

Ordinance amending the Unified Development Code (UDC), upon application by Luxury Spec Homes Inc., by changing the UDC Zoning Map in reference to Cedar Ridge Unit 1, Block 7, Lots 1B and 1C, from the “RS-TF” Two-Family District to the “RS-TF/PUD” Two-Family District with a Planned Unit Development Overlay, subject to eight (8) conditions; amending the Comprehensive Plan to account for any deviations from the existing Comprehensive Plan; providing a repealer clause; providing a penalty; providing for publication; and declaring an emergency.

WHEREAS, the Planning Commission has forwarded to the City Council its reports and recommendations concerning the application of Luxury Spec Homes Inc., for amendment to the City of Corpus Christi UDC and corresponding UDC Zoning Map;

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, April 11, 2012, during a meeting of the Planning Commission, and on Tuesday, June 12, 2012, during a meeting of the City Council, in Council Chambers, at City Hall, in the City of Corpus Christi, during which all interested persons were allowed to appear and be heard; and

WHEREAS, the City Council has determined that this amendment would best serve public health, necessity, convenience and the general welfare of the City of Corpus Christi and its citizens.

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

SECTION 1. That the UDC of the City of Corpus Christi, Texas, is amended by changing the zoning on Cedar Ridge Unit 1, Block 7, Lots 1B and 1C, located to the southeast of Weber Road and east of Yorktown Boulevard, from the “RS-TF” Two-Family District to the “RS-TF/PUD” Two-Family District with a Planned Unit Development Overlay and subject to eight (8) conditions, without resulting in a change of future land use (Zoning Map 047033) (Exhibit A).

SECTION 2. That the Planned Unit Development Overlay granted in Section 1 of this ordinance is subject to the following eight (8) conditions:

- 1.) **Development Plan:** The property shall be developed in accordance with the plat as shown in Exhibit B. Each two-unit structure must be constructed at the same time.
- 2.) **Density:** The density shall not exceed eighteen (18) dwelling units over 2.401 acres. There shall be nine (9) buildings with two (2) dwelling units in each building.
- 3.) **Height:** Buildings shall not exceed one-story and 35 feet in height.
- 4.) **Parking:** Each dwelling unit shall be provided two parking spaces in a private garage. Guest parking shall be provided on Lot 8.
- 5.) **Setbacks:** A minimum twenty (20) foot front yard setback shall be provided along Cedar Pass Drive. A minimum ten (10) foot rear yard and five (5) foot side yard where the building does not share a common wall with another dwelling unit is required. The front yard setback on individual lots along the private street shall be eighteen (18) feet. The front yard setback on Lots 9, 10, 11, and 12 shall be no less than four (4) feet.

- 6.) **Access:** Each lot will have access to a private street of twenty-four (24) feet as measured from back of curb to back of curb. The private street shall be striped to indicate "Fire Lane/No Parking" so as to maintain a twenty (20) foot wide access drive for emergency vehicles.
- 7.) **Sidewalk:** A four (4) foot sidewalk shall be constructed on one side of the private street and located in a dedicated sidewalk easement.
- 8.) **Time Limit:** Construction of the development shall commence within two (2) years from the approved ordinance date.

SECTION 3. That the official UDC Zoning Map of the City of Corpus Christi, Texas, is amended to reflect the amendment to the UDC made by Section 1 of this ordinance.

SECTION 4. That the UDC and corresponding UDC Zoning Map of the City of Corpus Christi, Texas, effective July 1, 2011, as amended from time to time, except as changed by this ordinance and any other ordinances adopted on this date, remain in full force and effect.

SECTION 5. That to the extent that this amendment to the UDC represents a deviation from the Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as amended by this ordinance.

SECTION 6. That all ordinances or parts of ordinances in conflict with this ordinance are hereby expressly repealed.

SECTION 7. A violation of this ordinance or requirements implemented under this ordinance constitutes an offense punishable as provided in Section 1.10.1 and/or Article 10 of the UDC.

SECTION 8. That 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 9. That upon written request of the Mayor or five Council members, copy attached, the City Council finds and declares an emergency due to the need for immediate action necessary for the efficient and effective administration of City affairs and suspends the Charter rule as to consideration and voting upon ordinances at two regular meetings so that this ordinance is passed upon first reading as an emergency measure on this ____ day of _____, 2012.

ATTEST:

CITY OF CORPUS CHRISTI

Armando Chapa
City Secretary

Joe Adame
Mayor, City of Corpus Christi

Corpus Christi, Texas

_____ day of _____, 2012

TO THE MEMBERS OF THE CITY COUNCIL

Corpus Christi, Texas

For the reasons set forth in the emergency clause of the foregoing ordinance, an emergency exists requiring suspension of the Charter rule as to consideration and voting upon ordinances at two regular meetings. I/we, therefore, request that you suspend said Charter rule and pass this ordinance finally on the date it is introduced, or at the present meeting of the City Council.

Respectfully,

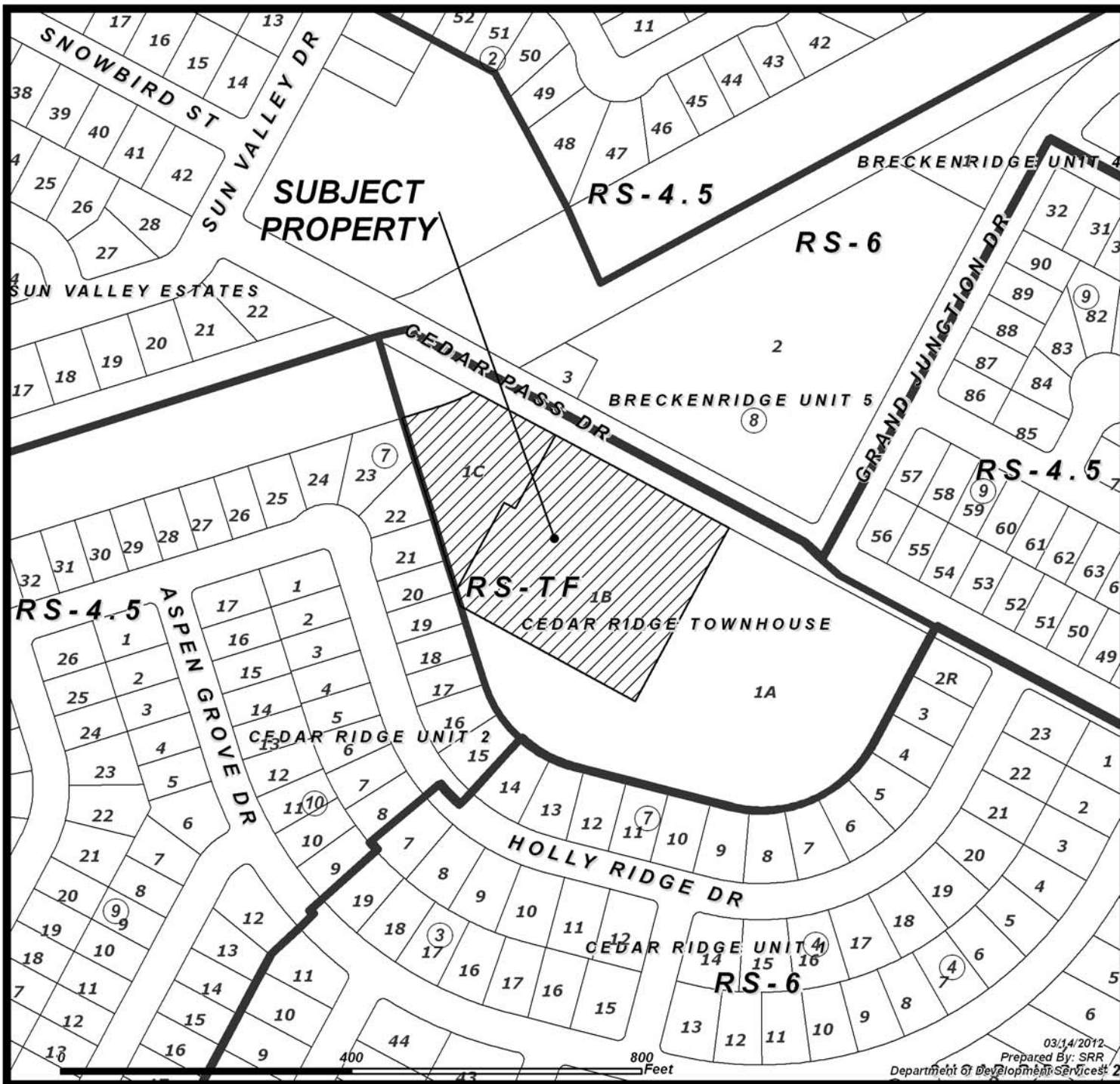
Respectfully,

Joe Adame
Mayor, City of Corpus Christi

Council Members

The above ordinance was passed by the following vote:

Joe Adame	_____
Chris N. Adler	_____
Kelley Allen	_____
Larry Elizondo, Sr.	_____
Priscilla G. Leal	_____
David Loeb	_____
John E. Marez	_____
Nelda Martinez	_____
Mark Scott	_____



03/14/2012
 Prepared By: SRR
 Department of Development Services 2

CASE: 0412-01

Exhibit A

Applicant's Request:

Approval of the "RS-TF/PUD"
 Two-Family District with a
 Planned Unit Development Overlay

Ordinance No.: _____



CEDAR RIDGE P.U.D. UNIT 1

BEING A REPLAT OF LOTS 1B & 1C, BLOCK 7, CEDAR RIDGE UNIT 1,
A MAP OF WHICH IS RECORDED IN VOLUME 64, PAGE 271
(M.R.N.C.T.) CORPUS CHRISTI, NUECES COUNTY, TEXAS

CURVE DATA

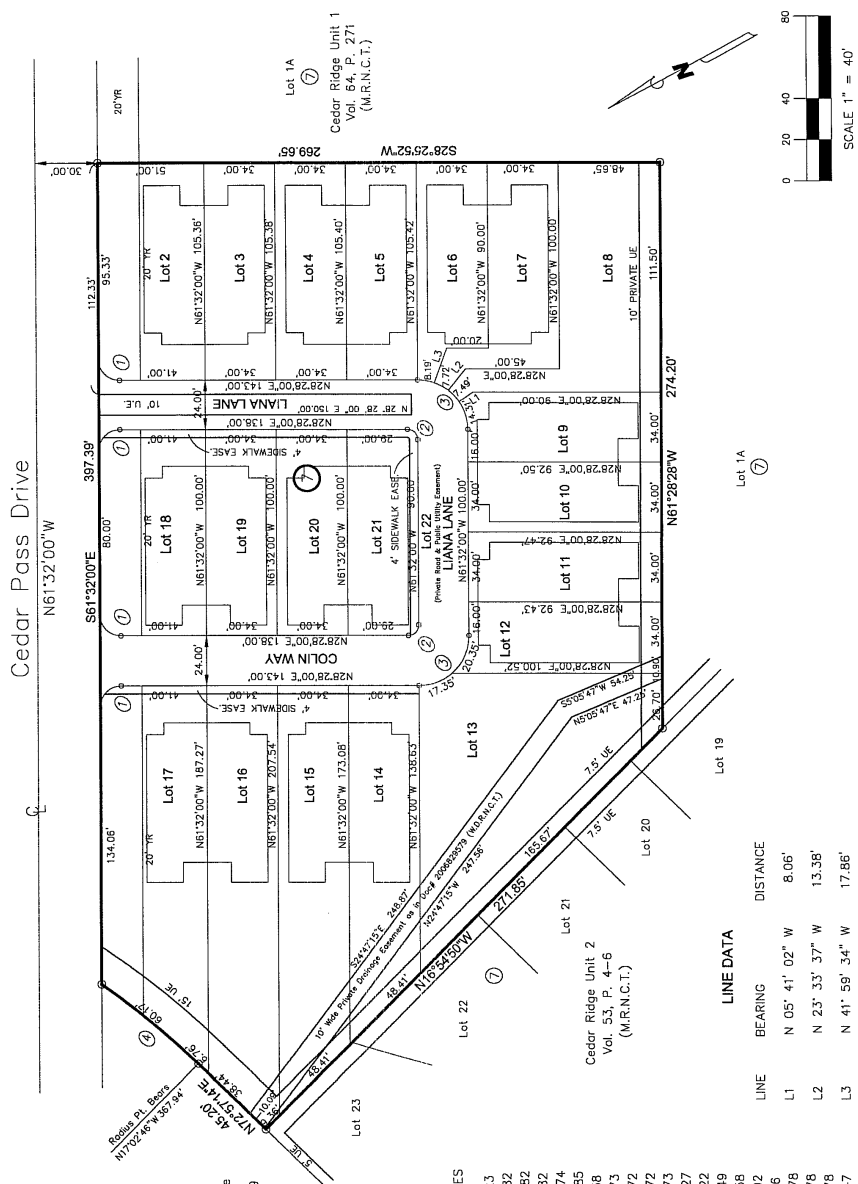
C.A. = 90° 00' 00"
R = 10.00'
Lo = 14.14'
T = 10.00'

C.A. = 90° 00' 00"
R = 5.00'
Lo = 7.07'
T = 5.00'

C.A. = 90° 22' 09"
R = 367.94'
Lo = 60.17'
T = 30.15'

C.A. = N 68° 15' 48" E 60.10'

160' Wide Drainage
Right-of-Way
Vol. 1036, P. 629
(D.R.N.C.T.)



LOT	SQUARE FEET	ACRES
1A	5351.2	0.123
1B	3592.7	0.082
2A	3583.4	0.082
2B	3584.1	0.082
3A	3237.5	0.074
3B	3709.0	0.085
4	6007.1	0.138
5A	3167.1	0.073
5B	3144.4	0.072
6A	3143.2	0.072
6B	3186.9	0.073
7	9803.7	0.227
8A	5299.0	0.122
8B	6470.5	0.149
9A	6891.6	0.158
9B	8361.5	0.192
10A	5057.1	0.116
10B	3400.0	0.078
11A	3400.0	0.078
11B	3389.3	0.078
12	10745.3	0.247

LINE	BEARING	DISTANCE
L1	N 05° 41' 02" W	8.06'
L2	N 23° 33' 37" W	13.38'
L3	N 41° 59' 34" W	17.86'

- NOTES:**
1. VARIOUS REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE, ETC. UNLESS OTHERWISE SPECIFIED.
 2. SET 68 INCH BENCHMARKS AT ALL LOT CORNERS, F.C.S., P.T.'S, BLOCK CORNERS, ETC. UNLESS OTHERWISE SPECIFIED.
 3.
 - AS DENOTES ACROSS OF LAND
 - Y.R. DENOTES SQUARE FEET OF LAND
 - Y.F. DENOTES SQUARE FOOT REQUIREMENT
 - BL DENOTES BUILDING LINE
 - DE DENOTES DRAINAGE EASEMENT
 - CL DENOTES CENTERLINE OF ROADWAY
 - DL DENOTES DRAINAGE LINE
 - DH DENOTES DRAINAGE HOLE
 - S* DENOTES SET 68" IRON ROD
 - ** DENOTES GRADE ELEVATIONS
 4. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" ON THE B.C.D. MAP OF THE CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF JUNE 4, 1987 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
 5. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK BASIN. THE TEO HAS NOT CLASSIFIED THE PROPERTY AS A SPECIAL FLOOD HAZARD AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY AS EXCEPTIONAL AND POTENTIAL WATERWAY, AND CATEGORIZED THE RECEIVING WATER AS A "CONTRACT RESERVATION USE."
 6. TOTAL PLATTED AREA IS 2.467 ACRES.
 7. BEARING ARE BASED ON THE SOUTH BOUNDARY OF CEDAR PASS DRIVE, AS MONUMENTED ON THE GROUND AND SHOWN AS SOUTH 61° 32' 00" EAST ON THE UNIFIED DEVELOPMENT CODE MAP OF THE CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF JUNE 4, 1987 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
 8. LOT 8 AND LOT 13 ARE FOR NON-RESIDENTIAL PURPOSES.
 9. THE CITY OF CORPUS CHRISTI HAS NO RESPONSIBILITY FOR REPAIR AND MAINTENANCE OF THE UTILITIES INSTALLED IN A DEDICATED PUBLIC UTILITY EASEMENT SINCE THE DEVELOPER HAS CHOSEN TO CONSTRUCT THE UTILITIES IN A DEDICATED PUBLIC UTILITY EASEMENT. THE CITY WILL ONLY PATCH THE PAVEMENT IN A MANNER SIMILAR TO THAT USED ON ASPHALT STREET SURFACES TO MATCH THE INSTALLED PAVEMENT.
 10. ALL STREET AREAS SHALL BE DEDICATED UTILITY EASEMENTS. THE HOMEOWNERS ASSOCIATION RESERVES THE RIGHT TO INSTALL SUCH ITEMS AS FENCES, WALLS, SECURITY SYSTEM, AND ANY OTHER IMPROVEMENTS AS LONG AS SUCH ARE NOT IN CONFLICT WITH THE CITY OF CORPUS CHRISTI'S NOT LIABLE FOR ANY STAINING OF CONCRETE ROAD SURFACES CAUSED BY CITY VEHICLE AND EQUIPMENT.
 11. THE CONVEYANCE TO ANY GRANTEE OF ANY LOT WITHIN THE SUBJECT SUBDIVISION SHALL INCLUDE MEMBERSHIP IN THE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS.
 12. THE CITY OF CORPUS CHRISTI IS NOT RESPONSIBLE FOR ANY DRAINAGE WITHIN THE CEDAR RIDGE P.U.D. UNIT 1. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR ANY MAINTENANCE OF STORM WATER DISCHARGE INTO THE OSO CREEK BASIN. THIS PLAN IS IN COMPLIANCE WITH THE UNIFIED DEVELOPMENT CODE REGULATIONS. THIS PLAN IS IN COMPLIANCE WITH THE P.U.D. ZONING ORDINANCE NO. 028818 ADOPTED JULY 13, 2004 BY THE CITY COUNCIL.

SITE PLAN

ENGINEERING AND LAND SURVEYING
6838 GREENWOOD DRIVE
CORPUS CHRISTI, TEXAS 78415
361.854.6202 FAX: 361.853.4696

VOSS
ENGINEERING, INC.
FIRM No. F-166