

# PLANNING COMMISSION FINAL REPORT

Case No. 0716-03

HTE No. 16-10000025

Planning Commission Hearing Date: July 13, 2016

Applicant & Legal Description	<p><b>Applicant/Owner:</b> Corpus Christi Hope House, Inc.  <b>Legal Description/Location:</b> 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.</p>			
Zoning Request	<p><b>From:</b> "RM-1" Multifamily 1 District  <b>To:</b> "CG-1/SP" General Commercial District with a Special Permit for a social service use  <b>Area:</b> 0.22 acres  <b>Purpose of Request:</b> 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.</p>			
Existing Zoning and Land Uses		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	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	<p><b>Area Development Plan:</b> 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.  <b>Map No.:</b> 045040  <b>Zoning Violations:</b> None</p>			
Transportation	<p><b>Transportation and Circulation:</b> The subject property has approximately 75 feet of street frontage along Robinson Drive, which is a local residential street.</p>			

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.

**Planning Commission and 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 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.

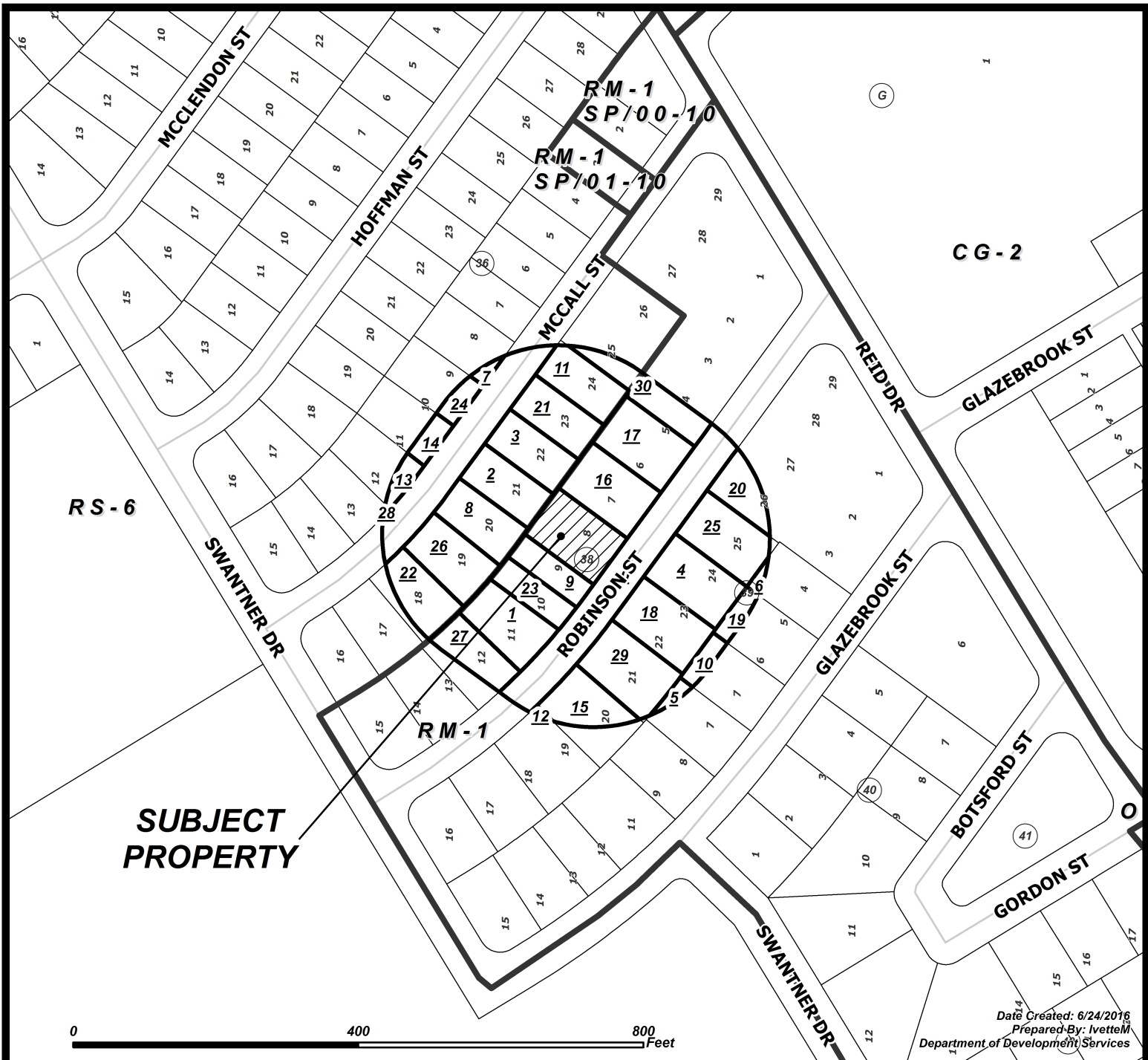


5. **Parking:** The off-street parking requirement is one space per employee and one space per 250 sq. ft. of office area.
6. **Lighting:** Freestanding light poles on the Property shall not exceed 15 feet in height. The Owner shall comply with all other UDC lighting requirements.
7. **Time Limit:** 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.

<b>Public Notification</b>	Number of Notices Mailed – 30 within 200-foot notification area 6 outside notification area
	<b><u>As of August 2, 2016:</u></b>
	In Favor – 1 inside notification area – 0 outside notification area
	In Opposition – 2 inside notification area – 0 outside notification area
	Totaling 4.75% 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

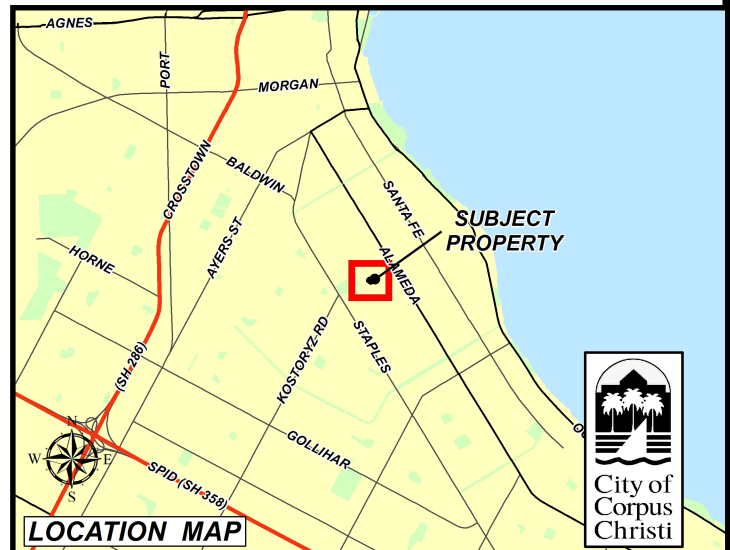
RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF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

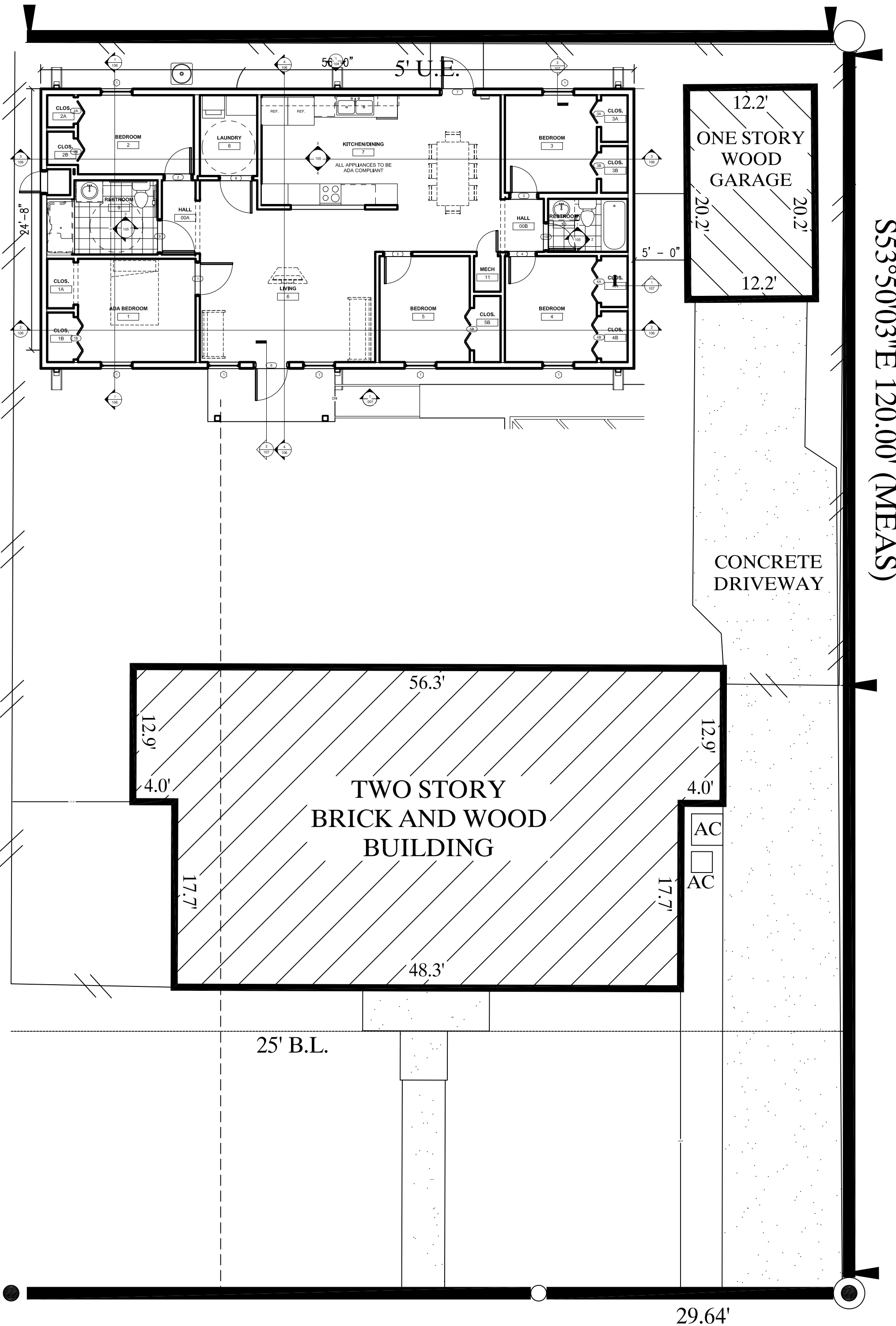
Subject Property with 200' buffer

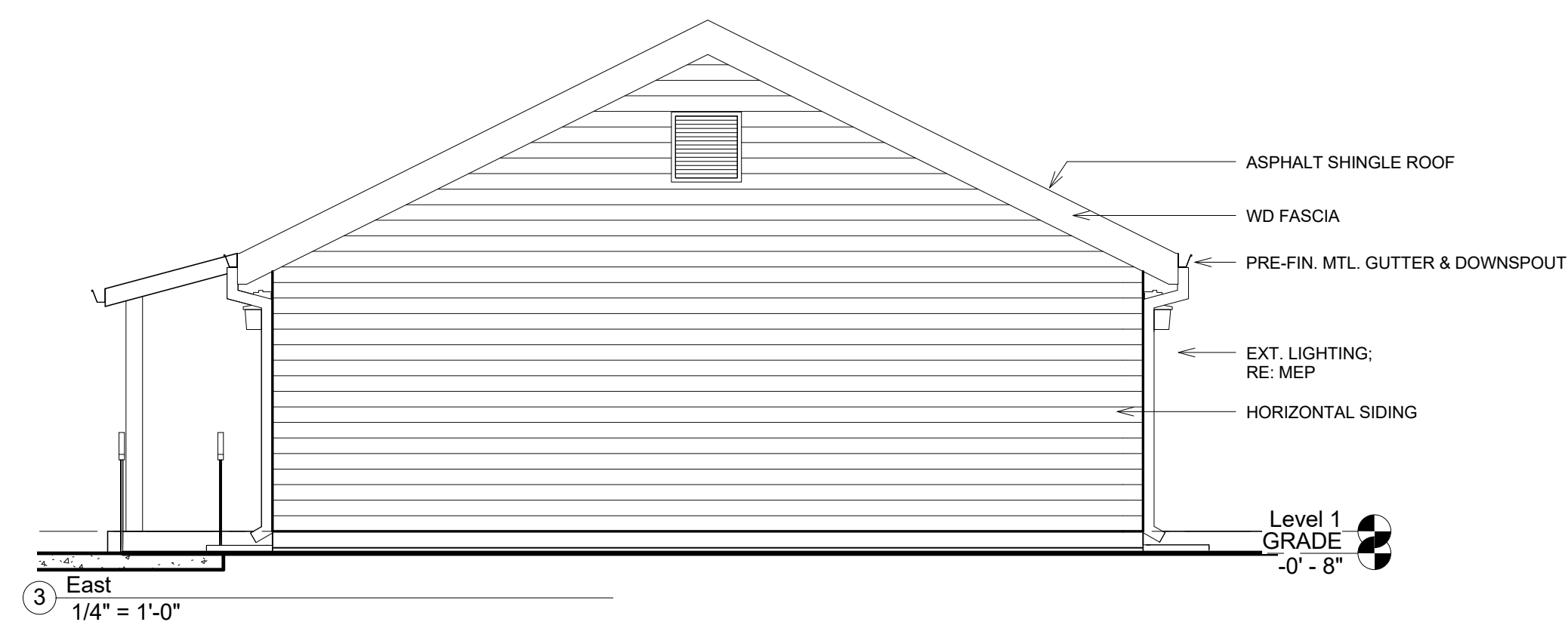
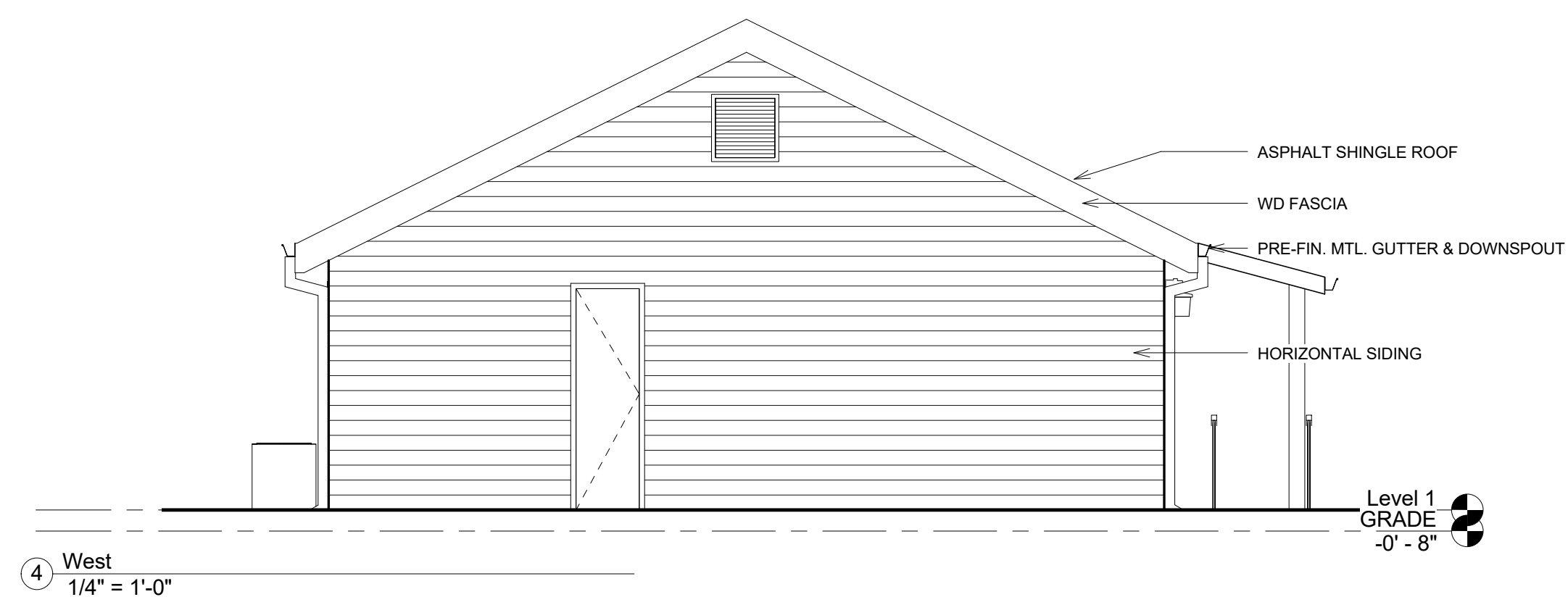
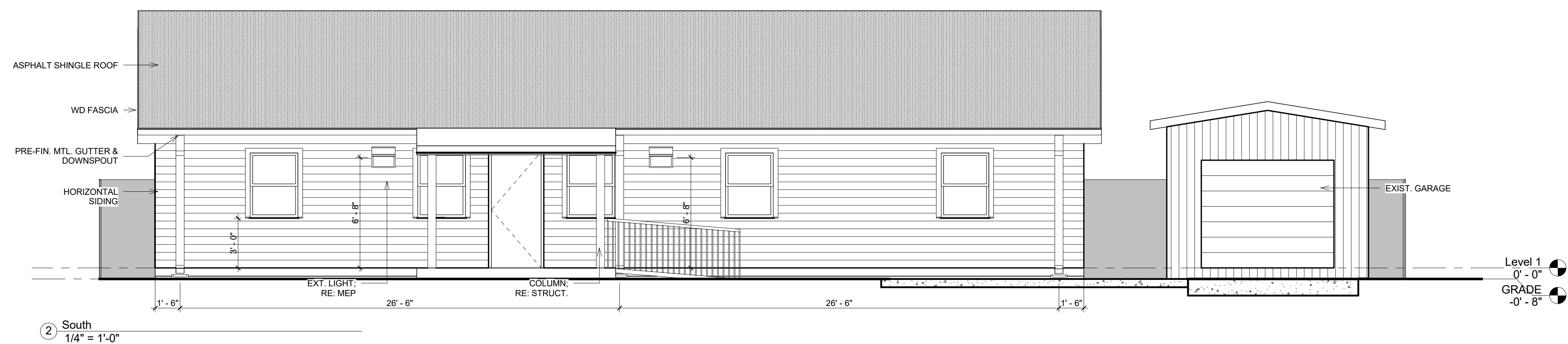
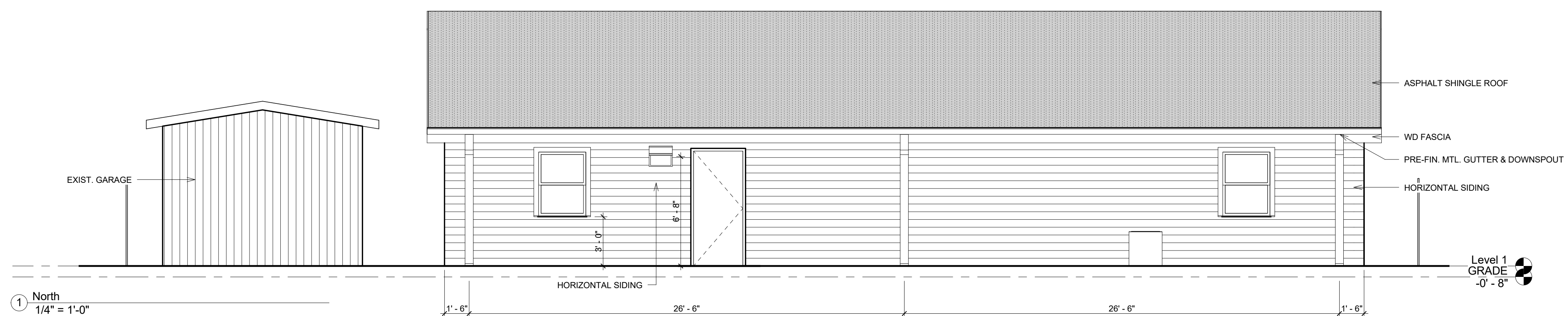
**4** Owners within 200' listed on attached ownership table

Owners in favor

**X** Owners in opposition





[illegible]

HOPE HOUSE Enter address here	DESIGNED BY:		DATE:	Issue Date
	DWN BY:	CHKD BY:	SOLICITATION NO.:	
TURNER • RAMIREZ ARCHITECTS 525 S. STAPLES SUITE A7 CORPUS CHRISTI, TEXAS 78411	Author	Checker	CONTRACT NO.:	Project Number
			FILE NUMBER:	
	AS NOTED		PLOT DATE:	
	SIZE:		FILE NAME:	

HOPE HOUSE BUILDING  
HOPE HOUSE

## EXTERIOR ELEVATIONS

SHEET  
IDENTIFICATION

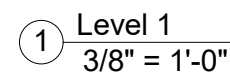
104

HOPE HOUSE Enter address here	DESIGNED BY:	Designer	DATE:	Issue Date
	DWN BY:	CHKD BY: <input checked="" type="checkbox"/> Checker Author	SOLICITATION NO.:	
TURNER + HAMMERS ARCHITECTS & PLANNERS 5525 S. STAPLES SUITE A-7 CORPUS CHRISTI, TEXAS 78411	CONTRACT NO.:		FILE NUMBER:	Project Number
	PLOT SCALE: AS NOTED		PLOT DATE:	
	SIZE:		FILE NAME:	

HOPE HOUSE

SHEET  
IDENTIFICATION

101



# EXISTING BUILDING

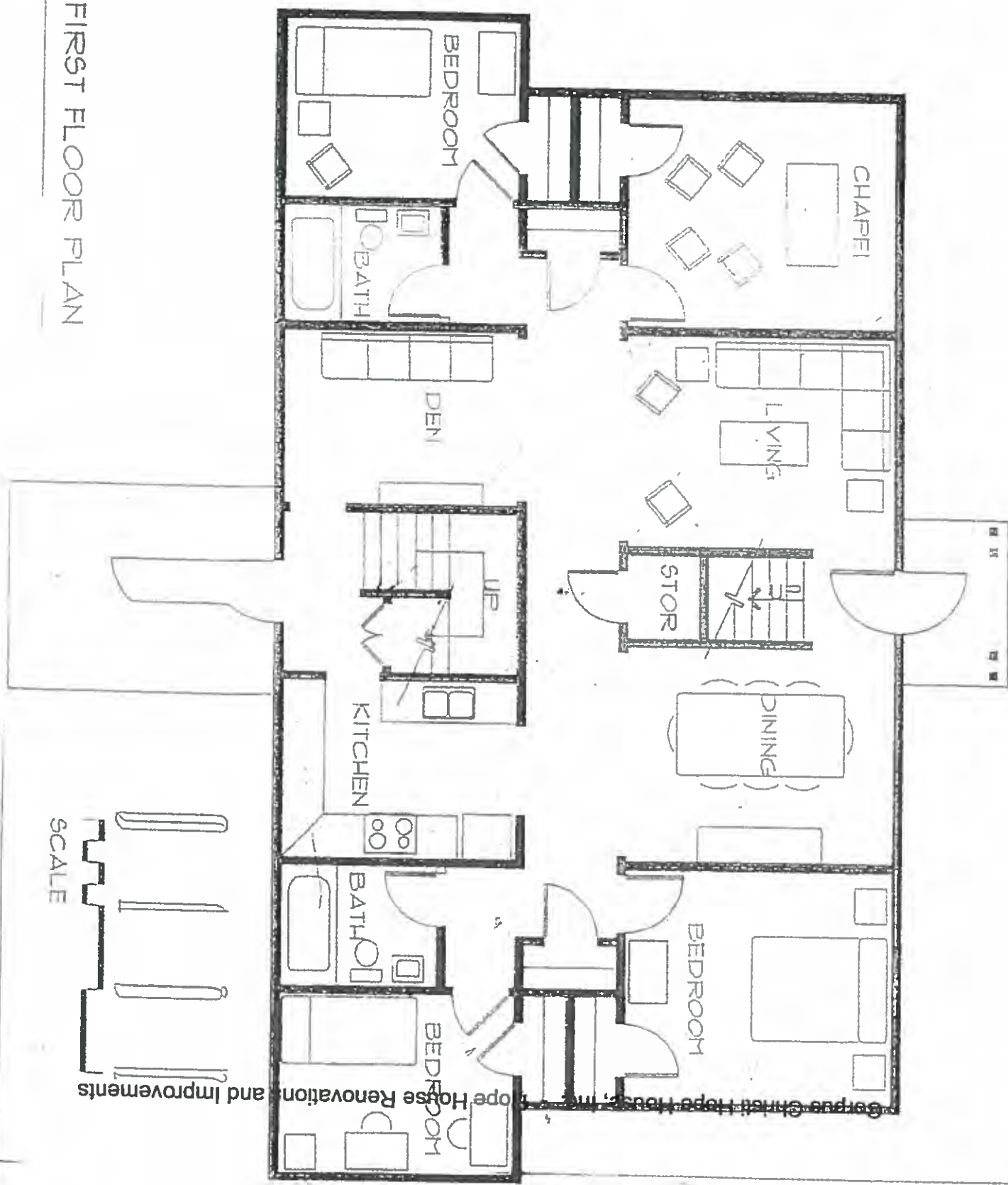
## SECOND FLOOR PLAN





EXISTING BUILDING

FIRST FLOOR PLAN



Garage Christi 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 Lt 8 and Lot(s): 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

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**

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**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

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Rec'd 7/13/16

**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: Bills

Address: 627/629 Robinson

City/State: CC TX 78404

( ) IN FAVOR

(X) IN OPPOSITION

Phone: 688.5504

REASON:

Signature Mary Allred

SEE MAP ON REVERSE SIDE

Property Owner ID: 18  
HTE# 16-1000025 JB

Case No. 0716-03  
Project Manager: Dolores Wood