



AGENDA MEMORANDUM

Planning Commission Meeting of May 17, 2023

DATE: December 14, 2022

TO: Planning Commission

FROM: Al Raymond, Director of Development Services
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Unified Development Code Update Briefing – Zoning

STAFF PRESENTER(S):

<u>Name</u>	<u>Title/Position</u>	<u>Department</u>
1. Nina Nixon-Mendez, FAICP	Assistant Director	Development Services
2. Andrew Dimas	Dev. Serv. Administrator	Development Services

OTHER PRESENTER(S):

1. Arista Strungys, FAICP, PP	Principal	Camiros Ltd.
2. Christopher Jennette, AICP	Principal	Camiros Ltd.

ISSUE:

A review and update of the Unified Development Code is warranted. In 2011, the City of Corpus Christi's Unified Development Code was adopted and since has been periodically amended. The Unified Development Code was developed by a consultant and subsequent changes in language were provided by several community groups. In 2019, an evaluation of the UCD was presented to City Council, based on significant stakeholder engagement, which provided detailed information and guidance on warranted amendments. In 2019-2022 staff brought forward minor amendments based on report recommendations as well as state mandates. (Visit www.cctexas.com/udc for information on recent amendments.)

BACKGROUND:

In August 2021, the City contracted with Camiros Ltd. to assist with the update of the Unified Development Code by addressing major revisions. Provisions of the code addressed were zoning, overlay and special districts, off-street parking, landscaping, buffers, subdivision and traffic impact analysis. The final drafts on the zoning and related development standards were completed in March 2023. Drafting and review of the

subdivision and traffic impact provisions for public presentation began in December 2022 and is currently under review by the DS Technical Advisory Committee.

Stakeholder and Public Engagement

- Fall 2021 - Camiros Ltd. conducted stakeholder and technical staff interviews with over 40 participating.
- Summer/Fall 2022 - Initial drafts were prepared for zoning development standards, and reviewed by the Development Services Technical Advisory Group, Downtown Management District, and Island stakeholders. The Development Services Technical Advisory Committee reviewed drafts over 7 meetings.
- December 2022 - Five opportunities for public engagement for the zoning standards, with notification by newspaper notice on December 5, and distribution of press release and announcements on social media:
 - December 13, 2022 – Presentation of Draft UDC Updates and Open House, Lindale Senior Center, 31335 Swantner (2-4 p.m.)
 - December 13, 2022 - Presentation of Draft UDC Updates and Open House, Ethel Eyerly Senior Center 652 Graham Rd. (6-8 p.m.)
 - December 14, 2022 - Coffee with the Consultants, Development Services Department (9-11 a.m.)
 - December 14, 2022 - Presentation of Draft UDC Updates and Open House, Corpus Christi City Hall, 6th Floor Conference Room (2 – 4 p.m.)
 - December 14, 2022 – Planning Commission Briefing and Question and Answer, City Hall Council Chambers (5:30 p.m.) Live Broadcast via Facebook and YouTube and Q&A
 - Zoning drafts posted on project website at www.CCTXUDCupdate.com

UDC Update Summary

UDC Update purpose:

- Align with Plan CC, adopted plans and policies
- Modernize the zoning standards
- Address reoccurring issues
- Increase user-friendliness

General district regulation updates:

- Purpose statements included for all districts
- Zoning designations aligned with the full name of the district (*Example: RS-4.5 = SF-4.5 Single-Family 4.5 Zoning District*)
- Reduced number of zoning districts
- District dimensional tables reorganized to list standards more clearly
- Illustrations provided
- Provide disposition tables of reclassified districts showing district conversions.

Residential:

- Simplify the residential dwelling types permitted (several existing districts combined)
- Basic design standards
- Height transitions added when MF abuts SF and TF

Commercial:

- Districts refined to better reflect scales of intensity (several districts were combined)
- Basic design standards
- Streetscape zone in CBD, extended to CMU (Commercial Mixed Use)

Special Purpose Districts

- Allow infill development of SF homes in Manufactured Home subdivisions (without going through a rezoning)

Overlay Districts

- Eliminated 4 overlay districts (Development Concept, Target Area, Alternative Housing, Mixed-Use) and incorporated flexibilities in base zoning districts
- Cluster Development and Cottage Housing were revised as a use with standards
- Uptown-Downtown Mixed Use and Streetscape zones are incorporated into CBD and CMU
- PUD – added need to demonstrate enhanced design
- IO – Island Overlay – revised to include objective design standards

Uses

- Provides a global use matrix to includes principal, temporary and accessory uses
- Some uses have specific standards
- Includes full list of uses and each defined

Off-Street Parking Standards

- Amount of required parking has been adjusted based on current practices and are based on gross floor area
- Reduced by 50% within the RC District (except for hotel/motel)
- Where 80% of the parking area is permeable pavement, reduce by 20%
- In the commercial and mixed-use districts, on-street parking spaces may be counted
- Multi-tenant developments (two or more uses on one site) have a reduced rate based on a formula
- Adjacent nonresidential where cross-access is provided, reduce by 10% for each
- Director of Development Services may reduce up to a maximum of 20% of required off-street parking for bicyclist facilities (secure bicycle lockers, employee shower facilities)
- In the IO Island Overlay District only, up to a maximum of 10% of required spaces may be designed to accommodate golf carts
- Stahl dimensions set to 9 ft. in width by 20 ft. in depth
- Bicycle parking required for new construction, or when parking lot is resurfaced/reconstructed or expanded by 50%
 - MF less than 8 dwellings .5 per unit (short term or long term spaces)
 - MF 8 dwellings or more .5 per unit (long term spaces)

- Non-residential over 10,000 sf of GFA – 1 per 10 vehicle spaces (75% spaces must be short term)

Landscape/Buffer Yards

- Provides low pedestrian wall/seating standard which reduced width of landscaped edge to 3 ft.
- Interior lot landscape standards simplified – 1 parking lot landscape isle per 15 spaces
- Buffer yards standards simplified requiring shrubs, trees, fence/wall

Next Steps:

- Draft ordinance to be posted on www.cctexas.com/udc
- Planning Commission – 2nd Briefing – May 31
- Joint Planning Commission/City Council Briefing - June

LIST OF SUPPORTING DOCUMENTS:

Presentation