

# ZONING REPORT

CASE ZN8600

## APPLICANT & SUBJECT PROPERTY

**District:** 4  
**Owner:** Paul and Pamela Wondolowski  
**Applicant:** MDL Consulting Inc.  
**Address:** 526 Caribbean Drive, located along the north side of Caribbean Drive, east of Waldron Road, and generally south of Glenoak Drive and north of Mediterranean Drive.  
**Legal Description:** Lot 3, Block 1, Waldron Oaks  
**Plat Status:** The subject property is not platted.  
**Acreege of Subject Property:** 0.04-acre (Per attachment A) Metes and Bounds)  
**Pre-Submission Meeting:** May 9, 2024  
**Code Violations:** None.

## ZONING REQUEST

**From:** "CN-1" Neighborhood Commercial District  
**To:** "CN-1/SP" Neighborhood Commercial District with a Special Permit  
**Purpose of Request:** To allow for a Wireless Telecommunications Facility with a 100-foot 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 Flour Bluff Area Development Plan (Adopted on June 22, 2021).

**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
<b>Site</b>	"CN-1" Neighborhood Commercial	Vacant	Commercial
<b>North</b>	"RS-6" Single-Family 6	Low-Density Residential	Medium-Density Residential
<b>South</b>	"RM-1" Multifamily	Public/Semi-Public	
<b>East</b>	"CN-1" Neighborhood Commercial	Commercial	Commercial
<b>West</b>			

Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Caribbean Dr.	17	"C1" Minor Residential Collector	-	-	1	1	3,828, Data point is 130 feet south, along Caribbean Drive	No Improvements Planned
<b>TRANSIT INTEGRATION</b>								
The Corpus Christi RTA provides service to the subject property via Route(s) <i>8S Flour Bluff Malls B - outbound and - inbound, 8S Flour Bluff Malls A - outbound and - inbound, and 4 Flour Bluff - inbound</i> with stops along the north and south of Waldron Road.								
<b>PUBLIC HEARINGS &amp; NOTIFICATIONS</b>								
Planning Commission					April 29, 2026			
City Council 1 <sup>st</sup> Reading					June 23, 2026			
City Council 2 <sup>nd</sup> Reading					June 30, 2026			
10	Notices mailed to property owners within 200 feet of the subject property							
0	In Opposition			0	In Favor			
0%	In Opposition			0	Individual Property Owners in Opposition			

**Background:**

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. 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 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.

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

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

- Corpus Christi has state-of-the-art broadband and telecommunications services.
- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
  - Promote monitoring of current development to identify infrastructure capacity deficiencies in advance of future development.
- Regulations to protect military and civilian airfield and airport use are in place.
  - Continue to consider the compatibility of proposed uses with military airfield operations when making decisions on rezoning requests.
  - Avoid development that is incompatible with the operation of military airfields and the airport.

**Flour Bluff ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:**

The proposed rezoning is generally consistent with the Flour Bluff ADP; however, it is inconsistent with the future land use designation of commercial.

**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 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 commercial.
- The applicant’s request is compatible with the existing zoning, and suitable for the use to be permitted by the special permit. The sleek, space-efficient monopole tower with co-location capacity for 2 additional carriers, will have limited visual impact on the surrounding area.
  - The Unified Development Code imposes certain constraints when a telecommunication tower is sited near a residential district. The proposed tower is located nowhere near any residential structure, and structural adjustments will be made for the tower to withstand the required wind loads.
- In evaluating the applicant’s request, staff determined that the zoning map amendment will not have a negative impact upon the surrounding neighborhood.

- 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

**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 “CN-1” Neighborhood Commercial District to the “CN-1/SP” Neighborhood Commercial District with a Special Permit, to 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 100 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.

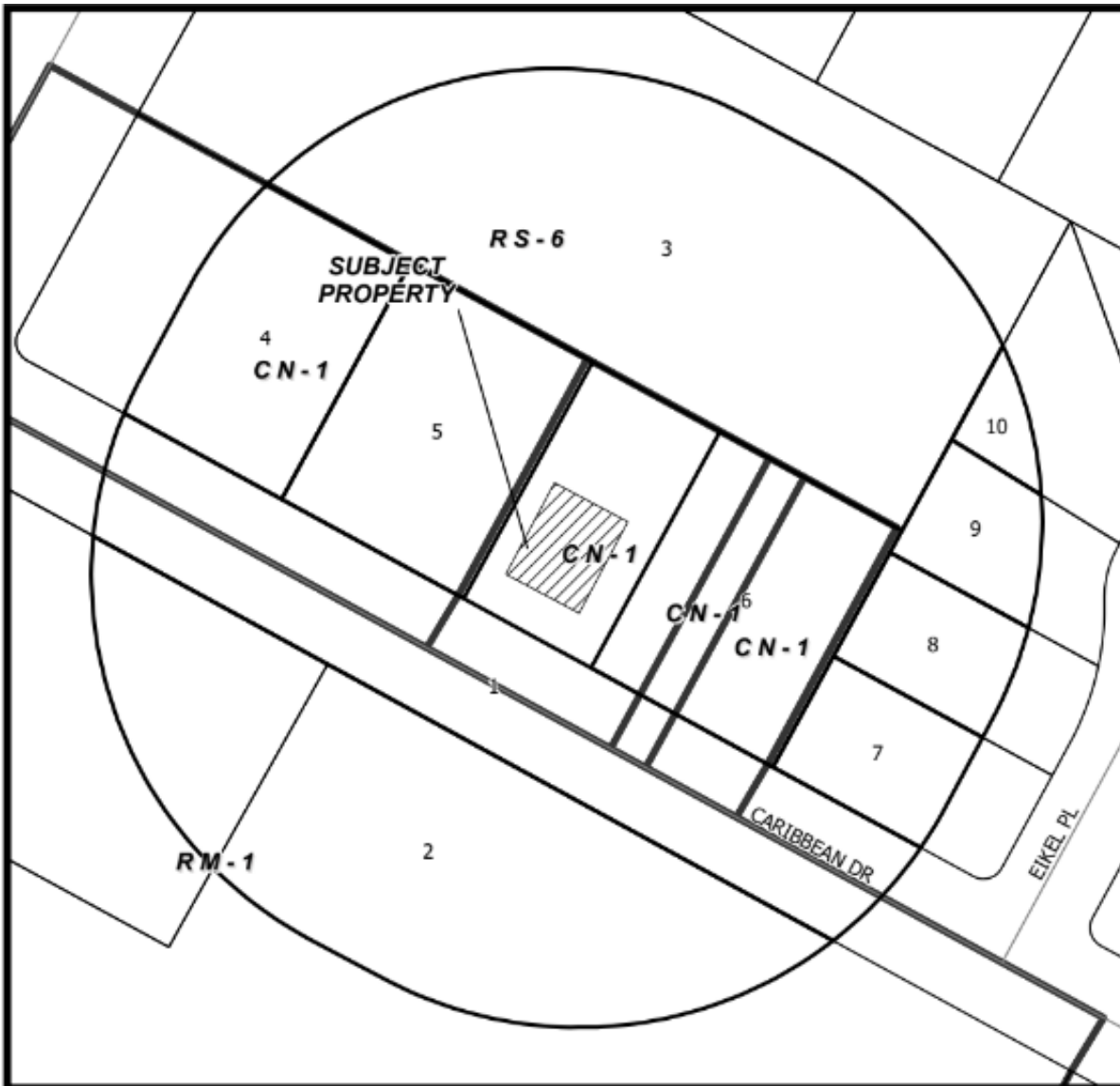
**Attachments:**

- (A) Existing Zoning and Notice Area Map.
- (B) Site Plan





**(B) Existing Zoning and Notice Area Map**



**CASE: ZN8600**

**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
PO 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
CO-1 General Commercial	RS-TH Townhouse
CO-2 General Commercial	SP Special Permit
CI Innovative 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 in opposition

