

**Zoning Case No. 1123-01, Birdie Waldron LLC (District 4).  
Ordinance rezoning a property at or near 3409 Waldron Road from the “RS-6”  
Single-Family District to the “RS-6/SP” Single-Family District with a Special  
Permit; providing for a penalty not to exceed \$2,000 and publication. (Planning  
Commission and Staff recommend approval).**

**WHEREAS**, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission during which all interested persons were allowed to appear and be heard;

**WHEREAS**, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application for an amendment to the City of Corpus Christi’s Unified Development Code (“UDC”) and corresponding UDC Zoning Map;

**WHEREAS**, with proper notice to the public, a public hearing was held during a meeting of the City Council, during which all interested persons were allowed to appear and be heard;

**WHEREAS**, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

**WHEREAS**, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:**

**SECTION 1.** The Unified Development Code (“UDC”) and corresponding UDC Zoning Map of the City of Corpus Christi, Texas is amended by changing the zoning on the subject property being Lot 1, Block 3, Bayberry Terrace, as shown in Exhibit A, from:

**the “RS-6” Single-Family 6 District to the “RS-6/SP” Single-Family 6 District with a Special Permit.**

The subject property is located at or near **3409 Waldron Road**. Exhibit A, a map, is attached to and incorporated in this ordinance.

The Special Permit granted in this Section of this ordinance is subject to the following conditions:

- 1. Uses:** The only uses authorized by this Special Permit other than uses permitted in the base zoning district are a fitness center and an indoor sports venue. Expansion of the uses granted by this special permit is prohibited.
- 2. Parking:** Parking shall be required at a ratio of 1 per 280 square feet.
- 3. Landscaping:** Vehicular screening along Waldron Road shall be the only required landscaping as per UDC (Unified Development Code) Section 7.3.11 *Landscaping Specification Applicable for all Zones*.
- 4. Dumpster:** Refuse containers must be provided in a place accessible to collection vehicles and must be screened from street rights-of-way and views from adjacent residential properties. Screening must be composed of a solid or opaque material that matches or compliments the building material.

5. **Buffer Yard:** A type A buffer yard consisting of at least 10 feet and 5 points shall be installed, maintained, and remain in place along the north and east property boundaries as long as residential districts or uses are adjacent.
6. **Lighting:** All lighting must be shielded, directed away from adjacent residences, and nearby streets. Freestanding pole lights are not allowed within 50 feet of the property line of residential zoning districts. No light source shall exceed a height of 15 feet. Lighting must be compliant with the MCAOD (Military Compatibility Area Overlay District) overlay. LED or internally illuminated lighting are prohibited.
7. **Signage:** One freestanding sign shall be allowed. The freestanding sign must be a monument sign, which shall not exceed 8 feet in height and 32 square feet in area. Existing signs are allowed to be maintained per UDC Section 9.3.
8. **Hours of Operation:** The hours of operation shall be limited from 7:00 AM to 10:00 PM. Customer access to the facility shall be prohibited after 10:00 PM.
9. **Time Limit:** In accordance with 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.

**SECTION 2.** The UDC and corresponding UDC Zoning Map of the City, made effective July 1, 2011 and as amended from time to time, except as changed by this ordinance, both remain in full force and effect including the penalties for violations as made and provided for in Article 10 of the UDC.

**SECTION 3.** To the extent this amendment to the UDC represents a deviation from the City's Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as it is amended by this ordinance.

**SECTION 4.** All ordinances or parts of ordinances specifically pertaining to the zoning of the subject property that are in conflict with this ordinance are hereby expressly superseded.

**SECTION 5.** A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable by a fine not to exceed \$2,000.00 for each offense; as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

**SECTION 6.** Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter of the City of Corpus Christi.

**SECTION 7.** This ordinance shall become effective upon publication.

Introduced and voted on the \_\_\_\_ day of \_\_\_\_\_, 2024.

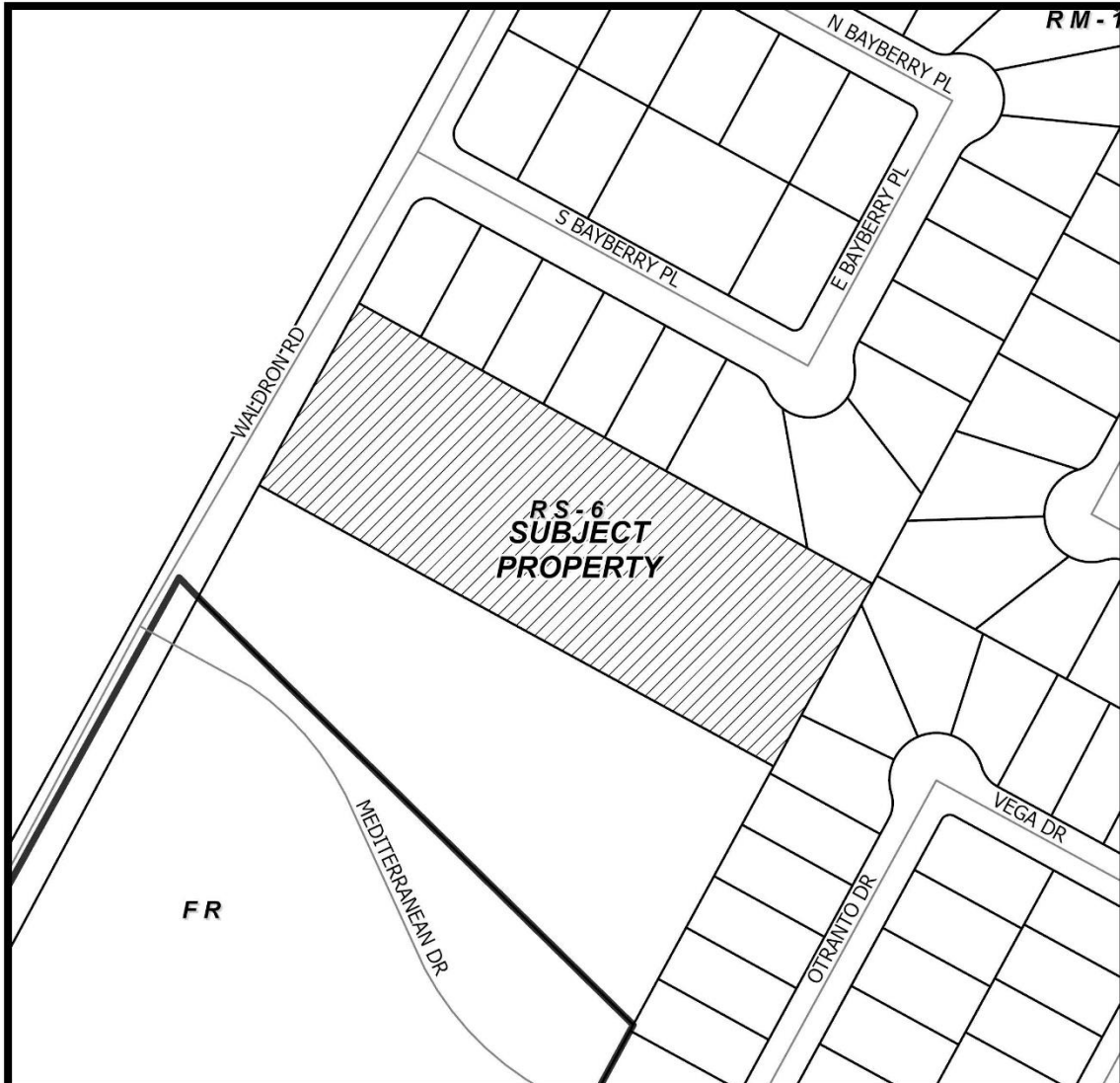
PASSED and APPROVED on the \_\_\_\_ day of \_\_\_\_\_, 2024.

ATTEST:

\_\_\_\_\_  
Paulette Guajardo, Mayor

\_\_\_\_\_  
Rebecca Huerta, City Secretary

# EXHIBIT A



## CASE: 1123-01 SUBJECT PROPERTY WITH ZONING



Subject Property

A-1 Apartment House District	I-1 Limited Industrial District
A-1A Apartment House District	I-2 Light Industrial District
A-2 Apartment House District	I-3 Heavy Industrial District
AB Professional Office District	PUD Planned Unit Development
AT Apartment-Tourist District	R-1A One Family Dwelling District
B-1 Neighborhood Business District	R-1B One Family Dwelling District
B-1A Neighborhood Business District	R-1C One Family Dwelling District
B-2 Bayfront Business District	R-2 Multiple Dwelling District
B-2A Barrier Island Business District	RA One Family Dwelling District
B-3 Business District	RE Residential Estate District
B-4 General Business District	R-TH Townhouse Dwelling District
B-5 Primary Business District	SP Special Permit
B-6 Primary Business Core District	T-1A Travel Trailer Park District
BD Corpus Christi Beach Design Dist.	T-1B Manufactured Home Park District
F-R Farm Rural District	T-1C Manufactured Home Subdivision District
HC Historical-Cultural Landmark Preservation	

