

Zoning and Land Use

Proposed Use:

To allow for an alcohol and drug rehabilitation center. (An adaptive re-use of an assisted living facility)

Area Development Plan (ADP):

Westside ADP (Adopted on January 10, 2023)

Future Land Use Map:

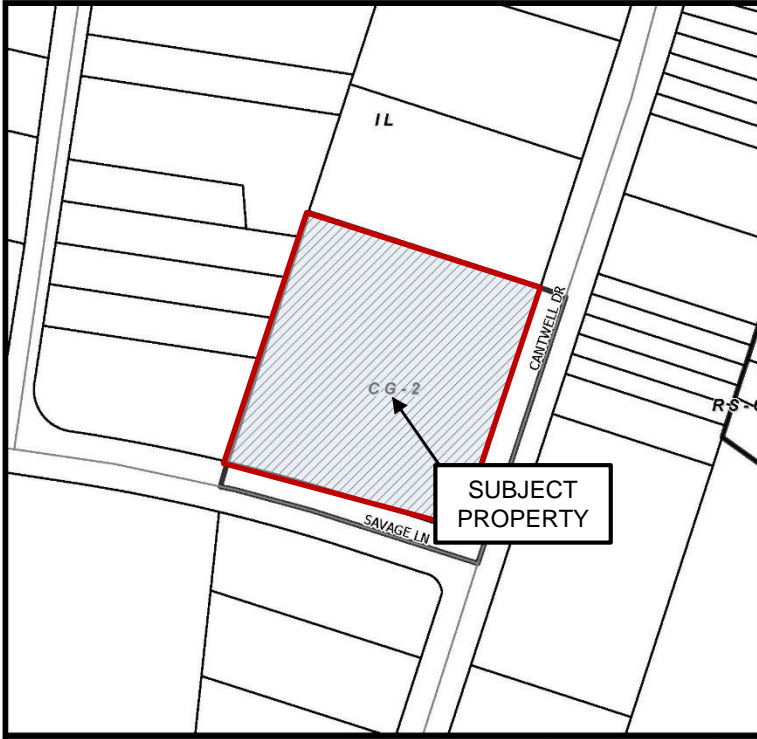
Light-Industrial use

Existing Zoning:

“CG-2” General Commercial District

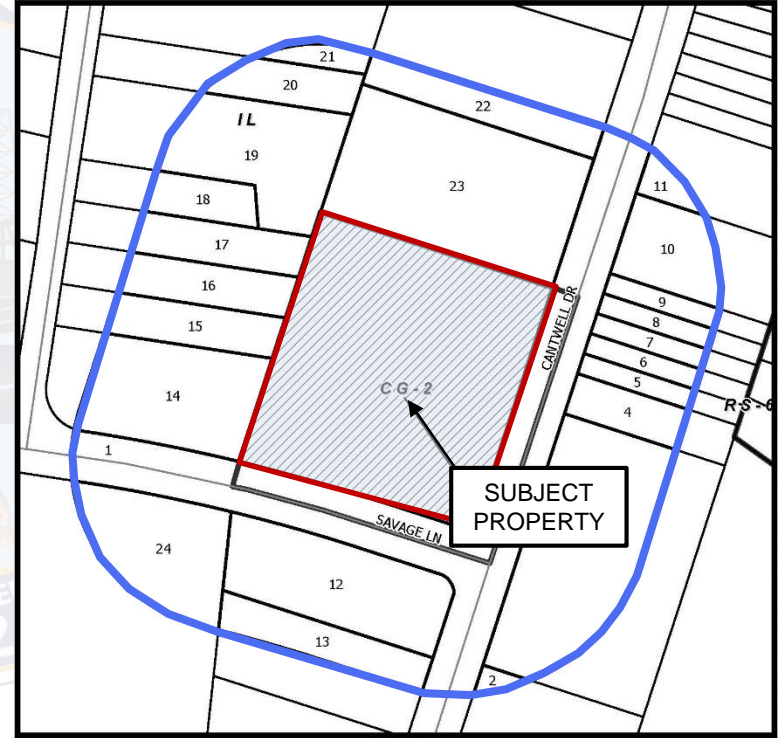
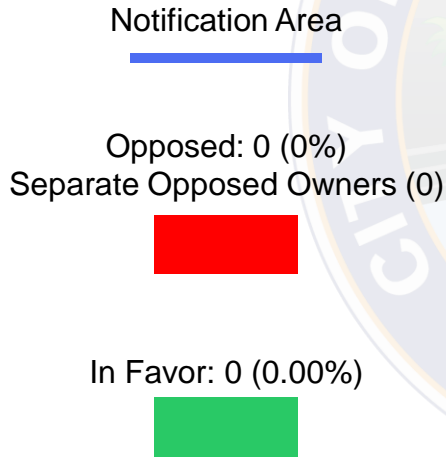
Adjacent Land Uses:

- North: Light-Industrial (Zoned “IL”)
- South: Light-Industrial (Zoned “IL”)
- East: Light-Industrial (Zoned “IL”)
- West: Light-Industrial (Zoned “IL”)



Public Notification

- 24 Notices mailed inside the 200-foot buffer
- 3 Notices mailed outside the 200-foot buffer



*Notified property owner's land in SQF/ Total square footage of all property in the notification area = Percentage of public opposition.

Staff Analysis and Recommendation

- The proposed rezoning is consistent with many goals and elements of *Plan CC (The City of Corpus Christi Comprehensive Plan)* and the *FLUM's (Future Land Use Map)* designation of Light Industrial use.
- The *Health and Safety* vision theme for the Westside Area includes the provision of social services to meet community and/or city's needs; while also creating a safe, family-friendly environment within the area.
- Plan CC encourages efficient use and conservation of resources, and in this case, it is the adaptive reuse of an existing structure (formerly Trisun Care Center Assisted Living Facility). With the similarity in space programming between an assisted living facility and an alcohol and drug rehabilitation center, staff finds the proposed development and ideal and efficient use of resources.
- While no longer effective, staff noted that the former ADP reserved the west-half of the Westside area, and the portion of the area south of North Padre Island Drive to industrial development. The subject parcel is part of a large original "IL" Light Industrial District; and the FLUM has designated Light Industrial use to it. The amendment would revert the existing zoning district to the original "IL" Light Industrial district.
- The amendment is compatible with the present zoning and conforming uses of nearby properties and to the character of the surrounding area. Staff does not foresee any negative impact upon the surrounding neighborhood.

**PLANNING COMMISSION AND STAFF RECOMMEND APPROVAL
TO THE "IL" LIGHT INDUSTRIAL DISTRICT**