



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of June 10, 2025
Second Reading for the City Council Meeting of June 17, 2025

DATE: May 16, 2025

TO: Peter Zaroni, City Manager

FROM: Michael Dice, Development Services Department
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<p>Rezoning for a property at or near 2345 Yorktown Boulevard</p>
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CAPTION:

Zoning Case No. ZN8545, M&R Home Solutions, LLC. (District 4). Ordinance rezoning a property at or near 2345 Yorktown Blvd from the “RS-6” Single-Family 6 District to the “RS-6/SP” Single-Family 6 District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

SUMMARY:

This item is to rezone the property to allow a wireless telecommunication facility with a tower in excess height of 85 feet.

BACKGROUND AND FINDINGS:

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,

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.

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: 7 notices were mailed within the 200-foot notification area, and 0 outside the notification area.

As of May 9, 2025

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.

RECOMMENDATION(April 16, 2025):

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.

Vote Results

For: 7

Against: 0

Absent: 2

Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report