



**Zoning Case #0716-03**  
**Corpus Christi Hope House, Inc.**

**From: "RM-1" Multifamily 1 District**

**To: "CG-1/SP" General Commercial District  
with a Special Permit**

Planning Commission Presentation  
July 13, 2016



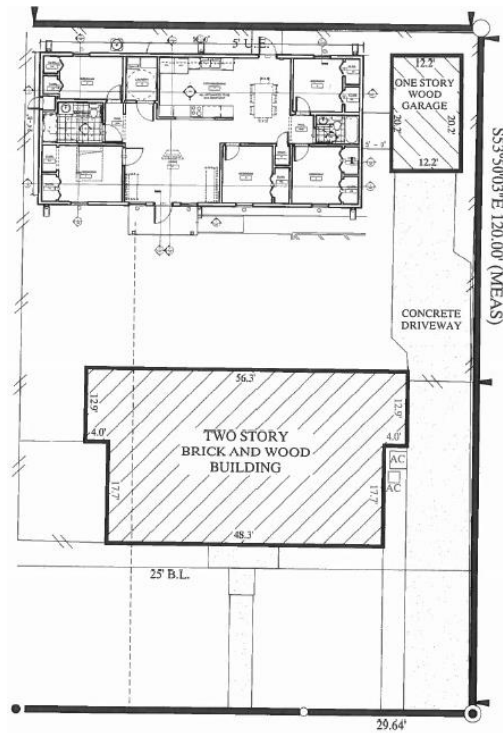


# Aerial





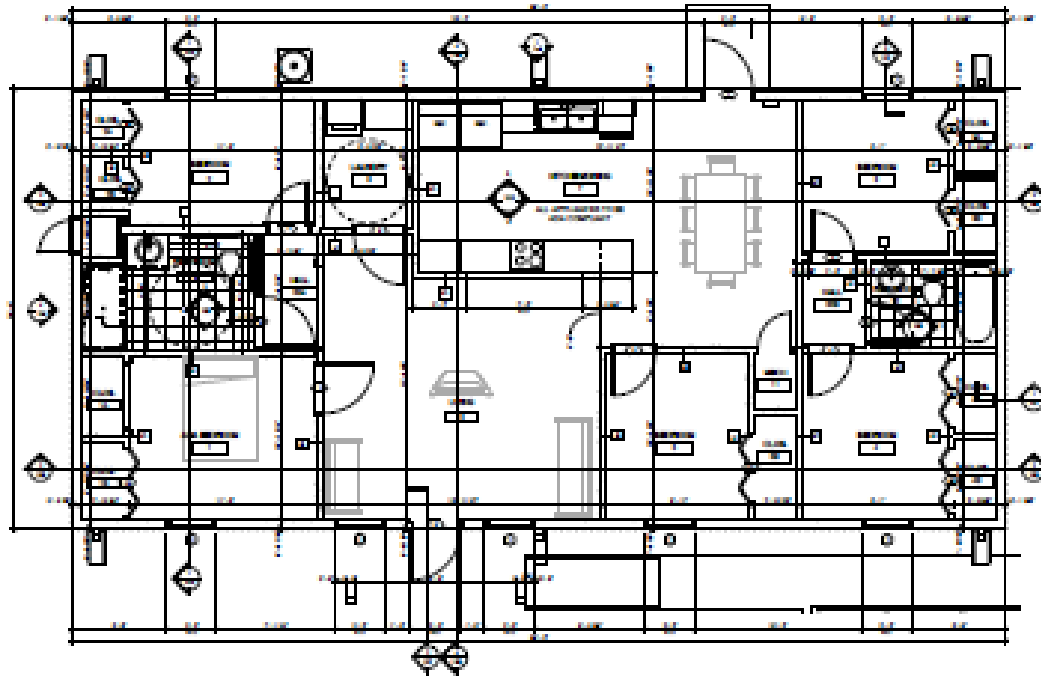
# Site Plan





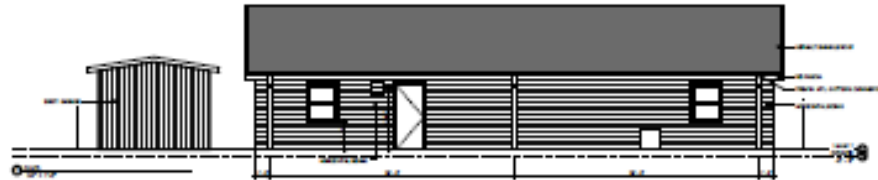
# Floor Layout

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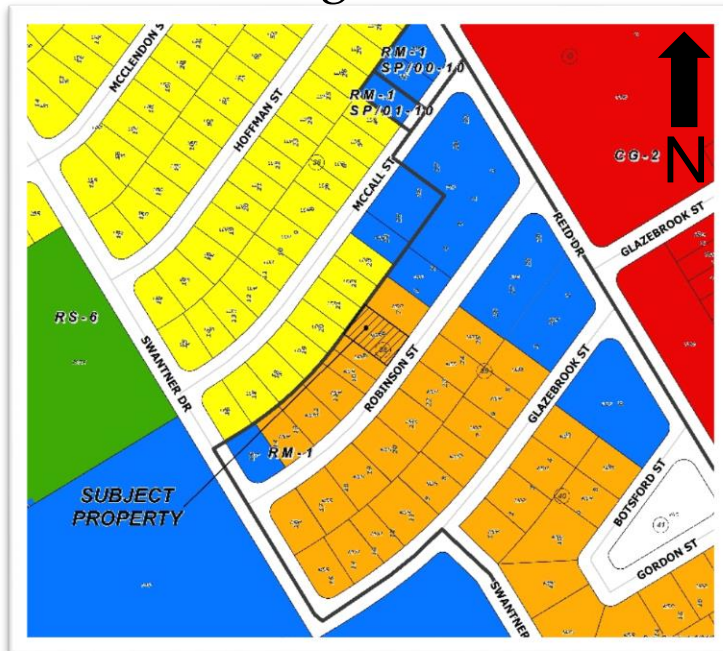
# Elevation of Proposed Structure



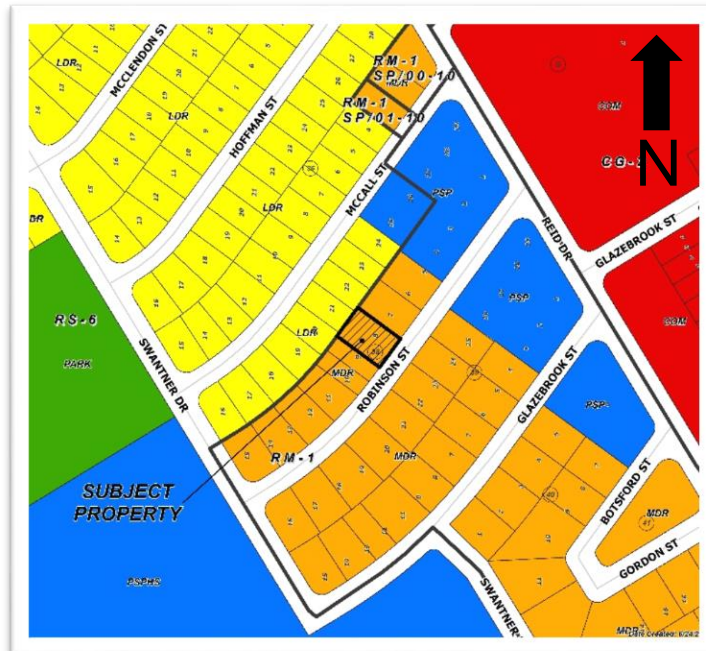




## Existing Land Use



## Future Land Use



Low Density Residential



Medium Density Residential



Commercial



Public/  
Semi-Public



Park







# 630 Robinson Street

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**Subject Property**



## Driveway to Back of Property

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## Across From Subject Property





## Northeast on Robinson Street







## Southwest on Robinson Street

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# Public Notification

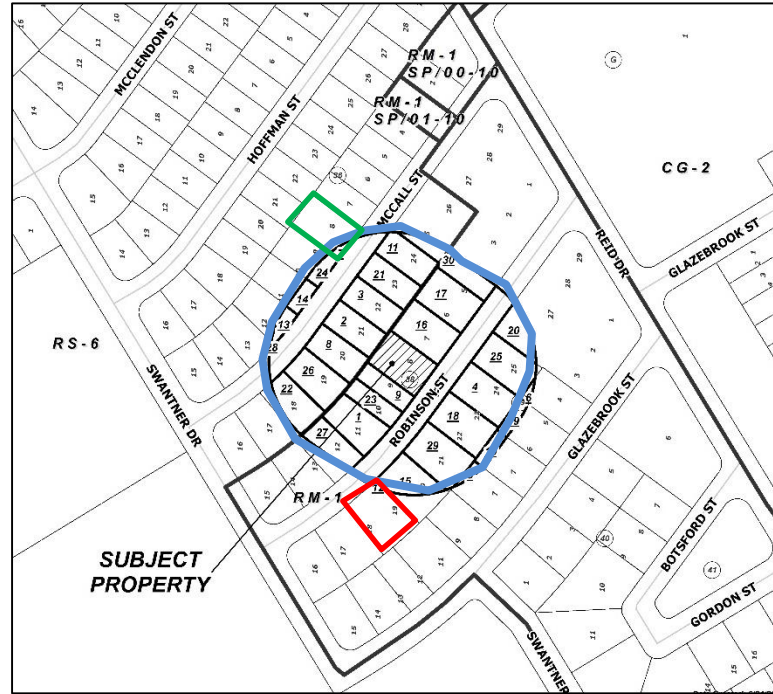
30 Notices mailed inside 200' buffer  
6 Notices mailed outside 200' buffer

Notification Area

Opposed: 1 (0.11%)



In Favor: 1





# Staff Recommendation

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Denial of the “CG-1/SP” General Commercial District with a Special Permit  
and, in lieu thereof,  
approval of the  
“RM-1/SP” Multifamily 1 District with a  
Special Permit subject the following conditions:



# Special Permit Conditions

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## 1. Use:

- "RM-1" District Uses
  - Transitional Housing Facility, a social service use operated to assist clients with their transition into permanent housing.
  - No soup kitchen or public feeding shall be allowed.
  - Definition of Transitional Housing Facility: a facility that provides housing and appropriate supportive services to facilitate the movement of homeless individuals into independent living within 24 months or longer.
  - Limited to nine bedrooms.
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# Special Permit Conditions

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2. **Security**: The transitional housing facility shall be monitored by staff 24 hours a day.
3. **Buffer yards**: A buffer yard as set forth in the UDC shall be maintained along the property line abutting single family development.
4. **Required yards**: New construction shall comply with the required yards set forth in the "RM-1" Multifamily 1 District in the UDC.



# Special Permit Conditions

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5. **Parking:** The parking requirement is 1 space per employee and 1 space per 250 sq. ft. of office area.
  6. **Lighting:** Freestanding light poles on the Property shall not exceed 15 feet in height. The Owner shall comply with all other UDC lighting requirements.
  7. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired if the allowed use is discontinued for more than six consecutive months.
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