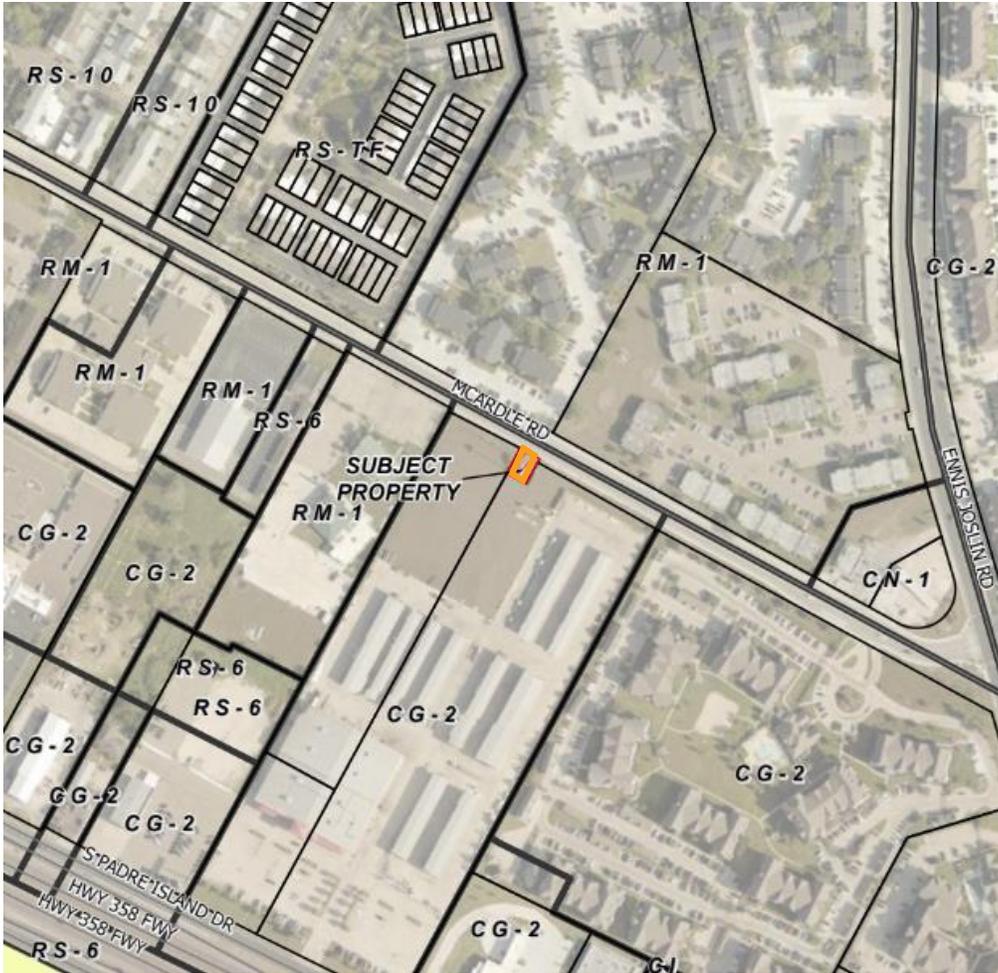




CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

**ZN9062,
Gulfway Mobile
Home Park**

PLANNING COMMISSION, FEBRUARY 18, 2026



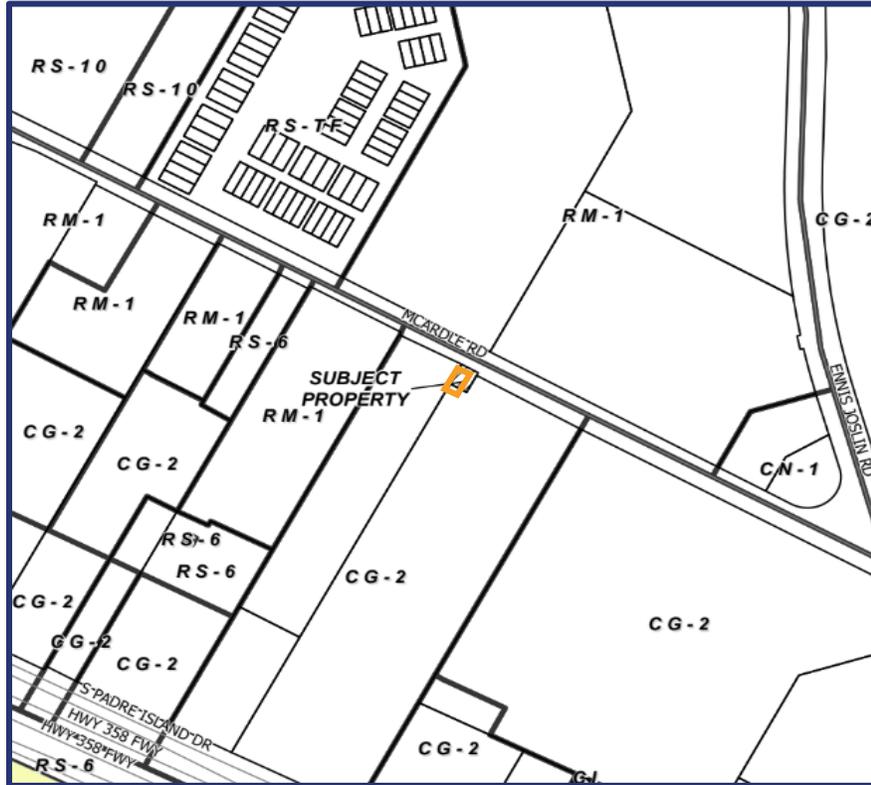
GULFWAY MOBILE HOME PARK LLC DISTRICT 4



Rezoning a property at or near
7409 McArdle Road
From “CG-2” District,
to “CG-2/SP” District



Zoning and Land Use



Proposed Use:

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

Area Development Plan:

Bayside (Adopted on Dec-10-2024)

Designated Future Land Use:

Government

Existing Zoning District:

“CG-2” General Commercial District

	Existing Land Use	Zoning District
North	Medium-Density Residential	“RM-1” Multi-Family District
South	Commercial	“CG-2” General Commercial District
East		
West		



CITY OF
**CORPUS
CHRISTI**

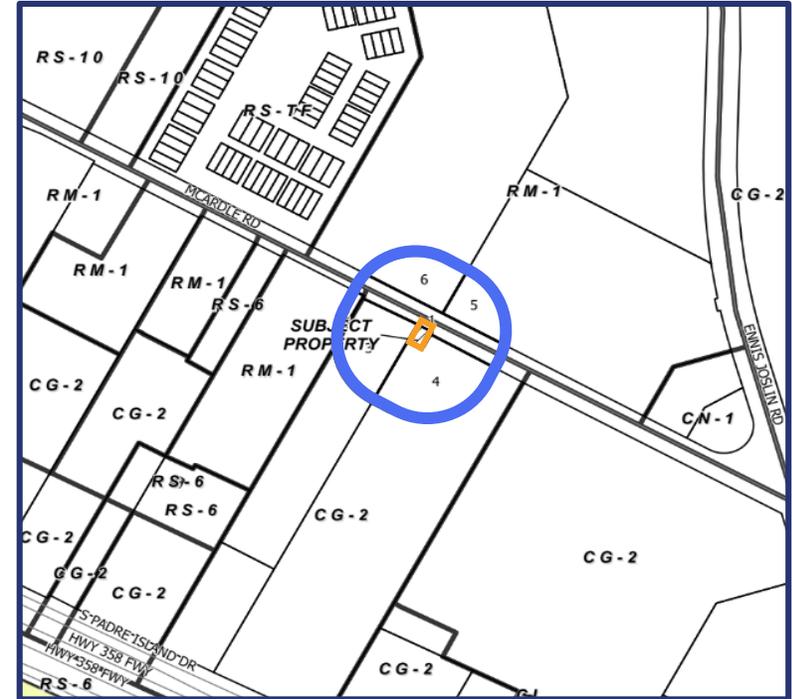
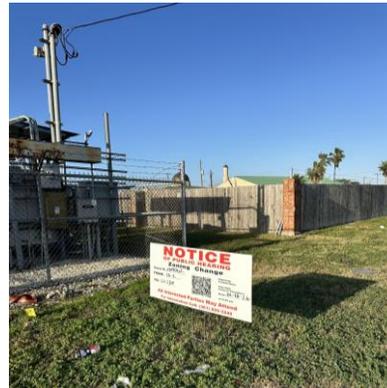
Public Notification

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

 Notification Area

 Opposed: 0 (0.00%)
Separate Opposed Owners: (0)

 In Favor: 0 (0.00%)



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



CITY OF
**CORPUS
CHRISTI**

Analysis & Recommendation

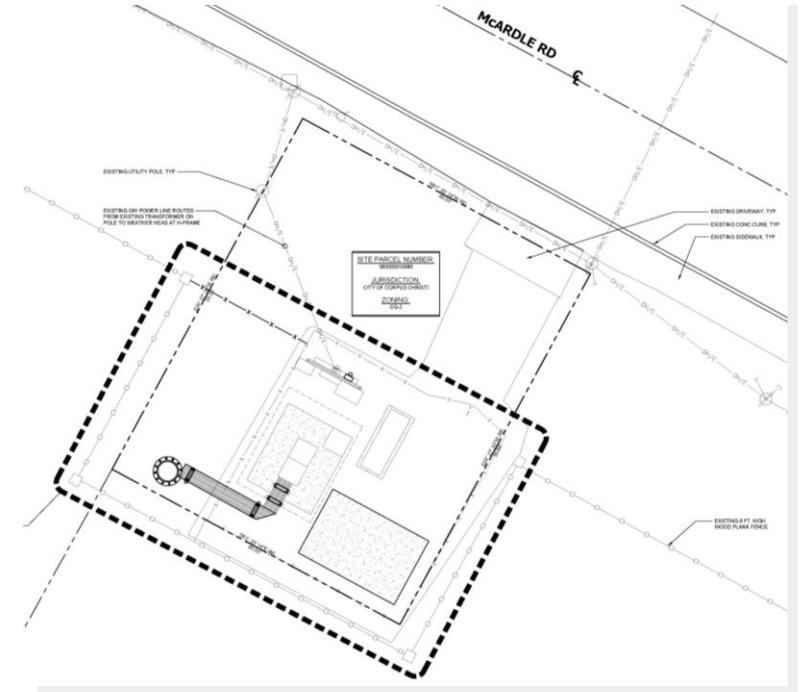
- The proposed rezoning is consistent with elements and goals of the City of Corpus Christi comprehensive plan (Plan CC); however, it is inconsistent with the future land use designation of Government.
- The applicant's request is compatible with the existing zoning and conforming uses of nearby properties as a general necessity and a use with very limited on-site activities.
- 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 zoning map amendment will not have a negative impact upon the surrounding neighborhood.

**STAFF RECOMMENDS APPROVAL
OF THE SPECIAL PERMIT**



SPECIAL PERMIT 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. **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, 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.





Thank you!