

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

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding this amendment of the City's Unified Development Code ("UDC");

WHEREAS, a public hearing was held during a meeting of the Planning Commission when said Commission recommended approval of the proposed UDC amendments, and with proper notice to the public, an additional public hearing was conducted during a meeting of the City Council, during which all interested persons were allowed to appear and be heard;

WHEREAS, amendments are to promote public safety, enhance quality of life through visual relief and facilitate development and redevelopment; and

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

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

SECTION 1. The recitals contained in the preamble of this Ordinance are determined to true and correct and are hereby adopted as a part of this Ordinance.

SECTION 2. UDC Article 3 "Development Review Procedures", Section 3.7 "Master Preliminary Plat", is amended by adding the following language that is underlined (added) and deleting the language that is stricken (~~deleted~~) as delineated below:

3.7.1. Applicability

B. A master preliminary plat shall be required for any division of land where proposed development of the tract is to occur in phases. ~~Table 3.7.1 establishes the maximum number of acres that may be subject to a master preliminary plat by type of development.~~

Table 3.7.1 Maximum Acres Subject to Plat	
Type of Development	Max. Acres Subject to Plat
Single-Family Residential	300
All Other Residential	100
Nonresidential and Mixed Use	400

C. Once a master preliminary plat has been approved, all preliminary and final plats approved thereafter for the same land shall be consistent with the master preliminary plat for as long as the master preliminary plat remains in effect. Minor variations, such as slight shifts in ~~lot lines~~ ~~or~~ street layouts, between the master preliminary plat and the subsequent plat applications shall be permitted. However, in no case shall variations increase the intensity, density, ~~number of units~~ or impervious surface of the subject tract.

SECTION 3. UDC Article 3 "Development Review Procedures", Section 3.8 "Subdivision Plat Review", Section 3.8.5 "Final Plat" is amended by adding the following language that is underlined (added) and deleting the language that is stricken (~~deleted~~) as delineated below:

3.8.5.F Expiration

If improvements are not in place or construction initiated on said improvements within ~~six~~ twelve months of such plat approval, the final plat will expire, unless the improvements are secured by a developer's financial guarantee. A final plat shall not expire if construction has been initiated and substantial progress continues toward completion of the improvements. A determination that a plat has expired as a result of insufficient progress may be appealed to the Planning Commission within 30 days of notification that the plat has expired. An expired plat must be resubmitted to Development Services for processing as a new plat. The applicant may submit a written request for a time extension of ~~six~~ twelve months. Such request shall be submitted no later than five business days prior to the last scheduled meeting of the Planning Commission immediately prior to the date of the expiration of said plat. The fee for processing such request is published in the Development Services fee schedule, set forth in Chapter 14 of the Municipal Code.

SECTION 4. If for any reason, any section, paragraph, subdivision, clause, phrase, word, or provision of this Ordinance is held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it may not affect any other section, paragraph, subdivision, clause, phrase, word, or provision of this Ordinance, for it is the definite intent of this City Council that every section, paragraph, subdivision, clause, phrase, word, or provision of this Ordinance be given full force and effect for its purpose.

SECTION 5. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable as provided in Article 1, Section 1.10.1, and Article 10 of the UDC 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.

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

Paulette 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 day, the _____ day of _____, 2022, by the following vote:

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

PASSED AND APPROVED on this day, the _____ day of _____, 2022.

ATTEST:

Rebecca Huerta
City Secretary

Paulette Guajardo
Mayor