

ZONING REPORT

Case ZN9062

APPLICANT & SUBJECT PROPERTY

District: 4
Owner: Gulfway Mobile Home Park
Applicant: Phoenix Tower International
Address: 7409 McArdle Road, located along the south side of McArdle Road, west of Ennis Joslin Road, and east of Rodd Field Road.
Legal Description: 0.59 Acres out of Lot 8, Block A, Joslin Tract
Plat Status: The subject property is not platted and will require a Final Plat land development application in accordance with Unified Development Code Section 5.5.2.B *Platted Lots*.
Acreage of Subject Property: 0.59 acres
Pre-Submission Meeting: June 25, 2025
Code Violations: None.

ZONING REQUEST

From: "CG-2" General Commercial District
To: "CG-2/SP" General Commercial District with a Special Permit
Purpose of Request: To allow a Public and Civic Use – Utility, particularly a new 95-foot wireless telecommunication tower, to replace a deficient tower.

CORPUS CHRISTI COMPREHENSIVE PLAN

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), which was adopted in 2016.

LAND USE

ADP (Area Development Plan): According to Plan CC, the subject property is located within the Bayside Area Development Plan (Adopted on December 10, 2024).

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District.

	Zoning District	Existing Land Use	Future Land Use
Site	"CG-2" General Commercial District	Public/Semi-Public	Government
North	"RM-1" Multi-Family District	Medium-Density Residential	High-Density Residential
South	"CG-2" General Commercial District	Commercial	Commercial
East			
West			

ROADWAY MASTER PLAN (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
McArdle Road	No. 10	C3	-	-	1	1	No Data	Widening improvements have been proposed on the Nile Drive to Ennis Joslin segment of McArdle Road.
BICYCLE MOBILITY PLAN								
The subject property is approximately 1,200 feet west of a proposed One-Way Cycle track along both sides of Ennis Joslin Road. There is an existing bike lane along McArdle Road.								
TRANSIT INTEGRATION								
The Corpus Christi RTA provides service less than an 1/8th of a mile east and west of the subject property, along McArdle Road, via Routes <i>8 Flour Bluff Malls</i> and <i>66S TAMUCC Connection</i> .								
PUBLIC HEARINGS AND NOTIFICATIONS								
Planning Commission				February 18, 2026				
City Council 1 st Reading				March 31, 2026				
City Council 2 nd Reading				April 14, 2026				
8	Notices mailed to property owners within 200 feet of the subject property							
0	In Opposition			0	In Favor			
0	Percent In Opposition			0	Individual Property Owners in Opposition			

Background:

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 applicant is petitioning a change of zoning to allow a 95-foot monopole telecommunication tower with accessory structures and 3 additional carriers. Per the applicant, the existing tower is structurally deficient, and with interest expressed in co-location. The existing tower will be removed and replaced 15 feet west within the leased area, which remains the same.

The current tower only supports a single wireless carrier, and is unable to structurally support additional equipment, while also failing at loads exceeding 200% capacity, making it unsuitable for further use or modification. The improvement is essential to increasing reliable wireless service that supports emergency response, local businesses, and residents, ensuring critical connectivity and communication for the community's safety and everyday needs.

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.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:

The proposed rezoning is consistent with the following Elements, Goals and Strategies for Decision Makers:

- Corpus Christi has state-of-the-art broadband and telecommunications services.
 - Support continued state-of-the-art high-speed Internet and telecommunications access to all City departments and services.
 - Support continued cooperation with telecommunications providers through franchise agreements to allow access to the City's public right-of-way to provide state-of-the-art services to residents and businesses.
- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.

Bayside ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:

The proposed rezoning is consistent with the Bayside ADP; however, it is inconsistent with the future land use designation of Government.

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 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 Government.
 - The comprehensive plan prioritizes state-of-the-art broadband and telecommunication to enhance quality of life, foster innovation, and support economic growth.
- The applicant's request is compatible with the existing zoning and conforming uses of nearby properties as a general necessity and a use with very limited on-site activities, and additionally:
 - The sleek, space-efficient monopole tower with co-location will have limited visual impact on the surrounding area, and the proposed infrastructure,

generally expected be part of the landscape, is deemed a necessity, and will augment critical infrastructure.

- To accommodate the growing demand for telecommunication services, the Unified Development Code regulates the development of telecommunication towers and facilities in a manner that addresses location needs while also balancing compatibility factors such as aesthetics, distractions, and public safety. Telecommunication towers have the ability of polluting the landscape if not properly regulated; which can result into adverse impacts on the overall aesthetic and character of a neighborhood; to become distractions to motorists; and causing damage if designed or sited poorly. The proposed tower adheres to those standards.
- The property to be rezoned is suitable for the use to be permitted by the special permit to be applied and. Staff determined that the requested zoning map amendment will not have a negative impact upon the surrounding neighborhood.

Permitting Process:

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).

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, staff recommends 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, to be granted, will be subject to the following conditions:

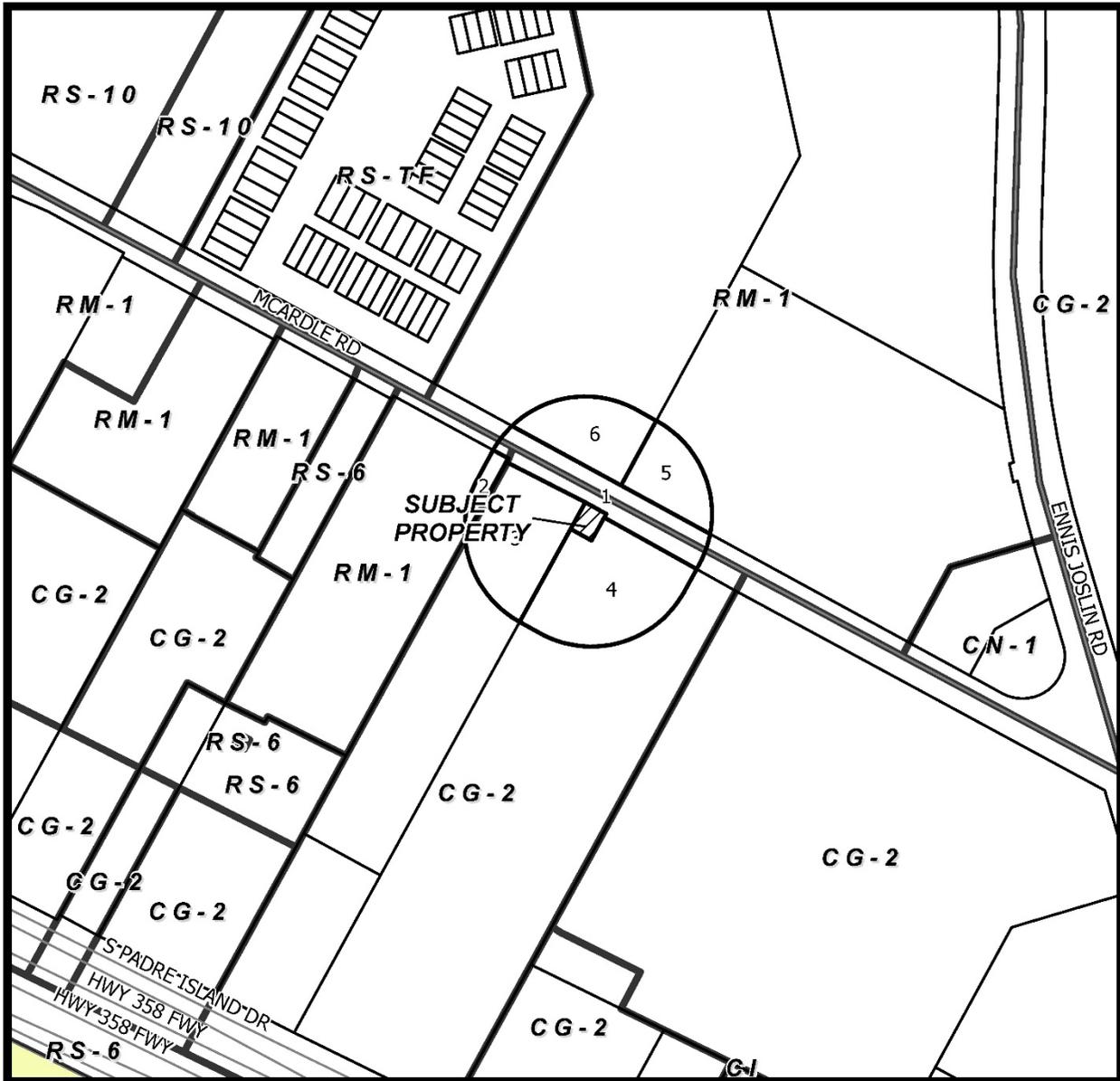
1. **Use:** The only use permitted under this Special Permit, other than those permitted by right in the “CG-2” General Commercial District, is a wireless telecommunication facility of 95 feet in height and shall be designed to withstand a sustained wind speed of 135 mph.
2. **Parking:** Parking shall be Per UDC (Unified Development Code) Section 7.2.2 *Off-Street Parking Ratio*.
3. **Access:** Access and placement shall be as per the site plan.
4. **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.
5. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
6. **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.

Attachments:

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

- (C) Overall Site Plan
- (D) Enlarged Site Plan

(B) Existing Zoning and Notice Area Map



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Zoning and notice Area

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

Subject Property with 200' buffer

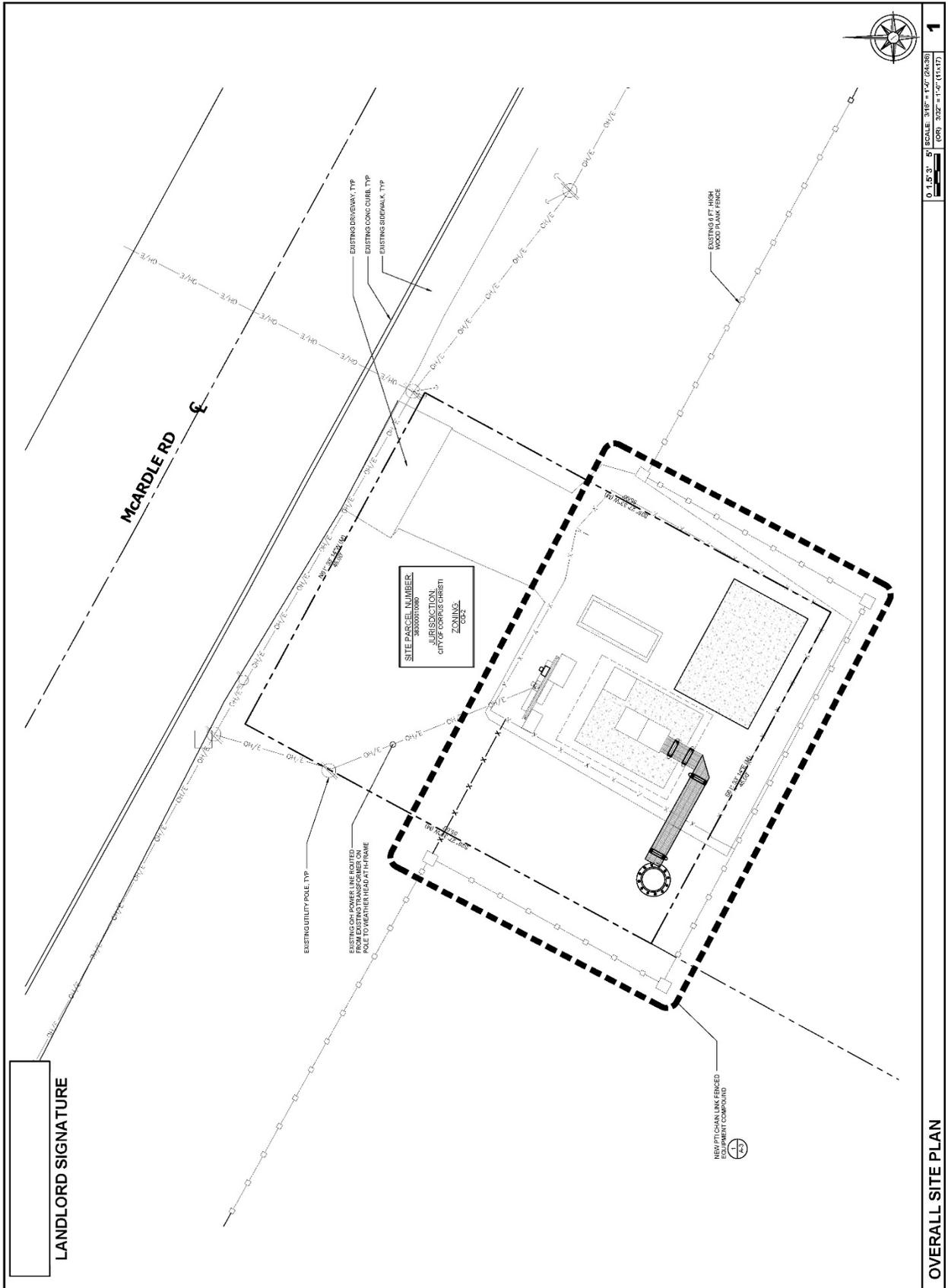
Owners in favor

Owners within 200' listed in ownership table

Owners in opposition

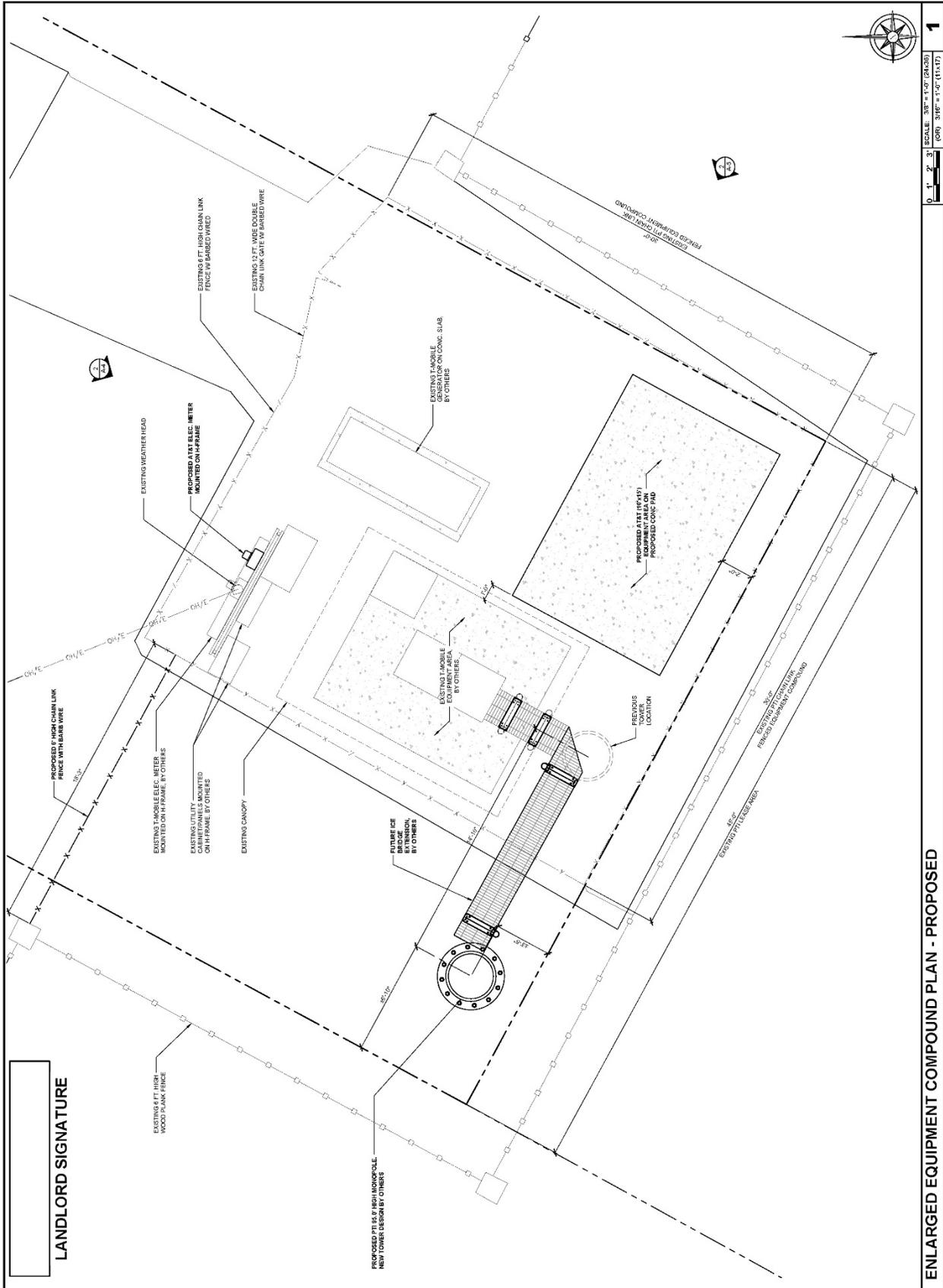


(C) Overall Site Plan



LANDLORD SIGNATURE

(D)Enlarged Site Plan



LANDLORD SIGNATURE

ENLARGED EQUIPMENT COMPOUND PLAN - PROPOSED