



## AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of Feb. 20, 2024  
Second Reading for the City Council Meeting of Feb. 27, 2024

**DATE:** February 20, 2024

**TO:** Peter Zaroni, City Manager

**FROM:** Al Raymond, Development Services Department  
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**Rezoning for a property at or near  
801 Cantwell Drive**

**CAPTION:**

Zoning Case No. 0124-03, Cenikor Foundation (District 1).  
Ordinance rezoning a property at or near 801 Cantwell Drive from the “CG-2” General Commercial District to the “IL” Light Industrial District; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

**SUMMARY:**

This item is to rezone the property to allow for the adaptive re-use of a former assisted living facility into an alcohol and drug rehabilitation center.

**BACKGROUND AND FINDINGS:**

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 onto 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.

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.

Public Input Process

Number of Notices Mailed: 24 notices were mailed within the 200-foot notification area, and 3 outside the notification area.

*As of February 16, 2024:*

<b>In Favor:</b> 0 inside notification area 0 outside notification area	<b>In Opposition:</b> 0 inside notification area 0 outside notification area
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A total of 0.00% of the 200-foot notification area is in opposition.

**ALTERNATIVES:**

None.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**RECOMMENDATION:**

Planning Commission and Staff recommend approval of the change of zoning from the “CG-2” General Commercial District to the “IL” Light Industrial District on January 10, 2024.

Vote Results

For: 6

Against: 0

Absent: 2

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance

Presentation - Aerial Map

Planning Commission Final Report