



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of October 10, 2023
Second Reading for the City Council Meeting of October 17, 2023

DATE: October 10, 2023

TO: Peter Zaroni, City Manager

FROM: Al Raymond, Development Services Department
Alraymond@cctexas.com
(361) 826-3275

**Rezoning for a property at or near
4757 Sharpsburg Road**

CAPTION:

Zoning Case No. 0823-01, Sharky Transportation (District 1). Ordinance rezoning a property at or near 4757 Sharpsburg Road from the "IL" Light Industrial District to the "IL/SP" Light Industrial District with a Special Permit; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

PURPOSE:

This item is to allow for the construction of a 105-foot (excluding the lightning rod) monopole wireless telecommunication tower with an ancillary equipment structure to provide data capacity support to the two nearby existing Verizon Wireless cell sites; increasing coverage to the area.

BACKGROUND AND FINDINGS:

The subject property is a 0.37-acre parcel near Sharpsburg Road and Figueroa Street to be leased; and upon which, a monopole telecommunication tower will be placed along with an ancillary structure for support equipment. The parcel is out of a 2.1-acre tract that serves as a trucking terminal; and, is within a large "IL" Light Industrial district.

The applicant has requested a special permit for the construction of a monopole telecommunication tower that exceeds, by 20 feet, the maximum height permitted by right by the Unified Development Code. The proposed tower will have a total height of 105 feet (excluding the lighting rod) to provide data capacity support to the two nearby existing Verizon Wireless cell sites; increasing coverage to the area. The tower's design documents indicate two additional antennas for co-location in the future.

The properties to the south and west of the subject property are zoned "IL" Light Industrial District and are vacant. The host-tract abuts a railway at its western boundary. The properties to the north of the site and Sharpsburg Road are zoned "RS-6" Single-Family 6 District and "IL" Light Industrial District and are vacant. To the east of the site and Sharpsburg Road, is a property zoned "RS-6" Single-Family 6 District with Public/Semi-Public use.

The “IL” Light Industrial District is intended primarily for light manufacturing, fabricating, warehousing, and wholesale distributing, and permits certain public/civic uses and commercial uses, such as retail sales and service, restaurants, vehicle and equipment maintenance, medical facilities, social service uses, government facility uses, self-service storage uses, and major/minor utility uses.

While the proposed rezoning is inconsistent with the Future Land Use Map element of the City of Corpus Christi Comprehensive Plan (Plan CC); It is consistent with many broader elements of the comprehensive plan.

Public Input Process

Number of Notices Mailed: 6 notices within the 200-foot notification area and 2 notices outside the notification area.

As of October 6, 2023:

In Favor	In Opposition
0 inside notification area	0 inside notification area
0 outside notification area	0 outside notification area

A total of 0.00% of the 200-foot notification area is in opposition.

ALTERNATIVES:

Denial of the change of zoning from the “IL” Light Industrial District to the “IL/SP” Light Industrial District with a Special Permit.

FINANCIAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Planning Commission and Staff recommended approval of the change of zoning from the from the “IL” Light Industrial District to the “IL/SP” Light Industrial District with a Special Permit on August 23, 2023. 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 “IL” Light Industrial District, is a wireless telecommunication facility of 105 feet in height and shall be designed to withstand a sustained wind speed of 130 mph.
2. **Access:** Access and placement shall be as per the site plan.
3. **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.
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:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (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.

Vote Results:

For: 7

Against: 0

Absent: 1

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report