



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
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<p>Public Hearing and First Reading for Property at 658 Robinson Street</p>
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CAPTION:

Case No. 0716-04 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 being the west or southwest portion of Lot 14 and all of Lot 15, Block 38, Lindale Park Subdivision Section 4, located on the northwest corner of Robinson Street and Swantner Drive.

PURPOSE:

The purpose of this item is to rezone the property to continue operation of Hope House and the Gabriel Project, which are social service uses for homeless women and their dependent children.

RECOMMENDATION:

Planning Commission and Staff Recommendation (July 27, 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 six 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, and a community outreach program for distribution of household supplies and life-skills training limited to 500 square feet. 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 accommodate up to five residents and their dependent children.

2. **Security:** The transitional housing facility located on the Property shall be monitored by staff at all times.
3. **Required yards:** New construction shall comply with the required yards set forth in the “RM-1” Multifamily 1 District in the UDC.
4. **Parking:** The parking requirement for the transitional living facility is one space per employee and one space per 250 sq. ft. of office area. The parking requirement for the community outreach program is one space for per 300 square feet. The parking requirement can be achieved through a combination of off-site parking at 630 Robinson Street, on-site parking, and on-street parking. No less than five on-site parking spaces shall be provided on the Property.
5. **Lighting:** Freestanding light poles on the Property shall not exceed 15 feet in height. The Owner shall comply with all other UDC lighting requirements.
6. **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 into compliance. 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 two-story apartment building currently accommodates up to five women and their dependent children. One of the units in the apartment building serves as the office and reception area. The accessory structure referred to as the “Resource Center” building has a large meeting/classroom with computers for a “Life Skills Training Program”, an office, a food bank and, a main laundry room. On site operations include management and oversight of a second facility located at 630 Robinson Street, which is the subject of a separate zoning change application (Case 0716-03). The applicant intends to remodel the existing office to expand the size of the office, however, no additional structures are planned for this site. 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 ¾ 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

Fiscal Year: 2015-2016	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
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