

ZONING REPORT

CASE ZN8545

Applicant & Subject Property			
District: 4 Owner: M & R Home Solutions LLC Applicant: The Towers LLC; DBA Vertical Bridge Address: 2345 Yorktown Boulevard, located north of Oso Creek and south of Yorktown Blvd. Legal Description: 4.88 Acres out of Lots 7 & 8, Section 36, Flour Bluff & Encinal Farm Garden Tract Acreage of Subject Property: 0.057 acres (4,600 square feet). Refer to Attachment (A) Metes and Bounds.			
Zoning Request			
From: "RS-6" Single-Family 6 District To: "RS-6/SP" Single-Family 6 District with a Special Permit Purpose of Request: To allow a wireless telecommunication facility with a tower in excess height of 85 feet.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6" Single-Family 6	Vacant	Low-Density Residential
North	"RS-6" Single-Family 6	Transportation (Yorktown), Vacant	Transportation (Yorktown), Low-Density Residential
South	"RS-6" Single-Family 6	Conservation/Preservation (Oso Creek)	Permanent Open Space
East	"RS-6" Single-Family 6	Agricultural, Low-Density Residential	Low-Density Residential
West	"RS-6" Single-Family 6	Vacant	Permanent Open Space, Low-Density Residential
Plat Status: The subject property is not platted. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is partially within the Waldon NOLF (Naval Outlying Landing Field) MCAOD District. MCAOD District; particularly the light and vertical obstruction safety subzones. Code Violations: None.			
Transportation and Circulation			
	Designation	Section Proposed	Section Existing
Yorktown Boulevard	"A3" Primary Arterial Divided	130-Foot ROW 6 Lanes, Median	85-Foot ROW 4 Lanes, No Median/Center Turn Lane

Transit: The Corpus Christi RTA provides service to the subject property via Bus Route 4 <i>Flour Bluff</i> near Waldron Road and Yorktown Boulevard, approximately 2 miles east of the parcel.	
Bicycle Mobility Plan: The subject property is adjacent to a planned 1-Way Cycle Track (Both Sides) mobility infrastructure, along Yorktown Boulevard.	
Utilities	
<p>Gas: An 8-inch WS (active) grid main exists along the south side of Yorktown Boulevard; and a 2" PE (active) across Yorktown.</p> <p>Stormwater: Open ditches exist along both sides of Yorktown Boulevard. No infrastructure immediately available.</p> <p>Wastewater: None exists.</p> <p>Water: A 42-inch SP (active and public) transmission line exists along Yorktown Boulevard. Construction of a distribution main along parcel frontage on Yorktown Boulevard may be required per IDM 4.03.r.a. "For streets that have 100-ft. or greater ROW width or 4 travel lanes or greater: i. Parallel fire protection shall be required. ii. Fire hydrants are required on both sides of the street ROW."</p>	
Corpus Christi Comprehensive Plan (Plan CC)	
<p>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.</p> <p>ADP (Area Development Plan): According to Plan CC the subject property is located within the Flour Bluff ADP (Adopted on June 22, 2021).</p> <p>Water Master Plan: No improvements have been proposed. The site is adjacent to existing infrastructure.</p> <p>Wastewater Master Plan: Improvements have been proposed; which, include an 8-inch gravity line east of Roscher Road, along Yorktown Boulevard, to Waldron Road.</p> <p>Stormwater Master Plan: No improvements have been proposed. The site is adjacent to existing infrastructure.</p> <p>Roadway Master Plan: Improvements have been proposed; which, includes widening of the Yorktown right-of-way, designated and proposed as a secondary arterial.</p>	
Public Notification	
Number of Notices Mailed	7 within a 200-foot notification area 0 outside 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	
<p>Planning Commission Hearing Date: April 16, 2025</p> <p>City Council 1st Reading/Public Hearing Date: June 10, 2025</p> <p>City Council 2nd Reading Date: June 17, 2025</p>	

Background:

The subject property consists of a 50-foot by 92-foot parcel (approximately 4,600 square feet) designated for lease to accommodate a telecommunication tower at the southeast corner of a 4.88-acre tract. The parent tract is located along the south side of Yorktown Boulevard, an A2-class arterial road in the Flour Bluff area, with Oso Creek forming its eastern boundary.

Records from the Nueces County Appraisal District indicate no existing structures, while city records designate the land use as vacant. The site also features estuarine and marine wetlands along the coast. Over three-quarters of the property falls within the X.02 flood zone, with the remainder classified in the AE flood zone, extending along Yorktown Boulevard and Oso Creek. The proposed tower location appears to partially lie within the vertical obstruction safety subzone of Waldon Base.

The surrounding properties are zoned RS-6 (Single-Family 6 District). To the north, across Yorktown Boulevard, the parcels are vacant. The property to the east has an agricultural land use, while the that to the west—similar to the subject property—is currently vacant. Oso Creek, to the south, holds a conservation/preservation designation.

The applicant is seeking a special permit for the development of a wireless telecommunication facility, which will feature an 85-foot monopole tower. While monopole towers are capped at 85 feet, they still require special permit approval.

Within the RS-6 Single-Family 6 Residential District, primary uses include single-family detached homes and group homes, with a limited number of public and civic uses permitted—subject to restrictions designed to preserve neighborhood character. Wireless telecommunication towers, classified as major utilities, are permitted under specific limitations and require a special permit to ensure compatibility with adjacent properties and overall neighborhood aesthetics. The granting of a special permit does not modify existing permitted uses nor waive underlying zoning regulations,

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:

The proposed rezoning is consistent with Elements, Goals and Strategies for Decision Makers:

- Corpus Christi has state-of-the-art broadband and telecommunications services.
- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - Promote the monitoring of current development to identify infrastructure capacity deficiencies in advance of future development.
- Regulations to protect military and civilian airfield and airport use are in place.
 - Continue to consider the compatibility of proposed uses with military airfield operations when making decisions on rezoning requests.
 - Avoid development that is incompatible with the operation of military airfields and the airport.

Flour Bluff ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:

The proposed rezoning is consistent with the Flour Bluff ADP; however is not consistent with the FLUM designation of Low-Density Residential

	Safe and Healthy Community	Strong and Local Economy.	Protect Natural Resources
Provide stormwater management solutions to help flood prone areas.			

Create equitable opportunities for all Flour Bluff residents	Promote the development of reliable electrical as well as broadband fiber optic, and 5G communication networks to attract new businesses, remote office-less workers, as well as encourage existing businesses to expand their operations while remaining in Flour Bluff.		
Improve roadway conditions and connect communities through alternative transportation options.			
Foster Flour Bluff community pride.			

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 generally consistent with elements and goals of the City of Corpus Christi comprehensive plan (Plan CC); however, it is inconsistent with the future land use designation of low-density residential.
- The applicant's request is compatible with the existing zoning and conforming uses of nearby properties and to the surrounding character.
 - The sleek, space-efficient monopole tower with co-location capacity for 2 additional carriers, will have limited visual impact on the surrounding area, preserve the scenic view of the creek, and will not be disruptive to military operations at the proposed height.
 - It's a necessary infrastructure that will support developments of all nature with today's technological advancements; and its need has been made more urgent with the approved Land Development applications for the 100-acre and more Oso Creek development immediately north of the Oso Creek, which will include residential, public/civic, and commercial uses.
- The property to be rezoned is suitable for the use to be permitted by the special permit to be applied.
 - Safety standards for this development have been resolved with structural adjustments as mandated by the Unified Development Code for tower placement along an arterial and within a residential district.
 - The property is well positioned to supplement any existing 5G infrastructure, given minimal environmental interferences, and the absence of infrastructure within industry spacing standards.
- In evaluating the applicant's request, staff determined that the zoning map amendment will not have a negative impact upon the surrounding neighborhood.
 - The comprehensive plan prioritizes state-of-the-art broadband and telecommunication to enhance quality of life, foster innovation, and support economic growth; aligning with the Flour Bluff area development plan.

- The special permit request for the wireless telecommunications tower reflects a proactive planning strategy, which Plan CC encourages, ensuring readiness before the Oso Creek development materializes.
- Unlike older wireless telecommunication technologies (4G and its predecessors), 5G infrastructure requires closer spacing—typically 1-2 miles apart—which the area lacks in an over-2-mile stretch in all directions. There are few 5 G-capable towers, and the proposed structure will support 4G compatibility.
 - Telecommunications infrastructure faces growing strain due to advancements in smart appliances, home automation, telehealth, gaming, smart cities, and navigation systems, reinforcing the need for expanded capacity and future-proof solutions.

Planning Commission and Staff Recommendation (April 16, 2025):

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 “RS-6” Single-Family 6 District to the “RS-6/SP” Single-Family 6 District with a Special Permit. The Special Permit will be subject to the following conditions:

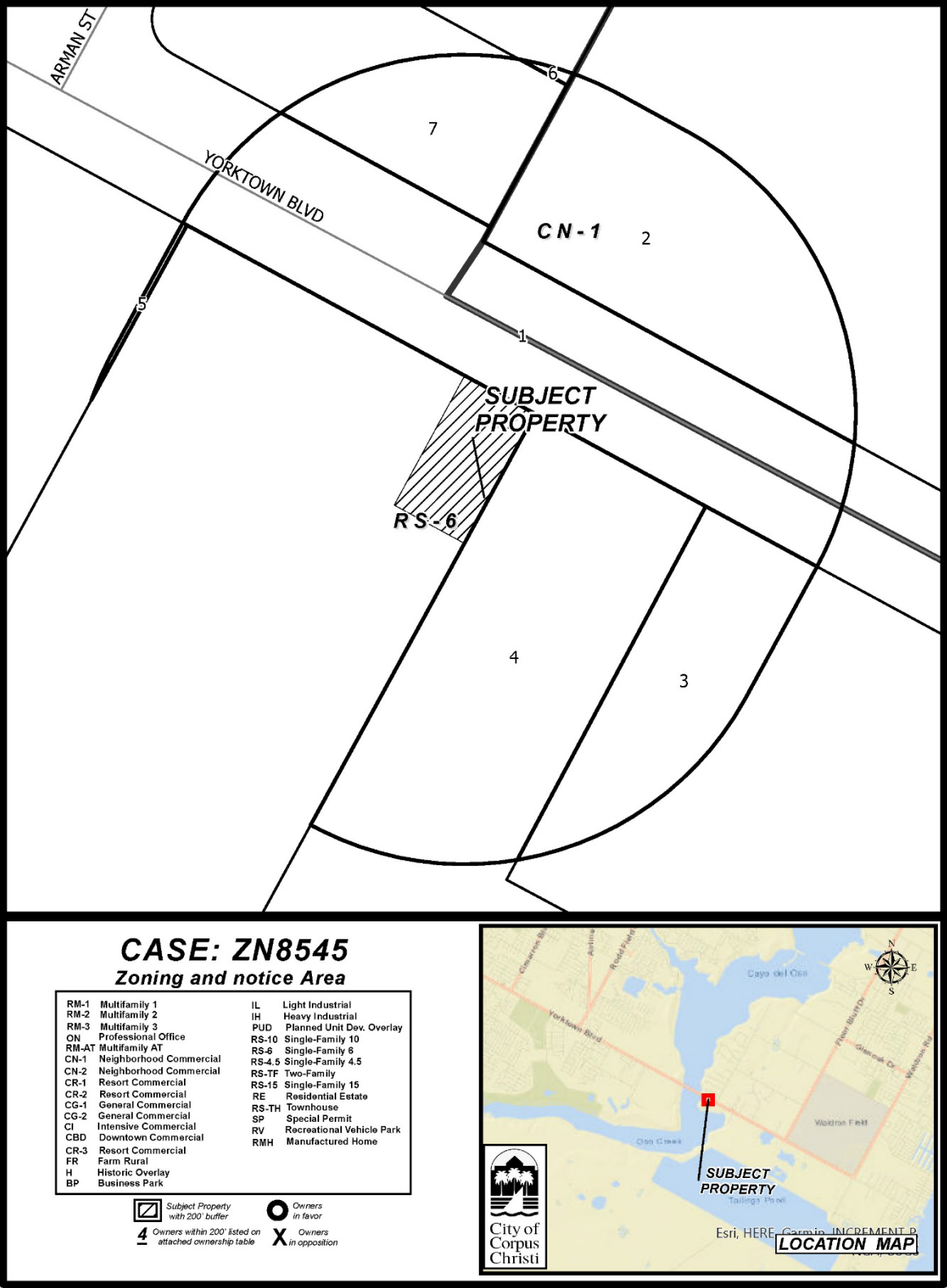
- 1. Use:** The only use permitted under this Special Permit, other than those permitted by right in the “RS-6” Single-Family 6 District, is a wireless telecommunication tower not to exceed 85 feet in height above finished grade.
- 2. Telecommunications Tower Standards:** The wireless communication tower is subject to all requirements of Section 5.5 of the Unified Development Code (UDC). These standards pertain to setbacks, screening, landscaping, and lighting.
- 3. Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
- 4. 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.

Attachments:

- (A) Metes & Bounds Description and Exhibit.
- (B) Existing Zoning and Notice Area Map.
- (C) Site Plan
- (D) Wireless Telecommunication Tower Flour Bluff Area Siting

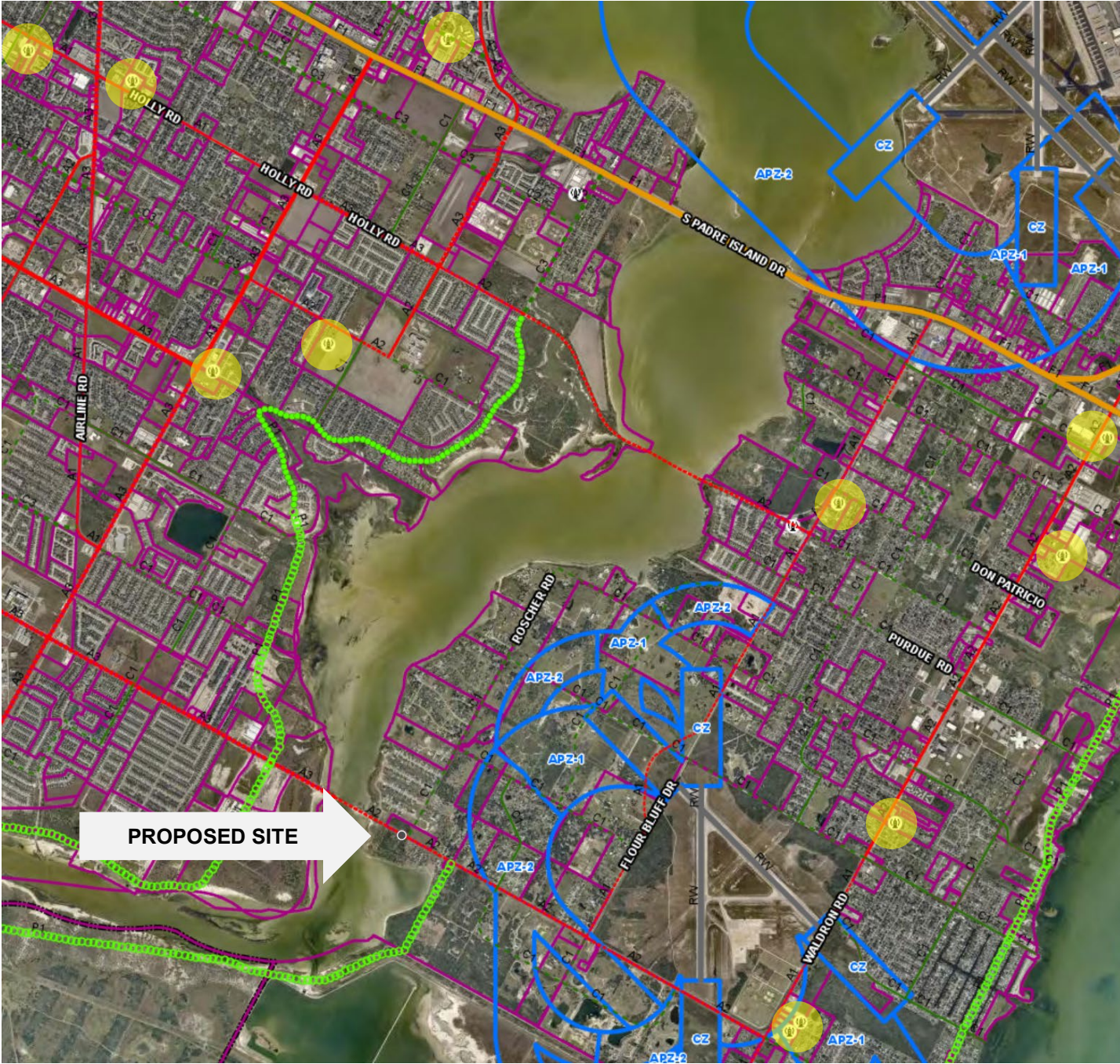
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(B) Existing Zoning and Notice Area Map



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(D) Existing Wireless Telecommunication Tower Sites



 Existing Towers