

Zoning Case ZN8545



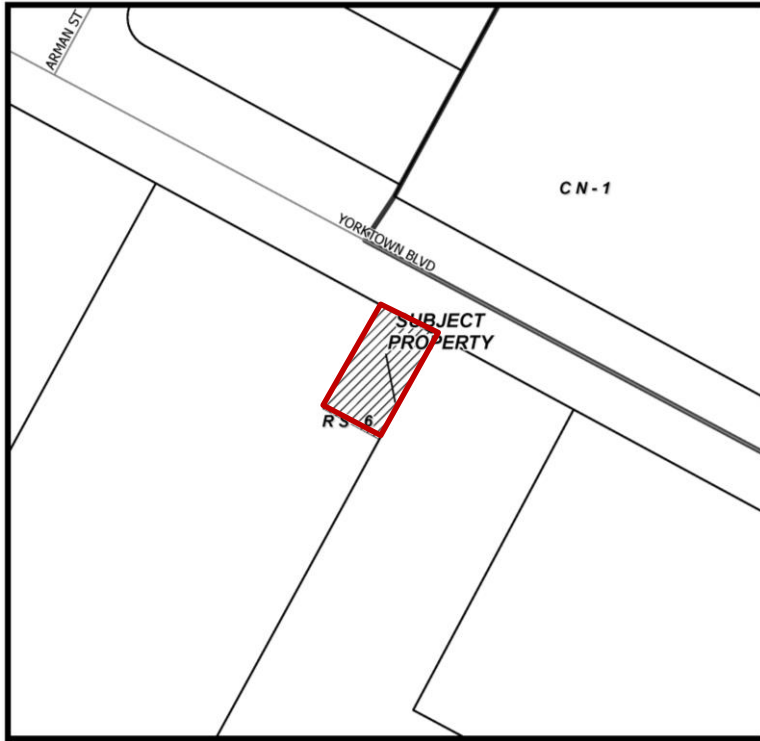
M & R Home Solutions Inc District 4

Rezoning for a property at or near
2345 Yorktown Boulevard
From the "RS-6" Single-Family 6 District
To the "RS-6/SP" Single-Family 6 District
with a Special Permit



Planning Commission
April 16, 2025

Zoning and Land Use



Proposed Use:

To allow a wireless telecommunication facility, featuring a tower of 85 feet in height.

ADP (Area Development Plan):

Flour Bluff, Adopted on June 22, 2021

FLUM (Future Land Use Map):

Low-Density Residential

Existing Zoning District:

“RS-6” Single-Family 6 District

Adjacent Land Uses:

- | | |
|--------|---|
| North: | Transportation, Vacant; Zoned: RS-6 |
| South: | Conservation/Preservation; Zoned: RS-6 |
| East: | Agricultural, Low-Density Residential;
Zoned: RS-6 |
| West: | Vacant; Zoned: RS-6 |

Public Notification

4 Notices mailed inside the 200' buffer
0 Notices mailed outside the 200' buffer

Notification Area

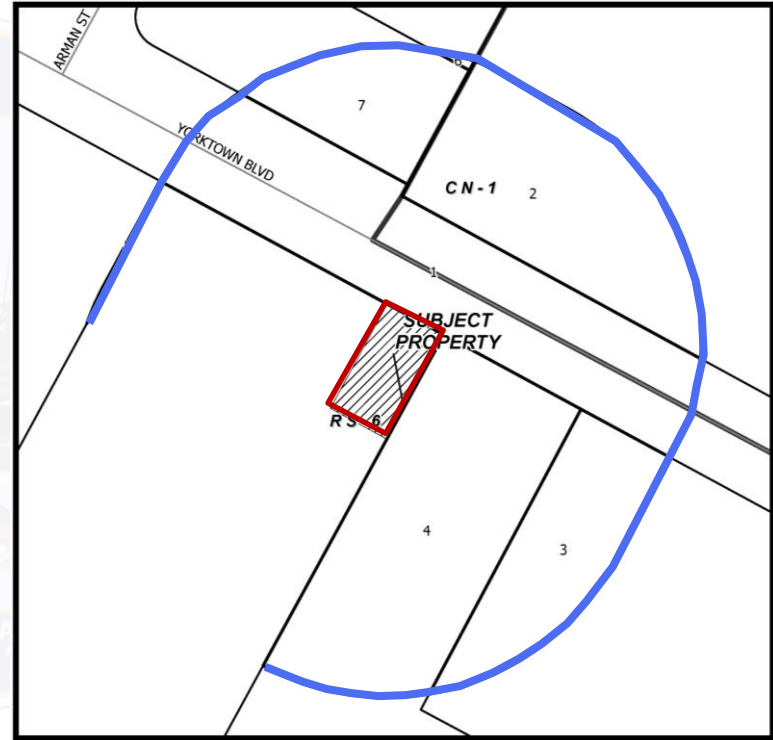


Opposed: 0 (0.00%)

X

In Favor: 0 (0.00%)

O

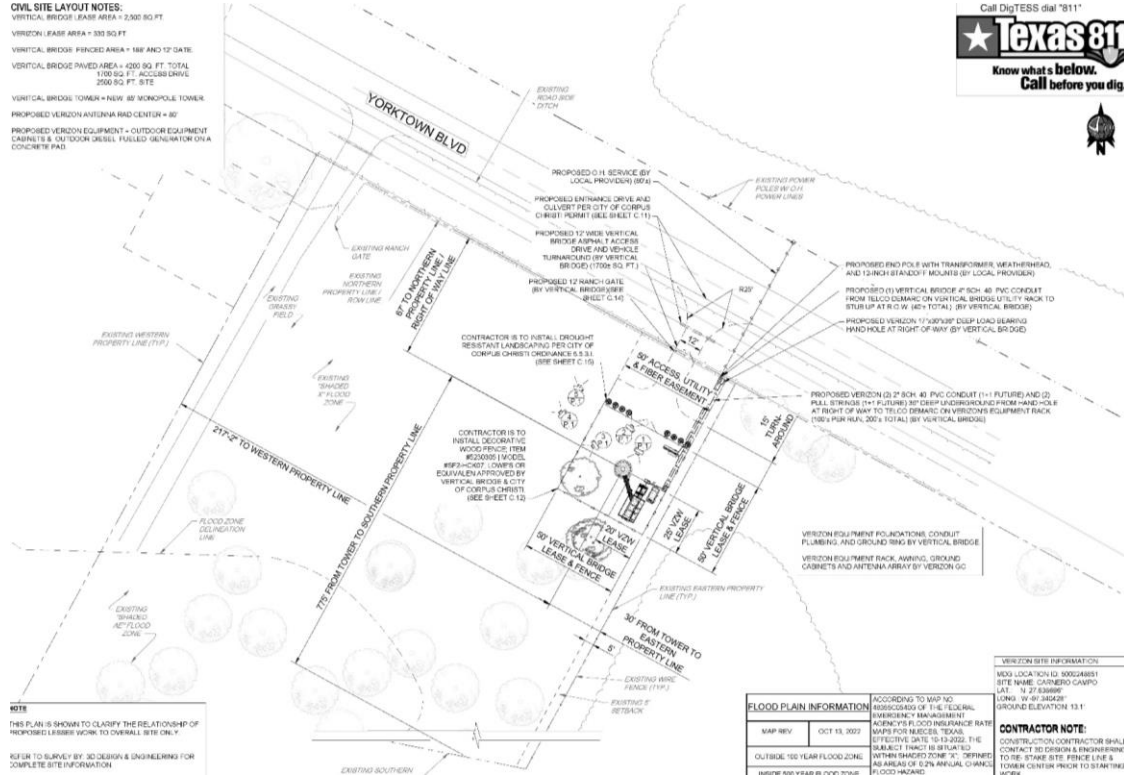


**Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.*

Approved Site Plan

CIVIL SITE LAYOUT NOTES:

VERTICAL BRIDGE LEASE AREA = 2,500 SQ. FT.
 VERTICAN LEASE AREA = 333 SQ. FT.
 VERTICAL BRIDGE FINISHED AREA = 188' AND 12" DATE
 VERTICAL BRIDGE PAVED AREA = 420 SQ. FT. TOTAL
 1100 SQ. FT. ACCESS DRIVE
 2500 SQ. FT. SITE
 VERTICAL BRIDGE TOWER = NEW 80' MONOPOLE TOWER
 PROPOSED VERTICAN ANTENNA RAD CENTER = 80'
 PROPOSED VERTICAN EQUIPMENT - OUTDOOR EQUIPMENT
 CABINETS & OUTDOOR DIESEL FUELED GENERATOR ON A
 CONCRETE PAD.



Staff Analysis and Recommendation

- The proposed rezoning is generally consistent with elements and goals of the City of Corpus Christi comprehensive plan (Plan CC); however, 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; and the amendment will not have a negative impact upon the surrounding neighborhood.
- The property to be rezoned is suitable for the use to be permitted by the special permit to be applied.

STAFF RECOMMENDS APPROVAL