



CITY OF CORPUS CHRISTI  
**DEVELOPMENT  
SERVICES**

**ZONING CASE ZN8600 Paul and  
Pamela Wondolowski**

PLANNING COMMISSION, April 29, 2026



## Paul and Pamela Wondolowski DISTRICT 4



Rezoning a property at or near

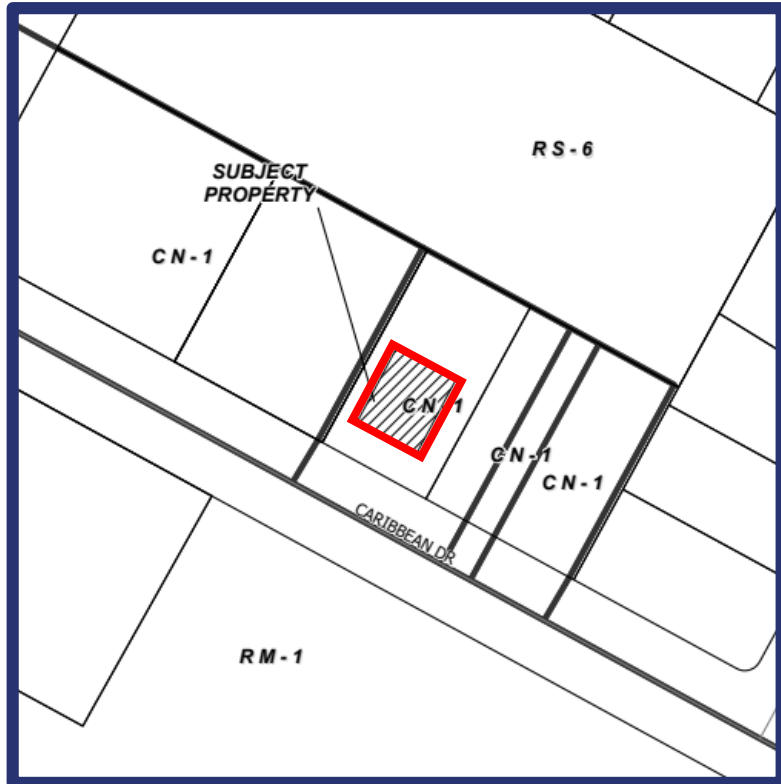
**526 Caribbean Drive**

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
<b>Site</b>	Vacant	“CN-1”
<b>North</b>	Low-Density Residential	“RS-6”
<b>South</b>	Public/Semi-Public	“RM-1”
<b>East</b>	Commercial	“CN-1”
<b>West</b>		



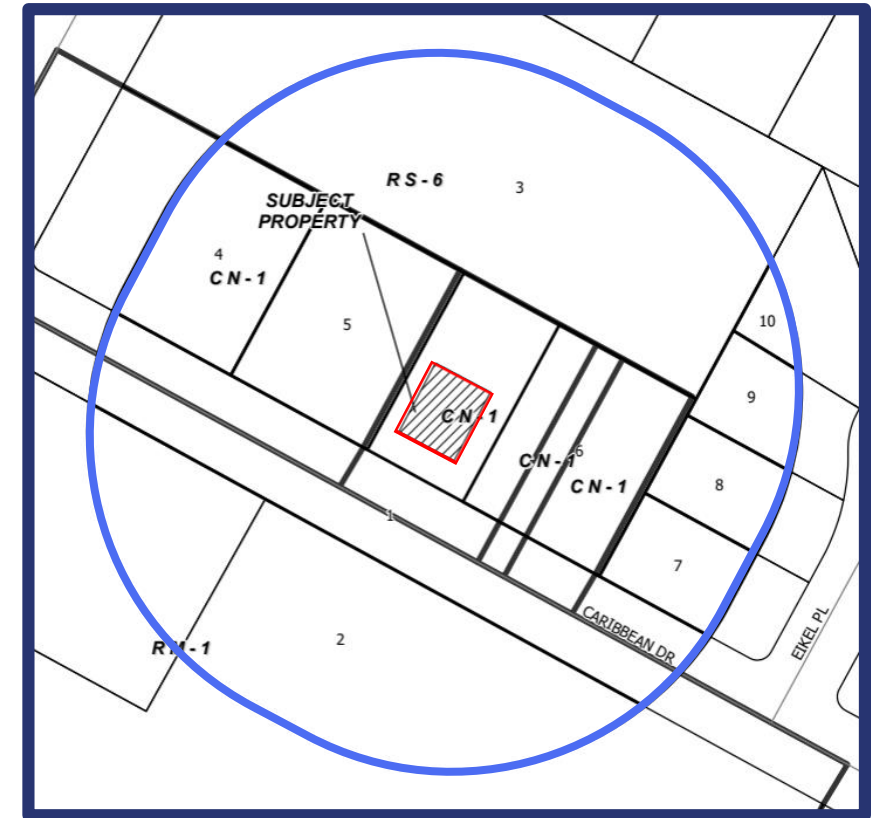
# Public Notification

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%)

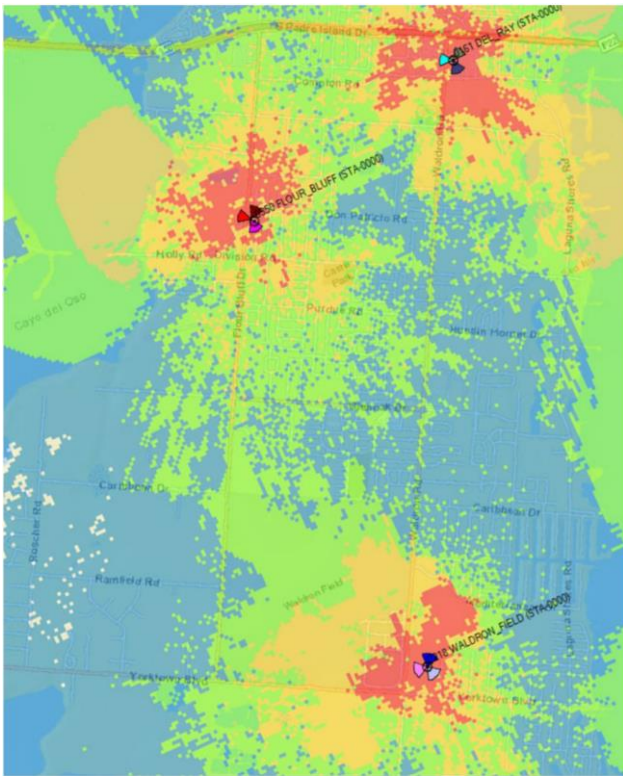


\*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.

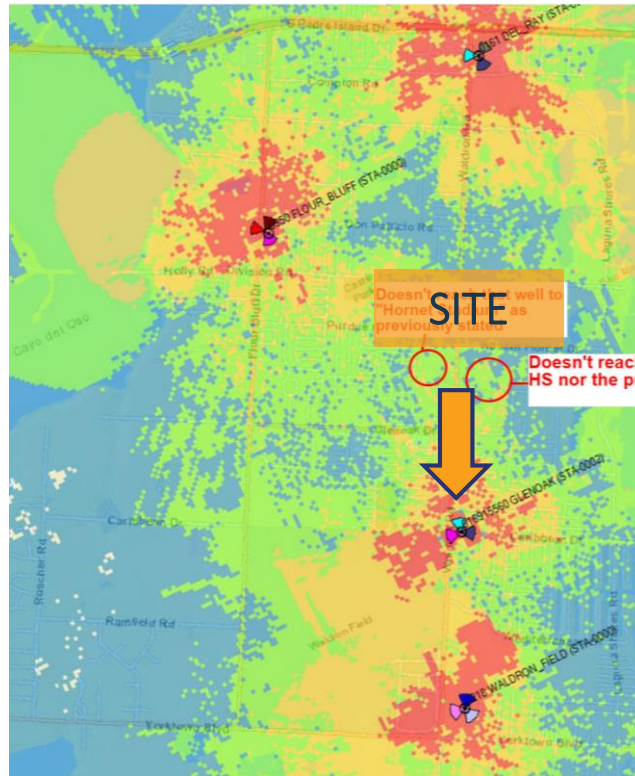


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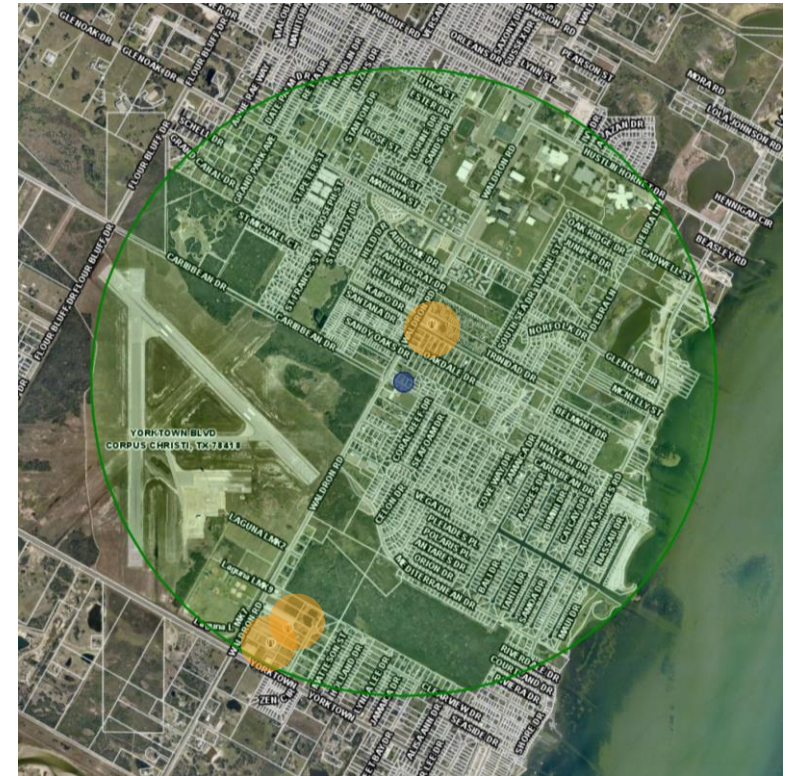
# Cover & Existing Towers



Existing Condition



Proposed Condition



Surrounding (3) Towers within one Mile



# Analysis & Recommendation

- The proposed rezoning is generally consistent with the Flour Bluff ADP; however, it is inconsistent 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.

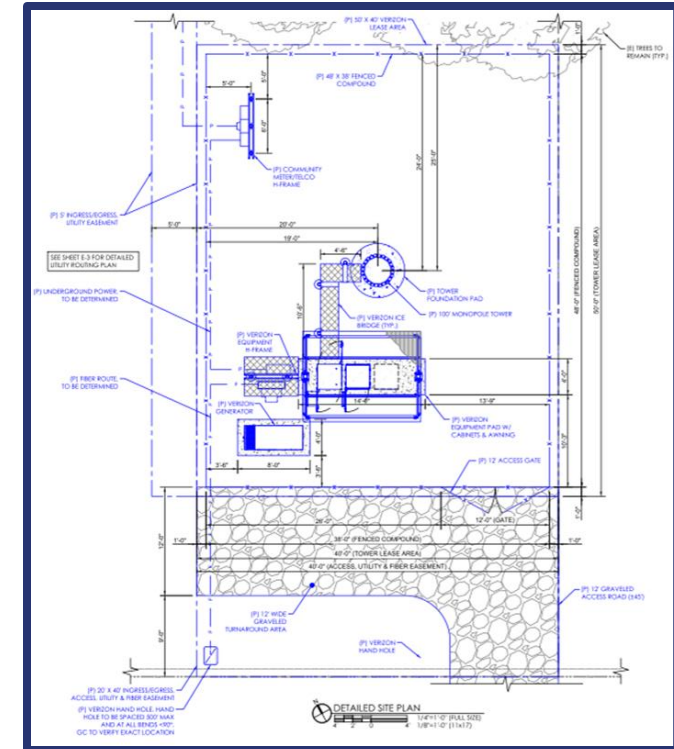
**STAFF RECOMMENDS APPROVAL FROM THE "CN-1" DISTRICT TO THE "CN-1/SP" DISTRICT**



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# Special Permit Conditions

1. **USE:** The only use permitted under this Special Permit, other than those permitted by right in the “CN-1” Neighborhood Commercial District, is a wireless telecommunication facility of 100 feet in height and shall be designed to meet the adopted wind load required.
2. **ACCESS:** Access and placement shall be as per the site plan.
3. **TELECOMMUNICATION TOWER STANDARDS:** The wireless communication tower is subject to all requirements of Section 5.5 of the Unified Development Code (UDC). These standards pertain to setbacks, screening, landscaping, and lighting.
4. **OTHER REQUIREMENTS:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
5. **TIME LIMIT:** Per the UDC, this Special Permit shall be deemed to have expired within 12 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.





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Thank you!