conference. The live stream of the meeting can be viewed online at the following address: [www.cctexas.com/cctv](http://www.cctexas.com/cctv).**

**PUBLIC COMMENT:** To reduce the chance of COVID- 19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of the community, City staff, and City Boards and Commissions. Public testimony and public hearing input for public comment and on all items on the agenda at public meetings of City Boards and Commissions shall be provided in written format and presented to the designated staff member prior to the start of each meeting( s) of the City Boards and/ or Commission. Public comment/ input shall be provided, in writing, in the form of an e- mail limited to one page or by using the PUBLIC COMMENT/INPUT FORM found here: <http://www.cctexas.com/departments/city-secretary>, and shall be e-mailed to the following e- mail address: [CatherineG@cctexas.com](mailto:CatherineG@cctexas.com) and/or [CraigG@cctexas.com](mailto:CraigG@cctexas.com). The written public testimony shall be provided to members of the applicable City board or commission prior to voting on measures for that meeting. That written testimony shall be limited in accordance with the City Secretary requirements and shall be placed into the record of each meeting. This written testimony shall serve as the required public testimony pursuant to Texas Gov' t Code 551. 007 and shall constitute a public hearing for purposes of any public hearing requirement under law.

**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: Corpus Christi Postal Employees Credit Union  
Address: 808 Nueces Bay Blvd. City/State: Corpus Christi Tx.  
( ) IN FAVOR (  ) IN OPPOSITION Phone: 361-888-5871  
REASON:

Elaine Schuing  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 21ZN1007  
Property Owner ID: 17

Case No. 0421-03  
Project Manager: Andrew Dimas  
Email: [AndrewD2@cctexas.com](mailto:AndrewD2@cctexas.com)

## PUBLIC COMMENT/INPUT FORM

City of Corpus Christi

This form is not for City Council. This form is for City Boards, Committees and Commissions ONLY.

Enter the name of the City Board, Committee or Commission: Zoning Committee

DATE OF MEETING (mm/dd/yyyy): 04/14/21

NAME: Linda G. Cavazos

ADDRESS: 3906 Leigh Dr.

CITY: C.C.

STATE: Tx

ZIP: 78408

TOPIC: Rezoning property on 3030 Buffalo + 902 Nueces

AGENDA ITEM NUMBER (if applicable): \_\_\_\_\_

If no agenda item is specified, then this will be considered a general public comment and not a public hearing.

I am asking for help. We don't need any more homeless people in our area. It is very dangerous to have it in our area as we have a high school within blocks and a elementary school less than a mile away. There are apartments in the area where family with children live within blocks in the area.