

STAFF REPORT

Case No. 1019-01

INFOR No. 19ZN1024

Planning Commission Hearing Date: October 16, 2019

Applicant & Legal Description	<p>Owner: Ed Rachal Foundation Applicant: Ed Rachal Foundation Location Address: 2212 Morris Street Legal Description: Being a 2.066 acre tract, being all of Lots 1-4, and 10-12, Block 1, Patrick and Webb Addition to the City of Corpus Christi, as shown on a map recorded in Volume A, Page 13, Map Records of Nueces County, Texas, all of Lots 19-24, and the adjacent Alley of Block 1, First Revised Plat of the Eckerd Addition to the City of Corpus Christi, as shown on a map recorded in Volume 3, Page 47, Map Records of Nueces County, Texas, and all of Lots 13-18, Block 1, Second Revised Plat of the Eckerd Addition to the City of Corpus Christi, as shown on a map recorded in Volume 4, Page 49, Map Records of Nueces County, Texas and Lots 28, 29, and 30, Block 10, Pat Webb, located along the north side of Morris Street, west of South 19th Street, and east of 20th Street.</p>			
Zoning Request	<p>From: "RS-6" Single-Family 6 District To: "CI/SP" Intensive Commercial with a Special Permit Area: 2.23 acres Purpose of Request: To allow for the operation of a transient lodging facility for the homeless.</p>			
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	Government
	<i>North</i>	"RS-6" Single-Family 6 and "CN-1" Neighborhood Commercial	Vacant, Low, and Medium Density Residential	Commercial, Medium, and High Density Residential
	<i>South</i>	"RS-6" Single-Family 6, RM-3" Multifamily 3, and "CI" Intensive Commercial	Vacant and Low Density Residential	Commercial and Medium Density Residential
	<i>East</i>	"RM-3" Multifamily 3	Public/Semi-Public	Government and Medium Density Residential
	<i>West</i>	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential

ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Westside Area Development Plan and is planned for government uses. The proposed rezoning is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map.</p> <p>Map No.: 046043</p> <p>Zoning Violations: None</p>				
Transportation	<p>Transportation and Circulation: The subject property has approximately 300 feet of street frontage along Morris Street, South 19th Street, Mary Street, and 20th Street. South 19th Street is designated as an “C1” Minor Collector Street. Morris, Mary, and 20th Streets are designated as Local/Residential Streets. According to the Urban Transportation Plan, “C1” Minor Collector Streets can convey a capacity of 1,000 to 3,000 Average Daily Trips (ADT).</p>				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Morris Street	Local/Residential	50' ROW 28' paved	60' ROW 40' paved	N/A
	South 19 th Street	“C1” Minor Collector	60' ROW 40' paved	60' ROW 40' paved	N/A
	Mary Street	Local/Residential	50' ROW 28' paved	60' ROW 40' paved	N/A
	20 th Street	Local/Residential	50' ROW 28' paved	60' ROW 40' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RS-6” Single-Family District to the “CI/SP” Intensive Commercial with a Special Permit to allow for the operation of a transient lodging facility for the homeless. A transitional housing facility is identified in the Unified Development Code (UDC) as 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 subject property is 2.23 acres in size. The proposed development will be the new Good Samaritan Mission for the homeless with 308 beds. The shelter will be an adaptive reuse of the former Lamar Elementary School. The school closed in 2010 and was sold by Corpus Christi Independent School District (CCISD). A dining and kitchen area to serve only those staying at the facility, an open-air courtyard, covered gym, administrative offices, laundry facilities, and parking. The Center will have volunteer staff members on-site to monitor the facility 24 hours a day.

A conceptual floor layout of the proposed facility estimates the following bed allocation per area as follows:

<u>Facility</u>	<u># of Beds</u>
1 st Floor	
Women's Dormitory	87 (9 Private and 78 Bunk)
Men's Dormitory	50 (6 Private and 44 Bunk)
Family Dormitory	6
ADA (Accessible)	2
2 nd Floor	
Men's Dormitory	151 (33 Private and 118 Bunk)
Couples	8
Non-Bunk	4
Total Beds:	308

Existing Land Uses & Zoning: The subject property is currently zoned "RS-6" Single-Family 6 District and consists of a former elementary school built in 1941. To the north are single-family residences and vacant properties zoned "RS-6" Single-Family 6 District and two commercial properties zoned "CN-1" Neighborhood Commercial District platted in 1909. To the south are single-family residences and vacant properties zoned "RM-3" Multifamily 3 District and commercial properties zoned "CI" Intensive Commercial District also platted in 1909. To the east single-family residences and St. Joseph's Catholic Church zoned "RM-3" Multifamily 3 District platted in 1929. To the west are single-family residences zoned "RS-6" Single-Family 6 District platted in 1909.

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

Plat Status: The property is not platted.

Utilities:

Water: 10-inch CIP line located along South 19th Street.

Wastewater: 8-inch VCP line located along South 19th Street.

Gas: 2-inch Service Line located along Mary Street.

Storm Water: Road side inlets surrounding the subject property.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Westside Area Development Plan and is planned for government and medium density residential uses. The proposed rezoning to the "CI/SP" Intensive Commercial 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 should be considered:

- Chronic homelessness addressed in an organized and sympathetic manner. (Housing and Neighborhoods Policy Statement 1).
- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- 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).

- Promote compact and walkable mixed-use urban villages that concentrate retail and services within walking distance of neighborhood residences and where they could support improved public transportation service, such as expected major bus stations and future stops for bus rapid transit, creating “transit-ready” locations. (Future Land Use, Zoning, and Urban Design Policy Statement 2).
- 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. Additionally, the proposed use is an adaptive reuse of a former elementary school and compatible with the adjoining residential properties. The proposed use does not have a negative impact upon the adjacent properties.
- No further development has occurred on the subject property since the closure of Lamar Elementary School in 2010. The applicant intends to improve the property by renovating a former school and create a new social service facility that will replace the existing Good Samaritan Mission.
- Transitional housing facilities with sufficient organizational support can create positive impacts for the community. Development of the site furthers policies pertaining to infill development.
- The proposed Good Samaritan Mission is approximately 0.25 miles north of Christus Spohn Memorial Hospital and Hector P. Garcia Clinic. 0.25 miles is considered a standard walkshed.
- Along South 19th Street along the east side of the subject property are several Regional Transportation Authority (RTA) bus stop. These bus stop serve both Routes 21 and 30.
- The Unified Development Code (UDC) does list the “CI/SP” Intensive Commercial District with a Special Permit as the proper zoning classification for a “Social Service Use. However, the “CI” District also allows uses such as bars, nightclubs, vehicle sales/service, and self-storage uses.

Staff Recommendation:

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “CI/SP” Intensive Commercial District with a Special Permit and subject to the following conditions:

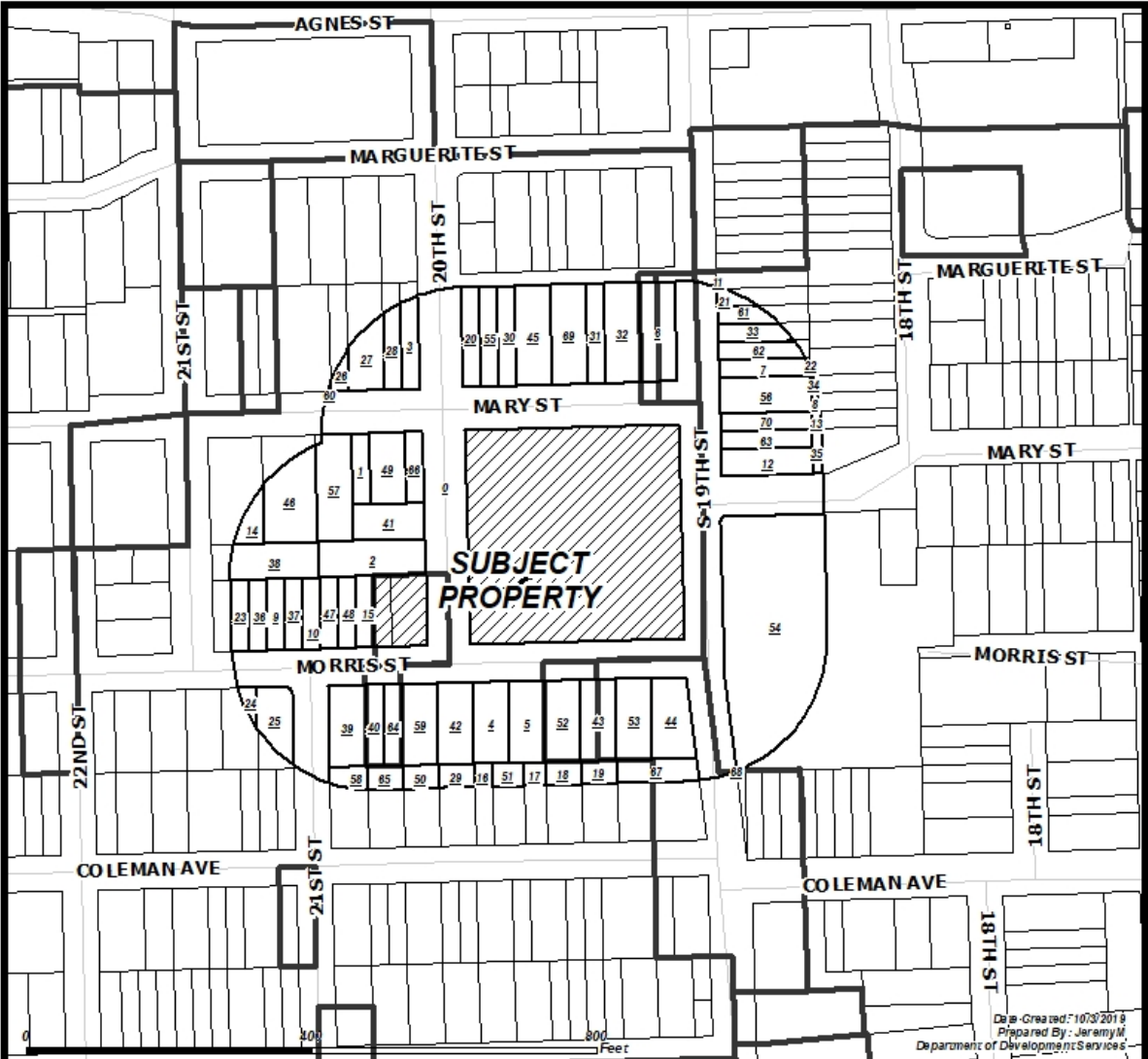
1. **Uses:** The only uses authorized by this Special Permit other than uses permitted in the base zoning district is a Transitional Housing facility, a social service operated to assist persons with their transition into permanent housing. The facility shall not exceed 308 beds. No soup kitchen or public feeding shall be allowed.
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 follow the standards outlined in the Unified Development Code (UDC). Existing trees along Morris Street and South 19th Street shall be kept and maintained.
5. **Parking:** Lots 28, 29, and 30, Block 10, Pat Webb shall only be used for the purpose of a parking lot.
6. **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.

Public Notification	Number of Notices Mailed – 70 within 200-foot notification area 5 outside notification area
	<u>As of October 11, 2019:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 1 inside notification area – 0 outside notification area
	Totaling 0.51% of the land within the 200-foot notification area in opposition.

Attachments:

- A. Location Map (Existing Zoning & Notice Area)
- B. Site Plan and draft floor plans
- C. Public Comments Received (if any)



Date Created: 10/3/2018
Prepared By: Jeremy M.
Department of Development Services

CASE: 1019-01
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-TF 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
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

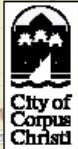
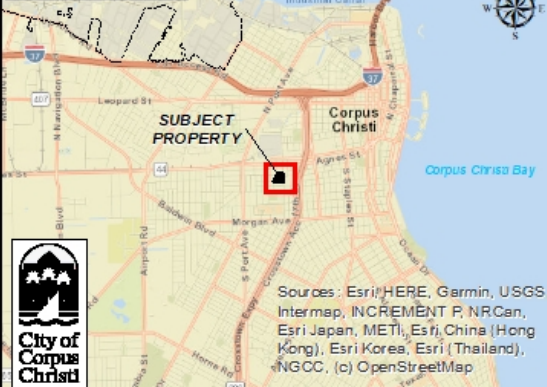
Subject Property with 200' buffer

Owners in favor

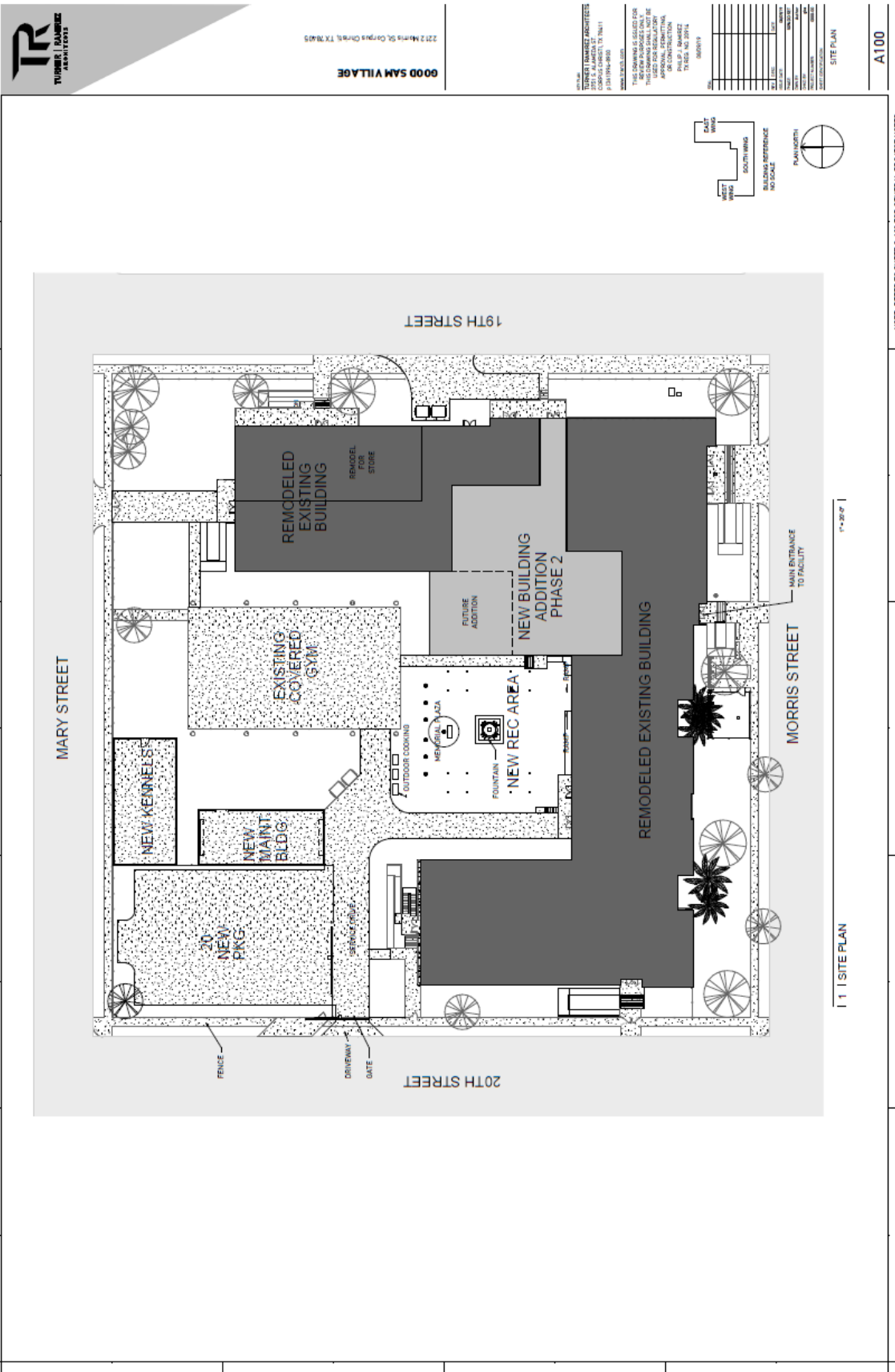
4 Owners within 200' listed on attached ownership table

X Owners in opposition

LOCATION MAP



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri, China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap



THIS DRAWING IS ISSUED FOR REVIEW PURPOSES ONLY. THIS DRAWING SHALL NOT BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

PHILIP J. RAMIREZ
TX REG. NO. 20914

TURNER J. RAMIREZ ARCHITECTS
1501 S. ALAMEDA ST.
DALLAS, TEXAS 75211
(214) 741-8900
www.tjramco.com

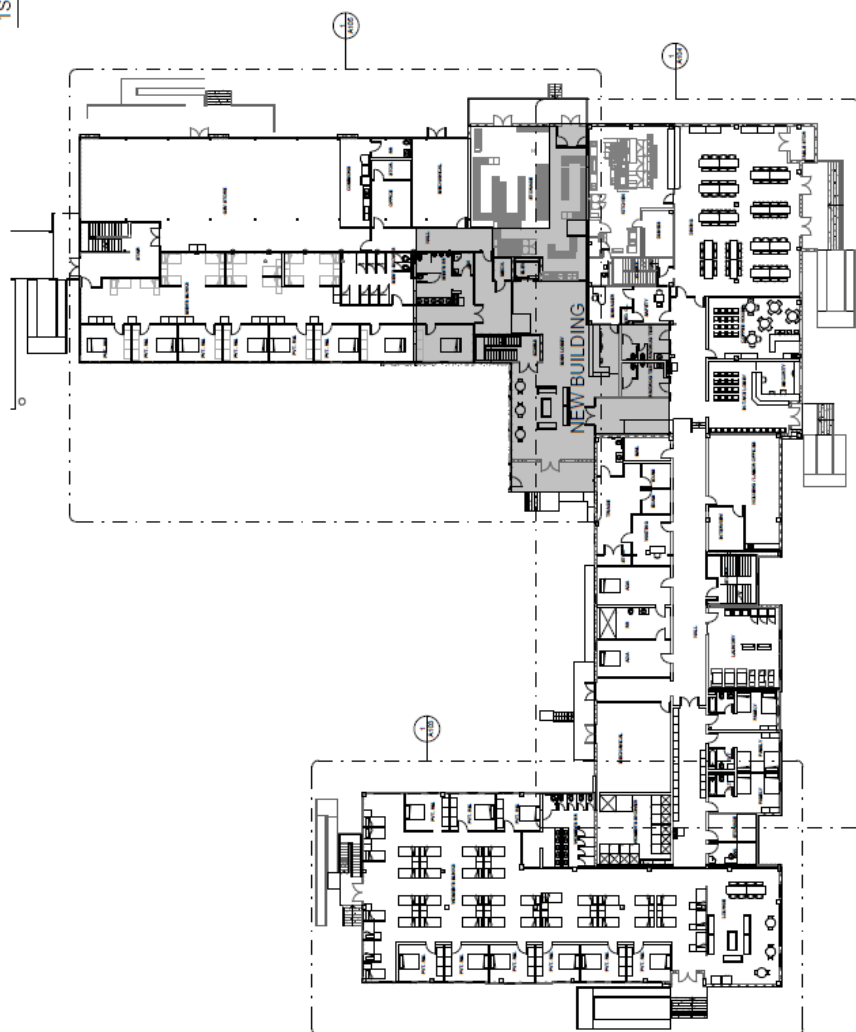
[illegible]OVERALL FIRST FLOOR
PLAN

A101

1ST FLOOR BED COUNT

WOMEN'S DICTIONARY	n = 17
SPUT + LAMP (Sputnik)	
MEN'S DICTIONARY	n = 50
SPUT + 4 SUNG	
TABLE 1	n = 6
SW (ACCESSIBLE)	n = 2

TOTAL BEDS = 145



1 | FLOOR PLAN - LEVEL 1



NOTE: REFER TO SHEET Q-100 FOR GENERAL PROJECT NOTES

[illegible]

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. 1019-01**

Ed Rachal Foundation has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-6" Single-Family 6 District** to the **"CI/SP" Intensive Commercial District with a Special Permit, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

2212 Morris Street and described as being a 2.066 acre tract, being all of Lots 1-4, and 10-12, Block 1, Patrick and Webb Addition to the City of Corpus Christi, as shown on a map recorded in Volume A, Page 13, Map Records of Nueces County, Texas, all of Lots 19-24, and the adjacent Alley of Block 1, First Revised Plat of the Eckerd Addition to the City of Corpus Christi, as shown on a map recorded in Volume 3, Page 47, Map Records of Nueces County, Texas, and all of Lots 13-18, Block 1, Second Revised Plat of the Eckerd Addition to the City of Corpus Christi, as shown on a map recorded in Volume 4, Page 49, Map Records of Nueces County, Texas and Lots 28, 29, and 30, Block 10, Pat Webb, located along the north side of Morris Street, west of South 19th Street, and east of 20th Street.

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, October 16, 2019**, 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: Edward A. Marines L. Dolores Marines
Address: 2323 Mary St City/State: Corpus Christi TX
() IN FAVOR (✓) IN OPPOSITION Phone: 361-695-3447

REASON: High Drug & Prostitution area & Crime. This would increase
More Crime & Drugs & Prostitutes, and would Bring Home Values Down.
So we Reject all of the Edward Marines 10/16/2019
Signature Dolores Marines

SEE MAP ON REVERSE SIDE
INFOR Case No.: 19ZN1024
Property Owner ID: 14

Shelter For Homeless.

Build a shelter on the outskirts of town

Case No. 1019-01
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com