

# Zoning Case ZN8545



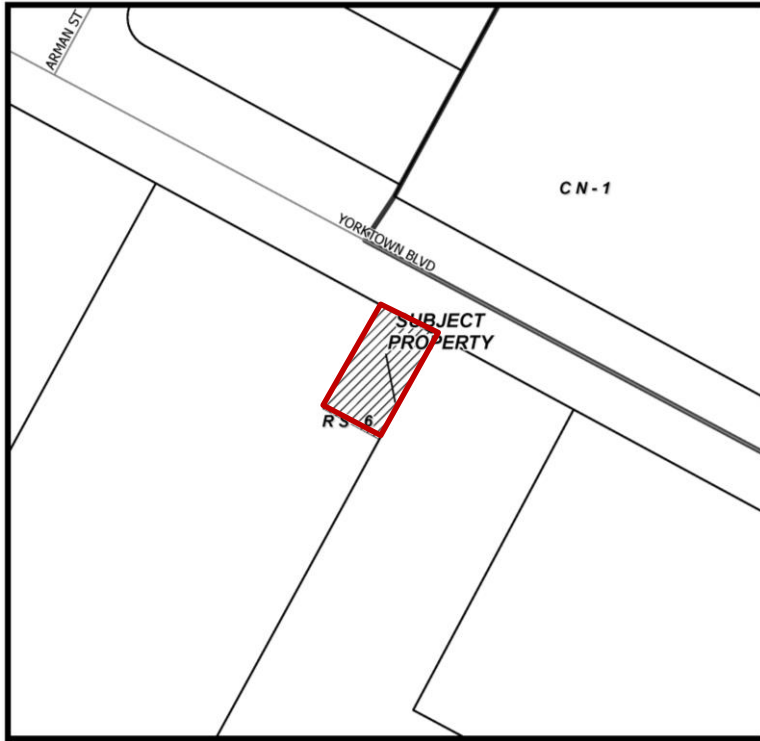
## M & R Home Solutions Inc District 4

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



City Council  
June 10, 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: | Vacant/Yorktown Blvd.; Zoned: CN-1                    |
| South: | Conservation/Preservation; Zoned: RS-6                |
| East:  | Agricultural, Low-Density Residential;<br>Zoned: RS-6 |
| West:  | Vacant; Zoned: RS-6                                   |

# Public Notification

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

**Notification Area**

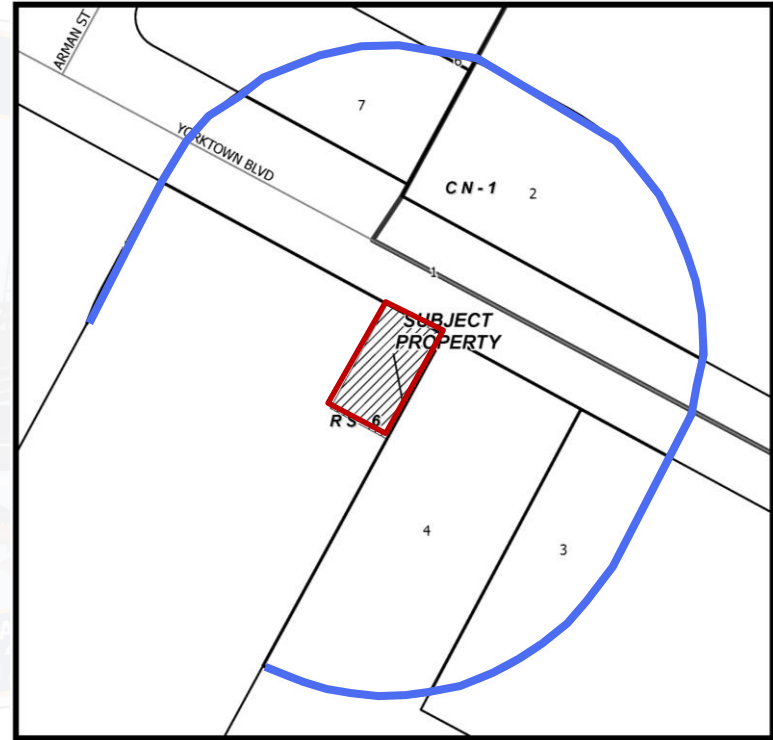


**Opposed: 0 (0.00%)**

**X**

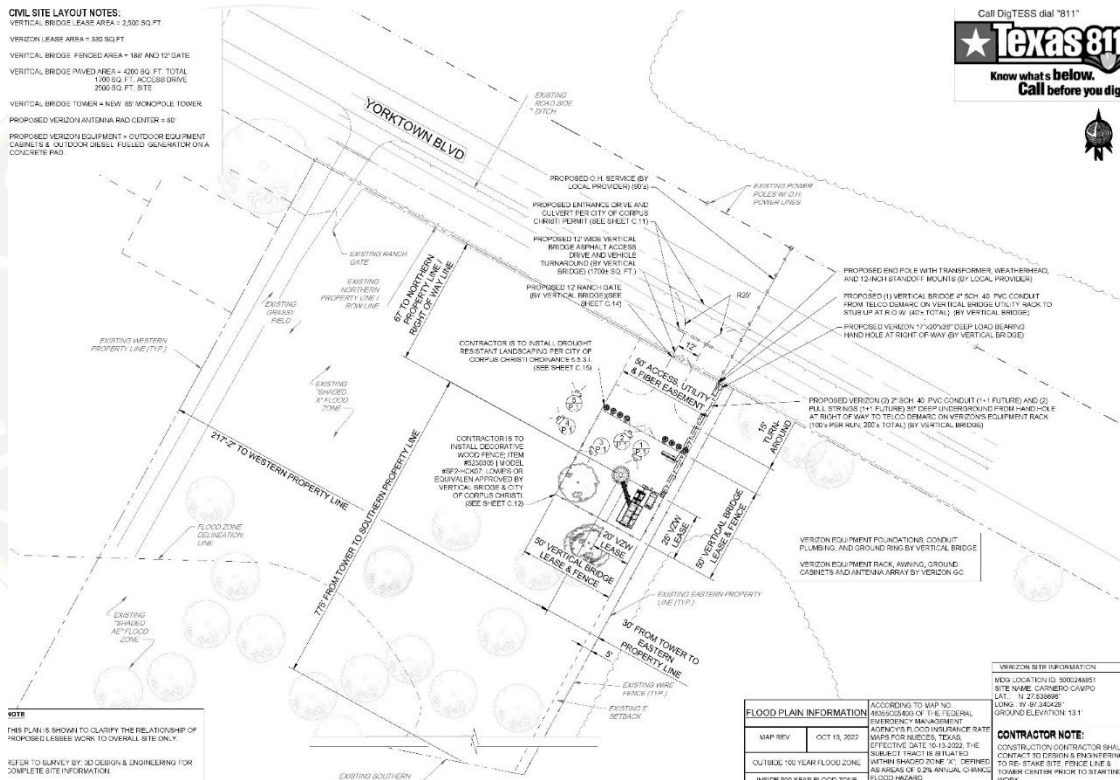
**In Favor: 0 (0.00%)**

**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.*

**CIVIL SITE LAYOUT NOTES:**  
VERTICAL BRIDGE LEASE AREA = 2,500 SQ. FT.  
VERTICAL BRIDGE LEASE AREA = 330 SQ. FT.  
VERTICAL BRIDGE FENCED AREA = 18' AND 12" GATE.  
VERTICAL BRIDGE PAVED AREA = 4200 SQ. FT. TOTAL  
1,000 SQ. FT. ACCESS DRIVE  
2000 SQ. FT. SITE  
VERTICAL BRIDGE TOWER = NEW, 85' MONOPOLE TOWER  
PROPOSED VERTICAN ANTENNA RAD CENTER = 50'  
PROPOSED VERTICAN EQUIPMENT + OUTDOOR EQUIPMENT  
CABINETS & OUTDOOR DIESEL FUELED GENERATOR ON A  
CONCRETE PAD



**VOTE**

THIS PLAN IS SHOWN TO CLARIFY THE RELATIONSHIP OF PROPOSED LESSEE WORK TO OVERALL SITE ONLY.

REFER TO SURVEY BY: 3D DESIGN & ENGINEERING FOR COMPLETE SITE INFORMATION.

Call DigTESS dial "811"



VERIZON SITE INFORMATION

MDG LOCATION ID: 5000248  
SITE NAME: CARNERO CAME  
LAT.: N 27.636698°  
LONG.: W -87.340428°  
GROUND ELEVATION: 13.1'

**CONTRACTOR'S NOTE**

**CONTRACTOR NOTE:**

CONSTRUCTION CONTRACT  
CONTACT TO DESIGN & PM

ED TO RE-STAKE SITE, FENCE

TOWER CENTER PRIOR TO  
WORK

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# Special Permit Conditions

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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 “RS-6” Single-Family 6 District, is a wireless telecommunication tower not to exceed 85 feet in height above finished grade.
2. **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, and lighting.
3. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
4. **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.

# Staff Analysis and Recommendation

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- 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.

**PLANNING COMMISSION AND STAFF RECOMMEND  
APPROVAL TO THE RS-6/SP.**