

PLANNING COMMISSION FINAL REPORT

Case No. 0818-03

INFOR No. 18ZN1016

Planning Commission Hearing Date: August 8, 2018

Applicant & Legal Description	Owner: The Salvation Army Applicant: Urban Engineering Location Address: 1804 Buford Avenue Legal Description: Lot 1R, Block 6, Bay View No. 3, located on the north side of Buford Street, east of Crosstown Expressway (State Highway 286), south of Agnes Street, and west of South Brownlee Boulevard.			
Zoning Request	From: "RS-6" Single-Family 6 District To: "CG-1/SP" General Commercial District with a Special Permit Area: 2.41 acres Purpose of Request: To allow for a social service use and the construction of a 35,000 square foot transitional housing facility.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RS-6" Single-Family 6	Public/Semi-Public	Medium Density Residential
	<i>North</i>	"ON" Neighborhood Office and "RM-3" Multifamily 3	Public/Semi-Public and Low Density Residential	Medium Density Residential
	<i>South</i>	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential
	<i>East</i>	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential
	<i>West</i>	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Downtown 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 generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. Map No.: 046043 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 280 feet of street frontage along Buford Street to the south and along Hancock Street to the north, approximately 375 feet along the frontage road of the 16 th Street/Crosstown Expressway (SH 286) to the west, and 15 th Street to the east. The Urban Transportation Plan identifies all four streets as local residential streets.			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Buford Avenue	Local/Residential	50' ROW 28' paved	60' ROW 30' paved	N/A
	Hancock Avenue	Local/Residential	50' ROW 28' paved	55' ROW 32' paved	N/A
	15 th Street	Local/Residential	50' ROW 28' paved	55' ROW 30' paved	N/A
	Crosstown Expressway (16 th Street)	Local/Residential	50' ROW 28' paved	50' ROW 30' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RS-6” Single-Family 6 District to the “CG-1/SP” General Commercial District with a Special Permit to allow for a social service use and the construction of a 35,000 square foot transitional housing facility.

The proposed transitional housing facility that includes residences for families and veterans, a family service center with playground, a veterans work therapy program, and other care and training services.

A transitional housing facility is not explicitly defined or identified in the Unified Development Code (UDC) and is considered a Social Service Use. 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.”

Development Plan: The applicant is proposing to construct 35,000 square foot facility that will house intact families. In total, the facility will have 220 beds, a dining and kitchen area to serve only those enrolled in the non-profit’s transitional housing program, an open-air courtyard, multi-purpose classroom, administrative offices, parking and a playground. The Center will have 40 staff members and staff will be on-site to monitor the facility 24 hours a day.

Of the beds planned for the new facility, they are expected to be used for the following groups: approximately 73 percent for families, 18 percent for veterans, and 7 percent for work therapy, and 2 percent for emergency situations. The Center accepts new residents (single-men) under a 14-day assessment period before they can be enrolled in the transitional housing programs.

Existing Land Uses & Zoning: The subject property is zoned “RS-6” Single-Family 6 District and consists of a public/semi-public use (chapel, ball fields, and recreational facility). To the northwest is land zoned “ON” Office District and occupied by a day care

facility and to the northeast are low density residential uses zoned “RM-3” Multifamily 3 District. To the south is zoned “RS-6” Single-Family 6 District and consists of a vacant lot and low density residential uses. East and west of the subject property is zoned “RS-6” Single-Family 6 District with low and medium density residential to the east and an expressway to the west.

AICUZ: The subject property is not located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ).

Plat Status: The property is platted.

PlanCC & Area Development Plan Consistency: The subject property is located within the boundaries of the Downtown Area Development Plan (ADP). The proposed rezoning to the “CG-1/SP” General Commercial District with a Special Permit is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. The following policies are applicable:

- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use. (Future Land Use, Zoning, and Urban Design Policy Statement 1)
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 3)

Department Comments:

- The proposed rezoning is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. The proposed rezoning is compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.
- Transitional housing facilities with sufficient organizational support can create positive impacts for the community.
- The applicant intends to improve the property by constructing a new social service facility that will replace existing structures.
- Development of the site advances policies pertaining to infill development.
- The Special Permit request meets all of the review criteria required by UDC Article 3.6.3.
- The original “RS-6/SP” Single-Family 6 District with a Special Permit was issued on May 30, 2016 (Ordinance #030862). It has been over two years since the approval and there has been no action on the Special Permit. Therefore, the Special Permit has expired.
- The original application for a Special Permit is exactly the same as this application and continues to be for a 35,000 square foot transitional housing facility. The property was previously zoned “RS-6” Single-Family 6 District. Staff recommended denial of the change of zoning to the “CG-1/SP” General Commercial District with a Special Permit on the original zoning case as the Future Land Use is for medium density residential uses. Therefore, staff has recommended keeping the base zoning

district of “RS-6” Single-Family 6 District and utilizing the ability of the Special Permit to grant the construction of the transitional housing facility.

Planning Commission and Staff Recommendation (August 8, 2018):

Denial of the change of zoning from the “RS-6” Single-Family 6 District to the “CG-1/SP” General Commercial District with a Special Permit and, in lieu thereof, approval of the “RS-6/SP” Single-Family 6 District with a Special Permit subject to the following conditions:

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted in the base zoning district is a Transitional Housing facility, a social service operated to assist families and veterans with their transition into permanent housing. The facility shall not exceed 220 beds. No soup kitchen or public feeding shall be allowed. For the purposes of this section, Transitional Housing is defined as a project that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living within 24 months, but the time limit could be longer.
2. **Intake Facilities:** Adequate waiting area inside the facility must be provided so that no perceived loitering or waiting outdoors occurs.
3. **Security:** The transitional housing facility located on the Property shall be monitored by facility staff at all times.
4. **Landscaping:** Landscape requirements for the Property shall be in compliance with standards for development as outlined in the UDC, except that the landscaping requirement of the street yards shall be met at 100% along 15th Street; 80% along Buford Avenue; 67% along Hancock Avenue; and 60% along 16th Street.
5. **Building Design:** The exterior façade of the building(s) may contain metal elements, however, metal elements shall not exceed 50% of a building’s façade. The Owner shall incorporate windows and doors or other architectural enhancements on elevations that face the abutting residential development.
6. **Building Height:** The height of the building(s) shall not exceed 35 feet.
7. **Lighting:** Freestanding light poles on the Property shall not exceed 15 feet in height. The Owner shall comply with all other UDC lighting requirements.
8. **Parking:** Driveways shall be prohibited from being located on 15th Street.
9. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 24 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

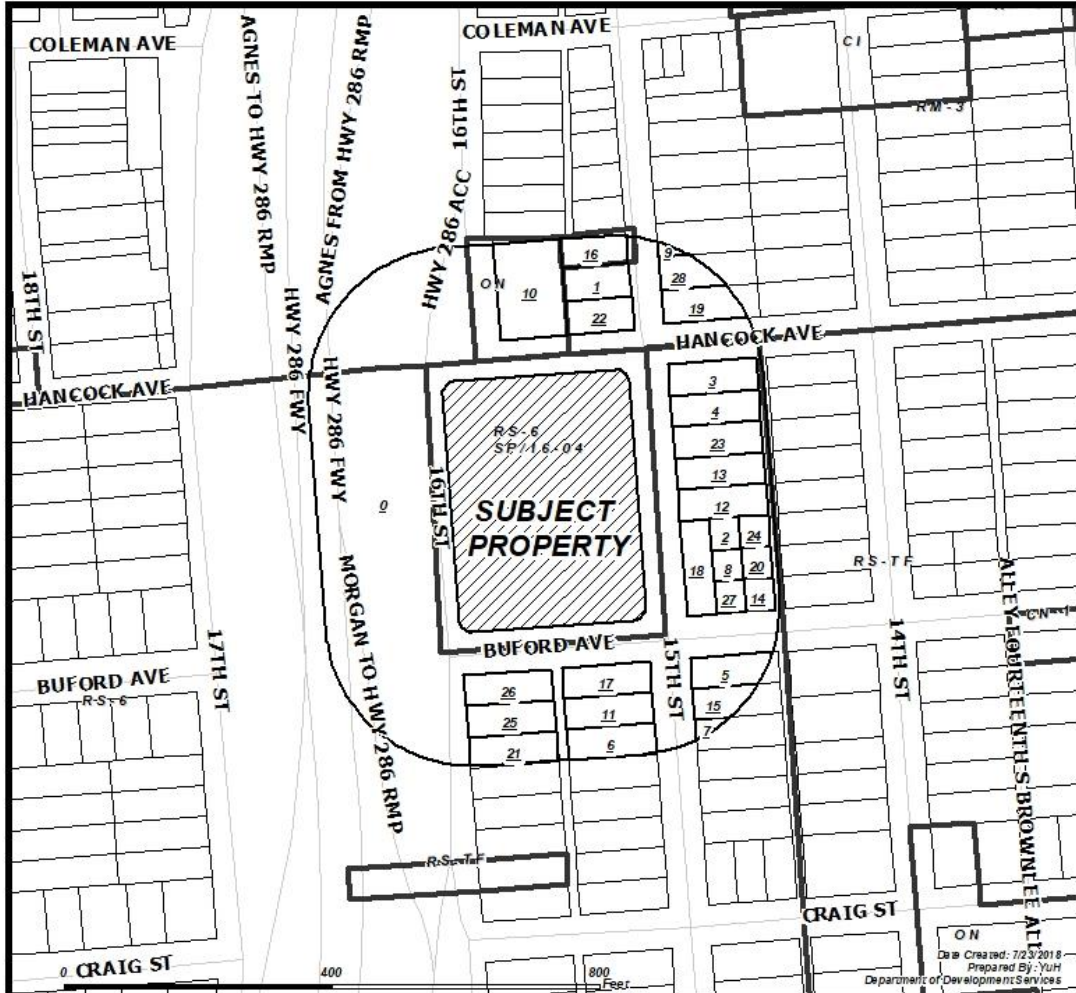
Vote Results:

For: 8
Opposed: 0
Absent: 1
Abstained: 0

Public Notification	Number of Notices Mailed – 28 within 200-foot notification area 5 outside notification area	
	<u>As of August 3, 2018:</u>	
	In Favor	– 0 inside notification area – 0 outside notification area
	In Opposition	– 2 inside notification area – 0 outside notification area
	Totaling 2.91% of the land within the 200-foot notification area in opposition.	

Attachments:

- A. Location Map (Existing Zoning & Notice Area)
- B. Preliminary Site Plan
- C. Original Staff Report, Ordinance, and Application
- D. Public Comments Received (if any)



CASE: 0818-03
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-8 Single-Family 8
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-7 Two-Family
CR-1 Resort Commercial	RS-16 Single-Family 16
CR-2 Resort Commercial	RE Residential Estate
CO-1 General Commercial	RS-TH Townhouse
CO-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
OSD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

Subject Property
with 200' buffer

Owners
in favor

Owners within 200' listed on
attached ownership table

Owners
in opposition



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 solicita 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. 0818-03**

The Salvation Army has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-6" Single-Family 6 District to the "CG-1/SP" General Commercial District with a Special Permit, resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

1804 Buford Avenue and Lot 1R, Block 6, Bay View No. 3, located on the north side of Buford Street, east of Crosstown Expressway (State Highway 286), south of Agnes Street, and west of South Brownlee Boulevard.

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. 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, August 8, 2018**, 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: Saeorro Rodriguez

Address: 913-15th St. Corpus Christi City/State: Texas

() IN FAVOR (X) IN OPPOSITION

Phone: 361-815-8082

REASON:

This is a residential area and I fear for my safety. Thank you.

Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 182N1016
Property Owner ID: 1

Case No. 0818-03
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com

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Printed Name: LEONAR GONZALEZ

Address: 1106-16th ST.

City/State: Corpus Christi, TX
7846

() IN FAVOR ☒ IN OPPOSITION

Phone:

REASON:

Leonar Gonzalez
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 18ZN1016
Property Owner ID: 25

Case No. 0818-03
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com