

Ordinance amending the Unified Development Code (“UDC”), upon application by Corpus Christi Hope House, Inc. (“Owner”), by changing the UDC Zoning Map in reference to Lot 8 and the east 20 feet of Lot 9, Block 38, Lindale Park Subdivision Section 4, from the “RM-1” Multifamily 1 District to the “CG-1/SP” General Commercial District with a Special Permit for a social service use; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause and publication.

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of by Corpus Christi Hope House, Inc. (“Owner”), for an amendment to the City of Corpus Christi’s Unified Development Code (“UDC”) and corresponding UDC Zoning Map;

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, July 13, 2016, during a meeting of the Planning Commission when the Planning Commission recommended 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 for a social service use and, in lieu thereof, approval of the “RM-1/SP” Multifamily 1 District with a Special Permit for a social service use subject to seven conditions, and on Tuesday, August 23, 2016, during a meeting of the City Council, during which all interested persons were allowed to appear and be heard; and

WHEREAS, the City Council has determined that this amendment would best serve the public health, necessity, convenience and general welfare of the City of Corpus Christi and its citizens.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1. Upon application by Corpus Christi Hope House, Inc. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on 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 “Property”), from the “RM-1” Multifamily 1 District to the “CG-1/SP” General Commercial District with a Special Permit; (Zoning Map No. 045040), as shown in Exhibits “A” and “B”. Exhibit A, which is a map of the property, and Exhibit B, which is a site plan of the property, are attached to and incorporated in this ordinance by reference as if fully set out herein in their entireties.

SECTION 2. The Special Permit granted in Section 1 of this ordinance is subject to the Owner meeting the requirements of Exhibit B and 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.

SECTION 3. The official UDC Zoning Map of the City is amended to reflect changes made to the UDC by Section 1 of this ordinance.

SECTION 4. The UDC and corresponding UDC Zoning Map of the City, made effective July 1, 2011, and as amended from time to time, except as changed by this ordinance, both remain in full force and effect.

SECTION 5. The City's Future Land Use Map, an element of the Comprehensive Plan, is amended to designate the Property for commercial land uses.

SECTION 6. All ordinances or parts of ordinances specifically pertaining to the zoning of the Property and that are in conflict with this ordinance are hereby expressly repealed.

SECTION 7. Publication shall be made in the City's official publication as required by the City's Charter.

The foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 20____, by the following vote:

Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Michael Hunter	_____	Mark Scott	_____
Chad Magill	_____	Carolyn Vaughn	_____
Colleen McIntyre	_____		

The foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 20____, by the following vote:

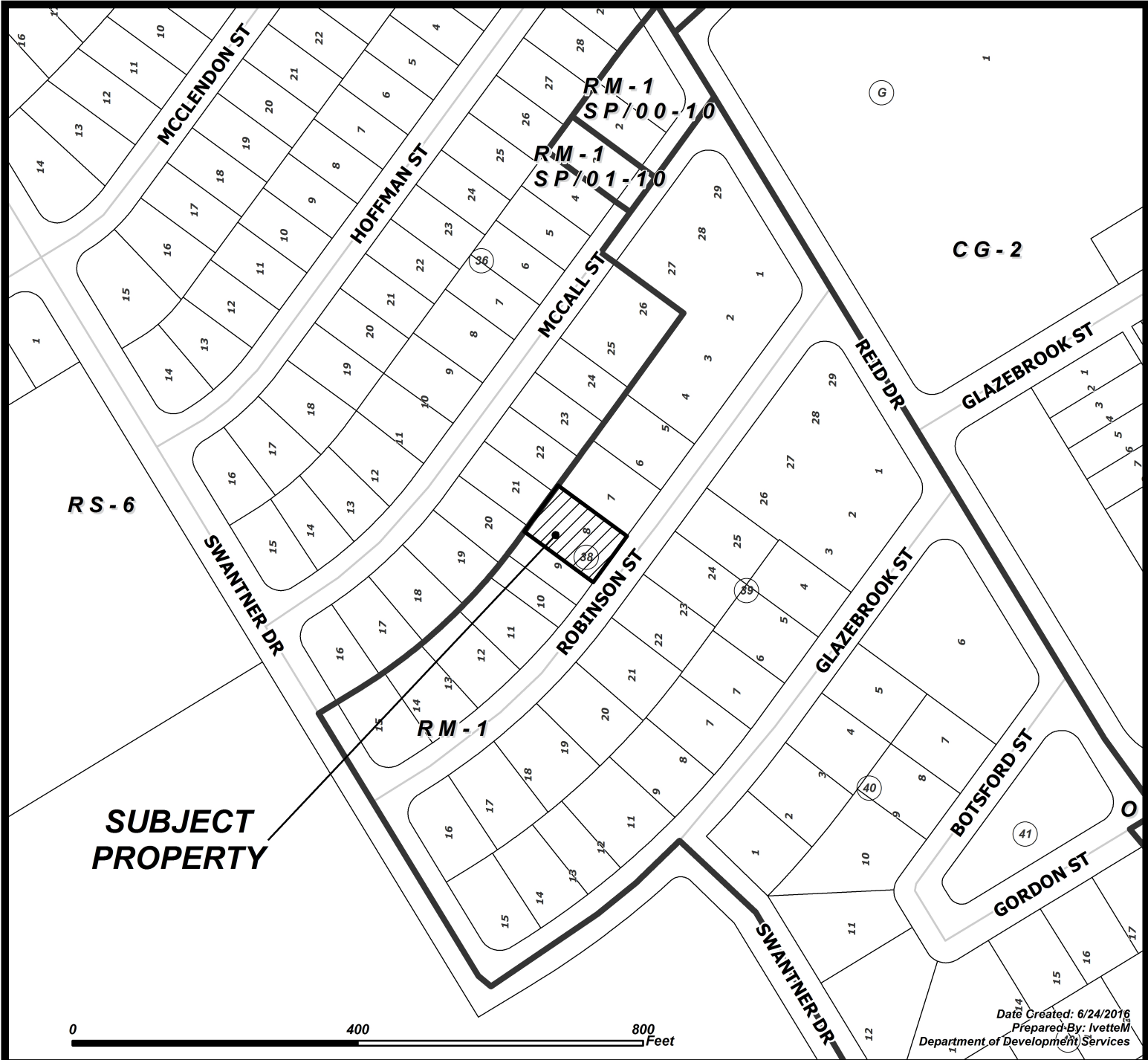
Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Michael Hunter	_____	Mark Scott	_____
Chad Magill	_____	Carolyn Vaughn	_____
Colleen McIntyre	_____		

PASSED AND APPROVED this the _____ day of _____, 20_____.

ATTEST:

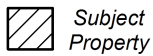
Rebecca Huerta
City Secretary

Nelda Martinez
Mayor

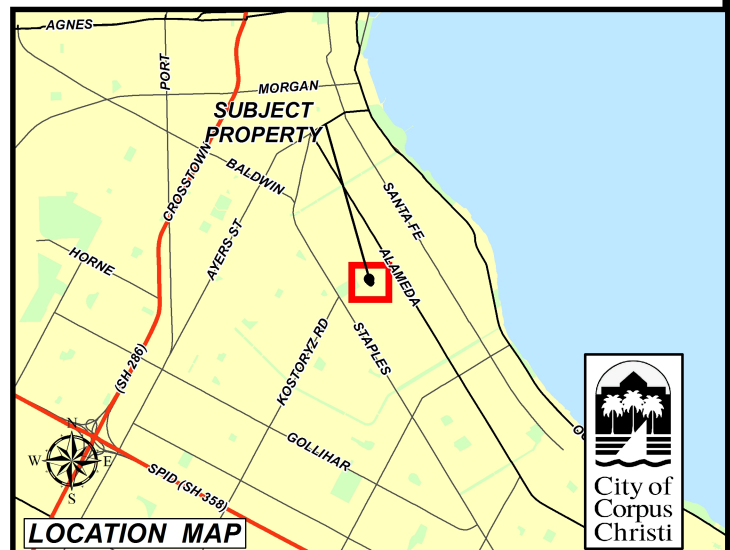


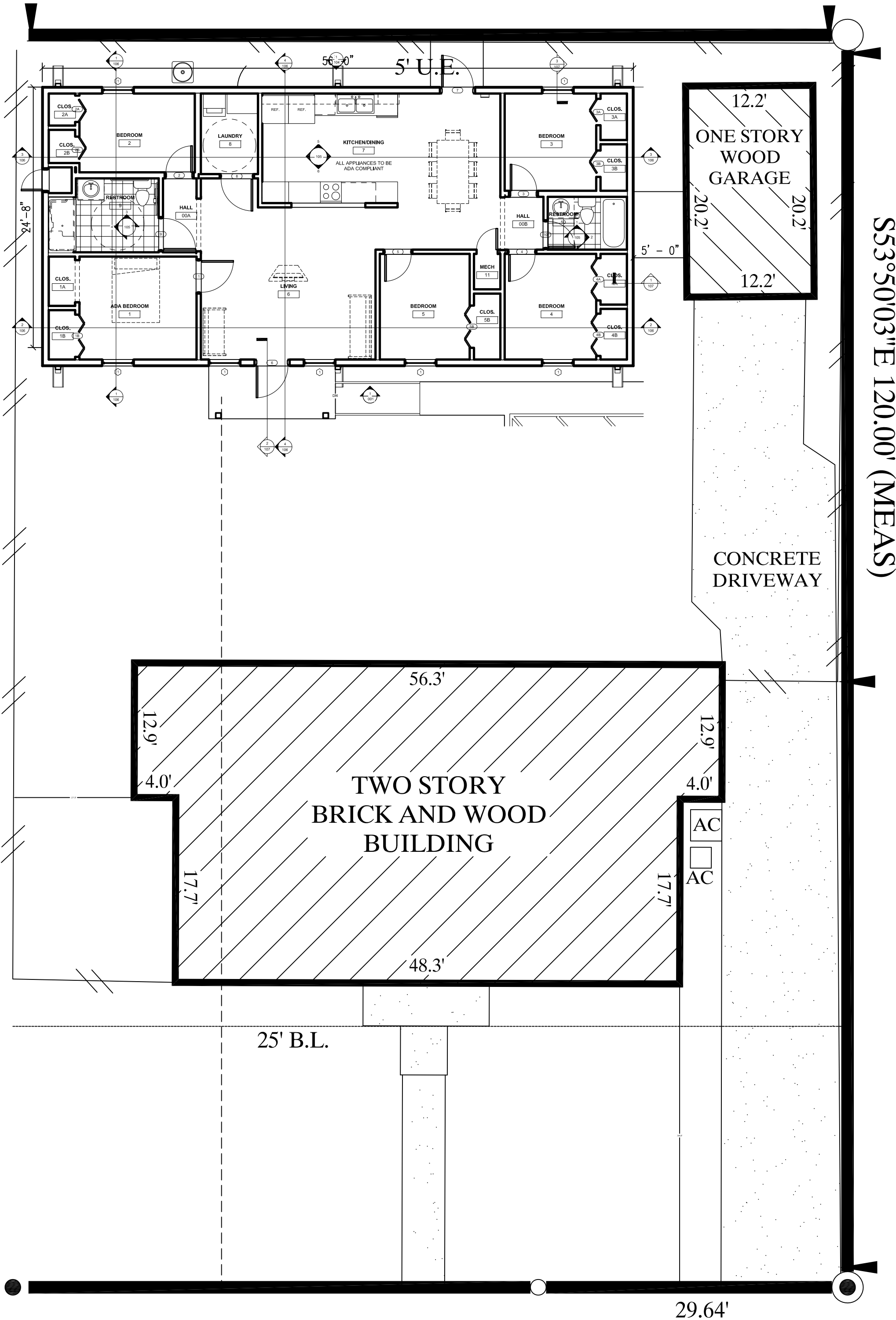
CASE: 0716-03

SUBJECT PROPERTY WITH 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	





S53°50'03"E 120.00' (MEAS)

EXHIBIT B