

STAFF REPORT

Case No. 0416-02
 HTE No. 16-10000009

Planning Commission Hearing Date: April 20, 2016

Applicant & Legal Description	<p>Applicant/Owner: Salvation Army Representative: Urban Engineering Legal Description/Location: Being a 2.42 acre tract of land, being all of Lots 1-16, Block 6 and a 15 foot wide alley, Bay View No. 3, located between Hancock Avenue and Buford Avenue and between 16th Street and 15th Street.</p>			
Zoning Request	<p>From: "RS-6" Single-Family 6 District To: "CG-1/SP" General Commercial District with a Special Permit for a social service use Area: 2.42 acres Purpose of Request: To allow for a transitional housing facility.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RS-6" Single-Family 6	Public/Semi-Public	Public/Semi-Public
	<i>North</i>	"ON" Office and "RM-3" Multifamily 3	Public/Semi-Public and Low Density Residential	High Density Residential
	<i>South</i>	"RS-6" Single-Family 6	Vacant and Low Density Residential	Commercial
	<i>East</i>	"RS-6" Single-Family 6	Low and Medium Density Residential	Commercial
	<i>West</i>	"RS-6" Single-Family 6	Crosstown Expressway (State Hwy 286)	Crosstown Expressway (State Hwy 286)
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Central Business Area Development Plan and is planned for Public/Semi-Public uses. The proposed rezoning to the "CG-1/SP" General Commercial District with a Special Permit is consistent with the adopted Future Land Use Map and the Central Business Area Development Plan. Map No.: 046043 Zoning Violations: None</p>			

Transportation	Transportation and Circulation: The subject property has 280' of frontage along Buford Street to the south and Hancock Street to the north; and 375' along 16 th Street to the west and 15 th Street to the east. The Urban Transportation Plan identifies all four streets as local residential streets.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Hancock Street	Local Residential	50' ROW 28' paved	55' ROW 32' paved	N/A
	Buford Street	Local Residential	50' ROW 28' paved	60' ROW 30' paved	N/A
	16 th Street	Local Residential	50' ROW 28' paved	50' ROW 30' paved	N/A
	15 th Street	Local Residential	50' ROW 28' paved	55' ROW 30' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RS-6” Single-Family 6 District to the “CG-1/SP” General Commercial District with a Special Permit to allow a Social Service Use. Specifically, the proposed Social Service Use will be a transitional housing facility that includes residences for families and veterans, a family service center with playground, a veterans work therapy program, and other care and training services.

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: The applicant is proposing to construct 35,000 square foot facility that will house intact families. In total, the facility will have 220 beds, a dining and kitchen area to serve only those enrolled in the non-profit's transitional housing program, an open-air courtyard, multi-purpose classroom, administrative offices, parking and a playground. The Center will have 40 staff members and staff will be on-site to monitor the facility 24 hours a day.

Of the beds planned for the new facility, they are expected to be used for the following groups: approximately 73 percent for families, 18 percent for veterans, and 7 percent for work therapy, and 2 percent for emergency situations. The Center accepts new residents (single-men) under a 14-day assessment period before they can be enrolled in the transitional housing programs.

The conceptual floor layout of the proposed facility estimates the following square footage allocation per area as follows:

	<u>SQ. FT.</u>
Family & Single Women Housing	9,810
Multipurpose & Classrooms	405
Administrative Offices	2,201
Dining & Kitchen Facilities	3,405
Single Men Housing	3,425
Mechanical and Janitor	2,985
Hallways	8,205

Existing Land Uses & Zoning: The subject property is zoned "RS-6" Single-Family 6 District and consists of a public/semi-public use (chapel, ball fields, and recreational facility). To the northwest is land zoned "ON" Office District and occupied by a day care facility and to the northeast are low density residential uses zoned "RM-3" Multifamily 3 District. To the south is zoned "RS-6" Single-Family 6 District and consists of a vacant lot and low density residential uses. East and west of the subject property is zoned "RS-6" Single-Family 6 District with low and medium density residential to the east and an expressway to the west.

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

Plat Status: The subject property is platted as several lots and will need to be replatted into one lot.

Comprehensive Plan & Area Development Plan Consistency: The subject property is located within the boundaries of the Central Business Development Plan. The proposed rezoning to the "CG-1/SP" General Commercial District with a Special Permit for a transitional housing facility is consistent with elements of the Central Business Development Plan and consistent with the adopted Future Land Use Plan's designation of the property for Public/Semi-Public uses.

Additionally, the following are pertinent elements of the Central Business Development Plan and Comprehensive Plan Policy Statements that warrant consideration:

- **Policy Statement, Public Safety and Neighborhood Improvement, PSNI 1.5:**
 - 1.) Create a committee to address the issues and needs of the homeless in the City; plan and work towards the placement of all homeless, unemployment services, and additional social needs and services in one building, in one area.
- **Comprehensive Plan Policy Statements on Residential, Statement F:**

Encourage infill development on vacant tracts within developed areas.
- **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.

UDC Special Permit Review Criteria:

In determining whether to approve, approve with conditions or deny a special permit, the applicable review bodies shall consider the following criteria according to UDC Section 3.6.3:

1. The use is consistent with the Comprehensive Plan.
2. The use complements and is compatible with the surrounding uses and community facilities.
3. The impact of the use on public infrastructure such as roads, natural gas, water, storm water and wastewater systems, and on public services such as police and fire protection and solid waste collection can be minimized without negatively impacting existing uses in the area and in the City.
4. The use contributes to, enhances or promotes the welfare of adjacent properties and the surrounding area.
5. The use does not substantially adversely affect adjacent and neighboring uses.
6. The use does conform in all other respect to regulations and standards in the UDC.
7. If located within or adjacent to a residential area, the physical appearance, hours of operation and conduct of the use does not generate excessive noise, dust, smoke, glare, spillover lighting or other forms of environmental or visual pollution or otherwise detrimentally affect the residential character.
8. The development provides ample off-street parking and loading facilities.

Department Comments:

- The proposed rezoning is consistent with the Comprehensive Plan Future Land Use map and the policies of the Central Business Area Development Plan.
- Transitional housing facilities with sufficient organizational support can create positive impacts for the community.
- The applicant intends to improve the property by constructing a new social service facility that will replace existing structures.
- Development of the site furthers policies pertaining to infill development.
- 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 “RS-6” Single-Family 6 District to the “CG-1/SP” General Commercial District with a Special Permit and, in lieu thereof, approval of the “RS-6/SP” Single-Family 6 District with a Special Permit subject to the following conditions:

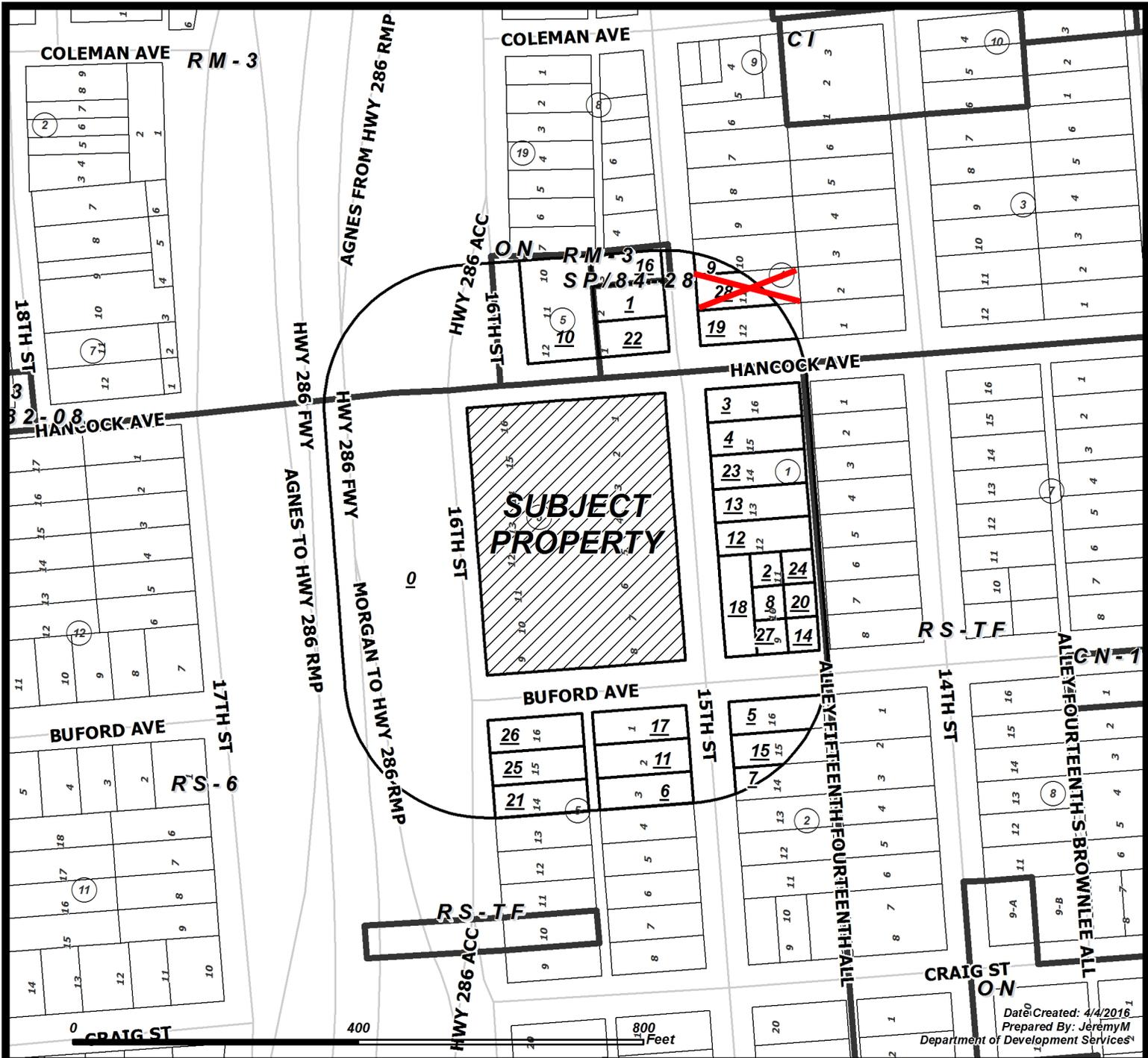
1. **Uses:** The only uses authorized by this Special Permit other than uses permitted in the base zoning district is a Transitional Housing facility, a social service operated to assist families and veterans with their transition into permanent housing. The facility shall not exceed 220 beds. No soup 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. **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 standards for development as outlined in the UDC, except that the landscaping requirement of the street yards shall be met at 100% along 15th Street; 80% along Buford Avenue; 67% along Hancock Avenue; and 60% along 16th Street.
5. **Building Design:** The exterior façade of the building(s) may contain metal elements, however, metal elements shall not exceed 50% of a building’s façade. The Owner shall incorporate windows and doors or other architectural enhancements on elevations that face the abutting residential development.
6. **Building Height:** The height of the building(s) shall not exceed 35 feet.
7. **Lighting:** Freestanding light poles on the Property shall not exceed 15 feet in height. The Owner shall comply with all other UDC lighting requirements.
8. **Parking:** Driveways shall be prohibited from being located on 15th Street.

9. **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.

Public Notification	Number of Notices Mailed – 28 within 200-foot notification area 7 outside notification area
	<u>As of April 14, 2016:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 1 inside notification area – 0 outside notification area
Totaling 1.16% of the land within the 200-foot notification area in opposition.	

Attachments:

1. Location Map (Existing Zoning & Notice Area)
2. Site Plan
3. Application
4. Public Comments Received

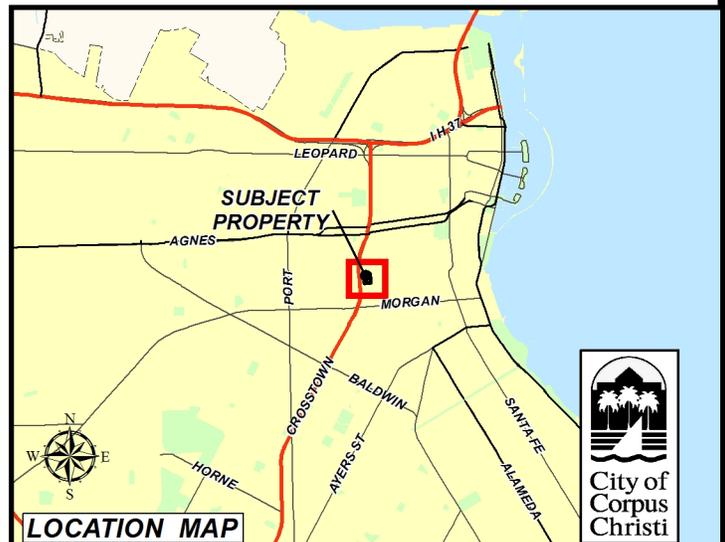


Date Created: 4/4/2016
 Prepared By: Jeremy M
 Department of Development Services

CASE: 0416-02 ZONING & NOTICE AREA

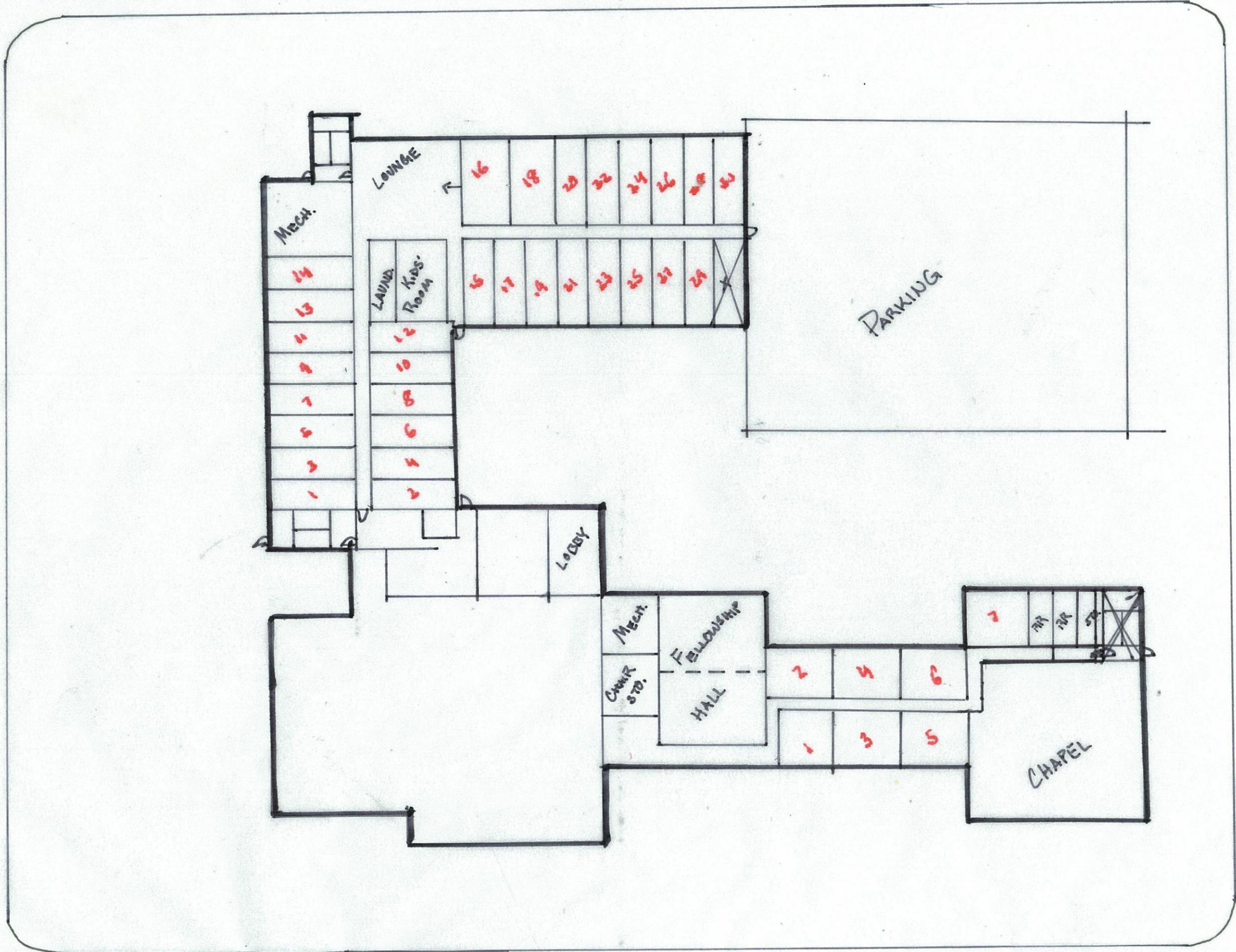
RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	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
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 within 200' listed on attached ownership table
-  Owners in opposition



15TH ST.

HANCOCK AVE.



16TH ST.

BUFORD ST.

REZONING APPLICATION



Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469-9277
(361) 826-3240
Located at 2406 Leopard Street

Office Use Only

Case No.: 0416-02 Map No.: 046043
PC Hearing Date: 4/20/16 Proj. Mgr: _____
Hearing Location: City Hall, Council Chambers, 1201 Leopard Street
Hearing Time: 5:30 p.m.

TRC
3-17-16

* A MAXIMUM OF FIVE REZONINGS CASES ARE SCHEDULED PER HEARING.
* INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

1. Applicant: Urban Engineering Contact Person: Xavier Galvan
Mailing Address: 2725 Swantner Drive
City: Corpus Christi State: TX ZIP: 78404 Phone: (361) 854-3101
E-mail: _____ Cell: (_____) _____

2. Property Owner(s): The Salvation Army, a Georgia corporation Contact Person: Gustavo Perez
Mailing Address: 1424 Northeast Expressway
City: Atlanta State: GA ZIP: 30329 Phone: (361) 658-5610
E-mail: _____ Cell: (_____) _____

3. Subject Property Address: 1802 - 1820 Buford Street @ Crosstown Area of Request (SF/acres): 2.42 Acres
Current Zoning & Use: RS-6 Worship Center/PAL center Proposed Zoning & Use: Social Service Use, Transitional Living Facility
12-Digit Nueces County Tax ID: 0488 - 0006 - 0010
Subdivision Name: Bay View No. 3 Block: 6 Lot(s): 1-16 and adj. alley
Legal Description if not platted: Lots 1 through 16, Block 6, and adjacent alley, Bay View No. 3

4. Submittal Requirements:
 Early Assistance Meeting: Date Held 1-25-16; with City Staff Dolores Wood, Miguel Aleman, Andrew Dimas & Juan Lema
 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
 Maps & 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.

[Signature]
Owner or Agent's Signature
JAMES K. SEILER, TREASURER
Owner or Agent's Printed Name

[Signature]
Applicant's Signature
EUGENE C. URBAN, JR.
Applicant's Printed Name

Office Use Only: Date Received: 2/23/16 Received By: BKP ADP: CB
Rezoning Fee: 1692.50 + PUD Fee 0 + Sign Fee 40.00 = Total Fee 1732.50
No. Signs Required 4 @ \$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 owner is requesting a change of zoning from RS-6 to CG-1 with special permit to allow for a transitional housing facility. The property is currently developed as a recreational facility. The developer is proposing a 35,000+/- square foot building that will be used to house intact families. It will have a family service center and will have a veterans and work therapy program. Plans include a playground and courtyard. Office hours will be Monday through Friday, from 8:00 a.m. to 5:00 p.m. The family service center is open 24 hours a day, 7 days a week and includes monitoring staff. The center will have approximately 40 staff members. There will be approximately 38 parking spaces.

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

North - ON (Pre-K Center) and RM-3 (Residential)

South - RS-6 (Residential)

East - RS-6 (Residential)

West - RS-6 (Crosstown Expressway)



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: The Salvation Army, a Georgia corporation
STREET: 1424 Northeast Expressway CITY: Atlanta, Georgia ZIP: 30329
FIRM is Corporation Partnership Sole Owner Association Other _____

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) _____
N/A _____

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 _____
N/A _____

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 _____
N/A _____

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 _____
N/A _____

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.

JAMES K. BELER, TREASURER

Certifying Person: _____ Title: _____
(Print Name)

Signature of Certifying Person: [Signature] Date: 2/11/2016



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: Urban Engineering
STREET: 2725 Swantner Drive **CITY:** Corpus Christi, Texas **ZIP:** 78404
FIRM is: Corporation Partnership Sole Owner Association Other _____

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>	_____
_____	_____

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>	_____
_____	_____

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>	_____
_____	_____

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>	_____
_____	_____

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: Xavier Galvan Title: Senior Planning Tech
 (Print)

Signature of Certifying Person: _____ Date: 2-22-16

Persons 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 junta y que 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. 0416-02**

The Salvation Army has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-6" Single-Family 6 District to the "CG-1/SP" General Commercial District with a Special Permit for a social service use. The applicant plans to construct a transitional living facility. The property to be rezoned is described as:

Being a 2.42 acre tract of land, being all of Lots 1-16, Block 6 and a 45 foot wide alley, Bay View No. 3, located between Hancock Avenue and Buford Avenue and between 16th Street and 15th Street.

The Planning Commission may recommend to City Council approval or denial, or approval of an lesser zoning classification with a Special Permit, or modify conditions of the 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.

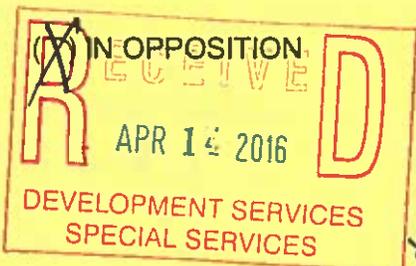
The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held on Wednesday, April 20, 2016, during one of the Planning Commission's regular meetings, which begins at 5:30 p.m., in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

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: Elvira G Lopez + Jose Lopez
Address: 918-15th St City/State: Corpus Christi, Texas
Phone: 361 952 4243

() IN FAVOR



REASON:

Elvira Lopez
Signature