



CITY OF  
**CORPUS CHRISTI**

**AGENDA MEMORANDUM**

Action Item for the City Council Meeting June 23, 2026

**DATE:** June 23, 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  
526 Caribbean Drive**

**CAPTION:**

Zoning Case No. ZN8600, Paul and Pamela Wondolowski (District 4). Ordinance rezoning a property at or near 526 Caribbean Drive from the “CN-1” Neighborhood Commercial District to the “CN-1/SP” Neighborhood Commercial 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 telecommunications facility.

**BACKGROUND AND FINDINGS:**

The subject property is a 0.04-acre tract proposed to be leased for the construction and operation of a wireless telecommunications facility, to also feature a 100-foot monopole tower that is not to exceed 110 feet in height. The site is located within the Flour Bluff Area along a C1-class collector road. It lies outside the Military Compatibility Overlay District associated with the nearby Waldron base and is situated adjacent to a predominantly medium-density residential area.

The property to the north is zoned “RS-6” Single-Family 6 District with a current land use of low-density residential. The properties to the east and west are zoned “CN-1” Neighborhood Commercial District with some vacant land and parcels with commercial land uses. The property to the south of the site and Caribbean Drive is zoned “RM-1” Multifamily District with a public/semi-public land use.

The applicant is requesting a special permit to construct a 100-foot monopole tower. The proposed lease area for the tower and associated facilities measures 40 feet by 50 feet. Additional improvements will include concrete pads to support the equipment cabinets and an emergency generator. Access to the site will be provided by Caribbean

Drive, with a designated parking space for service vehicles. The facility will be unmanned.

Special permits provide means for developing certain uses in a manner in which the use will be compatible with adjacent property and consistent with the character of the neighborhood. The special permit shall have no effect on the permitted uses, nor shall it waive the regulations of the underlying zoning district.

The “CN-1” Neighborhood Commercial District would permit office uses, multifamily dwellings, certain indoor recreation uses, retail sales and service uses, medical facility uses, overnight accommodation uses, and restaurant uses less than 5,000 square feet in gross floor area.

The proposed rezoning is consistent with elements and goals of the City of Corpus Christi comprehensive plan (Plan CC) and is consistent with the future land use designation of commercial. 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. 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

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: 10 notices were mailed within the 200-foot notification area, and 5 outside the notification area.

*As of April 29, 2026*

In Favor 0 inside notification area 0 outside notification area	In Opposition 0 inside notification area 0 outside notification area
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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 (April 29, 2026):**

Planning Commission and Staff recommend approval of the change of zoning from the “CN-1” Neighborhood Commercial District to the “CN-1/SP” Neighborhood 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 “CN-1” Neighborhood Commercial District, is a wireless telecommunication facility of up to 110 feet in height and shall be designed to meet the adopted wind load required.
- 2. ACCESS:** Access and placement shall be as per the site plan.
- 3. TELECOMMUNICATION 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:** 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: 8  
Against: 0  
Absent: 1  
Abstained: 0

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
Presentation - Aerial Map  
Planning Commission Final Report