

Zoning Case # 0916-01 Coastal Bend Grace House, Inc.



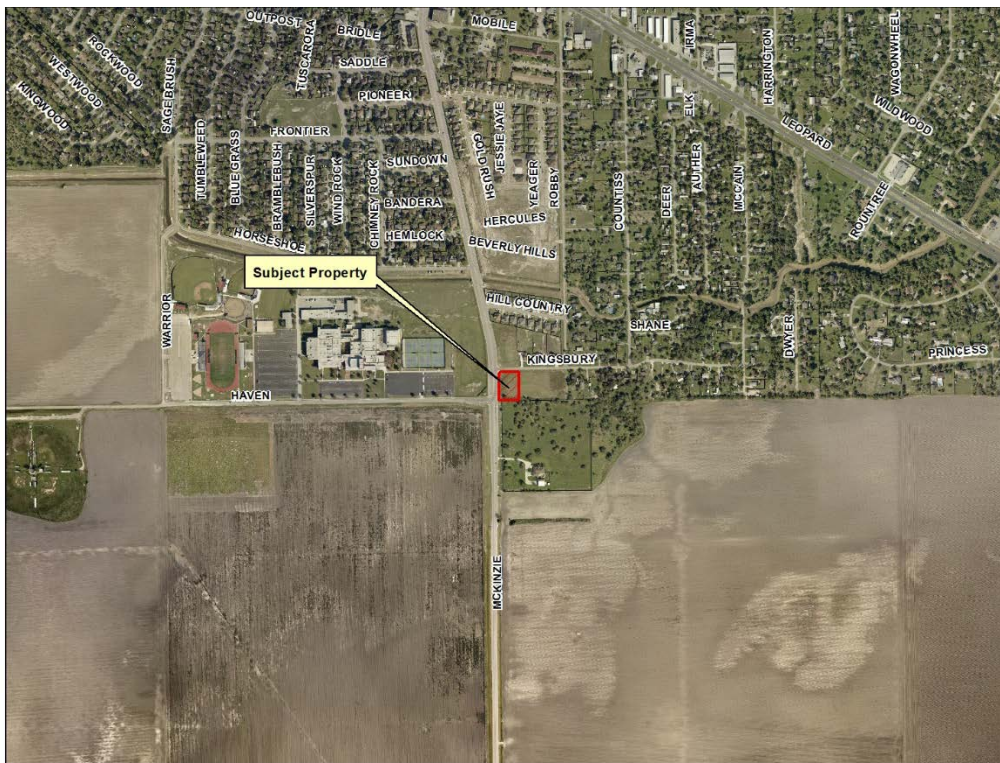
From: “CN-1” Neighborhood Commercial

To: “CG-1/SP” General Commercial with a Special Permit

Planning Commission Presentation
September 7, 2016



Aerial Overview



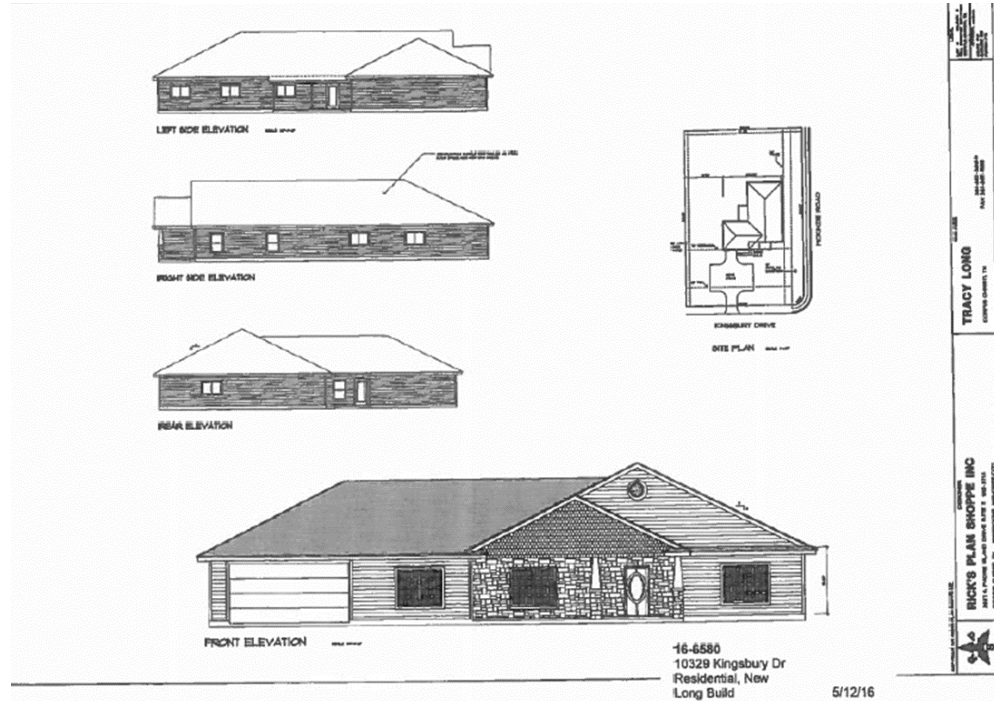


Aerial



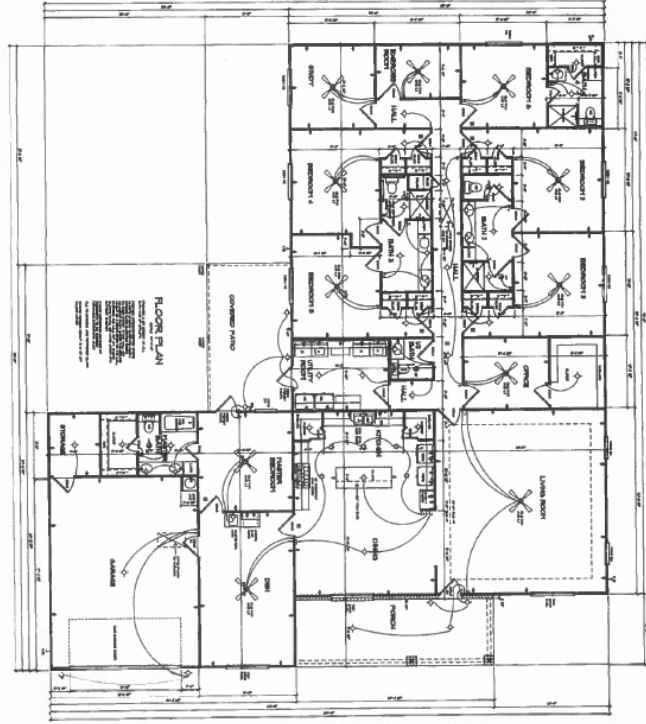


Site Plans



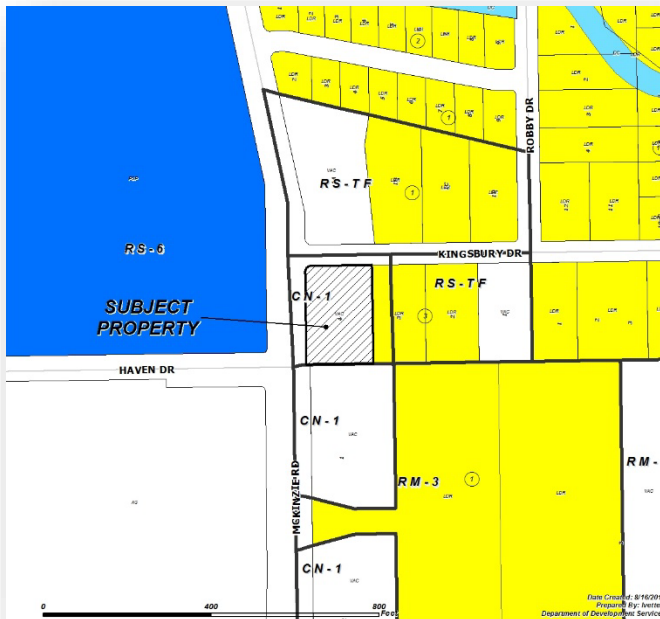


Floor Layout

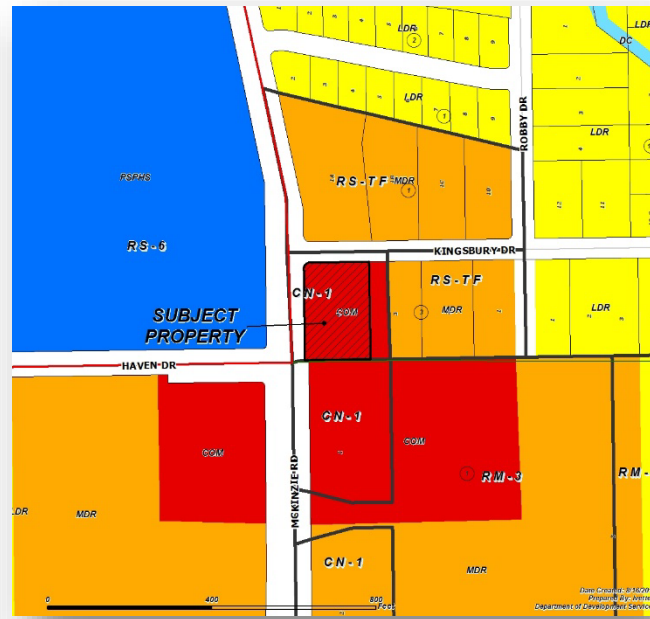




Existing Land Use



Future Land Use







Subject Property





Subject Property Eastbound on Kingsbury Drive





Residential Property on East Side of Subject Property





Across Kingsbury Drive From Subject Property





Public/Semi-Public Property on West Side of Subject Property Across McKinzie Road





North on McKinzie Road West Side of Subject Property





South on McKinzie Road West Side of Subject Property

Subject Property





Public Notification

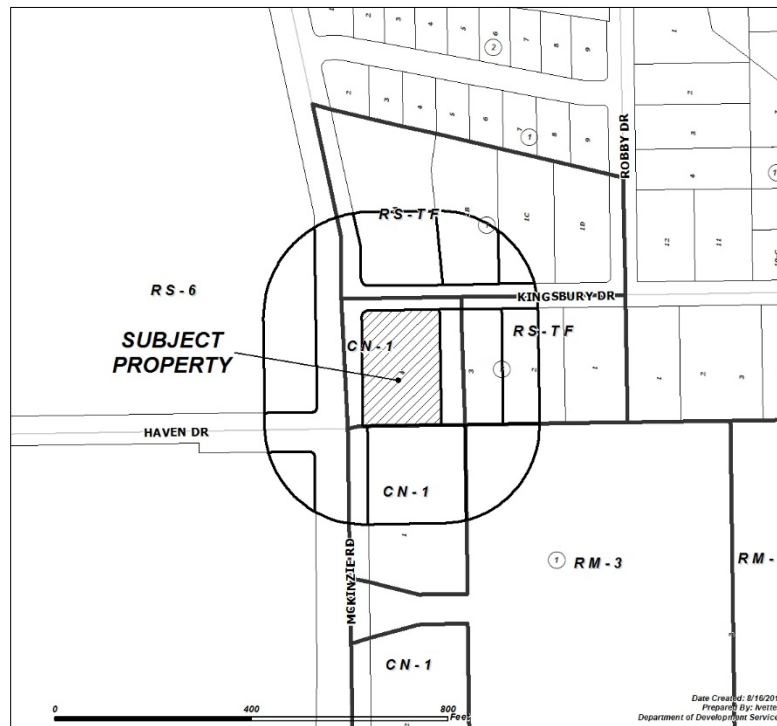
11 Notices mailed inside 200' buffer
4 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.0%)



In Favor: 0





Staff Recommendation

Denial of the change of zoning from the “CN-1”
Neighborhood Commercial District to the “CG-1/SP”
General Commercial District with a Special Permit

In lieu thereof, approval of the “CN-1/SP”
Neighborhood Commercial District with a Special
Permit subject to the following conditions:



Conditions

1. **Uses:**

- Transitional Housing Facility
- Up to 10 beds
- Meals and outreach support services for residents only.
- Single or two-family use is also permitted.

2. **Fencing:**

- An 8-foot tall wood screening fence on eastern property line
- A 6-foot minimum wood screening fence along rear property line

3. **Security:** Monitored by staff at all times.

4. **Landscaping:** Per the UDC

- Comply with multi-family standards
- Shrubs shall be planted on eastern property line to screen from visiting traffic.



Conditions

5. **Building Design:**
 - Shall compliment style and materials in the neighborhood on Kingsbury Drive.
 - Shall resemble a single-family dwelling.
6. **Lighting:**
 - Per UDC
 - Freestanding light poles at a 15-foot maximum height.
7. **Time Limit:** 12 months