

ZONING REPORT

Case 0124-03

Applicant & Subject Property

District: 1
Owner: Cenikor Foundation
Applicant: Cenikor Foundation
Address: 801 Cantwell Drive, located along the west side of Cantwell Drive, south of Interstate Highway 37 (IH-37), east of Navigation Boulevard, and west of Omaha Drive.
Legal Description: South 30.59 Feet of Lot 23, Lots 24-28, Block 12, Russell Industrial Area.
Acreage of Subject Property: 2.03 Acres. (Refer to attachment (A) Metes & Bounds and (B) Existing Zoning and Notice Area Map)
Pre-Submission Meeting: October 26, 2023

Zoning Request

From: "CG-2" General Commercial District
To: "IL" Light Industrial District
Purpose of Request: To allow for the adaptive re-use of a former assisted living facility into an alcohol and drug rehabilitation center.

Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
Site	"CG-2" General Commercial	Medium-Density Residential	Light-Industrial
North	"IL" Light Industrial	Light-Industrial	Light-Industrial
South	"IL" Light Industrial	ROW (Savage Lane), Light-Industrial	Transportation, Light-Industrial
East	"IL" Light Industrial	ROW (Cantwell Drive), Light-Industrial	Transportation, Light-Industrial
West	"IL" Light Industrial	Light-Industrial	Light-Industrial

Plat Status: MRNCT (Map Records of Nueces County, Texas) Volume 35 Page 37 indicates that the property consists of several lots and a portion-of-a-lot; therefore, the subject property is not platted. Platting is not required for alterations to an existing building with no impact to existing infrastructure; however, a rezoning must precede the building permit.
Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): None.
Code Violations: None.

Transportation and Circulation

	Designation	Section Proposed	Section Existing
Cantwell Drive	"Local " Residential	1 Lane & Parking, 50 feet	1 Lane & Parking, 60 feet
Savage Lane	Designation	Section Proposed	Section Existing

	“Local ” Residential	1 Lane, on-street parking, 50 feet	1 Lane, on-street parking, 60 feet
Transit: The Corpus Christi RTA provides service to the subject property via Routes 27 <i>Leopard</i> and 28 <i>Leopard/Navigation</i> with the nearest bus stops, east- and west-bound, at Leopard Street and Cantwell Drive.			
Bicycle Mobility Plan: The subject property is approximately 1,900 feet away from a proposed one-way cycle track along Up River Road.			
Utilities			
Gas: A (HP) 6-inch WS line exits along the west side of Cantwell Drive. Stormwater: None exists along the frontage of the property on Savage Lane and Cantwell Drive. Wastewater: An 8-inch VCP line exists along Cantwell Drive. Water: An 8-inch ACP line along the west side of Cantwell Drive and north side of Savage Lane.			
Corpus Christi Comprehensive Plan (Plan CC)			
Plan CC: Provides a vision, goals, and strategies, to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ) was adopted in 2016. Area Development Plan (ADP): According to Plan CC the subject property is located within the Westside Area Development Plan (Adopted on January 10, 2023). Water Master Plan: No improvements have been proposed. Wastewater Master Plan: No improvements have been proposed. Stormwater Master Plan: No improvements have been proposed.			
Public Notification			
Number of Notices Mailed		24 within the 200-foot notification area 3 outside the 200-foot notification area	
In Opposition		0 inside the notification area 0 outside the notification area 0 % in opposition within the 200-foot notification area (0 individual property owner)	
Public Hearing Schedule			
Planning Commission Hearing Date: January 10, 2024 City Council 1st Reading/Public Hearing Date: February 20, 2024 City Council 2nd Reading Date: February 27, 2024			

Background:

The subject property is a 2.03-acre parcel that formerly hosted the Trisun Care Center assisted living facility (originally built in 1973 and added unto in 1991) in the Westside area of the city at the intersection of Cantwell Drive and Savage Lane, generally south of Interstate Highway 37 (IH-37), north of Leopard Street, and east of South Padre Island Drive (SH-358). The subject parcel is located within the west-half of the Westside area, which is particularly characterized by industrial districts (light and heavy) east of North Padre Island Drive.

The westside ADP (Area Development Plan), adopted in 1995, designated the area bounded by Old Brownsville Road, North Padre Island Drive, and Interstate Highway 37 (IH-37) to industrial districts. At the exception of the subject parcel, the surrounding and abutting properties are zoned "IL" Light industrial Districts with light industrial uses. The Unified Development Code categorizes firms engaged in the manufacturing, assembly, repair, or servicing of industrial, business, or consumer machinery, equipment, products, or by-products, mainly by providing centralized services for separate retail outlets, as industrial uses. Contractors and building maintenance services and similar uses perform services off-site. General public traffic is very limited. The aforementioned summarize the uses at the surrounding properties.

The community is characterized by residential uses a block east of Cantwell Drive, and a large concentrations industrial uses west of it with a small enclave of residential use within, and scattered commercial uses along Leopard Street, Navigation Boulevard, and Interstate Highway 37 (IH-37) access road.

The subject parcel was rezoned from the "IL" Light Industrial District in the 1980s to "CG-2" General Commercial District to permit an assisted living facility; and the applicant is requesting an amendment that will revert the existing zoning district of "CG-2" General Commercial District to the original "IL" Light Industrial District to relocate the Cenikor (formerly Charlie's Place) alcohol and drug rehabilitation center.

The Light Industrial zoning district accommodates light manufacturing, fabricating, warehousing and wholesale distributing in buildings with access by major arterials, freeways or railroads in either central or outlying locations, and a number other social service uses prohibited in most zoning districts.

Plan CC (City of Corpus Christi Comprehensive Plan) and FLUM (Future Land Use Map) Consistency:

The proposed rezoning is consistent with the following Goals and Strategies for Decision Makers:

- *Resilience & Resource Efficiency:*
 - Reinvestment in existing communities conserves resources.
 - Encourage the preservation and adaptive reuse of existing structures to reduce construction waste and conserve energy and materials.
- *Future Land Use, Zoning, and Urban Design:*
 - Corpus Christi Development patterns support efficient and cost-effective use of resources and high quality of life.
 - Encourage orderly growth of new residential, commercial, and industrial areas.
 - 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.

Westside ADP (Area Development Plan) and FLUM's (Future Land Use Map) Consistency:

The proposed rezoning is consistent with vision themes and policy initiatives of the Westside ADP (Area Development Plan) and the FLUM's designation of Light Industrial use. The Westside ADP is particularly consistent with the health and safety vision them; which encourages:

- Improving and expanding facilities and programming that support a healthy lifestyle.
- Improving access to healthcare and social services.

Staff Analysis:

Staff reviewed the subject property's background information and the applicant's purpose for the rezoning request and conducted research into the property's land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning's consistency with the applicable elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

- 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 a mixture of land use to support the needs of the community and city and their appropriate location based on compatibility, locational needs, and characteristics of the use. The social service use category includes uses that primarily provide treatment to those with psychiatric, alcohol, or drug problems related to social service programs (*such as alternative or post incarceration facility, exclusive care and treatment for psychiatric, alcohol, or drug problems where patients are residents, group home for the physical disabled, intellectual disability or emotionally disturbed that are not considered single-family residences, group home for drug and alcohol treatment, soup kitchen, transient lodging or shelter for the homeless, and treatment centers*), that are often perceived as controversial by the general public due to the unpredictable behaviors of the associated residents.
 - The proposed development will be for a full service alcohol and drug rehabilitation center that includes outpatient services, withdrawal management, medical assistant treatment, and recovery housing, and the UDC (Unified Development Code) permits such uses by-right only in an "IL" Light Industrial District due to the characteristics of the use.
- Plan CC encourages efficient use and conservation of resources, and in this case, it is the adaptive reuse of an existing structure (originally built in 1973, and 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 approximately 25,000 Square Feet structure will include 30 staff members, from Monday through Friday, between the hours of 08:00 AM and 05:00 PM, and 10 after hours and during the weekend. Parking, for this type of development, is controlled by the number of employees and an additional 1 parking space per 250 Square feet of office space, which the code regards as accessory.

Planning Commission and Staff Recommendation (January 10, 2024):

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities,

Comprehensive Plan consistency, and considering public input, Planning Commission and staff recommend approval of the change of zoning from the “CG-2” General Commercial District to the “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.
 - The subject development is appropriately sited within an industrial district, addresses a healthcare provision need, and will not impact the surrounding uses.

Attachment:

(A) Metes & Bounds, (B) Existing Zoning and Notice Area Map

Attachment:

(A) Metes and Bounds

STATE OF TEXAS
COUNTY OF NUECES

JOB NO. 20-7253

2.026 ACRES

ALL that certain tract or parcel of land situated in Nueces County, Texas, same lying within the Corporate City Limits of Corpus Christi, Texas, same being the South 30.59 feet of Lot 23 and all of Lots 24, 25, 26, 27 & 28, Block 12, Russell Industrial Area as recorded in Volume 35, Page 37 of the Map Records of Nueces County, Texas, and being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a drill hole set over a reading in the concrete of a fence post found for the West corner of this tract, same being the West corner of said Lot 28, same lying in the Northeast right-of-way margin of Savage Lane;

THENCE, along the Northwest boundary line of said Lots 28 through 23, NORTH 18 degrees 04 minutes 12 seconds EAST 311.34 feet to a 5/8 inch iron rod found for the North corner of this tract;

THENCE, passing through said Lot 23, SOUTH 72 degrees 16 minutes 12 seconds EAST 288.89 feet to a 1/4 inch iron pipe found for the East corner of this tract, same lying in the Southeast boundary line of said Lot 23, same lying in the Northwest right-of-way margin of Cantwell Lane;

THENCE, along the Southeast boundary line of said Lots 23 through 28 and the Northwest right-of-way margin of Cantwell Lane, SOUTH 18 degrees 02 minutes 46 seconds WEST 279.37 feet to a 5/8 inch iron rod found for the Southeast corner of this tract, same being the point of curvature of a curve to the right at the intersection of said Cantwell Lane and Savage Lane;


THENCE, along said curve to the right with a radius of 25.00 feet, a central angle of 90 degrees 44 minutes 24 seconds, a length of arc of 39.59 feet, a tangent of 25.33 feet and chord bearing and length of SOUTH 62 degrees 01 minutes 39 seconds WEST 35.96 feet to a 5/8 inch iron rod found for the Southwest corner of this tract, same lying in said Northeast right-of-way margin of Savage Lane;

THENCE, along said Northeast right-of-way margin of Savage Lane, NORTH 71 degrees 33 minutes 06 seconds WEST 85.05 feet to a 5/8 inch iron rod found for a corner of this tract and of said Lot 28, same being the point of beginning of a curve to the left;

THENCE, along said curve to the left with a radius of 2178.79 feet and the Northeast right-of-way margin of Savage Lane, a central angle of 04 degrees 42 minutes 43 seconds, a length of arc of 179.19 feet, a tangent of 89.64 feet and a chord bearing and length of NORTH 74 degrees 36 minutes 18 seconds WEST 179.19 feet to the point of beginning and containing 2.026 acres of land.

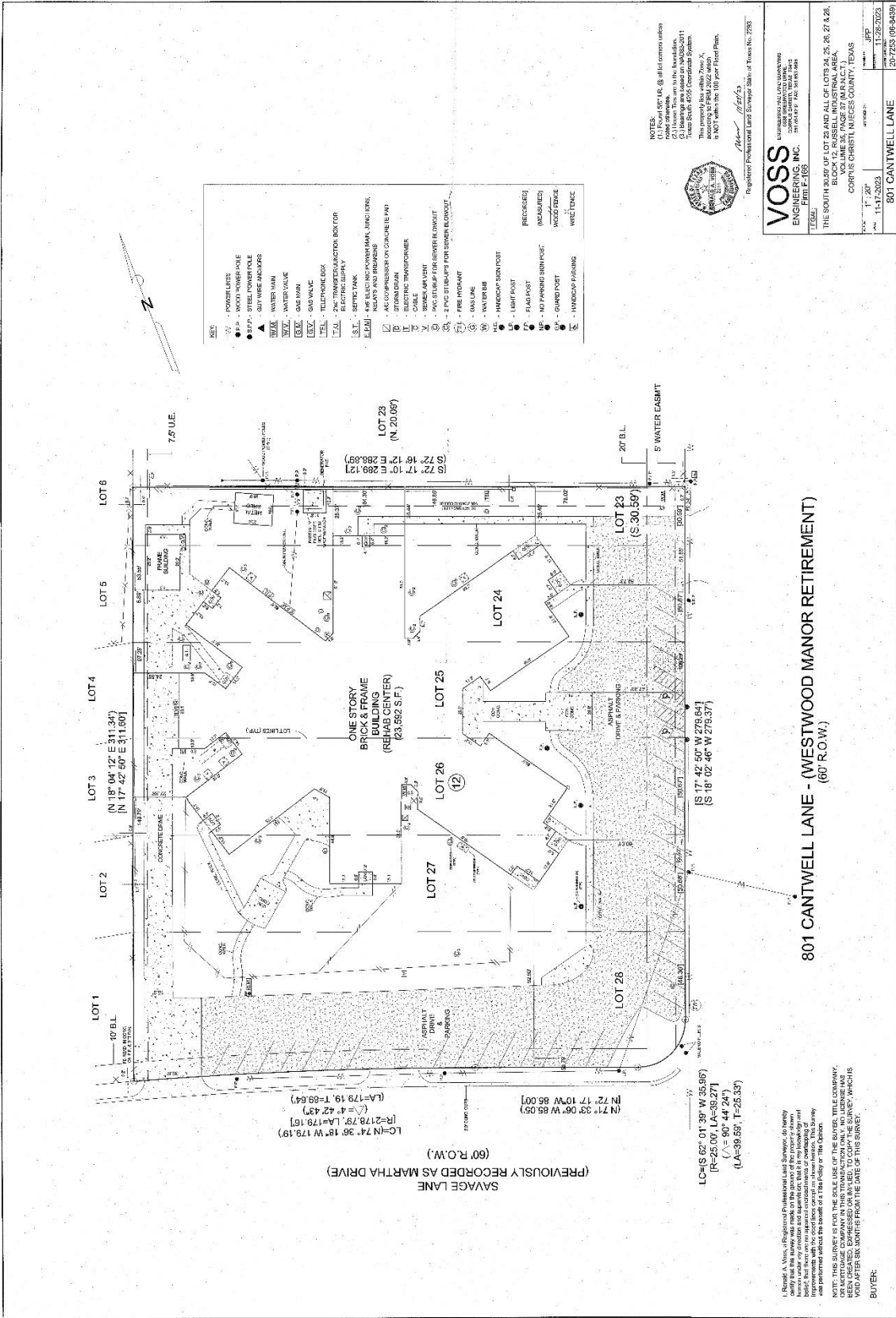
I hereby certify that this survey as reflected in the above Field Notes and attached plat conforms to the current Texas Surveyors Association Standards and Specifications for a Category IA, Condition II Land Survey. Bearings are based on NAD83-2011 Texas South 4205 Coordinate System.

Dated this the 29th day of NOVEMBER, 2023.



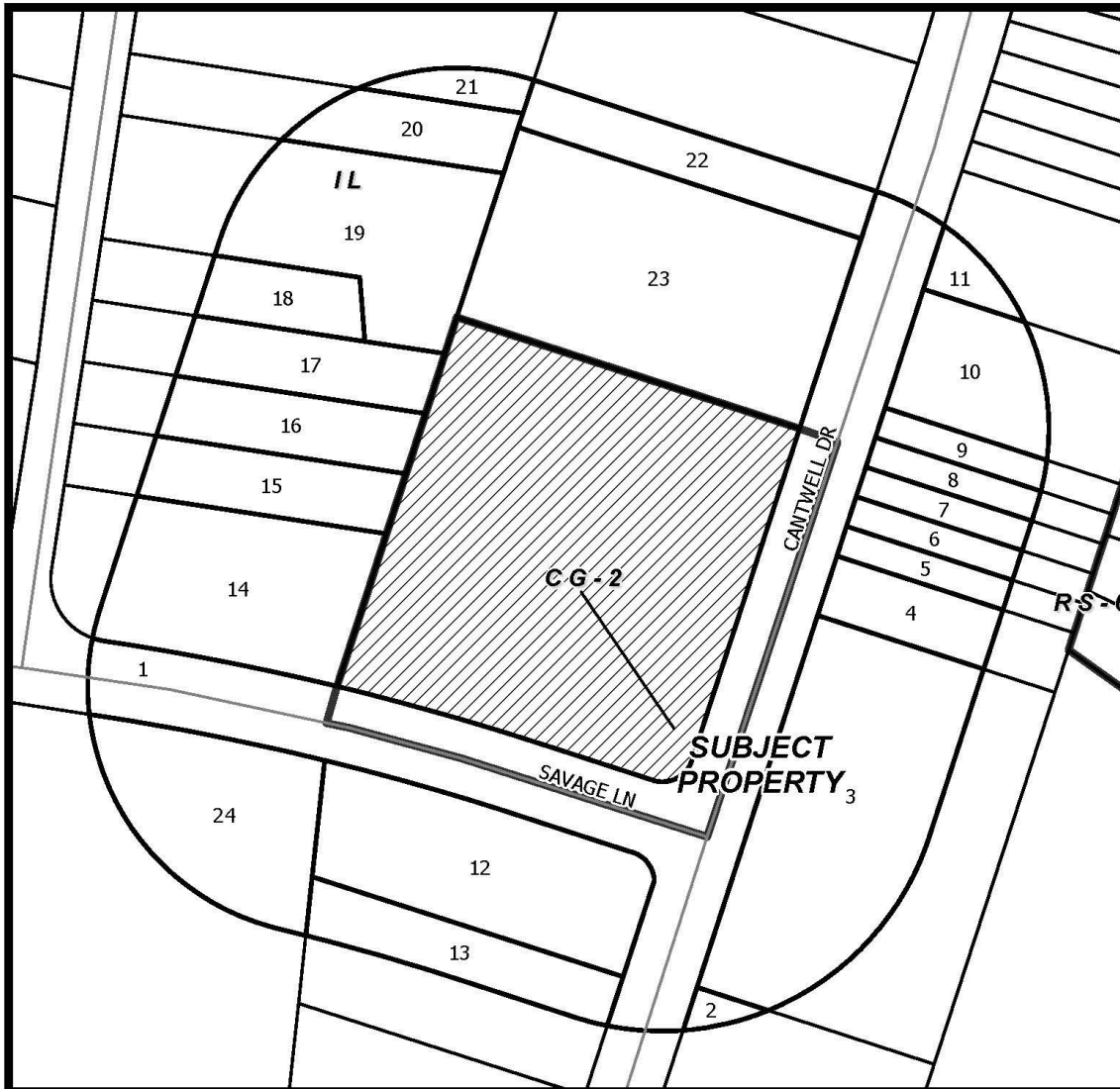
Ronald A. Voss,
Registered Professional Land Surveyor No. 2293





Attachment:

(B) Existing Zoning and Notice Area Map



CASE: 0124-03
Zoning and 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-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-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 within 200' listed on attached ownership table
 Owners in favor
 Owners in opposition



Esri, HERE, Garmin, INCREMENTAL, LOCATION MAP