



Zoning Case #0716-04
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

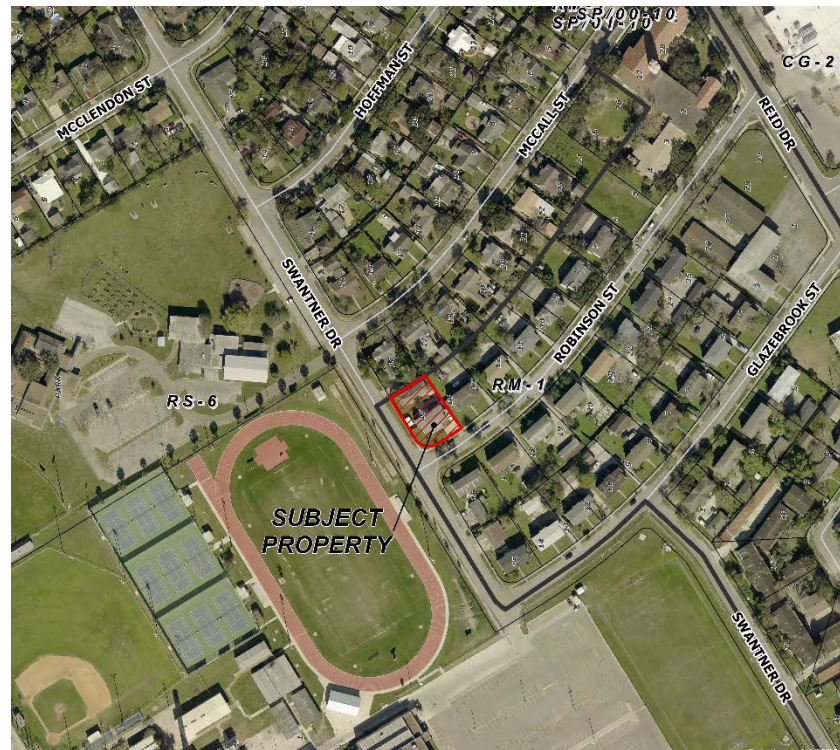


Aerial Overview





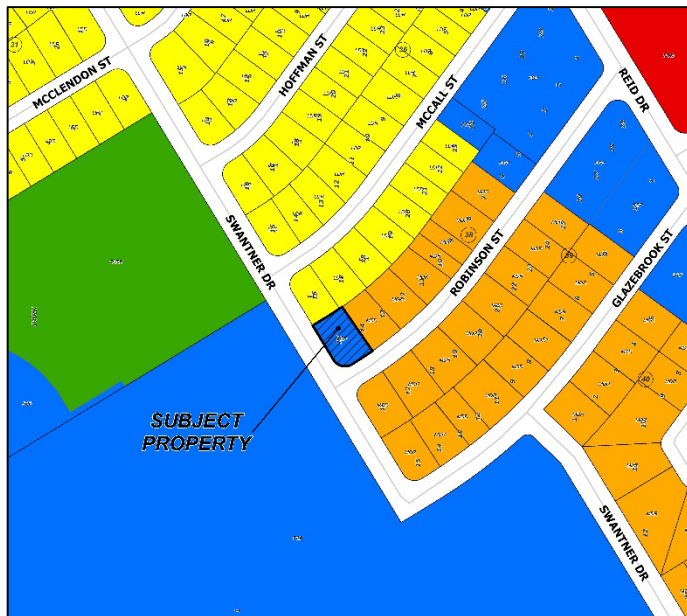
Aerial







Existing Land Use



Low Density Residential



Medium Density Residential



Commercial

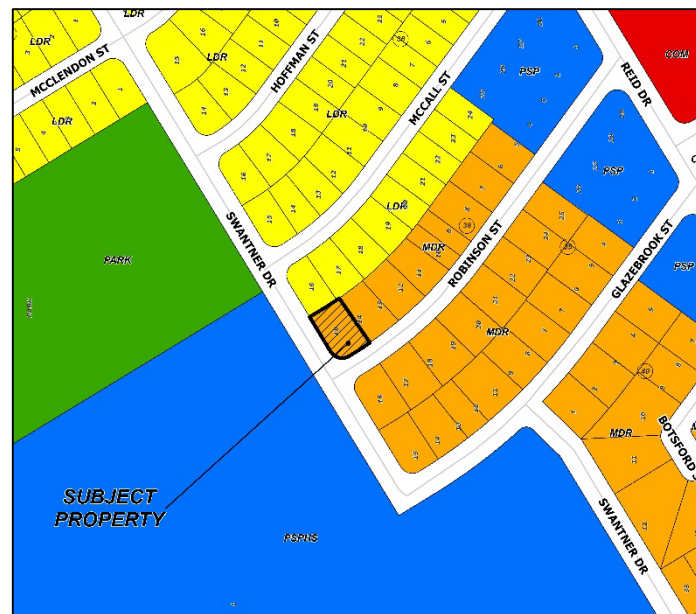


Public/
Semi-Public



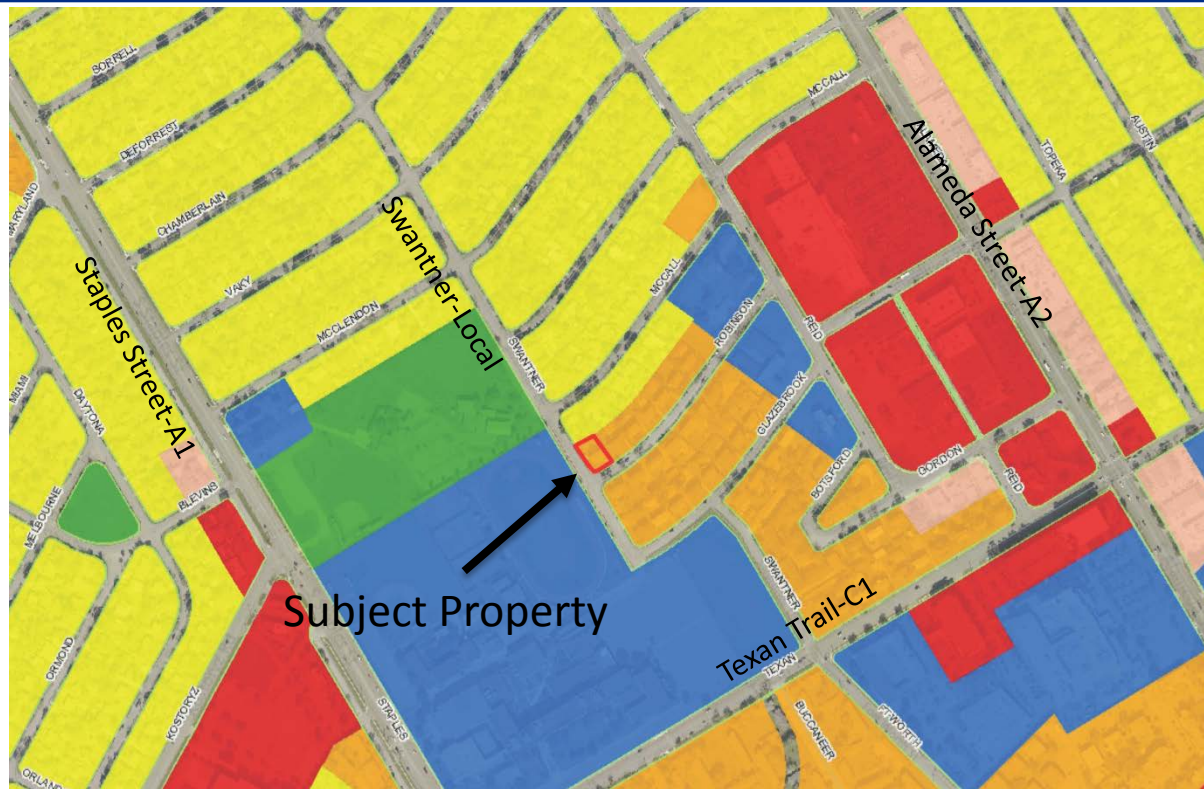
Park

Future Land Use





Future Land Use Map





658 Robinson Street





Across From Subject Property





Northeast on Robinson Street



Subject Property



Southwest on Robinson Street





Public Notification

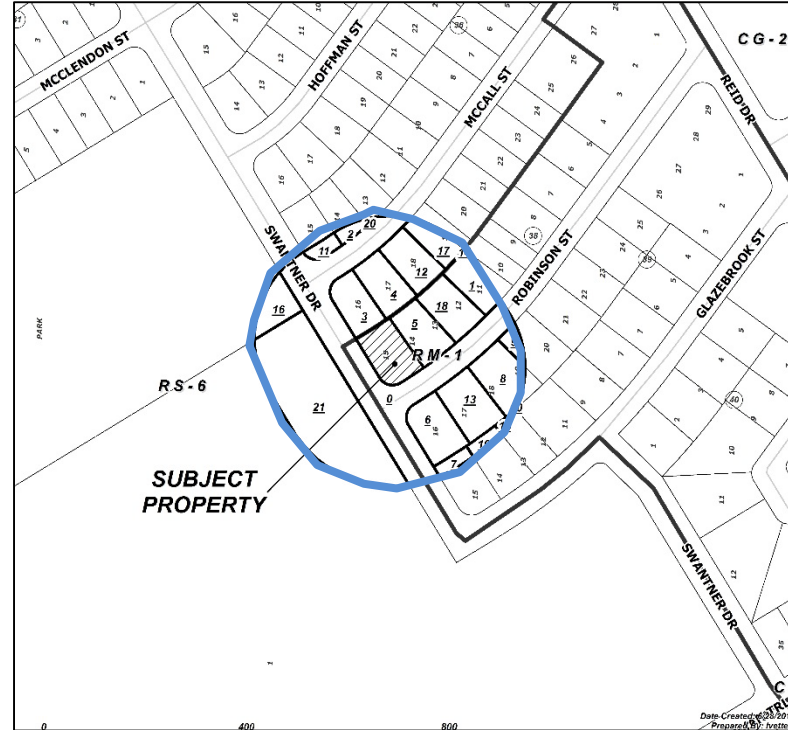
21 Notices mailed inside 200' buffer
6 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0





Staff Recommendation

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 to the following conditions:



Special Permit Conditions

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 five residents and their dependent children.
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Special Permit Conditions

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

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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