

Ordinance authorizing a temporary pilot program for Lucy's Snackbar adjacent to 312 N Chaparral St #A to seek a revocable license to operate a parklet in the City's right-of-way in accordance with the regulations and guidelines established by the City's Public Works Department

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

Whereas, Lucy's Snackbar located at 312 N Chaparral St #A lacks the necessary lot size to build or expand an outdoor patio area for its customers to enjoy;

Whereas, Lucy's Snackbar has inquired whether the City would allow them to set up a parklet in the City's right-of-way in front of their permanent fixed-site food and beverage establishment;

Whereas, a parklet is an urban space for sitting, dining or enjoying nature, typically established where the sidewalk meets the street, often repurposing on-street parking spaces to provide a place for restaurant or bar owners to add additional seating and tables for their guests in an outdoor setting;

Whereas, in accordance with Section 1, Article IX of the City Charter, the City Council may by ordinance grant or authorize an officer or employee of the City to issue a license or use privilege agreement to a private person to use a portion of a public street, sidewalk or alley for a parklet in accordance with guidelines and requirements to be established by the City for temporary pilot program parklet at Lucy's Snackbar at 312 N Chaparral St #A in the area depicted in **Exhibit A**.

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

SECTION 1: A pilot program is hereby authorized to allow the occupant and owner of Lucy's Snackbar and the property at 312 N Chaparral St #A to apply for a parklet license in the area depicted in **Exhibit A** in accordance with the City's Guidelines and Regulations applicable to parklets in the downtown area including applicable fees as per fee schedule.

SECTION 2: That following review and approval of the temporary parklet license application by the City's Public Works Department, the City Manager or his designee may issue a revocable license to the owner of Lucy's Snackbar at 312 N Chaparral St #A in the area depicted in **Exhibit A** to install a parklet in the public right-of-way as designated in a license agreement.

SECTION 3: That the temporary pilot program for a parklet located at Lucy's Snackbar at 312 N Chaparral St #A in the area depicted in **Exhibit A** will be revisited by the City Council in April 2022, and this temporary license shall conform to the final adopted ordinance as deemed necessary by the City Council and the City Manager.

That the foregoing ordinance was read for the first time and passed to its second reading on this the ____ day of _____ 2022, by the following vote:

Paulette M. Guajardo _____	John Martinez _____
Roland Barrera _____	Ben Molina _____
Gil Hernandez _____	Mike Pusley _____
Michael Hunter _____	Greg Smith _____
Billy Lerma _____	

That the foregoing ordinance was read for the second time and passed finally on this the ____ day of _____ 2022, by the following vote:

Paulette M. Guajardo _____	John Martinez _____
Roland Barrera _____	Ben Molina _____
Gil Hernandez _____	Mike Pusley _____
Michael Hunter _____	Greg Smith _____
Billy Lerma _____	

PASSED AND APPROVED, this the ____ day of _____, 2022

ATTEST:

Rebecca Huerta
City Secretary

Paulette M. Guajardo
Mayor

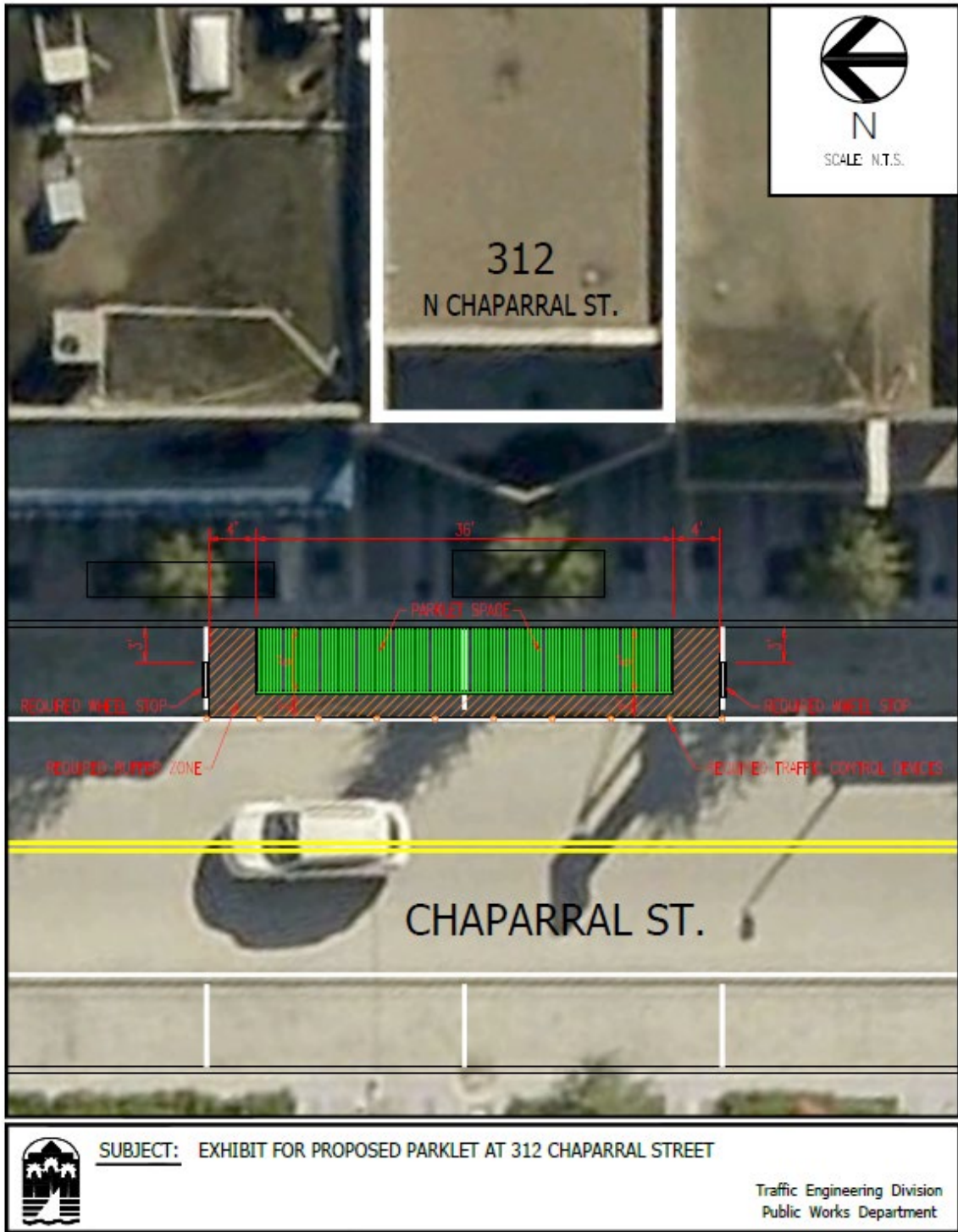


Exhibit A



City of Corpus Christi

Downtown/Uptown Sidewalk Café & Streetscape Amenities

Application for **Use Privilege Agreement (UPA)**

Pursuant to Corpus Christi Unified Development Code Section 6.13 Streetscape Zone Standards

This application outlines the information necessary for obtaining a **Use Privilege Agreement** for Downtown Corpus Christi streetscape zone and pedestrian amenities.

Check:	Item:	Type:	Description:	Review Time:
<input checked="" type="checkbox"/>	UPA	Permanent	Permanent amenities (ie. Awnings, lighting, etc.)	21 Business Days after application deemed complete
<input checked="" type="checkbox"/>	UPA	Temporary	Non-Permanent/temporary amenities (ie. sidewalk café tables and chairs, etc.)	10 Business Days after application deemed complete

Applicant Information:

Project /Business Name: Lucy's Snackbar

Project Applicant: Justin Gainan

Project Address: 312 N Chaparral St #A Corpus Christi, TX 78401

Hours of Operation: Mon - Fri 7am- 10pm ; Sat 8am - 3pm

Property Tax ID: 191608

Occupancy Type: Restaurant

Adjacent Property Owner Information:

Name or Business Name: Texas Surf Museum

Phone & Email: brad@waterstreetrestaurants.com 361-548-7873

Address: 309 N Water St. Corpus Christi TX 78401

Name or Business Name: Water Street Restaurants

Phone & Email: richard.lomax@waterstreetrestuarants.com 361-739-3991

Address: 309 N Water St. Corpus Christi TX 78401

Check Streetscape Amenity Applicant is Requesting:

Item	Quantity	Item	Quantity	Item	Quantity
<input type="checkbox"/> Art		<input checked="" type="checkbox"/> Planter(s)	3	<input type="checkbox"/> Lighting	
<input type="checkbox"/> Awning		<input checked="" type="checkbox"/> Landscaping	Tree beds: 3	<input type="checkbox"/> Outdoor Display & Sales	
<input checked="" type="checkbox"/> Street Furniture	Tables: 4 Chairs: 10 Bench: 1	<input checked="" type="checkbox"/> Sidewalk Café	1		

Other: Parklet- Approved by the City and funded by CARES Act (Coronavirus Aid, Relief, & Economic Security Act)

Application Requirements

Additional Submittal Requirements:

- 1) Provide a site plan drawing & profile each on 8.5x11 inch paper (see example provided) with the following:
 - a. Proposed amenities showing dimensions and distances from right-of-way (face of the curb) or property line, depths and elevations, and existing utilities.
 - b. Potential conflicts with public infrastructure or zones (i.e. fire hydrants, trees, light poles, bus stops, loading zones, ADA parking spaces, driveways).
 - c. A "clear zone," "pedestrian zone," or "throughway zone" showing an unobstructed pedestrian path of at least five feet.
 - d. Adjacent street names.
 - e. If applicable, location and elevation of proposed temporary fencing and gates with dimensions of the exit path and gate opening.
 - f. Include any required ADA accommodations.
- 2) Copy of Deed Record for the property, showing ownership.
- 3) Letter of Permission from Property Owner *(If Different from Applicant)*.

Exit Path:

The applicant must maintain a clear path out of the building. The exit path shall be a minimum of 44 inches and there shall be no chairs, tables, or other obstructions located in this exit path. If a gate is installed on a sidewalk café fence, it must remain open during the business operating hours.

Responsibilities of Sidewalk Café Operator:

Businesses operating a sidewalk café will be responsible for the collection of all trash or refuse of any kind that is generated from the operation of the business. Any damage that is made to the sidewalk must be completely repaired following the expiration of the UPA or discontinuance of the sidewalk café or amenity. In case of an emergency event in which items need to be removed from the sidewalk café, all items left on the sidewalk by the establishment must be removable within a 24-hour period.

Upon review and approval of this application, a Use Privilege Agreement will be created and will require the signature of the applicant prior to the installation of the amenities

Signature of Applicant: _____



Date: December 21, 2021

Received By [Name]: _____

Date Received by City: _____

Contact Information:

Development Services, Land Development Division
2406 Leopard St., 1st Fl.
(361) 826-3240

H2O Market Trust and Water Street LTD
309 Water Street
Corpus Christi, TX 78401

December 16, 2021

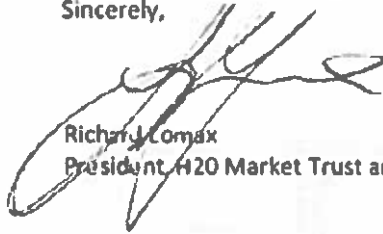
Corpus Christi Downtown Management District
223 N Chaparral St.
Corpus Christi, TX 78401

Re: Sidewalk Café Application – Lucy's Snackbar (312 N Chaparral St. #A.)

As President of H2O Market Trust and Water Street LTD, property owner of 312 N Chaparral St. #A., I give my permission for Lucy's Snackbar to submit this Sidewalk Café application.

Please let me know if you have any questions. Thank you.

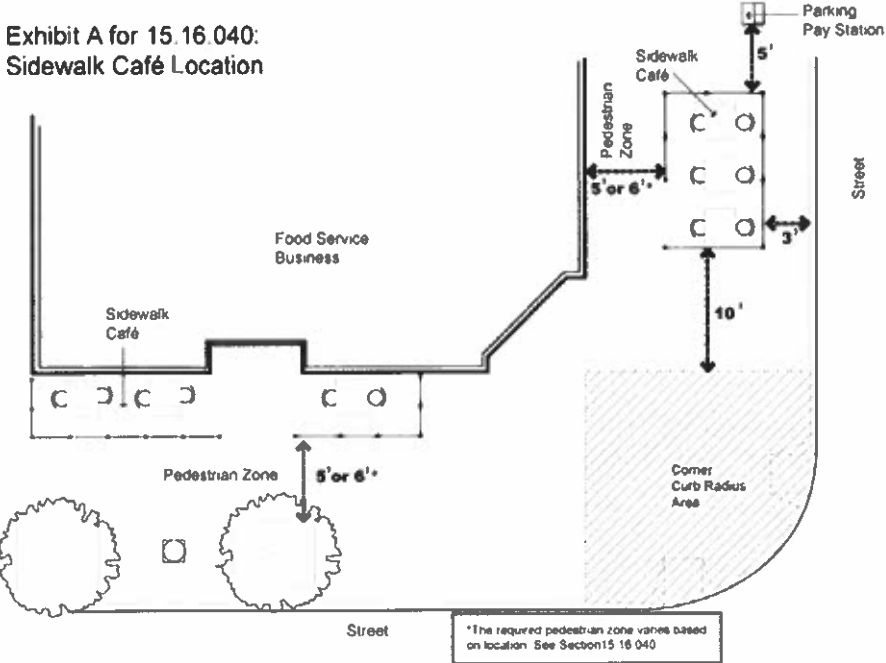
Sincerely,

A handwritten signature in black ink, appearing to read 'Richard J. Comax', is written over the typed name and title.

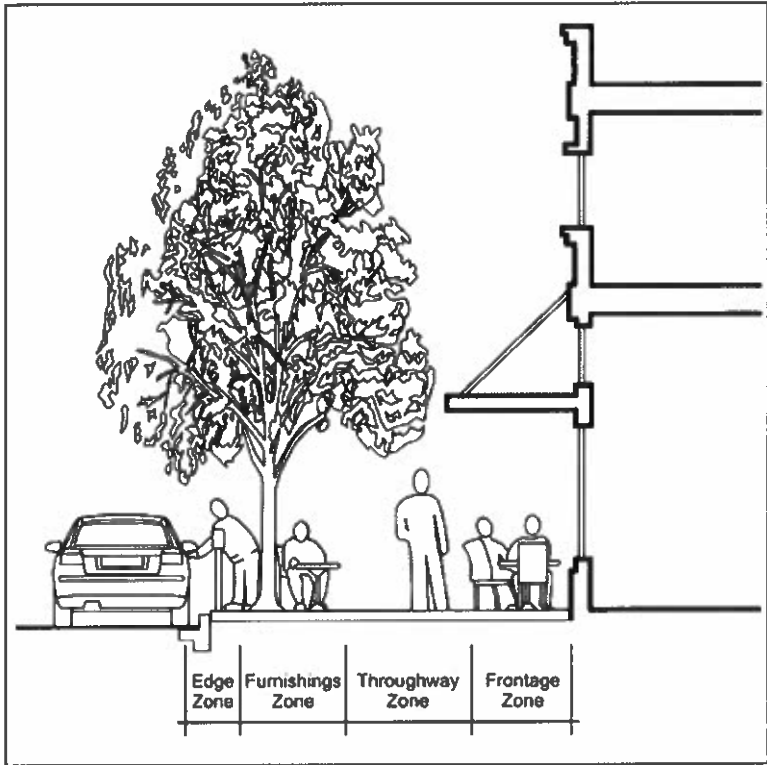
Richard J. Comax
President, H2O Market Trust and Water Street LTD

Example Site Plan & Profile

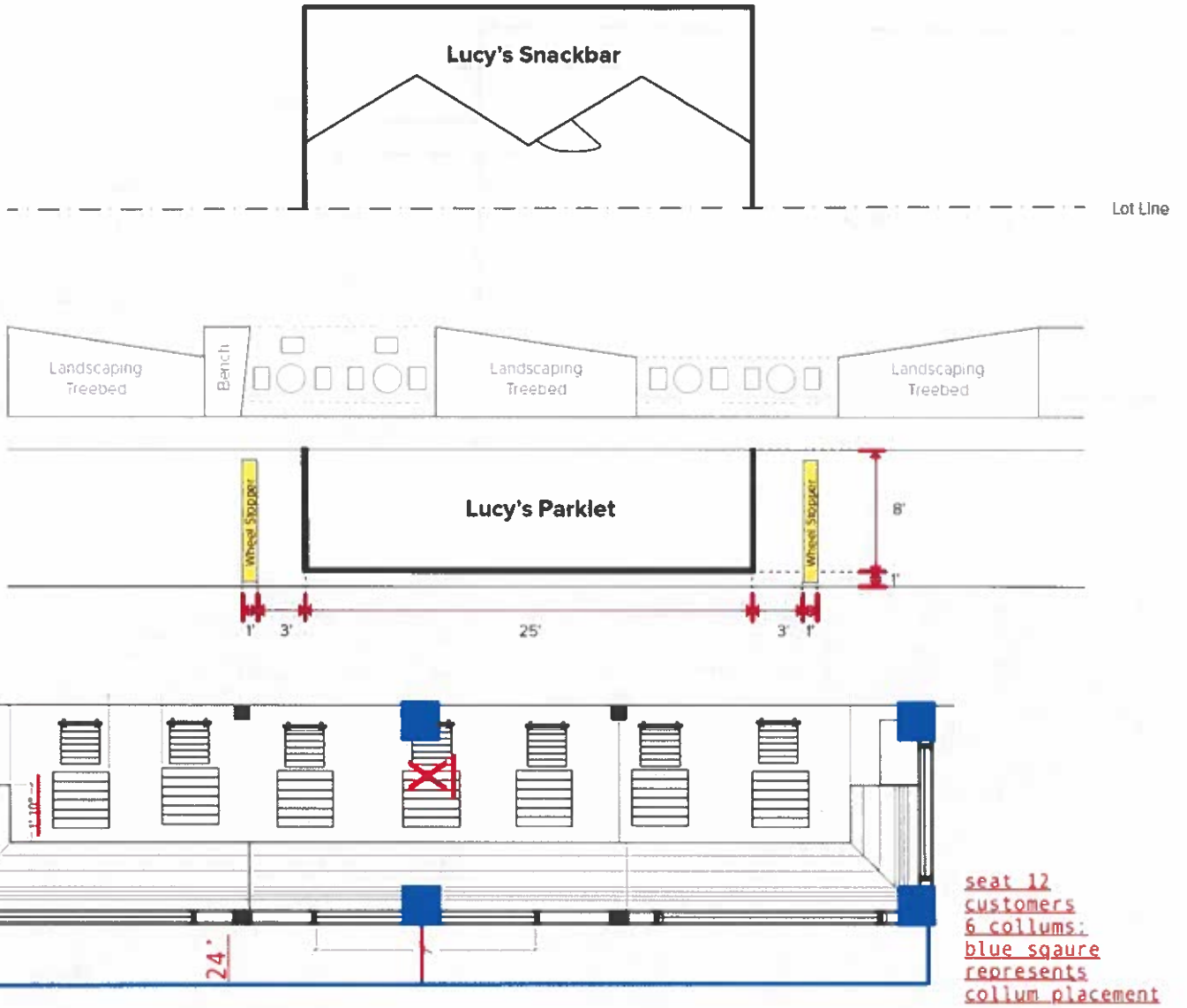
Site Plan:



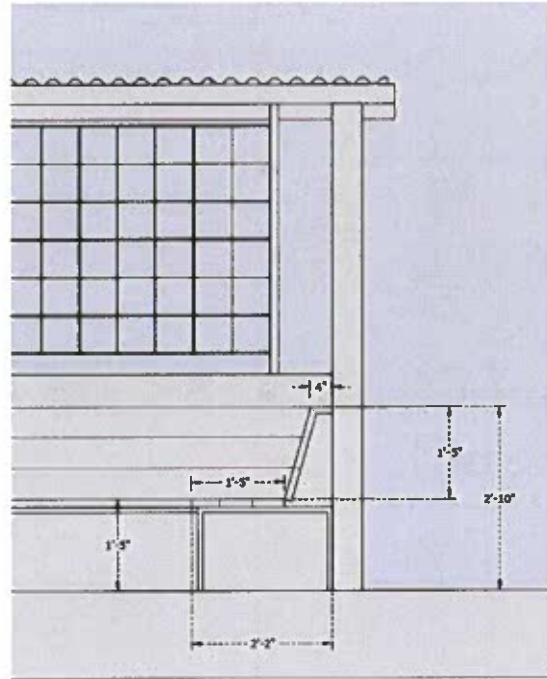
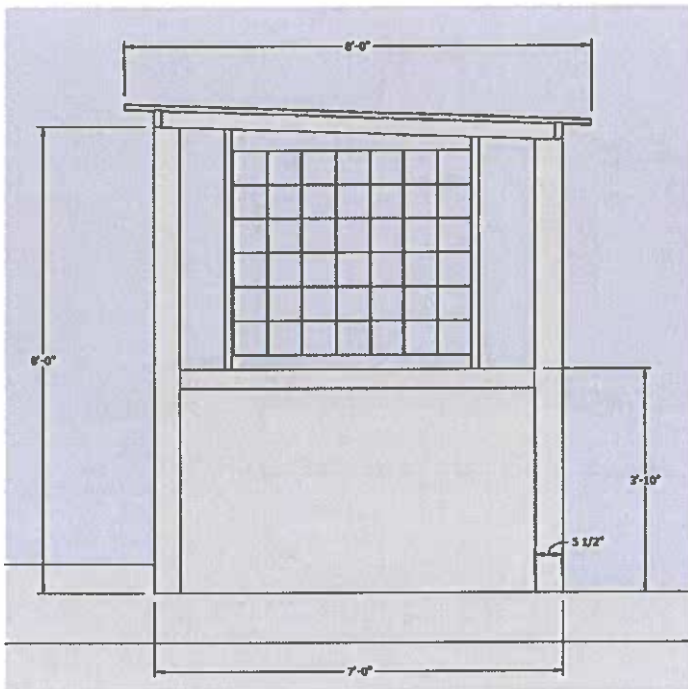
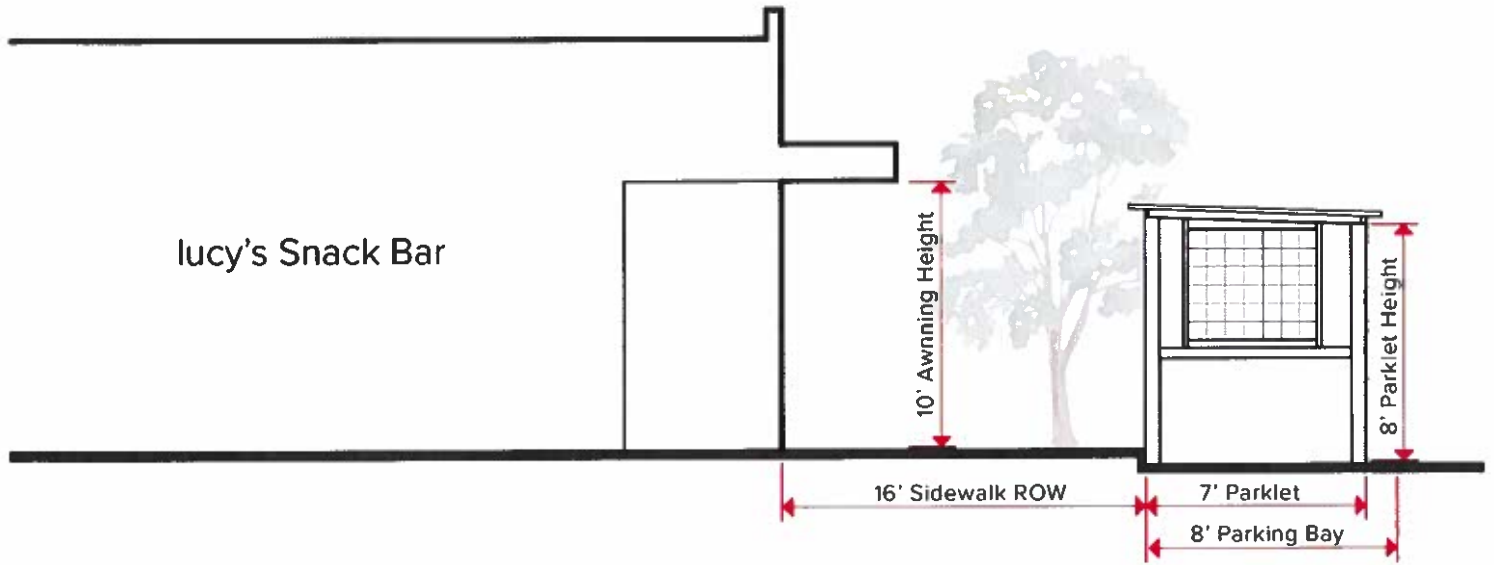
Cross Section:



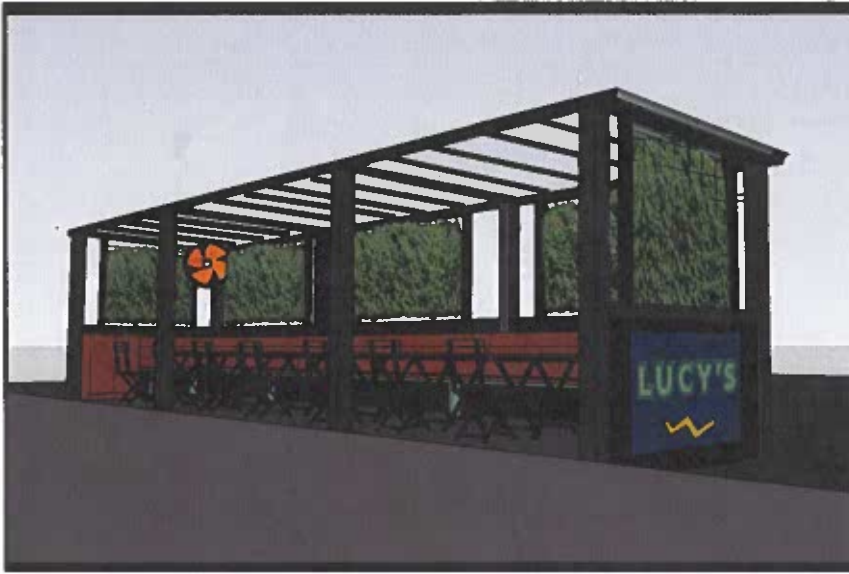
Site Plan:



Cross Section:



Examples of Furniture & Materials:



- Rendering (note, only two bays of seating will be included in final product)
- 12 Seats



Actual Photos of Parklet Components, Including Interior Structure



Example of Parking Stop



Photo of Existing Lighting Levels

