



## **AGENDA MEMORANDUM**

Public Hearing and First Reading for the City Council Meeting of August 23, 2016  
Second Reading for the City Council Meeting of August 30, 2016

**DATE:** August 2, 2016

**TO:** Margie C. Rose, City Manager

**FROM:** Daniel McGinn, Interim Director, Development Services Department  
DanielMc@cctexas.com  
(361) 826-3595

<p><b>Public Hearing and First Reading for Property at 630 Robinson Street</b></p>
--

### **CAPTION:**

Case No. 0716-03 Corpus Christi Hope House, Inc.: A 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. The property 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.

### **PURPOSE:**

The purpose of this item is to rezone the property to continue operation of Hope House, which is a social service use that provides transitional housing for homeless women and their dependent children, and allow expansion of the facility to the rear of the property.

### **RECOMMENDATION:**

Planning Commission and Staff Recommendation (July 13, 2016):

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 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.

#### Vote Results

For: 8

Against: 0

Absent: 1

#### **BACKGROUND AND FINDINGS:**

As detailed in the attached report, the applicant requests the change in zoning to bring the existing facility, Hope House, into compliance and to allow expansion. 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 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. The Special Permit request meets all of the review criteria required by UDC Article 3.6.3.

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

#### **ALTERNATIVES:**

1. Deny the request.
2. Approve the "RM-1/SP" District as recommended
3. Approve the "CG-1/SP" District (requires  $\frac{3}{4}$  vote)

#### **OTHER CONSIDERATIONS:**

Not Applicable

**CONFORMITY TO CITY POLICY:**

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.

**EMERGENCY / NON-EMERGENCY:**

Non-Emergency

**DEPARTMENTAL CLEARANCES:**

Legal and Planning Commission

**FINANCIAL IMPACT:**

☐ Operating      ☐ Revenue      ☐ Capital      ☒ Not applicable

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

Fund(s):

**Comments:** None

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance-RM-1/SP

Ordinance-CG-1/SP

Presentation - Aerial Map

Planning Commission Final Report