



CITY OF
CORPUS CHRISTI

AGENDA MEMORANDUM

Action Item for the City Council Meeting April 14, 2026

DATE: March 6, 2026
TO: Peter Zaroni, City Manager
FROM: Yvette Wallace
Interim Director of Development Services
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**Rezoning for a property at or near
7409 McArdle Road**

CAPTION:

Zoning Case No. ZN9062, Gulfway Mobile Home Park (District 4). Ordinance rezoning a property at or near 7409 McArdle Road from the “CG-2” General Commercial District to the “CG-2/SP” General Commercial District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

SUMMARY:

To allow a Public and Civic Use – Utility, particularly a new 95-foot wireless telecommunication tower, to replace a deficient tower.

BACKGROUND AND FINDINGS:

The subject property is a 0.06-acre tract, out of the Joslin Tract within the Bayside area, along the south side of McArdle Road, a “C3” class collector street, and 1,200 feet west of Ennis Joslin Road. It is the site to an existing 83-foot monopole wireless telecommunication tower allowed by right in the General Commercial District.

The properties to the north are zoned “RM-1” Multi-Family with a high-density residential use, and those to the south, east, and west are zoned “CG-2” General Commercial District with commercial uses.

The “CG-2” General Commercial District permits restaurants, apartments, townhouses, overnight accommodation uses, educational facilities, medical facilities, commercial parking, offices, retail sales and services, vehicle sales and services, and water-oriented uses, including wireless telecommunication towers among utility uses; and the required special permit provides for the means of developing certain uses in a manner that will be compatible with adjacent properties.

The proposed rezoning is consistent with the City of Corpus Christi's comprehensive plan; however, it is inconsistent with the future land use designation of Government.

During the permitting process, zoning reviews are conducted to ensure that development compatibility is achieved; through the prescription of Unified Development Code required buffer yard width and points (UDC §7.9.5, 7.9.6), increased setbacks due to height (UDC §4.2.8.D), limitations on hours of operations with certain site features (UDC §7.2.7.B.1.a), and visual barriers such as landscaping (UDC §7.3.10) and walls to buffer noise generators (UDC §7.9.8.B).

Public Input Process:

Number of Notices Mailed: 8 notices were mailed within the 200-foot notification area, and 0 outside the notification area.

As of April 10, 2026

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:

None.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

FUNDING DETAIL:

Fund: 4670 Development Services
Department: 56
Organization: 11200 Land Development
Project: N/A
Account: 308300 Zoning Fees

RECOMMENDATION (February 18, 2026):

Planning Commission and Staff recommend approval of the change of zoning from the "CG-2" General Commercial District to the "CG-2/SP" General Commercial 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 "CG-2" General Commercial District, is a wireless telecommunication facility of 95 feet in height and shall be designed to withstand a sustained wind speed of 135 mph. shall be installed, maintained, and remain in place along the north and east property boundaries as long as residential districts or uses are adjacent.
- 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, signs, 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: 2

Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report