

# STAFF REPORT

Case No. 0421-03  
INFOR No. 21ZN1008

Planning Commission Hearing Date: April 14, 2021

Applicant & Legal Description	<b>Owner:</b> ERF West Side, Inc. <b>Applicant:</b> ERF West Side, Inc. <b>Location Address:</b> 3030 Buffalo Avenue and 902 Nueces Bay Boulevard <b>Legal Description:</b> Lot 17B, Block 0, Forest Park Addition Unit 2 and Lot 3, Block 2, Bartholme. located at the northeast corner of the intersection of Buffalo Street, Buddy Lawrence Boulevard, and Nueces Bay Boulevard, south of Interstate 37.			
Zoning Request	<b>From:</b> "CN-1" Neighborhood Commercial District, "CG-1" General Commercial District, and "CG-2" General Commercial District <b>To:</b> "CG-1/SP" General Commercial District with a Special Permit <b>Area:</b> 3.29 acres <b>Purpose of Request:</b> To allow for the operation of a transient lodging facility for the homeless.			
Existing Zoning and Land Uses		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	Site	"CN-1" Neighborhood Commercial District, "CG-1" General Commercial District, and "CG-2" General Commercial District	Commercial	Commercial
	North	"CG-1" General Commercial District, and "CG-2" General Commercial District	Vacant and Commercial	Commercial and Light Industrial
	South	"RM-1" Multifamily District and "CN-1" Neighborhood Commercial District	Commercial and Medium Density Residential	Light Industrial and Medium Density Residential
	East	"CG-2" General Commercial District and "RM-1" Multifamily District	Public/Semi-Public and Medium Density Residential	Light Industrial, High and Medium Density Residential
	West	"CG-2" General Commercial District and "RS-6" Single-Family 6 District	Light Industrial and Low Density Residential	Light Industrial and Medium Density Residential
ADP, Map & Violations	<b>Area Development Plan:</b> The subject property is located within the boundaries of the Westside Area Development Plan and is planned for a commercial use. The proposed rezoning is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. <b>City Council District:</b> District 1 <b>Zoning Violations:</b> None			

Transportation	<b>Transportation and Circulation:</b> The subject property has approximately 500 feet of street frontage along Buffalo Street which is designated as a Local / Residential Street and approximately 430 feet of street frontage along Nueces Bay Boulevard which is designated as an “C1” Minor Collector Street. According to the Urban Transportation Plan, “C1” Minor Collector Streets can convey a capacity of 1,000 to 3,000 Average Daily Trips (ADT).				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Buffalo Street	Local/Residential	50' ROW 28' paved	60' ROW 40' paved	N/A
	Nueces Bay Boulevard	“C1” Minor Collector	60' ROW 40' paved	70' ROW 40' paved	N/A

**Staff Summary:**

**Development Plan:** The subject property is 3.29 acres in size. The existing three-story motel will be renovated to become transient lodging and housing for the homeless and a new 8,000 square foot building will be constructed to provide a cafeteria facility to serve the lodging facility. All of the facilities will be operated by the Good Samaritan Rescue Mission. The entire site will be fenced and gated. Rolling security gates with Knox boxes and cameras will be located at the existing driveways and maintaining direct access to both Nueces Bay Boulevard and Buffalo Street.

According to the applicant, when persons needing lodging at the facility are admitted, they will have a place to stay and receive food and social services. Typically, persons will be only turned away if they are highly intoxicated. At that point, the Corpus Christi Police Department will be contacted to pick up the individual for public intoxication. Any persons who leave the facility must go through the full security check and intake process again, so in and out activity is very limited. 106 parking spaces currently exist onsite.

**Existing Land Uses & Zoning:** The subject property is currently zoned “CN-1” Neighborhood Commercial District, “CG-1” General Commercial District, and “CG-2” General Commercial District and consists of a former hotel and motor bank. To the north is a convenience store and vacant lot zoned “CG-1” General Commercial District, and “CG-2” General Commercial District. To the south is a multifamily complex zoned “RM-1” Multifamily District and “CN-1” Neighborhood Commercial District. To the east is a bank and a church zoned “CG-2” General Commercial District and “RM-1” Multifamily District. To the west are single-family residences and a union hall zoned “RS-6” Single-Family 6 District and “CG-2” General Commercial District respectively.

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

**Plat Status:** The property consists of platted lots.

**Utilities:**

**Water:** 8-inch C900 line located along Buffalo Street.

**Wastewater:** 10-inch HDPE line located along Buffalo Street.

**Gas:** 4-inch Service Line located along Buffalo Street.

**Storm Water:** Roadside inlets along Buffalo Street.

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Westside Area Development Plan and is planned for commercial uses. The proposed rezoning to the “CG-1/SP” General Commercial District with a Special Permit is 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 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 motel and compatible with the adjoining commercial 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 the motel. The applicant intends to improve the property by renovating a former motel and creating 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 550 feet to a grocery store and approximately a mile to similar social services serving the homeless population.
- Along Nueces Bay Boulevard on the west side of the subject property are two Regional Transportation Authority (RTA) bus stops serving Route 12.
- The Unified Development Code (UDC) does list the “CG-1/SP” General Commercial District with a Special Permit as the proper zoning classification for a “Social Service Use. However, the “CG-1” General Commercial 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 “CN-1” Neighborhood Commercial District, “CG-1” General Commercial District, and “CG-2” General Commercial to the “CG-1/SP” General 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

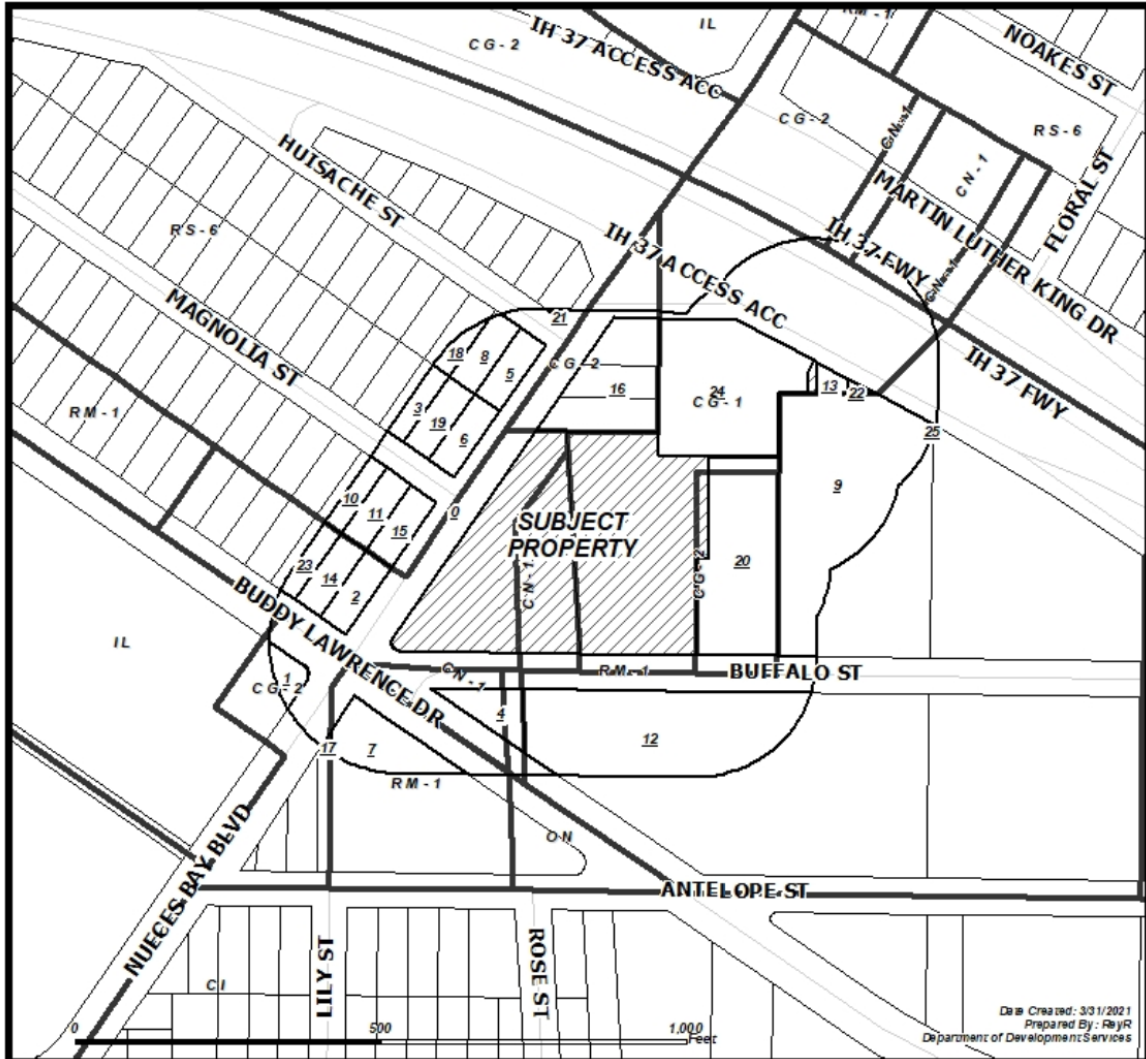
persons with their transition into permanent housing. No soup kitchen or public feeding shall be allowed.

2. **Intake Facilities:** Adequate waiting area inside the facility must be provided so that no perceived loitering or waiting 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).
5. **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.

<b>Public Notification</b>	Number of Notices Mailed – 25 within 200-foot notification area 4 outside notification area	
	<b><u>As of April 9, 2021:</u></b>	
	In Favor	– 0 inside notification area – 0 outside notification area
	In Opposition	– 0 inside notification area – 0 outside notification area
	Totaling 0.00% of the land within the 200-foot notification area in opposition.	

**Attachments:**

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

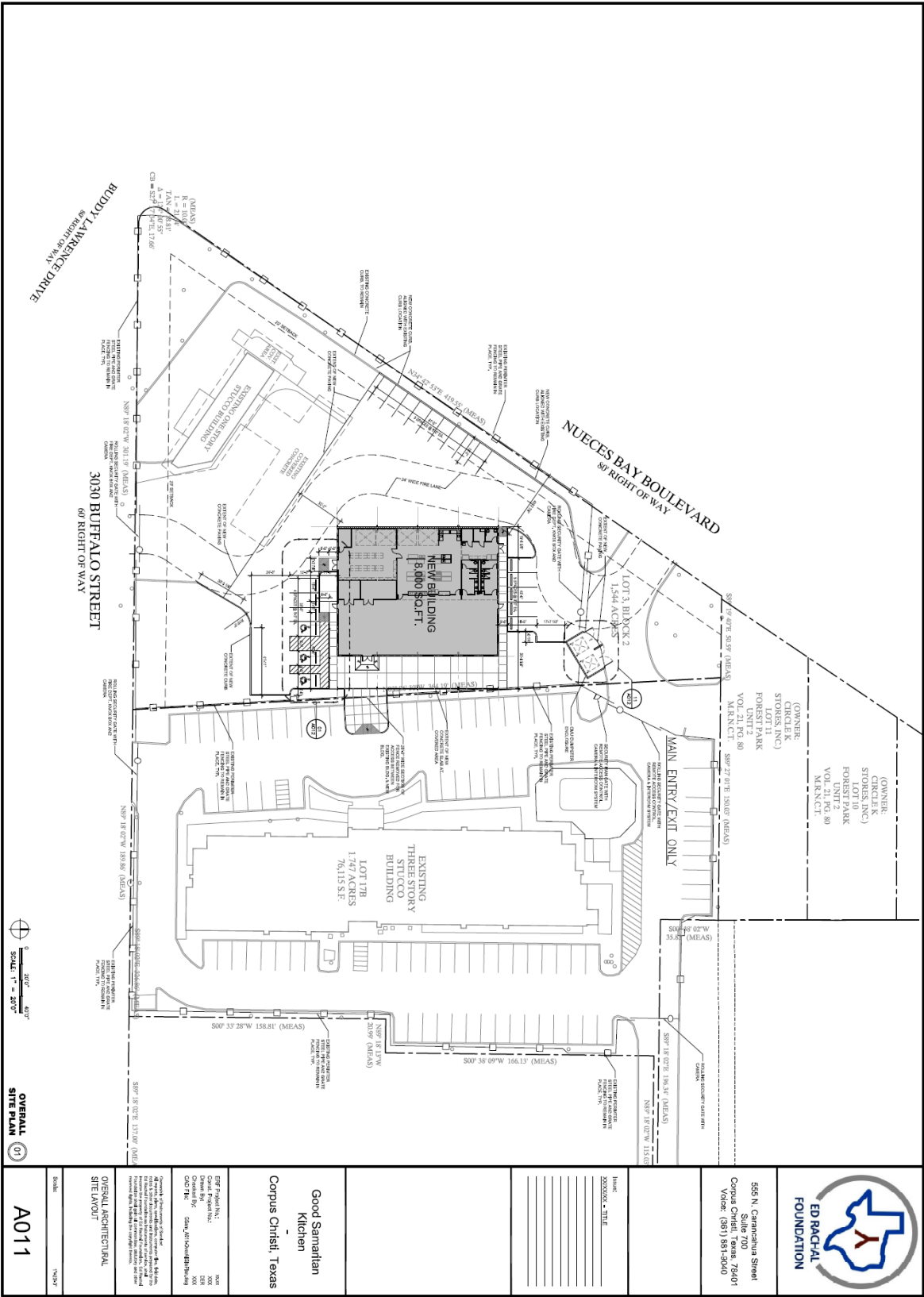


### CASE: 0421-03 ZONING & NOTICE AREA

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-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-16 Single-Family 16
CR-2 Resort Commercial	RE Residential Estate
CO-1 General Commercial	RS-TM 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  
 Owners within 200' listed on attached ownership table  
 Owners in opposition





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Salle 700  
Corpus Christi, Texas 78401  
Voice: (361) 881-2040

Issue: 20200000 - TUE

Good Samaritan  
Kitchen  
Corpus Christi, Texas

Good Samaritan  
Kitchen  
Corpus Christi, Texas

Overall Architectural  
Site Layout

Overall Architectural  
Site Layout

A011