



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

**ZONING CASE ZN8600 Paul and
Pamela Wondolowski**

City Council June 23, 2026



Paul and Pamela Wondolowski DISTRICT 4



Rezoning a property at or near

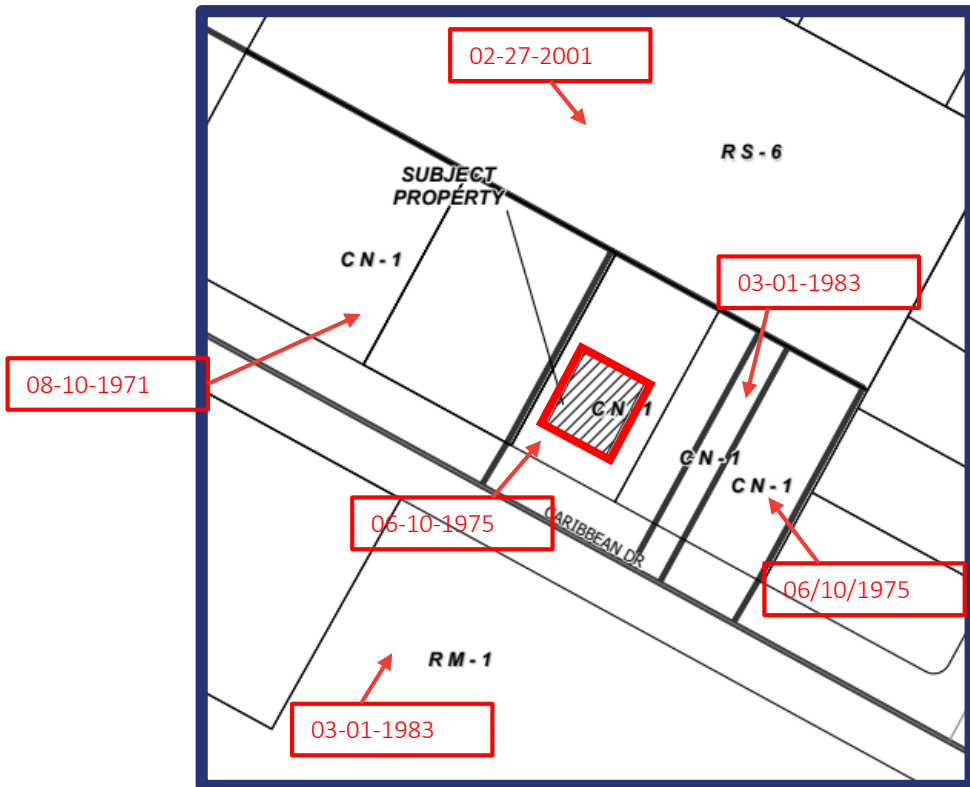
526 Caribbean Drive

From the “CN-1” Neighborhood Commercial District
To the “CN-1/SP” Neighborhood Commercial District
with a Special Permit



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Zoning and Land Use



Proposed Use:

To allow a 100-foot wireless telecommunications tower

Area Development Plan:

Flour Bluff Area Development Plan, Adopted on (June 22, 2021)

Designated Future Land Use:

Commercial

Existing Zoning District:

"CN-1" Neighborhood Commercial District

	Existing Land Use	Zoning District
Site	Vacant	"CN-1" Neighborhood Commercial
North	Low-Density Residential	"RS-6" Single-Family
South	Public/Semi-Public	"RM-1" Multifamily
East	Commercial	"CN-1" Neighborhood Commercial
West		



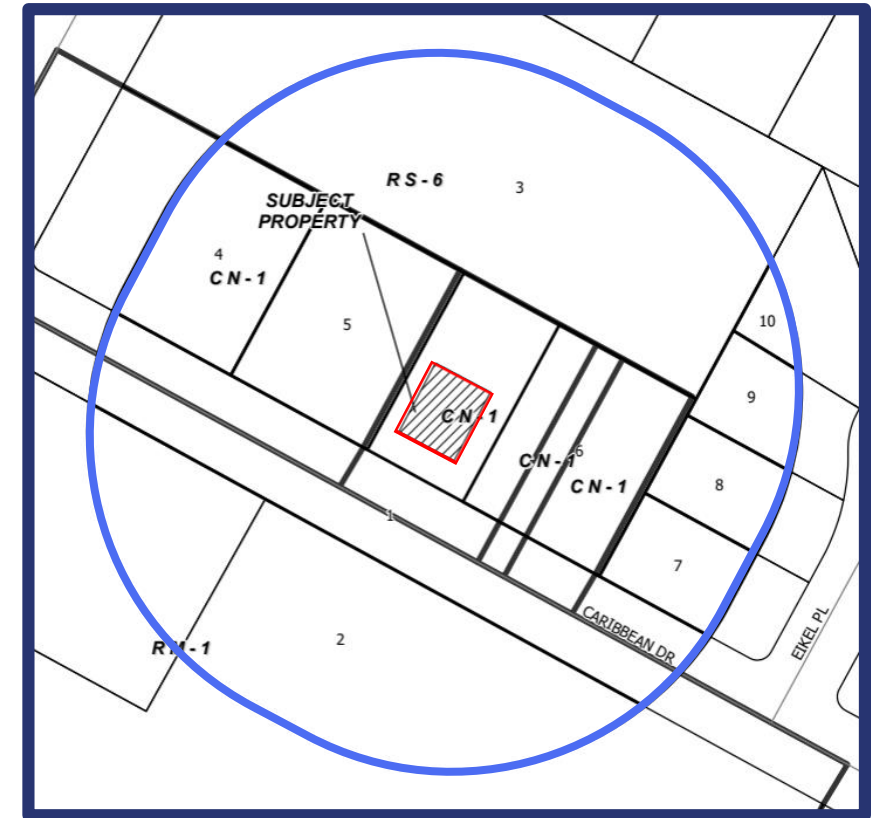
Public Notification

10 Notices mailed inside the 200' buffer
5 Notices mailed outside the 200' buffer

 Notification Area

 Opposed: 0 (0.00%)
Separate Opposed Owners: (0)

 In Favor: 0 (0.00%)

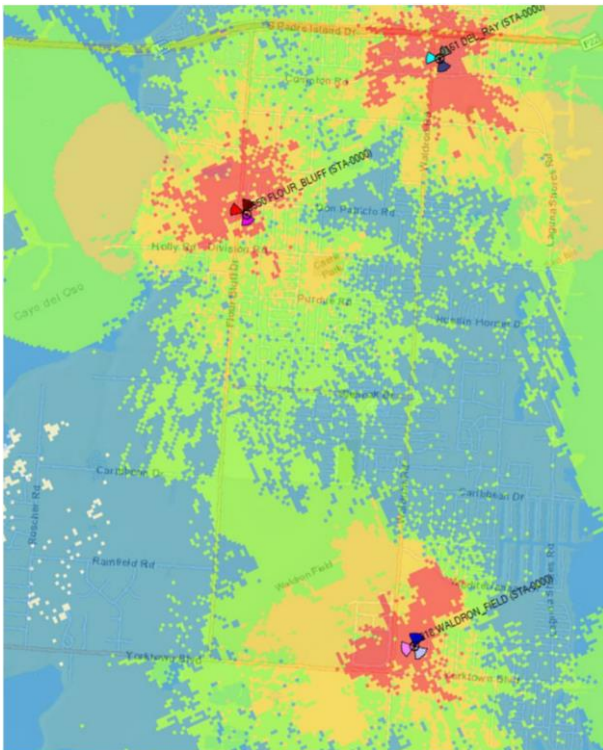


*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.

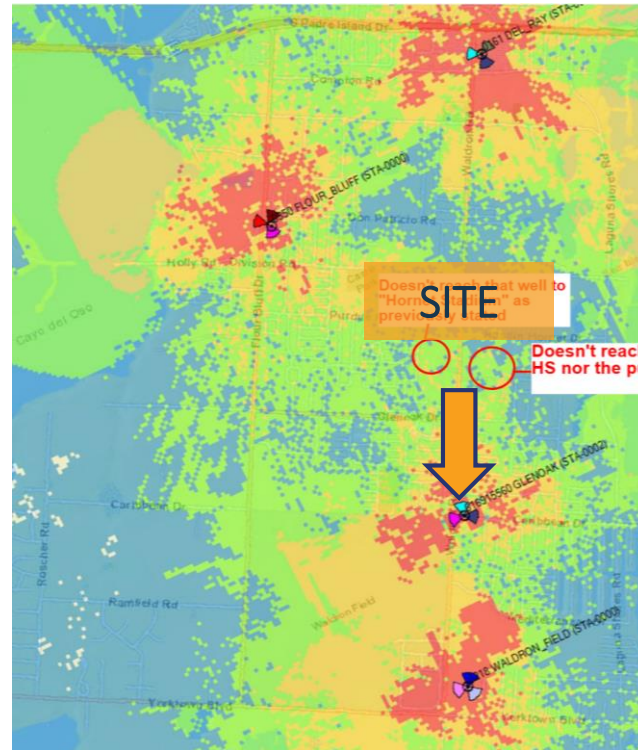


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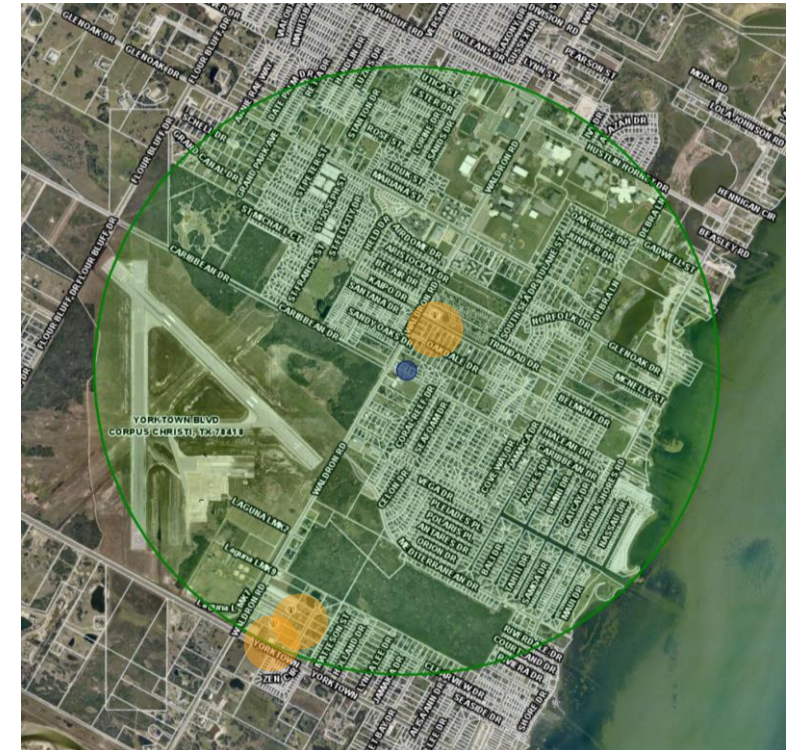
Cover & Existing Towers



Existing Condition*



Proposed Condition*



Surrounding (3) Towers within one Mile

* Red areas represent coverage by wireless telecommunication towers while blue represents uncovered areas.



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Analysis & Recommendation

- The proposed rezoning is consistent with the Flour Bluff ADP and is consistent with the future land use designation of commercial.
- The applicant's request is compatible with the existing zoning, and suitable for the use to be permitted by the special permit.
 - The sleek, space-efficient monopole tower with co-location capacity for 2 additional carriers, will have limited visual impact on the surrounding area.
- In evaluating the applicant's request, staff determined that the zoning map amendment will not have a negative impact upon the surrounding neighborhood.

STAFF RECOMMENDS APPROVAL FROM THE "CN-1" DISTRICT TO THE "CN-1/SP" DISTRICT



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Thank you!