

STAFF REPORT

Case No. 0716-03

HTE No. 16-10000025

Planning Commission Hearing Date: July 13, 2016

Applicant & Legal Description	Applicant/Owner: Corpus Christi Hope House, Inc. Legal Description/Location: Lot 8 and the east 20 feet of Lot 9, Block 38, Lindale Park Subdivision Section 4, located on the west side of Robinson Street between Swantner Drive and Reid Drive.			
Zoning Request	From: "RM-1" Multifamily 1 District To: "CG-1/SP" General Commercial District with a Special Permit Area: 0.22 acres Purpose of Request: To continue operation of an existing transitional living facility and construct an additional one-story residential structure of approximately 1,500 square feet at the rear of the property.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	"RM-1" Multifamily 1	Medium Density Residential	Medium Density Residential
	North	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential
	South	"RM-1" Multifamily 1	Medium Density Residential	Medium Density Residential
	East	"RM-1" Multifamily 1	Medium Density Residential	Medium Density Residential
	West	"RM-1" Multifamily 1	Medium Density Residential	Medium Density Residential
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Southeast Area Development Plan and is planned for medium density residential uses. The proposed rezoning to the "CG-1/SP" General Commercial District with a Special Permit is not consistent with the adopted Future Land Use Map or the Southeast Area Development Plan. Map No.: 045040 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 75 feet of street frontage along Robinson Drive, which is a local residential street.			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Robinson Drive	Local Residential	50' ROW 28' paved	50' ROW 28' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RM-1” Multifamily 1 District to the “CG-1/SP” General Commercial District with a Special Permit to continue operation of an existing Social Service Use, Hope House, and to allow the construction of an additional one-story residential structure of approximately 1,500 square feet at the rear of the property. Specifically, the proposed Social Service Use is a transitional housing facility that provides a residence for homeless women and their dependent children.

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: Hope House has existed at this location since 1992. Previous zoning ordinances allowed the use in the multifamily zoning districts. Today the use does not conform to the regulations of the UDC: “transient housing related to social service programs” is not allowed in the multifamily zoning districts. The applicant requests the change in zoning to bring the existing facility into compliance and to allow expansion.

The subject property currently has three structures on site; a large two-story apartment building, a detached garage and a wood deck. The two-story apartment building currently accommodates up to seven women and their dependent children. The applicant proposes to construct an additional one-story residential structure of approximately 1,500 square feet at the rear of the property that may provide up to five bedrooms to accommodate additional residents. Hope House typically houses one mother and her dependent children in each bedroom.

Intake of residents for this facility occurs at the office for Hope House located at 658 Robinson Street on the corner of Robinson Street and Swantner Drive. Residents also participate in the classes and programs held at 658 Robinson Street. Residents are typically on-site after 3:00 p.m. during the week and 24 hours per day on the weekends. The facility is monitored by two on-site employees.

Existing Land Uses & Zoning: The subject property is zoned “RM-1” Multifamily 1 and consists of Hope House, a transitional housing facility. North of the subject property is zoned “RS-6” Single-Family 6 District and is occupied by low density residential uses. South, east and west of the subject property is zoned “RM-1” Multifamily 1 District and is occupied by medium density residential uses. East of the subject property at 626 Robinson Street (next door to Hope House) is a facility owned by Recovery Contacts, Inc., which is a facility designed to provide a low-cost, safe, clean and sober living environment for its residents along with a 12 Step Program. Nearly all of Robinson Street is developed with similar multifamily structures.

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

Plat Status: The subject property contains one complete lot and a portion of an adjacent lot. The subject property needs to be replatted in order to allow a new building to cross lot lines.

Comprehensive Plan & Area Development Plan Consistency: The subject property is located within the boundaries of the Southeast Area Development Plan. While the requested “CG-1” District is not appropriate at this location or consistent with City plans/policies, the proposed transitional housing facility allowed by Special Permit is consistent with elements of the Southeast Area Development Plan and consistent with the adopted Future Land Use Map’s designation of the property for medium density residential uses. Additionally, the following are Comprehensive Plan Policy Statements that warrant consideration:

- **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.

- **Comprehensive Plan Policy Statements on Land Use, Residential a.** Each neighborhood of the city shall be protected and/or improved so as to be desirable and attractive residential environment.

Department Comments:

- The proposed rezoning with the “CG-1” General Commercial is not consistent with the Comprehensive Plan Future Land Use Map or the policies of the Comprehensive Plan or Southeast Area Development Plan. However, maintaining the subject property’s base zoning district of “RM-1” Multifamily 1 District and additionally granting a Special Permit for the transitional housing facility is consistent with City plans/policies.
- Transitional housing facilities with sufficient organizational support can create positive impacts for the community.
- As stated by the applicant, the close proximity of this location to transit service, grocery stores, restaurants, employment centers and community services are ideal for the residents of Hope House.
- Nearly all of Robinson Street is developed with similar multifamily structures and another type of social service use (“Recovery Contacts”) is located immediately adjacent to the subject property.
- Residents do not own vehicles, so the proposed use is not expected to generate any significant increase in vehicular traffic or parking demand in the neighborhood.
- The applicant intends to construct an additional residential structure at the rear of the property. UDC requirements pertaining to required setbacks and buffer yards will ensure development that is compatible with adjacent 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 “RM-1” Multifamily 1 District to 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 to the following conditions:

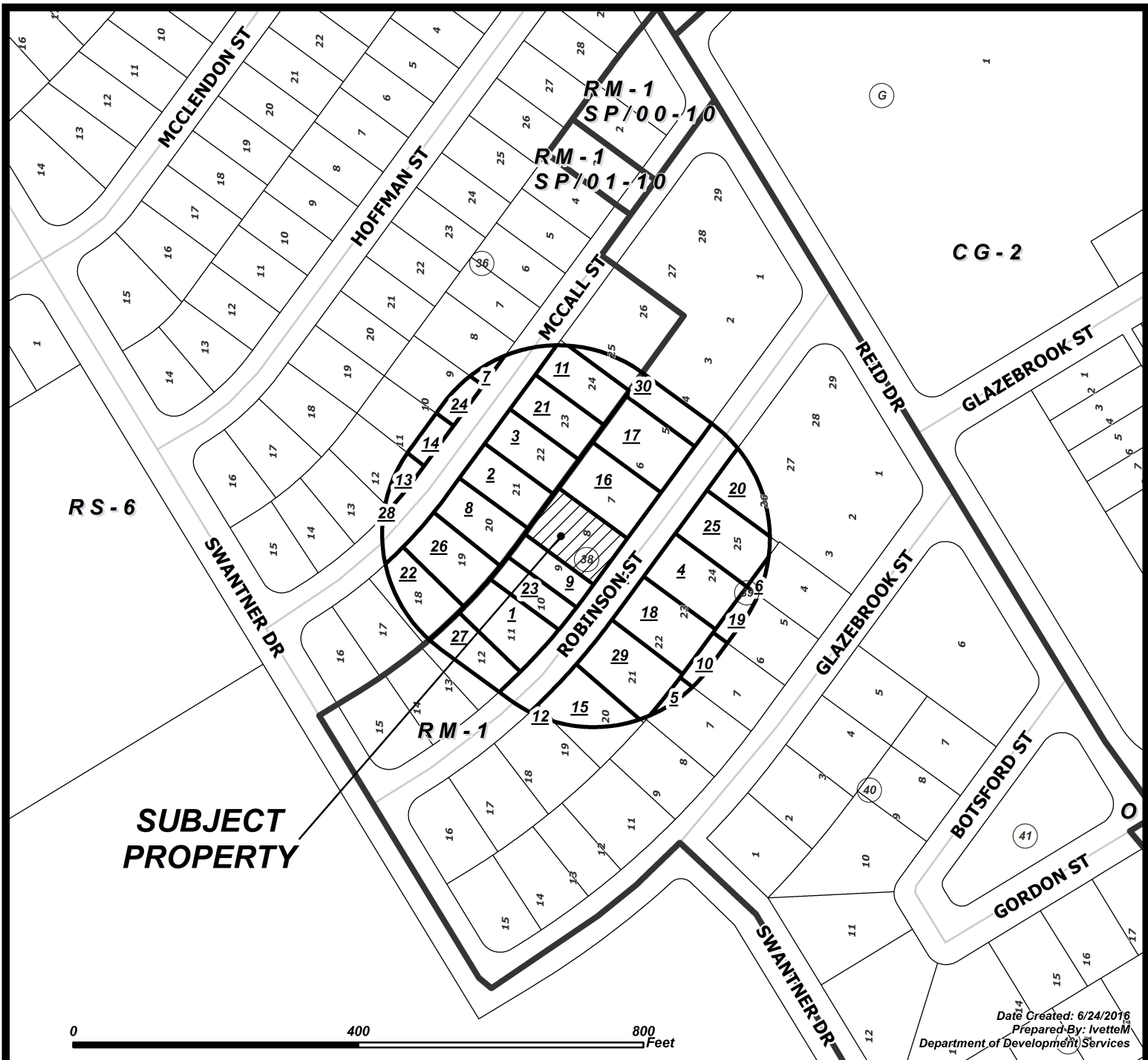
1. **Use:** The only use authorized by this Special Permit other than uses permitted in the base zoning district is a Transitional Housing facility, a social service use operated to assist clients with their transition into permanent housing. No soup kitchen or public feeding shall be allowed. For the purposes of this section, Transitional Housing is defined as a facility that provides housing and appropriate supportive services to facilitate the movement of homeless individuals into independent living within 24 months or longer. The facility shall be limited to 9 bedrooms.
2. **Security:** The transitional housing facility located on the Property shall be monitored by staff at all times.
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.

5. **Parking:** The off-street parking requirement is one space per employee and one 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.

Public Notification	Number of Notices Mailed – 30 within 200-foot notification area 6 outside notification area
	<u>As of July 6, 2016:</u>
	In Favor – 1 inside notification area – 0 outside notification area
	In Opposition – 1 inside notification area – 0 outside notification area
	Totaling 0.11% of the land within the 200-foot notification area in opposition.

Attachments:

1. Location Map (Existing Zoning & Notice Area)
2. Site Plan for New Structure
3. Floor Layout for New Structure
4. Floor Layouts for Existing Structure
5. Application
6. Public Comments Received (if any)



CASE: 0716-03

ZONING & NOTICE AREA

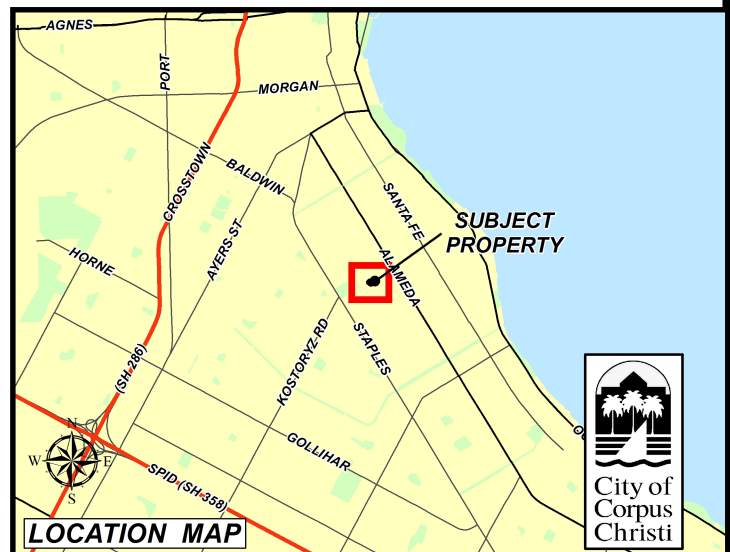
RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	Two-Family
CR-1	Resort Commercial	RS-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

4 Owners within 200' listed on attached ownership table

Owners in favor

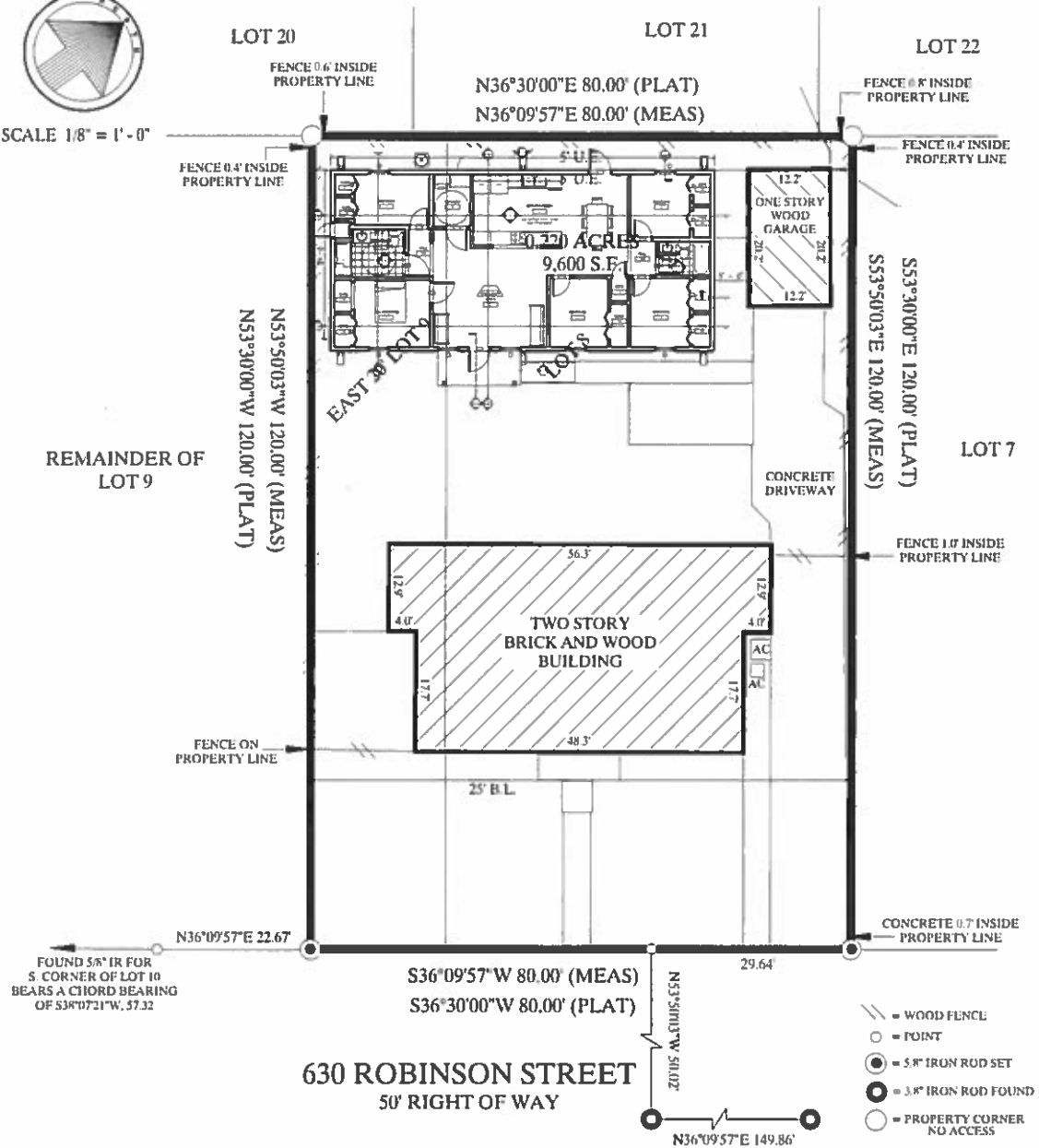
X Owners in opposition

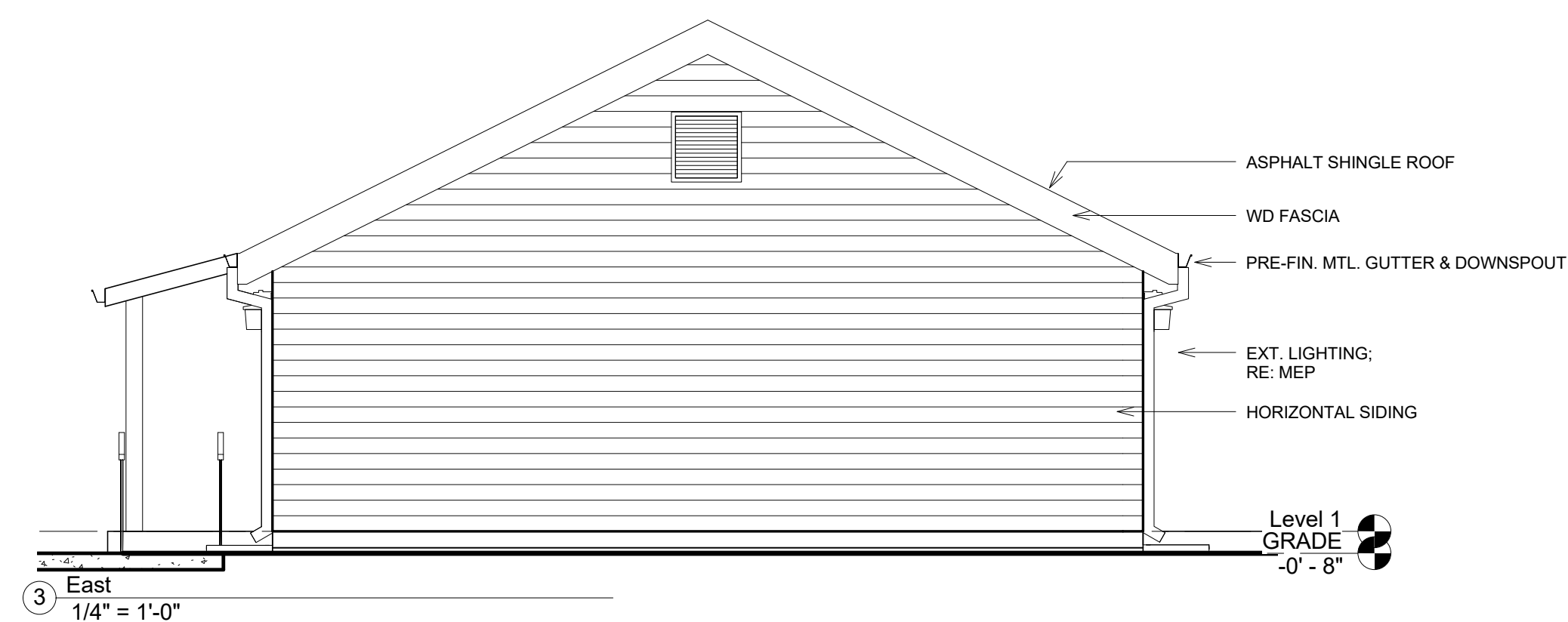
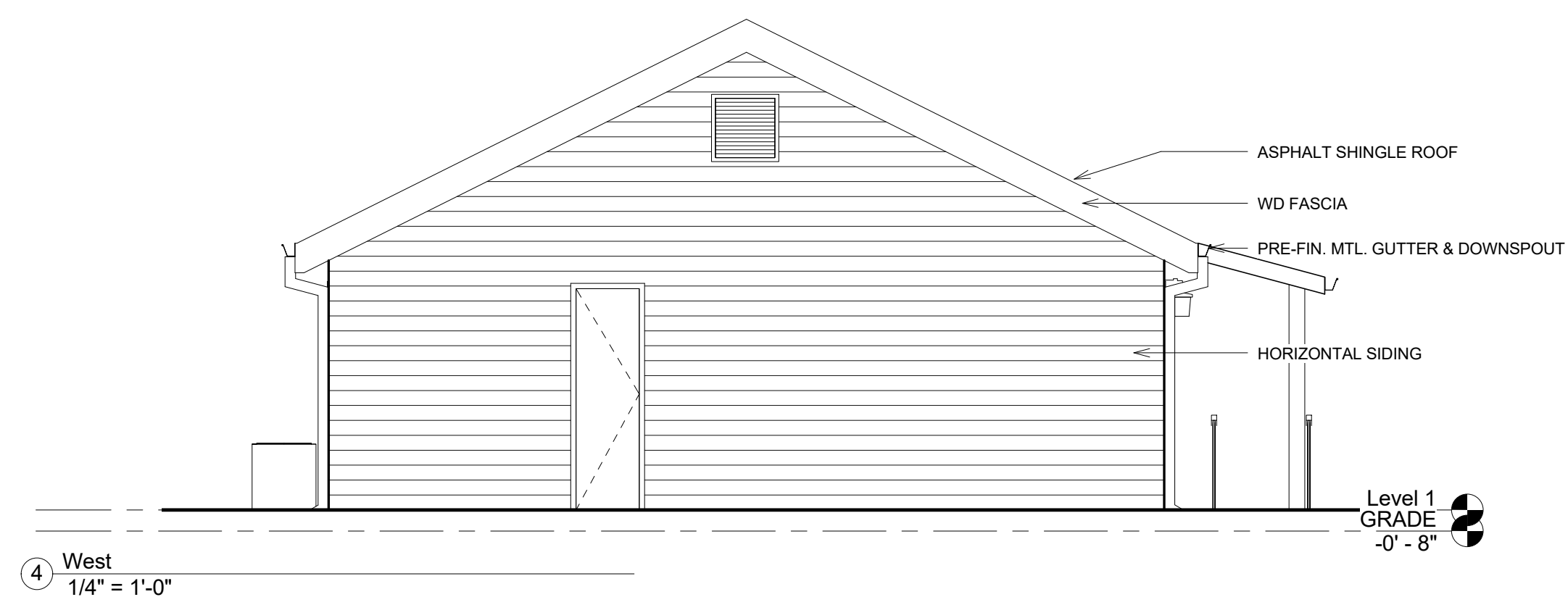
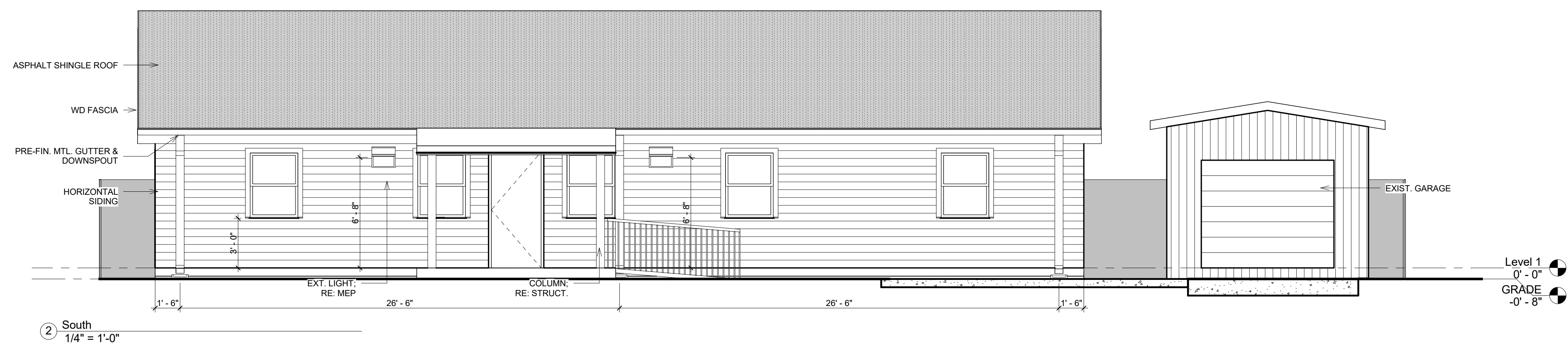
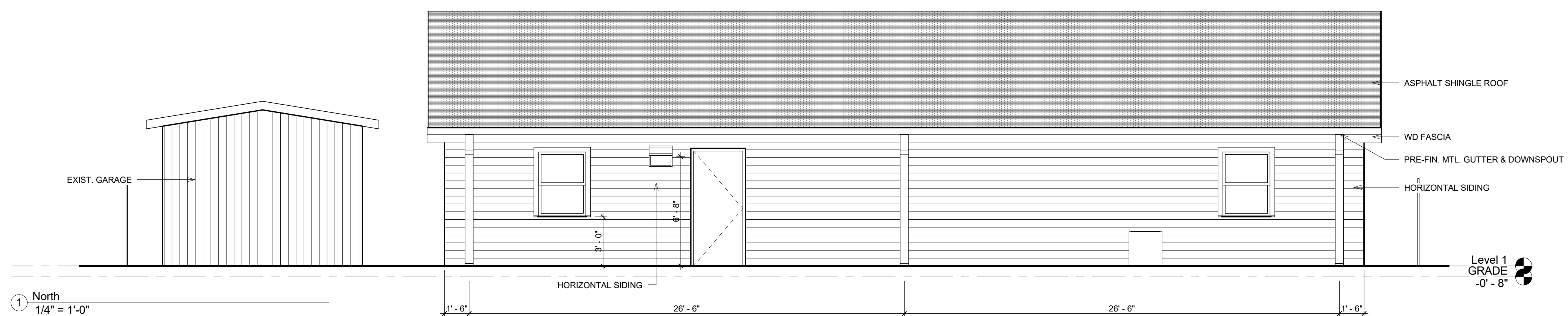




SCALE 1/8" = 1' - 0"

THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.



[illegible]

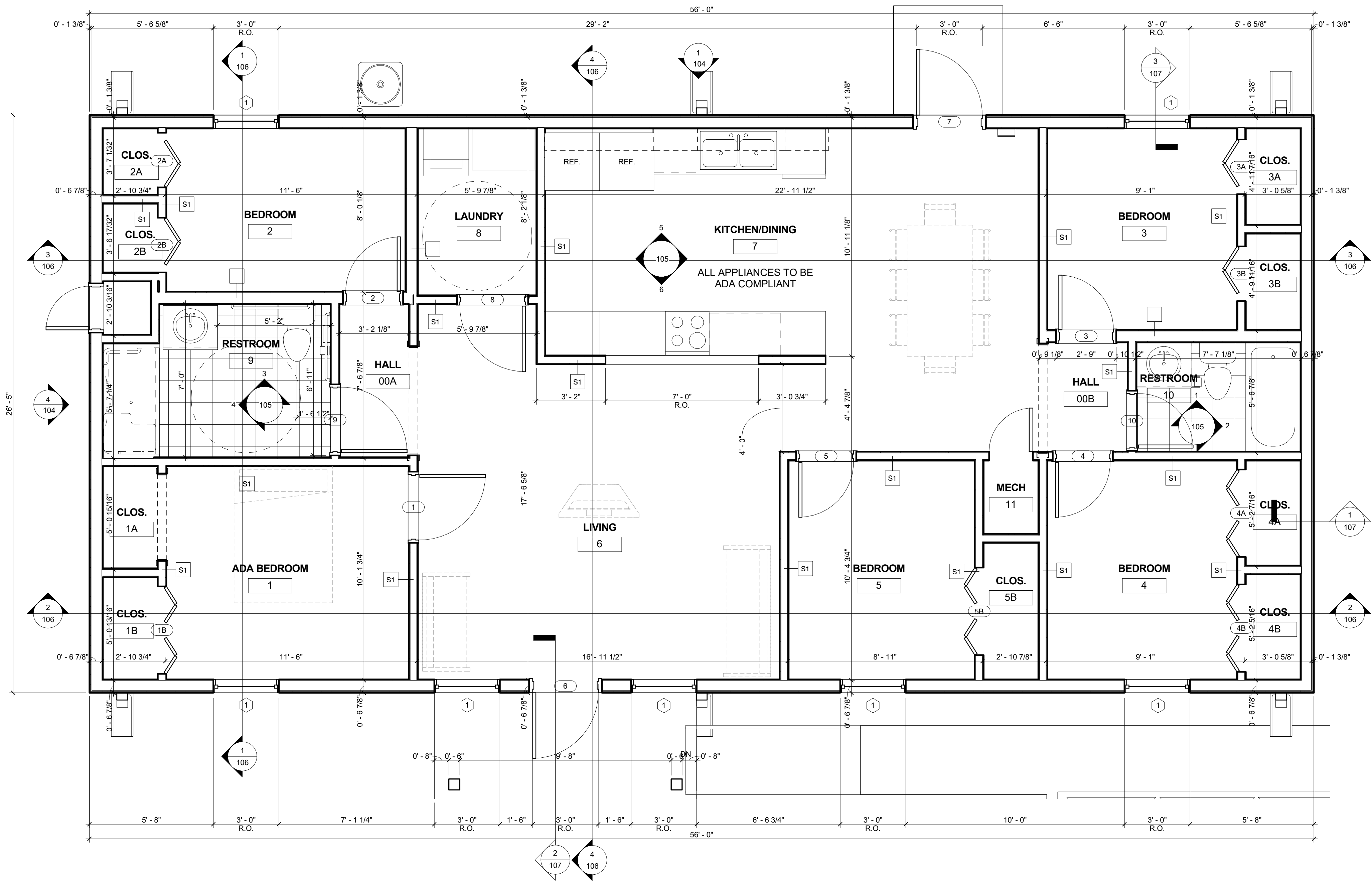
HOPE HOUSE Enter address here	DESIGNED BY:		Designer	DATE:	Issue Date
	DWN BY:	Author	CHKD BY: <div>Checker</div>		
TURNER + RAMIREZ ARCHITECTS 5525 S. STAPLES SUITE A7 CORPUS CHRISTI, TEXAS 78411	PLOT SCALE: AS NOTED		PLOT DATE:	CONTRACT NO.:	
	SIZE:		FILE NAME:	Project Number	

HOPE HOUSE BUILDING
HOPE HOUSE

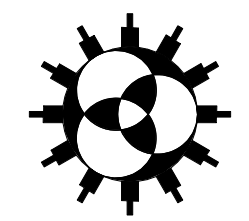
EXTERIOR ELEVATIONS

SHEET
IDENTIFICATION

104



1 Level 1
3/8" = 1'-0"



HOPE HOUSE BUILDING
HOPE HOUSE

FLOOR PLAN

SHEET
IDENTIFICATION

101

DESIGNED BY: DWN BY: Author	Designer CHKD BY: Checker	DATE:	Issue Date	
			SOLICITATION NO.:	Project Number
HOPE HOUSE Enter address here	TURNER + RAMIREZ ARCHITECTS & PLANNERS 1000 N. GULF DR., SUITE 100 CORPUS CHRISTI, TEXAS 78411	PLOT SCALE: AS NOTED SIZE:	CONTRACT NO.:	
			FILE NUMBER:	Project Number

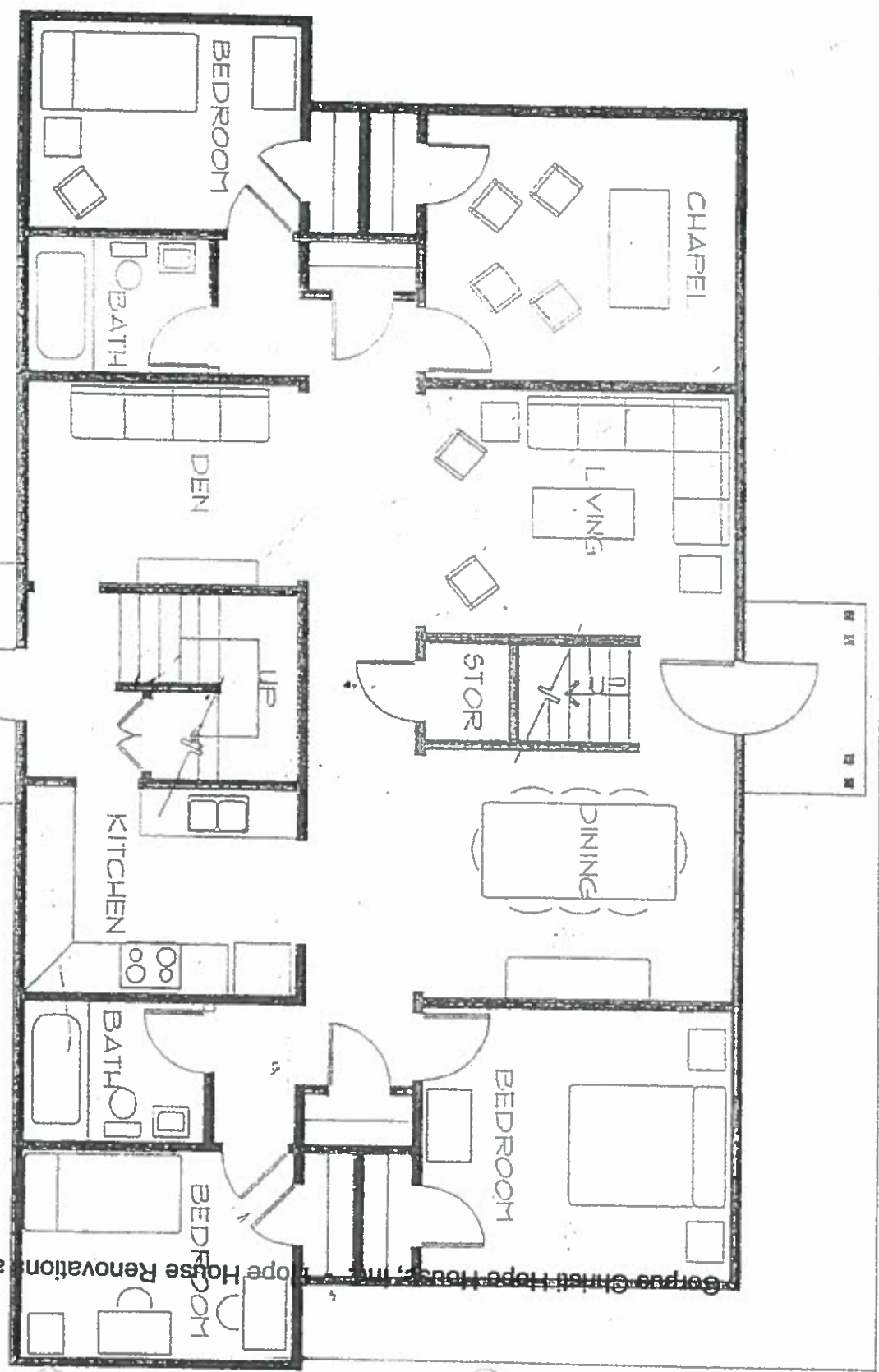
EXISTING BUILDING

SECOND FLOOR PLAN



EXISTING BUILDING

FIRST FLOOR PLAN



SCALE

George Christ Hope House, Inc. - Hope House Renovation and Improvements



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

REZONING APPLICATION

Office Use Only

Case No.: 0716-03 Map No.: 045040

PC Hearing Date: July 13, 2016 Proj. Mgr: _____

Hearing Location: City Hall, Council Chambers, 1201 Leopard Street
Hearing Time: 5:30 p.m.

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

1. Applicant: Corpus Christi Hope House, Inc. Contact Person: Melissa Juarez/Melinda Baker

Mailing Address: 658 Robinson Street

City: Corpus Christi State: TX ZIP: 78404 Phone: (361) 852-2273

E-mail: _____ Cell: (361) 510-5045

2. Property Owner(s): Corpus Christi Hope House, Inc. Contact Person: Melissa Juarez/Melinda Baker

Mailing Address: 658 Robinson Street

City: Corpus Christi State: TX ZIP: 78404 Phone: (361) 852-2273

E-mail: _____ Cell: (361) 510-5045

3. Subject Property Address: 630 Robinson Street, Corpus Christi, TX 78404 Area of Request (SF/acres): Approximately .5 acres

Current Zoning & Use: RM-1 Multifamily 1 District/Used as a homeless shelter since 1992 Proposed Zoning & Use: Social Service Uses [5.1.3.1]/Homeless Shelter

12-Digit Nueces County Tax ID: 4 4 7 5 0 0 3 8 0 0 8 0

Subdivision Name: Lindale Park Unit 4 Block: 38 Lot(s): Lt 8 and E20' Lot 9

Legal Description if not platted: Lindale Park Unit 4 Lt 8 & E20' Lot 9 Block 38

4. Submittal Requirements:

- ☐ Early Assistance Meeting: Date Held _____; with City Staff _____
☒ 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
☐ Metes & 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 application on behalf of the Property Owner(s); and the information provided is accurate.

Melissa Juarez
Owner or Agent's Signature

Melissa Juarez
Owner or Agent's Printed Name

Melissa Juarez
Applicant's Signature

Melissa Juarez
Applicant's Printed Name

Office Use Only: Date Received: 3/8/16 Received By: bkp ADP: SE

Rezoning Fee: _____ + PUD Fee 0 + Sign Fee _____ = Total Fee _____

No. Signs Required _____ @ \$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 purpose of this request is to conform to City of Corpus Christi Zoning Ordinances. Corpus Christi Hope House has operated a homeless shelter at 630 Robinson Street since 1992. The address is currently zoned as RM-1 Multifamily 1 District, our organization is submitting a request for rezoning to be considered for Social Service Uses [5.1.3.1] so that the Homeless Shelter would conform and be in compliance with City of Corpus Christi Zoning Ordinances.

Corpus Christi Hope House operates a homeless shelter for women and their dependent children at 630 Robinson in Corpus Christi, Texas. There are two regular employees on-site.

The site is approximately one half acre. The facilities located at the 630 Robinson Street location is approximately 3,072 sq. ft.; however, our organization anticipates expanding at this current location (see attached plans). The facility located at 630 Robinson Street is a large two-story house that accommodates up to seven women and their dependent children. There is easy access to transportation, since city bus service is within two blocks of the shelters. Hope House provides free bus tokens/bus passes to our residents. HEB, restaurants and shopping centers are also located within two blocks of the shelters. Employment centers and community services are within a few miles of the shelters.

Hope House is in Lindale Park Unit 4 Lt 8 & E20' Lot 9 Block 38. There are no demolition plans and the address adheres to coded setback area. No signage exists and no offices exist at this location. Residents are on-site 24 hours a day on weekends and usually after 3 PM during the week along with House Monitors. We typically house one mother per bedroom and their dependent child or children.

Handicap Parking is accessible from our driveway. Adequate parking exists.

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

North - Recovery Contacts, Inc. - Halfway House

South - Residential Quadplex Apartments

East - Residential Home

West - Residential Quadplex Apartments



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: Corpus Christi Hope House, Inc.

STREET: 630 Robinson Street CITY: Corpus Christi ZIP: 78404

FIRM IS: ☒ Corporation ☐ Partnership ☐ Sole Owner ☐ Association ☐ Other ☐ Non-profit

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>	<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>	<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>	<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>	<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: Melissa Juarez
(Print Name)

Title: Executive Director

Signature of Certifying Person: Melissa Juarez

Date: 3/7/2016

DEFINITIONS

- a. "Board Member". A member of any board, commission or committee appointed by the City Council of the City of Corpus Christi, Texas.
- b. "Employee". Any person employed by the City of Corpus Christi, Texas, either on a full or part time basis, but not as an independent contractor.
- c. "Firm". Any entity operated for economic gain, whether professional, industrial or commercial and whether established to produce or deal with a product or service, including but not limited to, entities operated in the form of sole proprietorship, as self-employed person, partnership, corporation, joint stock company, joint venture, receivership or trust and entities which, for purposes of taxation, are treated as non-profit organizations.
- d. "Official". The Mayor, members of the City Council, City Manager, Deputy City Manager, Assistant City Managers, Department and Division Heads and Municipal Court Judges of the City of Corpus Christi, Texas.
- e. "Ownership Interest". Legal or equitable interest, whether actually or constructively held, in a firm, including when such interest is held through an agent, trust, estate or holding entity. "Constructively held" refers to holding or control established through voting trusts, proxies or special terms of venture or partnership agreements.
- f. "Consultant". Any person or firm, such as engineers and architects, hired by the City of Corpus Christi for the purpose of professional consultation and recommendation.



Development Services
2406 Leopard Street, Corpus Christi, TX 78408
Phone (361)826-3240 www.cctexas.com

PEAK HOUR TRAFFIC (PHT) FORM

A Traffic Impact Analysis (TIA) determination must be made prior to the submittal of any rezoning application, site plan or street closure request. The Peak Hour Traffic Generation (PHT) Form is required to be completed for developments that are projected to contain 500 or fewer weekday peak hour (A.M. or P.M.) trips (UDC Section 3.29.4).

Property Address: 630 Robinson Street, Corpus Christi, Texas 78404

Legal Description (Subdivision, Lot, Block): Lindale Park Unit 4 Lt 8 & E20' Lot 9 Block 38

Applicant Name: Corpus Christi Hope House, Inc.

Address: 630 Robinson Street City/State/Zip: Corpus Christi, TX 78404

Telephone: (361) 852-2273 Email: hopehousecc@mygrande.net/bakermelinda@hotmail.com

Application Status (Select One): ☒ Rezoning ☐ Site Plan ☐ Street Closure

Existing Land Use

Tract Acres	Unit of Measure	Zoning	Land Use	I.T.E. Code	A.M. Trip Rate	Peak A.M. Trips	P.M. Trip Rate	Peak P.M. Trips

Proposed Land Use

Tract Acres	Unit of Measure	Zoning	Land Use	I.T.E. Code	A.M. Trip Rate	Peak A.M. Trips	P.M. Trip Rate	Peak P.M. Trips
Total							Total	

Abutting Streets

Street Name	Access Proposed To Street?	Pavement Width (FT)	ROW Width (FT)

☐

For City Use Only

☐ A Traffic Impact Analysis **IS** required. The consultant preparing the TIA must meet with the City to discuss the scope and requirements of the analysis prior to beginning the TIA.

☐ A Traffic Impact Analysis is **NOT** required. The proposed traffic generated does not exceed the established threshold.

☐ The Traffic Impact Analysis has been waived for the following reason(s):

Reviewed By: _____ Date: _____

Note: This completed and reviewed form must accompany any subsequent application for the IDENTICAL project. CHANGES to the proposed project will require a new TIA determination to be made.

INSTITUTE OF TRANSPORTATION ENGINEERS

COMMON TRIP GENERATION RATES (AM/PM PEAK HOUR)-TRIP GENERATION MANUAL, 9TH ED.)

CODE	DESCRIPTION	UNIT OF MEASURE	TRIPS PER UNIT (AM PEAK HR)	TRIPS PER UNIT (PM PEAK HR)
RESIDENTIAL				
210	Single-Family Detached Housing	Dwelling Units	0.77	1.02
220	Apartment	Dwelling Units	0.55	0.67
221	Low-Rise Apartment	Dwelling Units	0.51	0.62
222	High-Rise Apartment	Dwelling Units	0.34	0.40
230	Residential Condominium/Townhouse	Dwelling Units	0.44	0.52
240	Mobile Home Park	Dwelling Units	0.44	0.60
251	Senior Adult Housing-Detached	Dwelling Units	0.29	0.34
252	Senior Adult Housing-Attached	Dwelling Units	0.39	0.35
253	Congregate Care Facility	Dwelling Units	0.14	0.20
254	Assisted Living	Beds	0.23	0.37
255	Continuing Care Retirement Community	Dwelling Units	0.19	0.25
270	Residential Planned Unit Development	Dwelling Units	0.58	0.72
LODGING				
310	Hotel	Rooms	0.52	0.61
320	Motel	Rooms	0.44	0.56
330	Resort Hotel	Rooms	0.24	0.31
RECREATIONAL				
415	Beach Park	Acres	0.48	0.60
420	Marina	Berths	0.17	0.21
430	Golf Course	Acres	0.33	0.39

Note: All land uses in the 800 and 900 series are entitled to a "passby" trip reduction of 60% if less than 50,000 ft² or a reduction of 40% if equal to or greater than 50,000 ft².

* Users are cautioned to use data with care because of the small sample size.

**Applicable for Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

INSTITUTE OF TRANSPORTATION ENGINEERS

COMMON TRIP GENERATION RATES (AM/PM PEAK HOUR)-TRIP GENERATION MANUAL, 9TH ED.)

CODE	DESCRIPTION	UNIT OF MEASURE	TRIPS PER UNIT (AM PEAK HR)	TRIPS PER UNIT (PM PEAK HR)
RECREATIONAL				
445	Multiplex Movie Theater	Movie Screens	0.68	25.84
480	Amusement Park	Acres	2.10	4.11
488	Soccer Complex	Fields	1.83	18.36
490	Tennis Courts	Courts	1.43	3.67
492	Health/Fitness Club	1,000 SF	3.19	4.06
493	Athletic Club	1,000 SF	2.89	5.84
495	Recreational Community Center	1,000 SF		3.35
INSTITUTIONAL				
520	Elementary School	1,000 SF	5.20	3.11
522	Middle School/Junior High School	1,000 SF	4.35	2.52
530	High School	1,000 SF	3.06	2.12
536	Private School (K-12)	Students	0.81	0.58
540	Junior/Community College	1,000 SF	3.09	2.64
560	Church	1,000 SF	0.87	0.94
565	Daycare Center	1,000 SF	13.44	13.75
566	Cemetery	Acres	0.76	1.64
590	Library	1,000 SF	4.47	7.20
MEDICAL				
610	Hospital	1,000 SF	0.96	1.16
620	Nursing Home	1,000 SF	0.60	1.01
630	Clinic	Full - Time Doctors	3.60	4.43

Note: All land uses in the 800 and 900 series are entitled to a "passby" trip reduction of 60% if less than 50,000 ft² or a reduction of 40% if equal to or greater than 50,000 ft².

* Users are cautioned to use data with care because of the small sample size.

**Applicable for Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

INSTITUTE OF TRANSPORTATION ENGINEERS

COMMON TRIP GENERATION RATES (AM/PM PEAK HOUR)-TRIP GENERATION MANUAL, 9TH ED.)

CODE	DESCRIPTION	UNIT OF MEASURE	TRIPS PER UNIT (AM PEAK HR)	TRIPS PER UNIT (PM PEAK HR)
OFFICE				
710	General Office Building	1,000 SF	1.56	1.49
714	Corporate Headquarters Building	1,000 SF	0.45	0.38
715	Single Tenant Building	1,000 SF	1.80	1.74
720	Medical-Dental Office Building	1,000 SF	3.50	4.27
730	Government Office Building	1,000 SF	5.88	11.03
731	State Motor Vehicles Department	1,000 SF	18.53	19.93
732	United States Post Office	1,000 SF	12.19	14.67
750	Office Park	1,000 SF	1.71	1.48
760	Research and Development Center	1,000 SF	1.22	1.07
770	Business Park	1,000 SF	1.40	1.26
RETAIL				
812	Building Materials and Lumber Store	1,000 SF	4.16	5.56
813	Free-Standing Discount Superstore	1,000 SF	3.08	4.40
814	Variety Store	1,000 SF	3.81	6.99
815	Free Standing Discount Store	1,000 SF	5.48	5.57
816	Hardware / Paint Store	1,000 SF	4.91	4.74
817	Nursery (Garden Center)	1,000 SF	8.00	9.04
818	Nursery (Wholesale)	1,000 SF	3.02	5.00
820	Shopping Center	1,000 SF		3.71
823	Factory Outlet Center	1,000 SF	2.06	1.94
826	Specialty Retail Center	1,000 SF	6.84	5.02

Note: All land uses in the 800 and 900 series are entitled to a "passby" trip reduction of 60% if less than 50,000 ft² or a reduction of 40% if equal to or greater than 50,000 ft².

* Users are cautioned to use data with care because of the small sample size.

**Applicable for Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

INSTITUTE OF TRANSPORTATION ENGINEERS

COMMON TRIP GENERATION RATES (AM/PM PEAK HOUR)-TRIP GENERATION MANUAL, 9TH ED.)

CODE	DESCRIPTION	UNIT OF MEASURE	TRIPS PER UNIT (AM PEAK HR)	TRIPS PER UNIT (PM PEAK HR)
SERVICES				
912	Drive-In Bank	1,000 SF	2.48	4.71
925	Drinking Place	1,000 SF	8.10	15.49
931	Quality Restaurant	1,000 SF	5.57	9.02
932	High-Turnover (Sit-Down) Restaurant	1,000 SF	13.33	18.49
933	Fast Food Restaurant without Drive-Through Window	1,000 SF	63.50	52.40
934	Fast Food Restaurant with Drive-Through Window	1,000 SF	53.61	47.30
936	Coffee / Donut Shop without Drive-Through Window	1,000 SF	64.21	25.81
937	Coffee / Donut Shop with Drive-Through Window	1,000 SF	101.40	36.16
938	Coffee / Donut Shop with Drive-Through Window and No Indoor Seating	1,000 SF	310.00	96.00
941	Quick Lubrication Vehicle Shop	Service Positions	4.00	4.60
942	Automobile Care Center	1,000 SF	2.83	3.51
944	Gasoline / Service Station	Fueling Stations	12.58	15.65
945	Gasoline / Service Station with Convenience Market	Fueling Stations	10.56	13.57
946	Gasoline / Service Station with Convenience Market and Car Wash	Fueling Stations	13.32	14.52
947	Self Service Car Wash	Stalls	8.00	8.00

Note: All land uses in the 800 and 900 series are entitled to a "passby" trip reduction of 60% if less than 50,000 ft² or a reduction of 40% if equal to or greater than 50,000 ft².

* Users are cautioned to use data with care because of the small sample size.

** Applicable for Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

APPOINTMENT OF AGENT

As owner of the subject property, I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: N/A

Mailing Address: _____

City: _____ State: _____ Zip: _____

Home Phone: (____) _____ Business Phone: (____) _____ Cell: (____) _____

I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

Be the point of contact between myself and the City of Corpus Christi; make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; consent to legally binding modifications; conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.

I understand that the City of Corpus Christi will deal only with a fully authorized agent. At any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, I agree to hold harmless and indemnify the City of Corpus Christi, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter. If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have the legal authority to make this binding appointment on behalf of the entity, and every reference herein to "I", "my", or "me" is a reference to the entity.

*Signature of Agent: _____ Title: _____

Printed/Typed Name of Agent: _____ Date: _____

*Signature of Property Owner: _____ Title: _____

Printed/Typed Name of Property Owner: _____ Date: _____

*Signature of Property Owner: _____ Title: _____

Printed/Typed Name of Property Owner: _____ Date: _____

*Signature of Property Owner: _____ Title: _____

Printed/Typed Name of Property Owner: _____ Date: _____

*Application must be signed by the individual applicant, each partner of a partnership, or by an authorized officer of a corporation or association.



P.O. Box 9277
Corpus Christi, Texas 78469-9277
(361) 826-3240
Located at: 2406 Leopard Street
(Corner of Leopard St. and Port Ave.)

CHANGE OF ZONING APPLICATION INSTRUCTIONS

Incomplete applications are not accepted. Contact a City Planner for a pre-submission conference.

1. APPLICANT INFORMATION:

- Identify the name of the person or company who is requesting the change of zoning, along with their telephone number and address.
- Identify whether the applicant is the owner of the subject property, a tenant (renter, leasee), prospective purchaser (intends to buy the property), or other (trustee, etc.).

2. REPRESENTATIVE INFORMATION:

- Identify the name of the person or company, if any, who will represent the applicant in the rezoning request, along with their telephone number and address.
- If the representative is a company, identify the name of a person who can be contacted if additional information is needed.

3. OWNER INFORMATION:

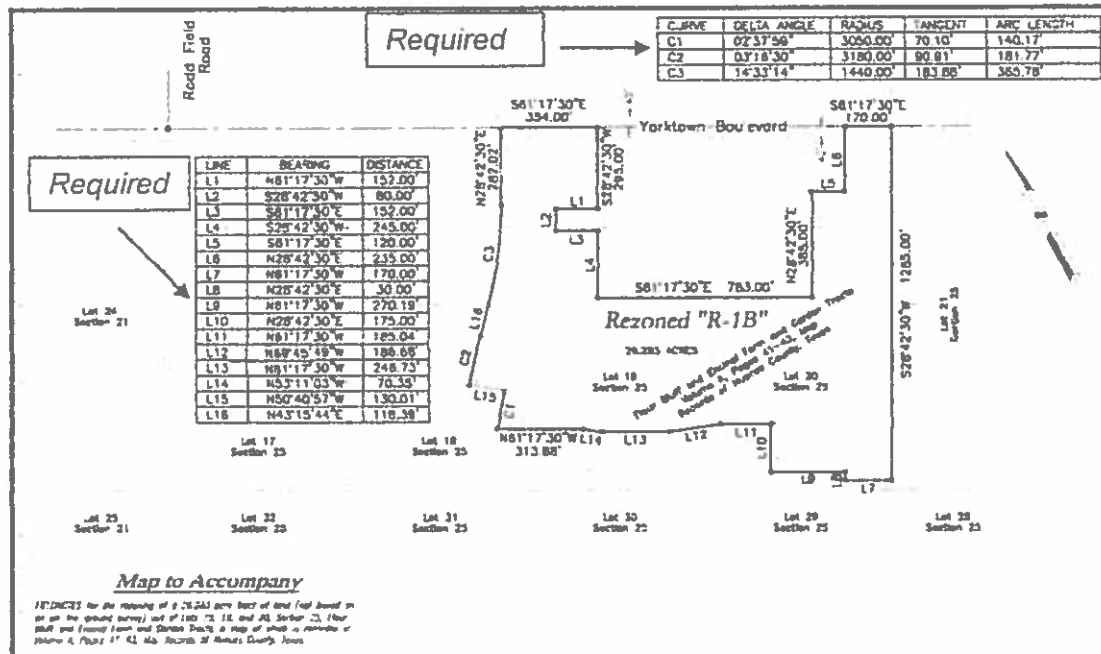
- Identify the name of the person or company who owns the property, along with their telephone number and address. If the applicant and owner are the same, write "Same as Applicant."
- If the property was recently purchased, provide a copy of the recorded deed.
- If the property is owned by an entity, provide proof of who can execute contracts on behalf of the entity.

4. REQUEST INFORMATION:

- From: Identify the property's current zoning classification (i.e. RS-6, CN-1, IL, etc.), including any overlay districts (i.e. RS-6/SP, CI/HC, etc.).
- To: List the requested zoning classification. If requesting more than one classification, submit a map showing the area divided into tracts with the requested zoning for each tract, along with the size of each tract in square feet or acres.
- Describe the location of the property using the address and nearest cross street (i.e. 1213 Santa Fe Street, south of Craig Street). If there is no address, list the street the property fronts on and the distance to the nearest cross street (i.e. Johanna Street, approximately 800' west of Richter Street).
- List the size of the property in square feet if less than one acre, or in acres if one acre or more.
- Provide the legal description of the property (i.e. Lot 1, Block 1, Bayview Addition Unit 1).
- If the property is part of a lot, or is an unplatted tract of land, submit a metes and bounds description sealed by a registered surveyor and drawing of the area. Please refer to Graphic 1 for what is needed.

- List the current use(s) of the property (i.e. convenience store, restaurant, residential, etc.)
- List the proposed use(s) of the property.
- Provide the 12-digit tax account number.

Graphic 1 – Metes and Bounds Drawing



5. DISCLOSURE OF OWNERSHIP INTEREST INFORMATION:

- Applicants seeking a change of zoning must provide a completed Disclosure of Ownership Interest form. The form is available from the Department of Development Services.

6. LAND USE STATEMENT INFORMATION:

Complete land use statement form containing the following information:

- 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., (additional supporting documents are acceptable, i.e., site plan).
- Identify the existing land uses adjoining the area of request:

North -
 South -
 East -
 West -

OTHER INFORMATION:

SITE PLAN:

If a site plan is required during the public hearing process, the following must be included:

- One color copy of the plan drawn to scale, and one 8½" x 11" copy.
- The location, height, and square footage of existing signs. A scale drawing of proposed signs along with an 8½" x 11" of sign elevation plans.
- On-site parking with typical dimensions.
- Existing building lines, easements, existing and proposed drive approaches, etc.

ZONING NOTICE SIGNS:

- The applicant is required to post a zoning notice sign(s) on the property at least 15 days before the Planning Commission hearing. The sign must remain posted until either final City Council action or the applicant withdraws the request. Failure to properly post the sign(s) may result in postponement of the application until the next available meeting agenda.
- One sign is required for each 1,000 feet of street frontage. For the purpose of calculating the required number of signs for a property with more than one street frontage, each street frontage will be calculated separately.
- Zoning notice signs are available from the Department of Development Services for \$10.00 per sign. Signs must be picked up at the Department of Development Services.

NOTES:

- Planning Commission hearings are held every other Wednesday in the Council Chambers at City Hall beginning at 5:30 p.m. City Council hearings are held every Tuesday, except the first Tuesday of the month, in the Council Chambers beginning at noon.
- In fairness to the Planning Commission, this request should not be discussed with members of the Planning Commission before the hearing.
- Department of Development Services staff is available to provide assistance.



P.O. Box 9277
Corpus Christi, Texas 78469-9277
(361) 826-3240
Located at: 2406 Leopard Street
(Corner of Leopard St. and Port Ave.)

ZONING PROCESS

- An application for a change of zoning requires two public hearings, one before the Planning Commission and one before the City Council. Please note that the Planning Commission and City Council may conduct their public hearings over one or more meetings. The applicant or representative should be present at the hearings.
- All surrounding property owners within 200 feet of the area under consideration will be notified 10 days before the Planning Commission public hearing. The notice advises property owners of their right to appear and express their opinion at the hearing, or submit written comments on the requested change.
- After considering all the facts presented at the public hearing, the Planning Commission will take an action that is a recommendation to the City Council. The zoning request will then be forwarded to the City Manager's Office to be scheduled for a City Council public hearing.
- All surrounding property owners within 200 feet will be notified 15 days before the City Council public hearing. A notice will also be placed in the Caller-Times newspaper 15 days before the City Council hearing.
- If **written** opposition, totaling 20% or more of the **land area** within the 200-foot notification area is received, a $\frac{3}{4}$ vote majority of the City Council (7 of the 9 Council members) is required to approve the request.
- Applicants may withdraw an application (in writing) at any time during the process. If the application is withdrawn after the notices for the Planning Commission public hearing are mailed, the applicant is eligible for a refund of 35% of the filing fees. Applications withdrawn after the notices for the City Council public hearing are mailed are not eligible for a refund.
- If an action on the application is made by the Planning Commission or City Council, no further applications for rezoning on all or part of the subject property may be considered for a period of twelve (12) months unless a waiver is granted by the City Council.
- As a general rule, the time period involved from the submission of a completed application to the passage of an ordinance is two months. This time period can vary depending on the complexity of the application and the number of cases currently on the docket.

NOTE: It is important to understand that approval of a change in zoning cannot be construed as amending the Building Code, Fire Code, or any other applicable ordinances.

Further information
call the **Department of Development Services at**
(361) 826-3240

Zoning Letter



**DEVELOPMENT
SERVICES**

2406 Leopard
First Floor
Corpus Christi
Texas 78408
Phone 361-826-3240

Land Development
Fax 361-826-3571

Project Management
Fax 361-826-3006

Building Permits
Fax 361-826-4375

*Catching the
Wave to a
Brighter Future*

Corpus Christi Hope House
Shelter Renovations and Improvements

February 23, 2016

Ms. Melissa Juarez
630 Robinson
Corpus Christi, Texas 78404

Re: Zoning Verification Request
Legal: Lindale Park Unit 4 Lt 8 & E20' Lt 9 Block 38
Address: 630 Robinson
Tax ID#: 4475-0038-0080

Dear Ms. Juarez:

The above referenced property is currently zoned "RM-1" Multifamily 1 District. See the attached map.

Among other uses, the "RM-1" Multifamily 1 District permits apartments, single-family houses, two-family houses, townhouses, cottage housing developments, group homes, educational facilities, parks and open areas, and places of worship.

The "RM-1" District requires a minimum of a 6,000-square foot lot size, 50-foot lot width, 35% open space, 20-foot front yard setback, 15-foot street corner setback, maximum density of 22 units per acre, building separation of 10 feet, and maximum building height of 45 feet. The rear yard setback is a minimum of 10 feet plus additional setback based on height (see calculation in Unified Development Code (UDC) Section 4.2.8.C.). For multifamily uses, this district requires a minimum 10-foot side yard setback plus additional setback based on height (see calculation in UDC Section 4.2.8.C.). For one- and two-family uses, this district requires a minimum five-foot side yard setback.

As per the UDC Section 4.2.8.C, no multifamily or nonresidential structure shall be located nearer any property line adjacent to a single-family or two-family use than a horizontal distance of twice the vertical height of the structure. The UDC allows the height to be measured from the existing ground level to the plate, and the first 12 feet in height of the building shall not be included in this calculation.

Parking requirements can be found in UDC Section 7.2. This section references the minimum parking spaces required for the uses allowed in these Districts.

For additional information, please see the UDC, which can be found on our website at www.cctexas.com/government/development-services. For information about Building Codes and Certificates of Occupancy, please contact the Building Division at (361) 826-3240. If you have questions or concerns regarding this information, please contact me at (361) 826-8465.

Sincerely,


Beverly Priestley
Planning Technician

Enclosures (2)

Map



ZONING VERIFICATION

Existing Zoning

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		

ADDRESS: 630 Robinson
Corpus Christi, Texas

SOURCE: DEPARTMENT OF DEVELOPMENT SERVICES



Deed

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

DATE: December 30, 2014
GRANTOR: HOPE, FAITH & LOVE, INC.
GRANTEE: CORPUS CHRISTI HOPE HOUSE, INC.

GRANTEE'S MAILING ADDRESS:

658 ROBINSON ST.
CORPUS CHRISTI, TX 78404

CONSIDERATION: Ten Dollars and other valuable consideration.

PROPERTY: The following described Land:

Lot Eight (8) and the East Twenty feet (E 20') of Lot Nine (9), Block Thirty-eight (38), LINDALE PARK SUBDIVISION SECTION 4, a Subdivision of the City of Corpus Christi, Nueces County, Texas, as shown by the map or plat thereof recorded in Volume 11, Page 14, Map Records of Nueces County, Texas, to which reference is here made for all pertinent purposes.

Together with and including all of the Grantor's right, title and interest in and to the rights and appurtenances in any way belonging or appurtenant to said Land, including, without limitation: (i) any improvements on said Land; (ii) strips and gores, if any, adjacent or contiguous to the Land; (iii) any land lying in or under the bed of any street, alley, road, creek or stream running through, abutting or adjacent to the Land; (iv) any riparian rights appurtenant to the Land relating to surface or subsurface waters; and (v) easements, rights of ingress and egress and reversionary interests benefitting or serving the Land (the Land and other appurtenant rights being referred to herein as the "Property").

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is subject to the following matters to the extent that such are presently in force and effect and affect the Property:

- (1) All easements, rights-of-way and restrictive covenants, if any, of record with the County Clerk of the County in which the Property is located;
- (2) Taxes for the current year, the payment of which Grantee assumes;
- (3) All mineral estate reservations and conveyances (including assignments or reservations of royalty interests) by Grantor and by Grantor's predecessors in title as shown by the records of the County Clerk of the County in which the Property is located.

Further provided, Grantor hereby RESERVES unto Grantor and Grantor's heirs, representatives and assigns, all of Grantor's right, title and interest (including any royalty interests and reversionary or future interests) in and to all oil, gas and other minerals in, under and that may be produced from the Property, together with the right to explore for, produce and store same.

GRANT OF PROPERTY:

Grantor, for the Consideration and subject to the Reservations From and Exceptions to Conveyance and Warranty, GRANTS, SELLS, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold unto Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations From and Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

GF #	148509194
AMOUNT:	
PAGES:	2
SAN JACINTO TITLE SERVICES	

HOPE, FAITH & LOVE, INC.

By:


Raymond Reeves
President

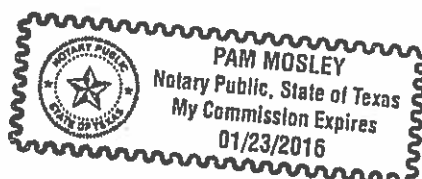
STATE OF TEXAS

COUNTY OF

Nueces

§
§
§

This instrument was acknowledged before me on the 30 day of December, 2014, by Raymond Reeves, President of HOPE, FAITH & LOVE, INC., a LLC corporation, on behalf of said corporation.




Notary Public, State of Texas

Doc# 2014049632
Pages 3
12/30/2014 9:48AM
e-Filed & e-Recorded in the
Official Public Records of
NUECES COUNTY
MS. DIANA T. BARRERA
COUNTY CLERK
Fees \$19.00

Any provision herein which restricts the Sale, Rental
or use of the described REAL PROPERTY because of
Race, Color, Religion, Sex, Handicap, Familial Status
or National Origin is invalid and unenforceable
under FEDERAL LAW, 3/12/89

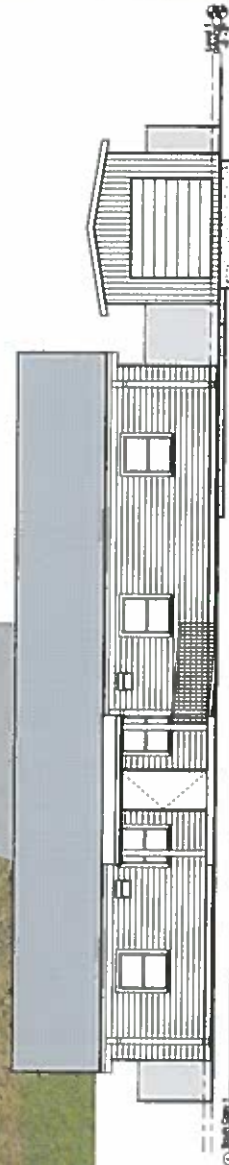
STATE OF TEXAS
COUNTY OF NUECES
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED IN FILE NUMBER SEQUENCE ON THE DATE AND
AT THE TIME STAMPED HEREON BY ME AND WAS DULY
RECORDED IN THE OFFICIAL PUBLIC
RECORDS OF NUECES COUNTY TEXAS



Diana T. Barrera
COUNTY CLERK
NUECES COUNTY, TEXAS

**New Construction
Plans at
630 Robinson**

HOPE HOUSE - THE SAINT GIANNA MOLLA HOME



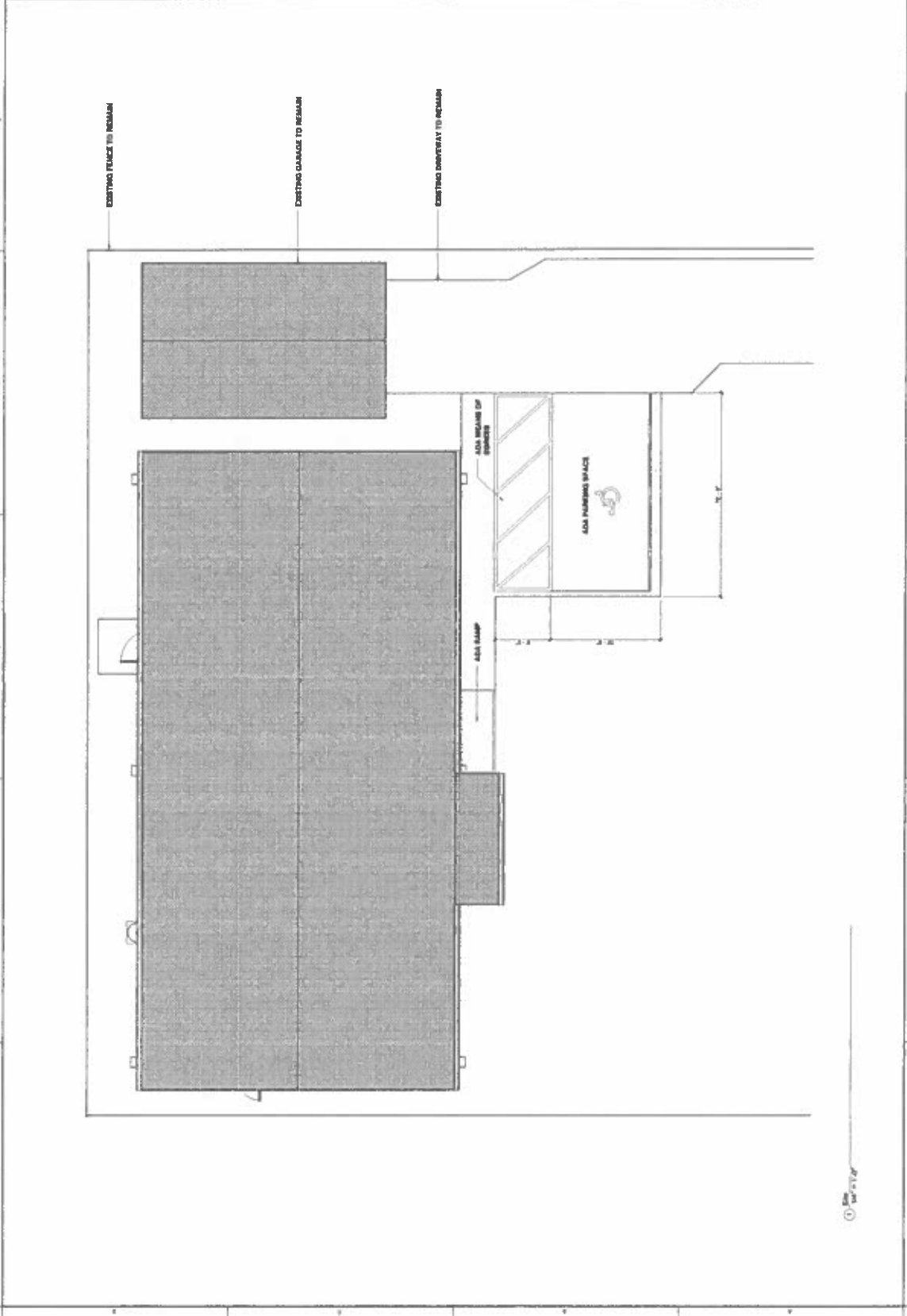
ABSTRACT

TURNER + RAMIREZ ASSOCIATES, INC.
ARCHITECTS & PLANNERS
5525 SOUTH STAPLES ST., SUITE A-7
CORPUS CHRISTI, TEXAS 78411
V. (361) 994-8900
F. (361) 994-8855
E. plr@turnch.com

65% PRICE SET

HOPE HOUSE BUILDING
HOPE HOUSE
COVER SHEET

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B-6871
BIBLIOTHECA







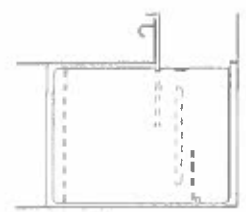


DATE	DESCRIPTION

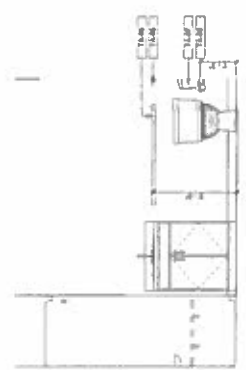
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PROJECT LOCATION	HOPE HOUSE BUILDING
PROJECT DATE	10/1/2011
PROJECT STATUS	COMPLETED
PROJECT TYPE	INTERIOR
PROJECT NO.	105
PROJECT NAME	HOPE HOUSE BUILDING
PROJECT LOCATION	HOPE HOUSE BUILDING
PROJECT DATE	10/1/2011
PROJECT STATUS	COMPLETED
PROJECT TYPE	INTERIOR

HOPE HOUSE BUILDING
HOPE HOUSE
INTERIOR ELEVATIONS

105



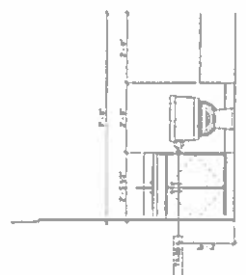
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12' x 12'



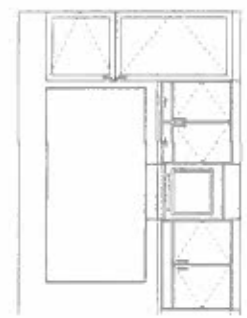
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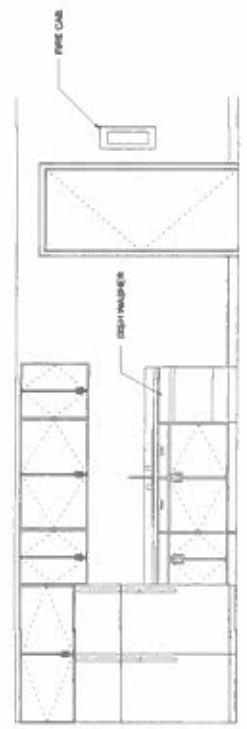
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12' x 12'



1) RESTROOM INTERIOR ELEVATION
12' x 12'



5) INTERIOR ELEVATION
12' x 12'

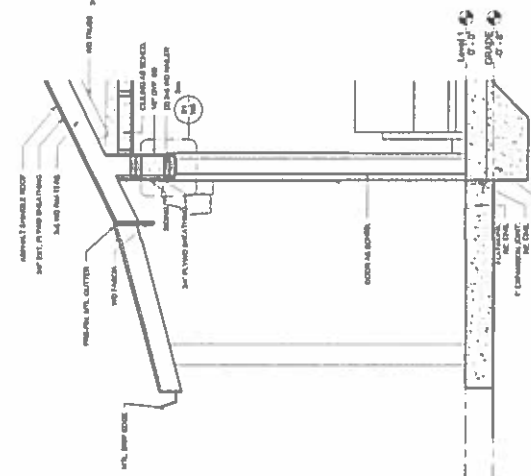
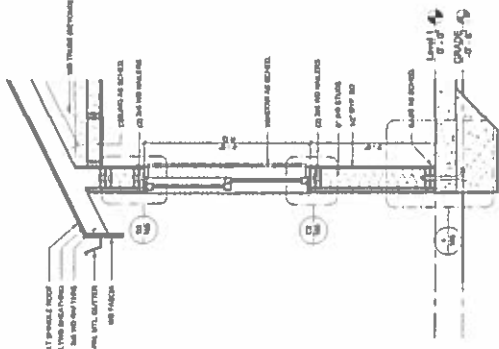
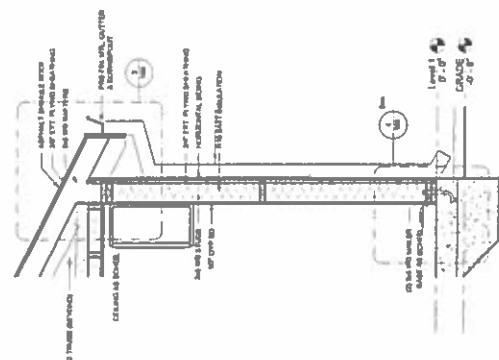
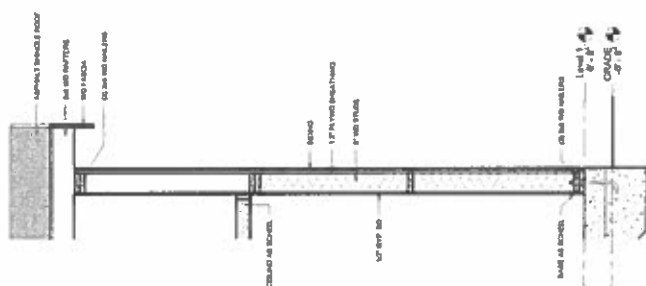


6) INTERIOR ELEVATION
12' x 12'

HOPE HOUSE BUILDING
HOPE HOUSE

MAIL SECTIONS

1. OWNER'S NAME 2. OWNER'S ADDRESS 3. OWNER'S CITY, STATE, ZIP 4. OWNER'S PHONE 5. OWNER'S FAX 6. OWNER'S E-MAIL 7. OWNER'S SIGNATURE 8. OWNER'S DATE 9. OWNER'S TITLE 10. OWNER'S COMPANY 11. OWNER'S PHONE 12. OWNER'S FAX 13. OWNER'S E-MAIL 14. OWNER'S SIGNATURE 15. OWNER'S DATE 16. OWNER'S TITLE 17. OWNER'S COMPANY 18. OWNER'S PHONE 19. OWNER'S FAX 20. OWNER'S E-MAIL 21. OWNER'S SIGNATURE 22. OWNER'S DATE 23. OWNER'S TITLE 24. OWNER'S COMPANY 25. OWNER'S PHONE 26. OWNER'S FAX 27. OWNER'S E-MAIL 28. OWNER'S SIGNATURE 29. OWNER'S DATE 30. OWNER'S TITLE 31. OWNER'S COMPANY 32. OWNER'S PHONE 33. OWNER'S FAX 34. OWNER'S E-MAIL 35. OWNER'S SIGNATURE 36. OWNER'S DATE 37. OWNER'S TITLE 38. OWNER'S COMPANY 39. OWNER'S PHONE 40. OWNER'S FAX 41. OWNER'S E-MAIL 42. OWNER'S SIGNATURE 43. OWNER'S DATE 44. OWNER'S TITLE 45. OWNER'S COMPANY 46. OWNER'S PHONE 47. OWNER'S FAX 48. OWNER'S E-MAIL 49. OWNER'S SIGNATURE 50. OWNER'S DATE 51. OWNER'S TITLE 52. OWNER'S COMPANY 53. OWNER'S PHONE 54. OWNER'S FAX 55. OWNER'S E-MAIL 56. OWNER'S SIGNATURE 57. OWNER'S DATE 58. OWNER'S TITLE 59. OWNER'S COMPANY 60. OWNER'S PHONE 61. OWNER'S FAX 62. OWNER'S E-MAIL 63. OWNER'S SIGNATURE 64. OWNER'S DATE 65. OWNER'S TITLE 66. OWNER'S COMPANY 67. OWNER'S PHONE 68. OWNER'S FAX 69. OWNER'S E-MAIL 70. OWNER'S SIGNATURE 71. OWNER'S DATE 72. OWNER'S TITLE 73. OWNER'S COMPANY 74. OWNER'S PHONE 75. OWNER'S FAX 76. OWNER'S E-MAIL 77. OWNER'S SIGNATURE 78. OWNER'S DATE 79. OWNER'S TITLE 80. OWNER'S COMPANY 81. OWNER'S PHONE 82. OWNER'S FAX 83. OWNER'S E-MAIL 84. OWNER'S SIGNATURE 85. OWNER'S DATE 86. OWNER'S TITLE 87. OWNER'S COMPANY 88. OWNER'S PHONE 89. OWNER'S FAX 90. OWNER'S E-MAIL 91. OWNER'S SIGNATURE 92. OWNER'S DATE 93. OWNER'S TITLE 94. OWNER'S COMPANY 95. OWNER'S PHONE 96. OWNER'S FAX 97. OWNER'S E-MAIL 98. OWNER'S SIGNATURE 99. OWNER'S DATE 100. OWNER'S TITLE 101. OWNER'S COMPANY 102. OWNER'S PHONE 103. OWNER'S FAX 104. OWNER'S E-MAIL 105. OWNER'S SIGNATURE 106. OWNER'S DATE 107. OWNER'S TITLE 108. OWNER'S COMPANY 109. OWNER'S PHONE 110. OWNER'S FAX 111. OWNER'S E-MAIL 112. OWNER'S SIGNATURE 113. OWNER'S DATE 114. OWNER'S TITLE 115. OWNER'S COMPANY 116. OWNER'S PHONE 117. OWNER'S FAX 118. OWNER'S E-MAIL 119. OWNER'S SIGNATURE 120. OWNER'S DATE 121. OWNER'S TITLE 122. OWNER'S COMPANY 123. OWNER'S PHONE 124. OWNER'S FAX 125. OWNER'S E-MAIL 126. OWNER'S SIGNATURE 127. OWNER'S DATE 128. OWNER'S TITLE 129. OWNER'S COMPANY 130. OWNER'S PHONE 131. OWNER'S FAX 132. OWNER'S E-MAIL 133. OWNER'S SIGNATURE 134. OWNER'S DATE 135. OWNER'S TITLE 136. OWNER'S COMPANY 137. OWNER'S PHONE 138. OWNER'S FAX 139. OWNER'S E-MAIL 140. OWNER'S SIGNATURE 141. OWNER'S DATE 142. OWNER'S TITLE 143. OWNER'S COMPANY 144. OWNER'S PHONE 145. OWNER'S FAX 146. OWNER'S E-MAIL 147. OWNER'S SIGNATURE 148. OWNER'S DATE 149. OWNER'S TITLE 150. OWNER'S COMPANY 151. OWNER'S PHONE 152. OWNER'S FAX 153. OWNER'S E-MAIL 154. OWNER'S SIGNATURE 155. OWNER'S DATE 156. OWNER'S TITLE 157. OWNER'S COMPANY 158. OWNER'S PHONE 159. OWNER'S FAX 160. OWNER'S E-MAIL 161. OWNER'S SIGNATURE 162. OWNER'S DATE 163. OWNER'S TITLE 164. OWNER'S COMPANY 165. OWNER'S PHONE 166. OWNER'S FAX 167. OWNER'S E-MAIL 168. OWNER'S SIGNATURE 169. OWNER'S DATE 170. OWNER'S TITLE 171. OWNER'S COMPANY 172. OWNER'S PHONE 173. OWNER'S FAX 174. OWNER'S E-MAIL 175. OWNER'S SIGNATURE 176. OWNER'S DATE 177. OWNER'S TITLE 178. OWNER'S COMPANY 179. OWNER'S PHONE 180. OWNER'S FAX 181. OWNER'S E-MAIL 182. OWNER'S SIGNATURE 183. OWNER'S DATE 184. OWNER'S TITLE 185. OWNER'S COMPANY 186. OWNER'S PHONE 187. OWNER'S FAX 188. OWNER'S E-MAIL 189. OWNER'S SIGNATURE 190. OWNER'S DATE 191. OWNER'S TITLE 192. OWNER'S COMPANY 193. OWNER'S PHONE 194. OWNER'S FAX 195. OWNER'S E-MAIL 196. OWNER'S SIGNATURE 197. OWNER'S DATE 198. OWNER'S TITLE 199. OWNER'S COMPANY 200. OWNER'S PHONE 201. OWNER'S FAX 202. OWNER'S E-MAIL 203. OWNER'S SIGNATURE 204. OWNER'S DATE 205. OWNER'S TITLE 206. OWNER'S COMPANY 207. OWNER'S PHONE 208. OWNER'S FAX 209. OWNER'S E-MAIL 210. OWNER'S SIGNATURE 211. OWNER'S DATE 212. OWNER'S TITLE 213. OWNER'S COMPANY 214. OWNER'S PHONE 215. OWNER'S FAX 216. OWNER'S E-MAIL 217. OWNER'S SIGNATURE 218. OWNER'S DATE 219. OWNER'S TITLE 220. OWNER'S COMPANY 221. OWNER'S PHONE 222. OWNER'S FAX 223. OWNER'S E-MAIL 224. OWNER'S SIGNATURE 225. OWNER'S DATE 226. OWNER'S TITLE 227. OWNER'S COMPANY 2	
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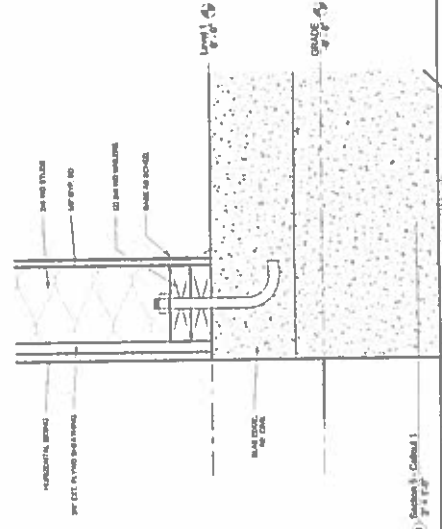
[illegible]

HOPE HOUSE BUILDING
HOPE HOUSE

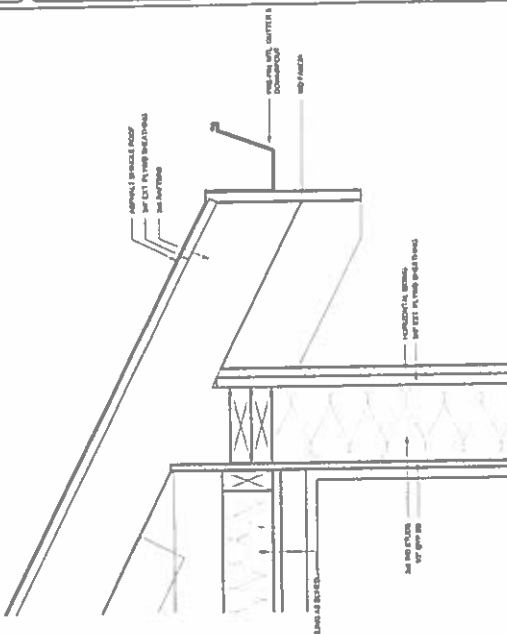
DETAILS

DESIGNED BY	ARCHITECT	DATE
DRAWN BY	DATE	DATE
CHECKED BY	DATE	DATE
APPROVED BY	DATE	DATE
PROJECT NO.	CONTRACT NO.	CLIENT NAME
PROJECT NAME	PROJECT ADDRESS	PROJECT CITY
PROJECT STATE	PROJECT ZIP	PROJECT PHONE
PROJECT FAX	PROJECT E-MAIL	PROJECT WEBSITE

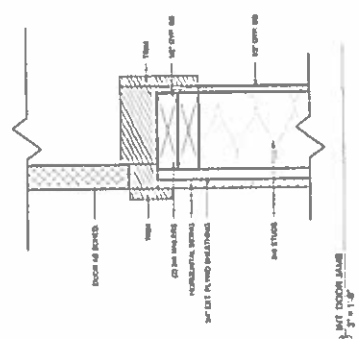
REVISION	DATE	DESCRIPTION
1		
2		
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10		



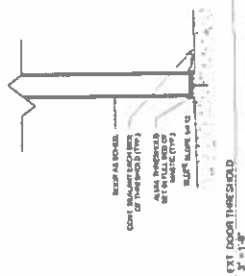
4 Section 4 - Ceiling 1
3/4" = 1'-0"



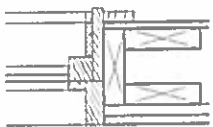
3 Section 3 - Ceiling 1
3/4" = 1'-0"



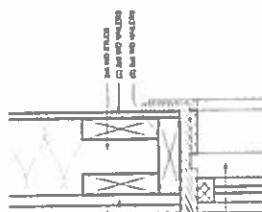
1 EXT. DOOR JAMB
3/4" = 1'-0"



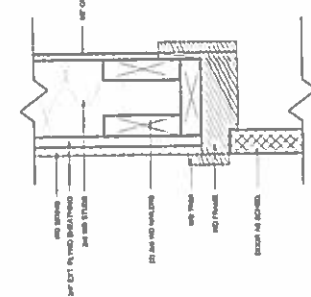
2 EXT. DOOR THRESHOLD
3/4" = 1'-0"



3 WINDOW SILL
3/4" = 1'-0"



4 WINDOW HEAD
3/4" = 1'-0"



5 EXT. DOOR HEAD
3/4" = 1'-0"



The image displays architectural drawings of a window frame elevation, oriented vertically. It includes side and end elevations with various dimensions.

Side Elevation (Left): Shows the profile of the window frame with dimensions: 12'-0" (total height), 12'-0" (total width), 12'-0" (height of the upper section), 12'-0" (height of the lower section), and 12'-0" (width of the lower section). The frame is divided into three vertical sections.

Side Elevation (Right): Shows the profile of the window frame with dimensions: 12'-0" (total height), 12'-0" (total width), 12'-0" (height of the upper section), 12'-0" (height of the lower section), and 12'-0" (width of the lower section). The frame is divided into three vertical sections.

End Elevation (Bottom): Shows the end view of the window frame with dimensions: 12'-0" (total height), 12'-0" (total width), 12'-0" (height of the upper section), 12'-0" (height of the lower section), and 12'-0" (width of the lower section). The frame is divided into three vertical sections.

Section Elevation (Top): Shows a cross-section of the window frame with dimensions: 12'-0" (total height), 12'-0" (total width), 12'-0" (height of the upper section), 12'-0" (height of the lower section), and 12'-0" (width of the lower section). The frame is divided into three vertical sections.

Section Elevation (Middle): Shows a cross-section of the window frame with dimensions: 12'-0" (total height), 12'-0" (total width), 12'-0" (height of the upper section), 12'-0" (height of the lower section), and 12'-0" (width of the lower section). The frame is divided into three vertical sections.

Section Elevation (Bottom): Shows a cross-section of the window frame with dimensions: 12'-0" (total height), 12'-0" (total width), 12'-0" (height of the upper section), 12'-0" (height of the lower section), and 12'-0" (width of the lower section). The frame is divided into three vertical sections.

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. 0716-03**

Corpus Christi Hope House, Inc. has petitioned the City of Corpus Christi to consider a rezoning from the **"RM-1" Multifamily 1 District** to the **"CG-1/SP" General Commercial District with a Special Permit for a social service use**. The applicant plans to continue operation of an existing transitional living facility and construct an additional one-story residential structure of approximately 1,500 square feet at the rear of the property. The property to be rezoned is described as:

Lot 8 and the east 20 feet of Lot 9, Block 38, Lindale Park Subdivision Section 4, located on the west side of Robinson Street between Swantner Drive and Reid Drive.

The Planning Commission may recommend to City Council approval or denial, approval of an intermediate zoning classification, and/or modification of Special Permit conditions. 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, July 13, 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: Matthew F. Moore

Address: 630 Mc Call St. City/State: Corpus Christi, TX 78404

☒ IN FAVOR () IN OPPOSITION

Phone: 361-356-1324

REASON: CC Hope House operates already out of one house on the block. They are good neighbors. They fit right in, are more respectful and quiet than your average neighbors. They maintain the property well. Plus, we are happy to provide sanctuary for women and children. All pluses, no minuses.

Matthew F. Moore
Signature

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Printed Name: JIM MIDDOUR

Address: 641 ROBINSON

City/State: C.C. TX 78411

() IN FAVOR ☒ IN OPPOSITION

Phone: 361-442-6844

REASON: THIS WILL CREATE TO MANY INDIVIDUALS ON ONE PROPERTY - AND CREATE TO MUCH TRAFFIC FLOW.

Jim Middour
Signature