



## AGENDA MEMORANDUM

Public Hearing & First Reading for the City Council Meeting of 4/12/22  
Second Reading for the City Council Meeting of 4/19/22

**DATE:** March 11, 2022  
**TO:** Peter Zaroni, City Manager  
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**Text amendments to the Unified Development Code (UDC) concerning Master Preliminary Plats and Platting Timeline Regulations**

**CAPTION:**

Ordinance adopting text amendments to the Unified Development Code (UDC) to adjust requirements for Master Preliminary Plats and platting regulations regarding expirations and extensions.

**SUMMARY:**

As part of the continuous review of the Unified Development Code (UDC) and the implementation of the Master Preliminary Plat process, the following amendments to the UDC are recommended.

**BACKGROUND:**

Master Preliminary Plats are used for phased developments and are conceptual. Amendments to UDC Section 3.7.1 will eliminate the maximum acres required for master preliminary plats so developers with greater acreage can develop under one master preliminary plat instead of breaking the development up into multiple master preliminary plats.

UDC Section 3.7.1.B: Currently places acreage limitations on master preliminary plats.

UDC Amendment: Eliminates the acreage limitations of master preliminary plats which would remove size limitations.

UDC Section 3.7.1.C: Currently requires the number of units to be listed on master preliminary plats.

UDC Amendment: Striking the number of units requirement on master preliminary plats. By eliminating lot lines and number of units, designers have greater flexibility in the layout of master preliminary plats and would only be required to identify the use and density of residential development.

UDC Section 3.8.5.F: Currently plats expire 6-months after approval by the Planning Commission.

The UDC authorizes the Planning Commission the ability to grant 6-month time extensions of plats.

UDC Amendment: Increasing the amount of time from 6 months to 12 months of not only plat expirations but also the period of time extensions will avoid the repetitive need for the issuance of multiple time extensions. With the pandemic, supply chain issues, and seasonal wet weather, developers are experiencing delays in their projects. This provides relief to developers by changing the expiration of a plat from 6 to 12 months. Also, before a plat expires, developers have an option to request an extension of 6 months. Augmenting the period to time granted by an extension to 12 months will provide the sufficient time needed to complete the necessary steps after Planning Commission approval to record the plat.

**ANALYSIS AND FINDINGS:**

Per §3.2.3 of the UDC, in determining whether to approve, approve with modifications, or deny a proposed Unified Development Code text amendment, the applicable review bodies shall consider the following criteria:

1. The amendment promotes the purpose of this Unified Development Code as established in Section 1.2. The UDC was established to reflect the City's Comprehensive Plan and its goal to improve and protect public health, safety, and welfare.
2. The amendment is consistent with the Comprehensive Plan.
3. The amendments are consistent with other codes and ordinances adopted by the City and are otherwise internally consistent with other provisions of this Unified Development Code, or that any provisions with which the amendments are or may be inconsistent also are proposed to be modified. The effects of all such modifications shall meet the above criteria, promote the public health, safety, and welfare, and be consistent with any applicable federal and state requirements.
4. The fiscal impact on the City and the effect on taxpayers and ratepayers of the proposed amendment.

The proposed text amendments do not conflict with existing language in the UDC nor the Municipal Code. Additionally, the adoption of new state statues is directly linked to the third condition of the review criteria listed above.

**ALTERNATIVES:**

Denial of an Ordinance of the City of Corpus Christi, Texas adopting text amendments to the Unified Development Code (UDC).

**FISCAL IMPACT:** There are no fiscal impacts associated with this item.

**RECOMMENDATION:**

Planning Commission recommended approval on March 9, 2022. Staff recommends approval of the text amendments to the UDC.

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
Presentation