



## AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of April 14, 2015  
Second Reading for the City Council Meeting of April 21, 2015

**DATE:** March 23, 2015

**TO:** Ronald L. Olson, City Manager

**FROM:** Dan M. Grimsbo, P.E., Director, Development Services Department  
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**Rezoning for a Special Permit for a Transitional Housing Facility  
for The Salvation Army  
Property Address: 1508 Leopard Street**

### **CAPTION:**

Case No. 0215-01 The Salvation Army: From the "CI" Intensive Commercial District to the "CI/SP" Intensive Commercial District with a Special Permit for a transitional housing facility. The property to be rezoned is described as Lots 1 thru 9, Block 2, West End Addition and portion of alley, between Antelope and Leopard Streets and between Mexico and Josephine Streets.

### **PURPOSE:**

The purpose of this item is a rezoning to allow a transitional housing facility.

### **RECOMMENDATION:**

Planning Commission and Staff Recommendation (March 11, 2015): Approval of the change of zoning from the "CI" Intensive Commercial District to the "CI/SP" Intensive Commercial District with a Special Permit for a transitional housing facility. The Special Permit is subject to the owner complying with the site plan and the following conditions in addition to the minimum UDC requirements for the "CI" Intensive Commercial District.

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted in the base zoning district is a Transitional Housing facility in need of support services to assist their transition into permanent housing not to exceed 220 beds. No soup kitchen or public feeding shall be allowed. For the purposes of this section, Transitional Housing is defined as a project that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living within 24 months, but the time limit could be longer.
2. **Intake Facilities:** Adequate waiting area inside the facility must be provided so that no perceived loitering or waiting outdoors occurs.

3. **Screening**: On the northern and eastern property line adjacent to the single-family uses, a six-foot-tall solid wall will be constructed to minimize noise and screen the back of the building. A minimum six-foot tall screening fence shall be constructed, maintained, and remain in place around a dumpster if placed in the street yard.
4. **Security**: The facility located on the Property shall be monitored by staff at all times.
5. **Landscaping**: Landscape requirements as outlined in the UDC need to be met for 100 percent of the property facing Antelope Street, which will become a main gateway into the city with the Harbor Bridge realignment plans.
6. **Building Design**: The facility's Leopard Street façade shall provide pedestrian-oriented architectural features indicating it as the main entrance into the facility. The façade of ground level non-residential uses on Leopard Street shall provide windows to create a storefront appearance that enhances the pedestrian-oriented streetscape.
7. **Lighting**: All lighting shall be shielded away from residential areas and pole lights shall be of the full cut-off type. Freestanding pole lights are not allowed within 50 feet of the property line of residential zoning districts.
8. **Adopt-a-Park**: The Owner shall enter into an Adopt-a-Park agreement with the City for Lovenskiold Park if possible.
9. **Parking**: Entrance to the parking lot shall be on Mexico and Antelope streets.
10. **Existing Alley Way**: The existing alley will remain accessible for vehicle traffic and the neighboring single-family residences which currently use the alley to access their properties.
11. **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.

## **BACKGROUND AND FINDINGS:**

As detailed in the attached report, the applicant is requesting a rezoning from the "CI" Intensive Commercial District to the "CI/SP" Intensive Commercial District with a Special Permit, for the purpose of constructing a transitional housing facility.

- Unlike transitional housing facilities, homeless shelters and public feeding events that do not provide sufficient organizational support can create negative impacts to surrounding businesses and residents, and they can make it difficult to attract new development initiatives.
- The currently adopted Comprehensive Plan and Central Business Development Plan do not provide much guidance on the location or provision of social service uses.
- The re-zoning is inconsistent with the Future Land Use Plan, but it is consistent with other Comprehensive Plan and Central Business Development Plan policies.
- Encouraging infill development as a policy does not imply that any use so long as it is infill is appropriate for the property to be infilled.
- In accordance with Policy Statement PSNI 1.2, redevelopment of this site using pedestrian oriented design would increase natural surveillance of the area, and the Special Permit

conditions can require the building be built with zero-setback and entrances on Leopard Street, a future proposed pedestrian corridor.

- The approved site plan required with the re-zoning application does conform to the adjacent residential uses of the properties to the north, which include single-family homes. The applicant is providing adequate buffer by erecting a six-foot wall between the adjacent single-family and shelter facility, which currently are separated by an alley.
- The re-zoning does not have a negative impact on the surrounding neighborhood. The applicant intends to improve a blighted, vacant piece of land by constructing an estimated \$5 million social service facility, which will be designed to enhance the pedestrian corridor of the Leopard Street area by placing the facility's front door at the property line on Leopard Street (zero setback).
- The Special Permit request does meet all of the review criteria required by UDC Article 3.6.3.

**ALTERNATIVES:**

1. Deny the request.
2. Modify the proposed Special Permit conditions.

**OTHER CONSIDERATIONS:**

Not Applicable

**CONFORMITY TO CITY POLICY:**

The subject property is located within the boundaries of the Central Business Development Plan. The proposed rezoning to the "CI/SP" Intensive Commercial District with a Special Permit for a transitional housing facility is consistent with elements of the Central Business Development Plan and inconsistent with adopted Future Land Use Plan's designation of the property for Medium Density Residential uses along Antelope Street and Mixed-Use Commercial uses along Leopard Street.

**EMERGENCY / NON-EMERGENCY:**

Non-Emergency

**DEPARTMENTAL CLEARANCES:**

Office of Management and Budget, Legal, and Planning Commission

**FINANCIAL IMPACT:**

Operating       Revenue       Capital       Not applicable

<b>Fiscal Year: 2014-2015</b>	<b>Project to Date Expenditures (CIP only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Line Item Budget				
Encumbered / Expended Amount				
This item				
<b>BALANCE</b>				

Fund(s):

**Comments:** None

**LIST OF SUPPORTING DOCUMENTS:**

- Presentation - Aerial Map
- Ordinance
- Planning Commission Final Report