



AGENDA MEMORANDUM
for the City Council Meeting of July 10, 2012

DATE: May 24, 2012
TO: Ronald L. Olson, City Manager
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Public Hearing – Unified Development Code Text Amendments
Amend Uses, Dimensions, and Density in “RM-AT” Multifamily Apartment Tourist District;
Reduce Parking for Big Box Stores

CAPTION:

Public Hearing – Unified Development Code Text Amendments

Ordinance amending the Corpus Christi Unified Development Code (UDC) by revising Table 4.4.2. relating to permitted uses; revising Table 4.4.3.B. relating to density, yards, and height; revising Table 7.2.2.B. relating to the parking requirement for retail sales and service uses; amending conflicting provisions of the City’s Comprehensive Plan; repealing conflicting ordinances; providing for severance, penalties, publication and an effective date.

BACKGROUND AND FINDINGS:

The Unified Development Code (UDC) became effective July 1, 2011, and since then, staff has presented several text amendments for consideration. The most recent set of amendments became effective February 27, 2012. As part of the continued improvement of the UDC and to address the city’s development needs, the following new text amendments are proposed:

- Table 4.4.2. - Add apartment hotel, bed and breakfast inn, extended-stay facilities, hotel, and motel uses to the “RM-AT” Multifamily Apartment Tourist District.

Most of the above uses were allowed in the “RM-AT” District of the former Zoning Ordinance and were unintentionally excluded in the UDC. The uses are compatible and appropriate for a tourist district.

- Table 4.4.3.B. - In the “RM-1, RM-2, and RM-3” Multifamily 1, 2, and 3 Districts, reduce the “1 family and 2 family” side yard from ten feet to five feet and add reference to comply with Section 4.2.8.C., 4.2.8.D., and 4.2.8.E. regarding the slope-height requirement; in the “RM-AT” Multifamily Apartment Tourist District, under the Padre Island/Mustang Island/Corpus Christi Beach column, include “2 family” in this category, increase the density from 8.72 units per acre to 18 units per acre, and reduce the rear yard from ten feet to five feet to accommodate the two-family use; under the “1-2 family” column, correct the density by reducing it from 43.56 units per acre to nine units per

acre; and under the “3+ family” column, increase the density from 43.56 units per acre to 60 units per acre.

The minimum yard adjustments allow consistency with the UDC residential district requirements for one and two family dwellings. Reference to the height slope setback is added to allow for transparency of other applicable UDC requirements. Additionally, staff conducted research comparing other city’s density requirements in multi-family tourist districts, and after careful consideration, City staff concluded appropriate densities should be the approximate average from the various compatible cities.

- Table 7.2.2.B. - Revise the parking requirement for retail sales and service uses greater than 100,000 square feet of gross floor area and shopping centers over 400,000 square feet of gross floor area to one parking space per 300 square feet of gross floor area.

There are many benefits associated with a reduction of parking spaces. Reduced parking supports smart growth and may help create a more attractive and efficient environment by reducing impervious surface, allowing more flexible building design, encouraging alternate modes of transportation, and improving parking facility design. A further comprehensive review of all uses and required parking spaces is in process and will be presented at a later date.

ALTERNATIVES:

Denial or alteration of the proposed text amendments

OTHER CONSIDERATIONS:

Not applicable

CONFORMITY TO CITY POLICY:

Comprehensive Plan

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal; Planning Commission

FINANCIAL IMPACT:

Operating Revenue Capital X Not applicable

Fiscal Year: 2011-2012	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

RECOMMENDATION:

Planning Commission and Staff Recommendation (May 23, 2012): Approval of the proposed UDC text amendments.

LIST OF SUPPORTING DOCUMENTS:

“RM-AT” District Area Map
 Ordinance