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: .057 acre. 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 Flour Bluff* 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

Gas: An 8-inch WS (active) grid main exists along the south side of Yorktown Boulevard; and a 2" PE (active) across Yorktown.

Stormwater: Open ditches exist along both sides of Yorktown Boulevard. No infrastructure immediately available.

Wastewater: None exists.

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."

Corpus Christi Comprehensive Plan (Plan CC)

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.

ADP (Area Development Plan): According to Plan CC the subject property is located within the Flour Bluff ADP (Adopted on June 22, 2021).

Water Master Plan: No improvements have been proposed. The site is adjacent to existing infrastructure.

Wastewater Master Plan: Improvements have been proposed; which, include an 8-inch gravity line east of Roscher Road, along Yorktown Boulevard, to Waldron Road.

Stormwater Master Plan: No improvements have been proposed. The site is adjacent to existing infrastructure.

Roadway Master Plan: Improvements have been proposed; which, includes widening of the Yorktown right-of-way, designated and proposed as a secondary arterial.

Public Notification				
Number of Notices Mailed	4 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)			
	area (o marriadar property owner)			

Public Hearing Schedule

Planning Commission Hearing Date: April 16, 2025

City Council 1st Reading/Public Hearing Date: June 24, 2025

City Council 2nd Reading Date: July 8, 2025

Background:

The subject property consists of a 50-foot by 92-foot parcel 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:

- o 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.
- o 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. However the proposed tower creates equitable opportunities for all Flour Bluff residents by promoting 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.

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.

Staff Recommendation:

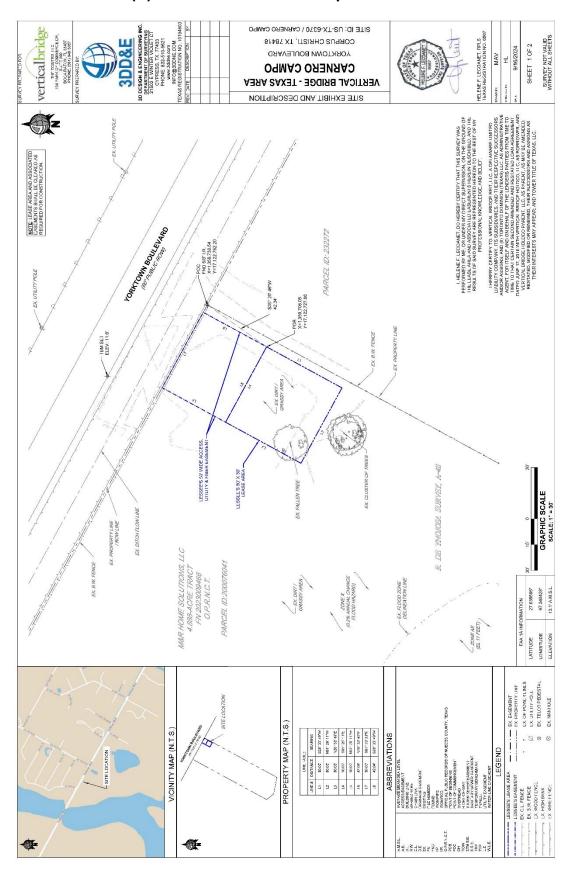
After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, <u>Staff Recommends approval of the change of zoning from the "RS-6" Single-Family 6 District to the "RS-6/SP" Single-Family 6 District with a Special Permit.</u>

Attachment(s):

- (A) Metes & Bounds Description and Exhibit.(B) Existing Zoning and Notice Area Map.(C) Site Plan

- (D) Existing Wireless Telecommunication Tower Sites

(A) Metes & Bounds Description and Exhibit



PARENT TRACT LEGAL DESCRIPTION:

TROM THE COMMITMENT FOR TITLE INSURANCE T7 ISSUED BY WESTCORLIAND TITLE INSURANCE COMPANY TOWER TITLE OF TEXAS LLC, VERTICAL BRIDGE FILE #: US-TX-6370, TOWER TITLE FILE# VTB-477686-C EFFECTIVE DATE: MARCH 28, 3094, COMMITMENT NO. ISSUED APRIL 11, 3004.

A 4888 ACRE TRACT OF LAND OUT OF LOTS? AND 8, SECTION 36, FLOUR BLUFF 8, ENCINAL FARM 8, CARDEN TRACTS, A MAP OR WHICH IS RECORDED IN VOLUME A, PAGES 41-43, MAP RECORDS, NUEUES COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

THENCE, SOLITH 28/3722" WEST, A DISTANCE OF 933 20 FEET, TO A 59 INCH IRON RDD, SET, ON THE MEANDER LINE OF UPLAND VEGETATION OF THE CAYO DEL OSO, OF THE SOLITH CORNER OF THIS TRACT.

HEAVE, NORTH 777271" WEST, WITH SAID MEANDER LINE OF UPLAND VICGETATION, A DISTANCE OF 173-49 FEET, TO 39 NOTHRON ROD, SET FOR A CORNER OF THIS IRACLE.

THIS STRAFF COUTANS A PLAT AND MFTER & ROUNDS FREATHTONS FOR ALT SSFERS SEXUE I FASE ARM A LESSFERS, SEXUED A COURT AND THE RESERVENCE OF THE LESSFERS SEXUED FOR THE CENTRAL BROCKE FILL CAND DECLARAGET YOUR THE THOUSENESS LESSFERS LESSFE THENCE MORTH 38:46.35" WEST CONTINUING WITH BAID MEANDER LINE A DISTANCE OF 31 21 FEFT. TO A 58 INCH IRON ROD, SET FOR THE WEST CORNER OF THIS TRACT,

HENZE, NURTH ZEVSTZZ EAST, A DISTANCE OF 04639 FEET, TO A 39 INCH IRON ROD, SET, ON AFCREMENTIONED SOUTHWEST RIGHT, OF-WAY LINE OF FOREIX ROAD, FOR THE NORTH CORNER OF THIS TRACT,

HILMCL, SOUTH STYCOT LAST, WHI SAUD SOUTHWEST RIGHT OF WAY LINE, PARALLEL WITH AND 4C/OD LET DISTANCE, HIEMEHOM, MEASURED AT RIGHT MABLES HILLELD, THE CHILLELING OF SAUD YORK TOWN KOMD, A LUSTANCE OF 241.7 FELL, TO THE FLACE OF BUSINANG AND CONTAINING A 4-809 ACRES OF THAM, DATE OF LESS.

HHIS BEINS THE SAME PROPERTY CONVEYED TO MAR HOME SOLUTIONS, LLC. A TEXAS, LIMITED LIABILITY COMPANY FROM ROEL ROMAN VILLARREAL AND MARY AMN DE LA GARZA, BOTH SINGLE PLESONS IN A DILLID DATED MARKOLITS, 2023 AND FLEGORDED MARKOLIZO, 2023 AS INSTRUMENT NO. 2023/008498.

LESSEE'S 50'X50' LEASE AREA DESCRIPTION:

COMMENCING AT A FOLND SE INCH IRON ROD BEING THE EAST CORNER OF SAD 4.888-AGRE TRACT, LYING IN THE SOLITHMESTERLY RICHT-OF-WAY LINE OF YORKTOWN BOLLEVARD, AND HAVING A STATE PLANE CORDINATE VALLE OF X=1,369/23.54 FE, Y=7,122/22.20 (N); THENCE SOUTH 35 DEGREES 20 MINJES 46 SECUNDS WEST 42 24 FEET TO THE POINT OF BEGINNING AND SOUTH CORNER OF THE HEREN DESCRIBED TRACT, HAVING A STATE PLAME COORDINATE VALUE OF X+1,389 706.05 (E), Y=17,722.721 99 (A).

THENCE SOUTH 28 DEGREES 33 MINUTES 49 SECONDS WEST, 50.00 FEET TO THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 61 DEGREES 28 MINUTES 11 SECONDS WEST, 50.00 FEET TO THE WEST CORNER OF THE HEREIN DESCRIBED TRACT, THENCE NORTH 28 DEGREES 33 MINUTES 49 SECONDS EAST, 30 03 FEET TO THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT

THENCE SOUTH 61 DECREES 26 MINUTES 11 SECONDS EAST 50.00 TEET TO THE POINT OF BEGINNING, CONTAINING 0.0574 ACRES (2,500.00) SQUARE FEET) OF TAND.

LESSEE'S 50' WIDE ACCESS, UTILITY, AND FIBER EASEMENT DESCRIPTION:

COMMENCING AT A FOUND 5:0 INCH IRON ROD BEING THE EAST CORNER OF SAID 4.004-ACRE TRACT, LYING IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF YORKTOWN BOULEVARD, AND HAVING A STATE PLANE COORDINATE VALUE OF X=1,359,730.54 (E), Y=7,1,122,792.20.NJ;

THENCE SOUTH 35 DEGREES 20 MINUTES AS SECONDS WEST 42 34 FEET TO THE DONT OF BEGINNING AND EAST CORNER OF THE HEREIN DESCRIBED TRACT. HAVING A STATE PLANE COGROMATE VALUE OF XX:383 708:05 (E), Y=17:102,727:86 MJ.

NORTH 61 DEGREES 26 MINUTES 11 SECONDS WEST, 50.00 FEET TO THE WEST CORNER OF THE HEREIN DE

THENCE SOUTH 81 DEGREES 22 MINUTES 33 SECONDS EAST 50.00 FEET ALONG SAID COMMINION LINE TO THE EAST CORNER OF THE HEREIN DESCRIBED TRACT.

verticalbridge THE TOWERS, LLC 750 PARK OF COMMERCE DR, SUITE OF STON, EL 33497 PHONE, (561) 948-6367 ALL BEVRANS ARE GRID BEARMS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE 420S, MORTH AMERICAN DATUM OF 1858 AND ARE SROUMEN OT THE PREMEST HUMBRIALD SYMMES ARE REPRESENTED IN GRID VALLES BASED ON SAD HORDONTAL DATUM AND ARE MEASIRED IN US MANY PEET TO THE PREMEST HUMBRIALD SYMMES. PROVIDED ELEVATIONS, LATITUDE AND LONGITUDE VALUES A/YE FROM GPS OBSERVATIONS (TYPE OF EQUIPMENT: TRIMBLE R2 TDCSK). DATE OF SURVEY (7728/2/2/24) ELEVATIONS ARE BASED ON THE MORTH AMERICAN VERTICAL DATUM OF 1989 (GEOID12A) AND ARE DETERMINED TO THE NEAREST TENTH OF FOOT.

3DD&E

THE LESSEES COXIO; LEASE AREA AND THE LESSEES CO WIDE ACCESS, UTILITY, AND FIBER EASEMENT LIE ENTIRELY WITHIN THE PARENT TRACT.

THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY AND NO BOUNDARY SURVEY OF THE PARENT TRACT WAS PERFORMED.

BASIS OF ELEVATION: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY. BASIS OF BEARING: GPS ORSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY

10. ATTHE TIME OF THE SURVEY, THERE WERE NO VISIBLE ENCROACHMENTS LOCATED ON THE LESSEE'S LEASE OR EASEMENT AREAS.

THE LESSLES SO WIDE ACCESS, UTILITY, AND FIBER EASEMENT TERMINATES AT A CONFIRMED PUBLIC RIGHT-OF-WAY.

3D DESIGN & ENGINEERING INC.
DEPARTMENT OF SURVEYING
21502 E WINTERS VOLET OF
CYPRESS, TX, 77433
PHONE: 832-510-9621

www.3ddne.com INFO@3DDNE.COM TEXAS REGISTRATION NO. 10194603 EV DATE DESCRIPTION

47 THIS SURPEY WAS RASED ON INCORNATION PROVINCED IN THE COMMITMENT FOR TITTE INSURANCE TJ. ISSUED BY WESTOR LAND TITTE INSURANCE COMMITMENT BY THE OF THE SET SET OF THE WASHEN AS TO COMMITMENT ON ISSUED ARE 1, YEAR WASHEN AS TO SET OF THE PROVINCE THE SET OF THE WASHEN AS TO SET OF THE SET OF THE WASHEN AS TO SET OF THE SET OF THE SET OF THE WASHEN AS TO SET OF THE SE

13 NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC SURVEY

11. A TEMPORARY BENCHMARK HAS BEEN SET UP FOR CONSTRUCTION PURPOSES.

13. UTLITES AS SHOWN HEREDA ARE BASED ON FIELD OBSERVATIONS COMDUCTED ON CICEBOZZA UNDERGROUND UTLITES MAY EXIST AND NERSE NOT PRESONANCE OF COLINEAS AND OF THIS SHORTY. SHARLYON DOLS NO CHANNES AND OF THIS SHORTY AND NEEDED POSITIONS CONTINUOUS SHOWN OF MAIL SHORTY AND IN EACH POSITIONS 14. ALL ZONING INFORMATION SHOULD BE VERFILD WITH PROPER ZONING OFFICIALS.

16. AT THE TIME OF THE SURPEY, THE LESSEES 90X5' LEASE AREA AND THE LESSEES 55' WIDE ACCESS, UTILLY AND FIBER EASEMEN'T LIED WITHIN AN UNRADDED PAREA OF MINIMAL FLOOD HAZARD ZUNE X ACCURDING TO FEINA FRAIL MAP NAMEER 483550390'G EFFECTIVE ON 13152022 (NUECES COUNTY, LEASE).

LESSEES LEASE AREA AND LESSEE'S EASEMENT PLACEMENT IS PER LAND OWNER. AAE. OR CUSTOMER DIRECTION AND DO NOT REFLECT ENDINEERING OR REAL ESTATE ASSESSMENT DY 30 DESIGN AND ENGINEERING, INC.

SITE ID: US-TX-6370 / CARNERO CAMPO

CORPUS CHRISTI, TX 78418

YORKTOWN BOULEVARD

САКИЕКО САМРО **VERTICAL BRIDGE - TEXAS AREA** SITE EXHIBIT AND DESCRIPTION

EXCEPTIONS:

BIRING A I FSSEP 624 WITH AND FIRER FASFIRFUT CONTAINING DIAZO AGRES () ID: 16 SQUARE FFFT, OF LAND I DOATED IN THE R ID: WOOLDSA, BIRDLY ASSERTED AND 641, MARKED AND 642, MARKED AND 643, MA

HILNOL NORTH 28 DEGREES 33 MINUTES 45 BECONDS LAST, 4226 FEEL TO THE NORTH CORDER OF THE FILTEN DESCRIBED TRACT, LYING IN SAID SOUTHWESTELLY RIGHT-OF-PROFILED PROFILED STEARTY RIGHT-OF-PROFILED STEART FROM THE NORTHEASTELLY PROFILED STEARTY RIGHT-OF-SROTAL TRACT,

THENCE SOUTH 20 DEGREES 33 MINUTES 49 SECONDS WEST, 42.04 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0483 ACRES (2,102.19 SDUARE FEET) OF LAND.

I HETBRE I ELCOMET DO HEBERO CERTIFY THAT THIS SUPPLEY WAS PERFORMED BY ME ON UNDER WITH DIRECT SUPERVISION ON THE GROUND OF THE LENSE AREA, AND ASSOCIAL DU ASSEMBLY IN PREDISTS THE HEIN DUSSONIBLE AND THE HEBERO SO SOURCEY ARE REPRESENTED FREEDEN TO THE RESTOR FOR THE PROFESSIONAL MOVALEDGE AND THE LETTER OF METERS TO SOURCE AND THE SOURCE AND THE

ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTILED PLAT DATED NOVEMBER 6, 1900 AND RECORDED NOVEMBER 6, 1909 IN (BODK) A (PAGE) 43 IN NUECES COUNTY TEXAS, A/9 DISCEPTIONS 44E LOCATED WITHIN THE SUBJECT PARENT TRACT)

ANY AND ALL MATTERS DISCLUSED ON THE MAP ENTITIED "WAP OF FLOUR BLUFF AND ENJIMAL FARM AND GARDEN TRACTS" DATED JANUARY 22, 1995 AND RECORDED JANUARY 22, 1995 IN (BOUK) A (PASE) AT TRACT).

RIGHTO-YANY AND UTLITY LASLAHUTE BLYAKLAN REYMANDO MOCHAN SAUDIA AYKA REYMANDO SAUDIA, AND GITYO-COOPEAG CHASELLA ILJAGS HOME RULL MOCHANDO MOOMEN GONDORING NALLU AND XI, 2220 AND MECONDLU JUNE, 8,2300 NI (INSTRUMENT) 202528194, IN NALCES OCKNITY, ILJAGS, FLYCZ-PRONG ARK MOCHANDORING MOCHANDORING SAUDIA SAUDI

ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTILED PLAT DATED AND RECORDED IN (BOOK), A (PAGE), IN NUIECES COUNTY, TEXAS, (NO EXCEPTION) ARE LOCATED WITHIN THE SUBJECT PARENT TRACT).

HERREY CRETTY-TO YRETICAL BRODGE BELL LLG. A DELEGARGE UNITED LUBBLY AND OWNER OF THE CHARLES FROM THE LLG. A DELEGARGE UNITED LUBBLY AND OWNER OWNER

胡布

ICLENE F. LECOANET, RPLS FEXAS REGISTRATION NO. 6567 MAV

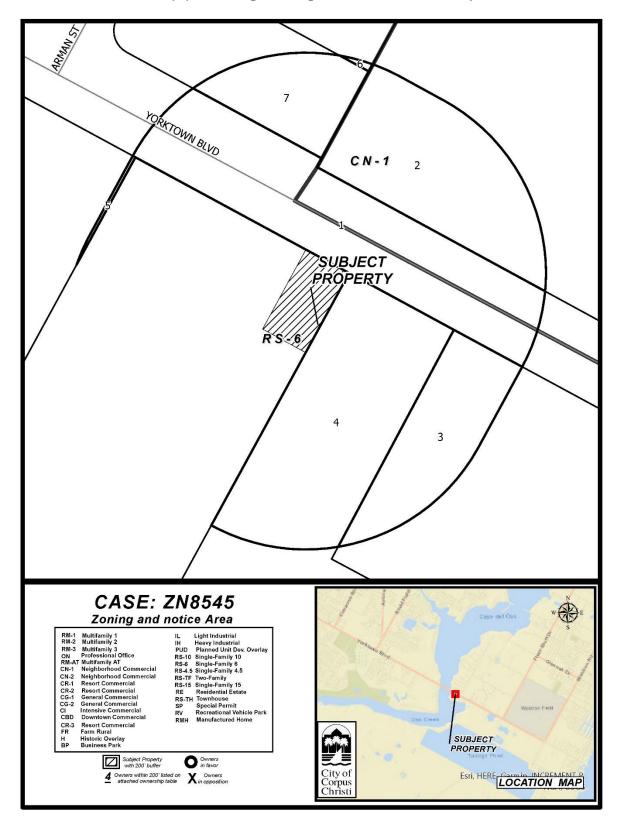
로

9/16/2024

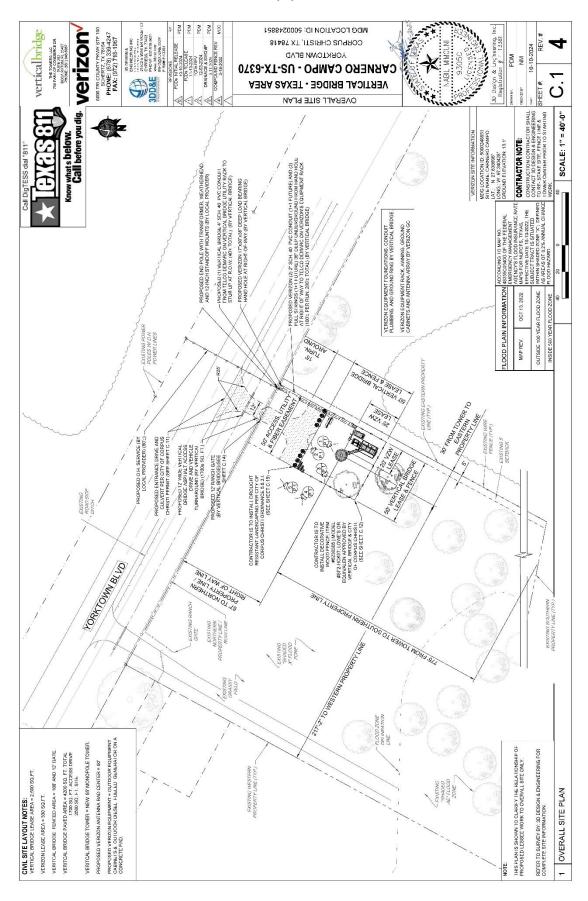
SHEET 2 OF 2

SURVEY NOT VALID WITHOUT ALL SHEETS

(B) Existing Zoning and Notice Area Map



(C) Site Plan



(D) Existing Wireless Telecommunication Tower Sites

