

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 the west or southwest portion of Lot 14 and all of Lot 15, 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 27, 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 six 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 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. (the “Property”) from the “RM-1” Multifamily 1 District to the “CG-1/SP” General Commercial District with a Special Permit for a social service use; (Zoning Map No. 045040), as shown in Exhibit “A” and Exhibit “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 its entirety.

SECTION 2. The Special Permit granted in Section 1 of this ordinance is subject to the Owner meeting 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, 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.

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:

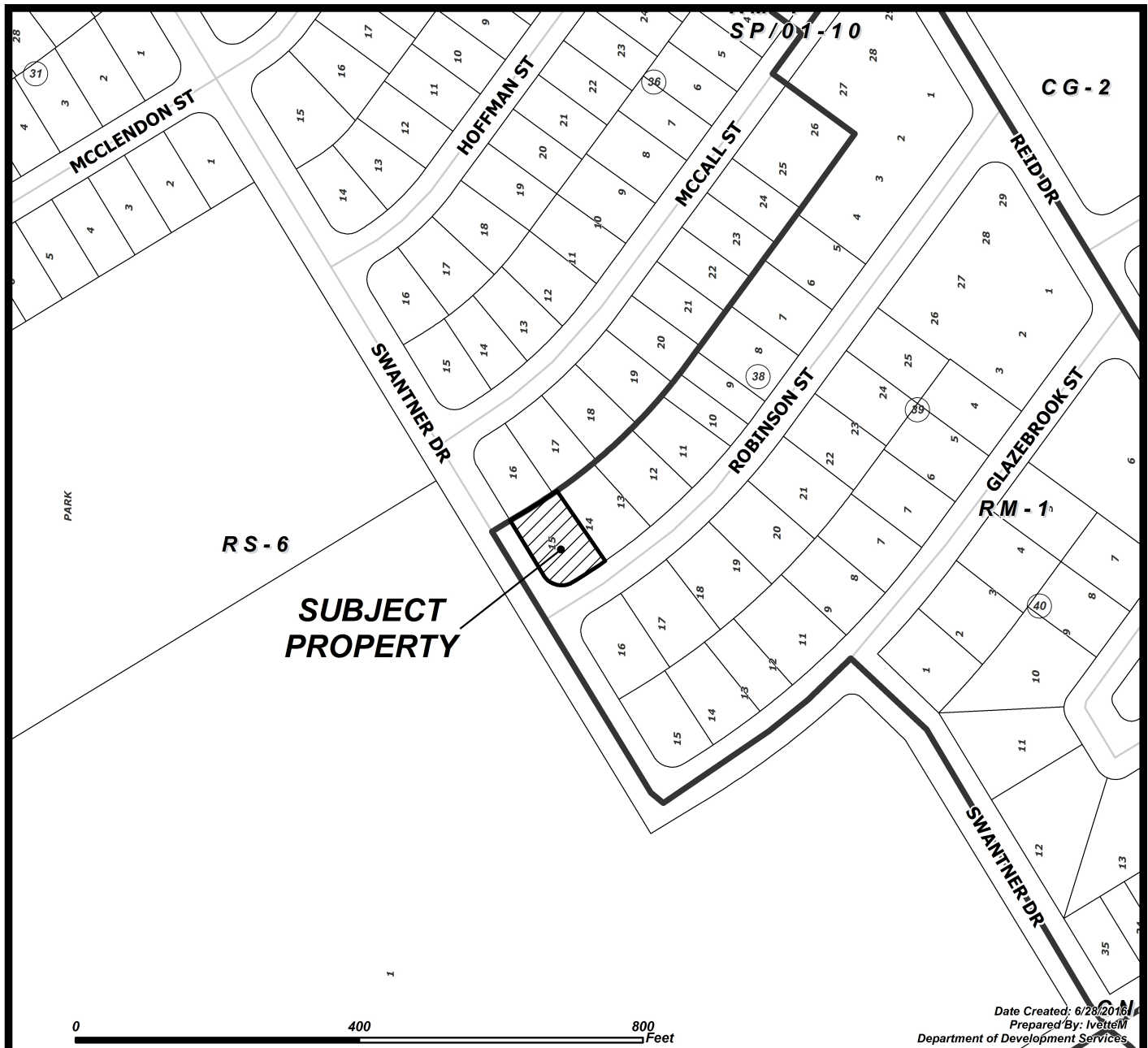
Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Michael Hunter	_____	Mark Scott	_____
Chad Magill	_____	Carolyn Vaughn	_____
Colleen McIntyre	_____		

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

ATTEST:

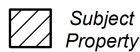
Rebecca Huerta
City Secretary

Nelda Martinez
Mayor



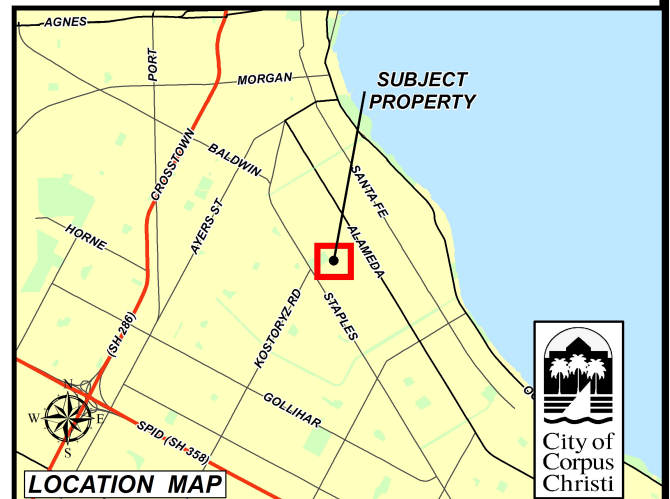
CASE: 0716-04

SUBJECT PROPERTY WITH ZONING



Subject Property

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		



113' - 9"

15' - 0"



A SITE PLAN AT 658 ROBINSON
SCALE 1/8"=1'-0"

13 Parking Spaces

78' - 6"

66' - 3"

F SECTION AT DRIVEWAY
SCALE 3/4"=1'-0"

B SITE PLAN AT
SCALE 1/4"=1'-0"

EXHIBIT B