



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of May 17, 2016
Second Reading for the City Council Meeting of May 24, 2016

DATE: April 26, 2016

TO: Ronald L. Olson, City Manager

FROM: Daniel McGinn, Interim Director, Development Services Department
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<p>Public Hearing and First Reading for Property at 1802 through 1820 Buford Street</p>
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CAPTION:

Case No. 0416-02 The Salvation Army: 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 property is described as 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.

PURPOSE:

The purpose of this item is to rezone the property to allow a transitional housing facility.

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. **Use:** The only use authorized by this Special Permit other than uses permitted in the base zoning district is a Transitional Housing facility, a social service use 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.

Vote Results:

For: Unanimous

Opposed: 0

Abstained: 2

Absent: 0

BACKGROUND AND FINDINGS:

As detailed in the attached report, 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.

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.

The proposed rezoning is consistent with the Comprehensive Plan Future Land Use map and the policies of the Central Business Area Development Plan and staff finds that 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 and 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. Special Permit Review Criteria.

The applicant is in agreement with the Planning Commission and Staff recommendation.

ALTERNATIVES:

1. Approve the rezoning to "RS-6/SP" Single-Family 6 District with a Special Permit as recommended by Staff and Planning Commission.
2. Approve the request to "CG-1/SP" General Commercial District with a Special Permit. (requires $\frac{3}{4}$ vote)
3. Deny the request.

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 "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.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital ☒ Not applicable

Fiscal Year: 2015-2016	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: None

LIST OF SUPPORTING DOCUMENTS:

Ordinance for RS-6/SP

Ordinance for CG-1/SP

Presentation

Planning Commission Final Report