

Ordinance amending the Unified Development Code ("UDC") upon application by Garron Dean, acting as agent on behalf of James Michael Tubbs, Donna Marie Baugh, as administrator for the estate of Jerry Robert Baugh, Jr., and Gertrude Baugh ("Owners"), by changing the UDC Zoning Map in reference to Lot 8, Block 3, Alameda Estates, from the "RS-6" Single-Family 6 District to an "RS-6/PUD" Single-Family 6 District with a Planned Unit Development Overlay; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause and publication.

WHEREAS, the Planning Commission has forwarded to the City Council its final reports and recommendations regarding the application of Garron Dean, acting as agent on behalf of James Michael Tubbs, Donna Marie Baugh, as administrator for the estate of Jerry Robert Baugh, Jr., and Gertrude Baugh ("Owners"), for an amendment to the City of Corpus Christi's Unified Development Code ("UDC") and corresponding UDC Zoning Map;

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, July 18, 2012, and August 29, 2012, during meetings of the Planning Commission, and on Tuesday, April 9, 2013, during a meeting of the City Council, during which all interested persons were allowed to appear and be heard; and

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

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

SECTION 1. Upon application by Garron Dean, acting as agent on behalf of James Michael Tubbs, Donna Marie Baugh, as administrator for the estate of Jerry Robert Baugh, Jr., and Gertrude Baugh ("Owners"), the Unified Development Code ("UDC") of the City of Corpus Christi, Texas ("City"), is amended by changing the zoning on Lot 8, Block 3, Alameda Estates (the "Property"), located on the north side of Walton Place and east of Robert Drive, from the "RS-6" Single-Family 6 District to the "RS-6/PUD" Single-Family 6 District with a Planned Unit Development Overlay, subject to 12 conditions (Zoning Map Nos. 043038 & 042038), as shown in Exhibits "A," "B," and "C." Exhibit A, which is a location map pertaining to the Property, Exhibit B, which is the site plan pertaining to the Property, and Exhibit C, which is the architectural plan pertaining to the Property, are attached to and incorporated in this ordinance by reference as if fully set out herein in their entireties.

SECTION 2. The Planned Unit Development Overlay granted in Section 1 of this ordinance is subject to the following 12 conditions:

1. **Development Plan:** The Owners shall develop the Property in accordance with the site plan and architectural plan (Exhibits B and C, respectively). The

Property may contain up to five duplex structures on one platted lot so long as all of the remaining enumerated conditions are met.

2. **Density:** The number of dwelling units on the Property cannot exceed 10.
3. **Setbacks:** The minimum front yard setback must be in accordance with the approved plat. A minimum 10-foot rear yard and five-foot side yard setback must be provided.
4. **Open Space/Building Coverage:** Open space must be provided at a minimum of 40% of the site. Building coverage cannot exceed 60% of the site.
5. **Height:** Buildings on the Property cannot exceed one-story and 20 feet in height.
6. **Landscaping:** The street yard must be landscaped according to the residential landscaping standards of 30% landscaped area and 0.06 points per square foot of total street yard. Parking within the street yard must be screened with shrubs averaging 24 to 36 inches in mature height within a five-foot wide landscape strip and in accordance with the UDC.
7. **Screening:** A six-foot solid wood screening fence along the north, east and west property boundary lines must be constructed, maintained, and remain in place.
8. **Trash:** The Owners shall ensure that no dumpster or community trash bin is placed or located between the public right-of-way line and the facade of the structures located nearest to Walton Place.
9. **Lighting:** All outdoor lighting must be designed and installed in accordance with the UDC. Security and parking lighting must be shielded and light trespass onto the right-of-way and adjacent properties must be limited to one foot-candle. Light fixtures cannot exceed 15 feet in height.
10. **Parking:** Each dwelling unit must be provided two parking spaces. A minimum of two guest parking spaces is required to be provided on the Property.
11. **Access:** Each duplex structure must have access to a private access drive of not less than 24 feet in paved width. The private access drive is required to be striped to indicate "Fire Lane/No Parking" so as to maintain the access drive for emergency vehicles. Additionally, a fire truck turn-around is required on the Property.
12. **Time Limit:** A complete building permit application must be submitted for the development on the Property within 24 months of the approval date of this ordinance.

SECTION 3. The official UDC Zoning Map of the City is amended to reflect the amendment to the UDC made by Section 1 of this ordinance.

SECTION 4. The UDC and corresponding UDC Zoning Map of the City of Corpus Christi, Texas, effective July 1, 2011, as amended from time to time and except as changed by this ordinance, both remain in full force and effect.

SECTION 5. To the extent this amendment to the UDC represents a deviation from the City's Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as it is amended by this ordinance.

SECTION 6. All ordinances or parts of ordinances specifically pertaining to the zoning of the Property (Lot 8, Block 3, Alameda Estates) and that are in conflict with this ordinance are hereby expressly repealed.

SECTION 7. 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.

The foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 20____, by the following vote:

Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

The foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 20____, by the following vote:

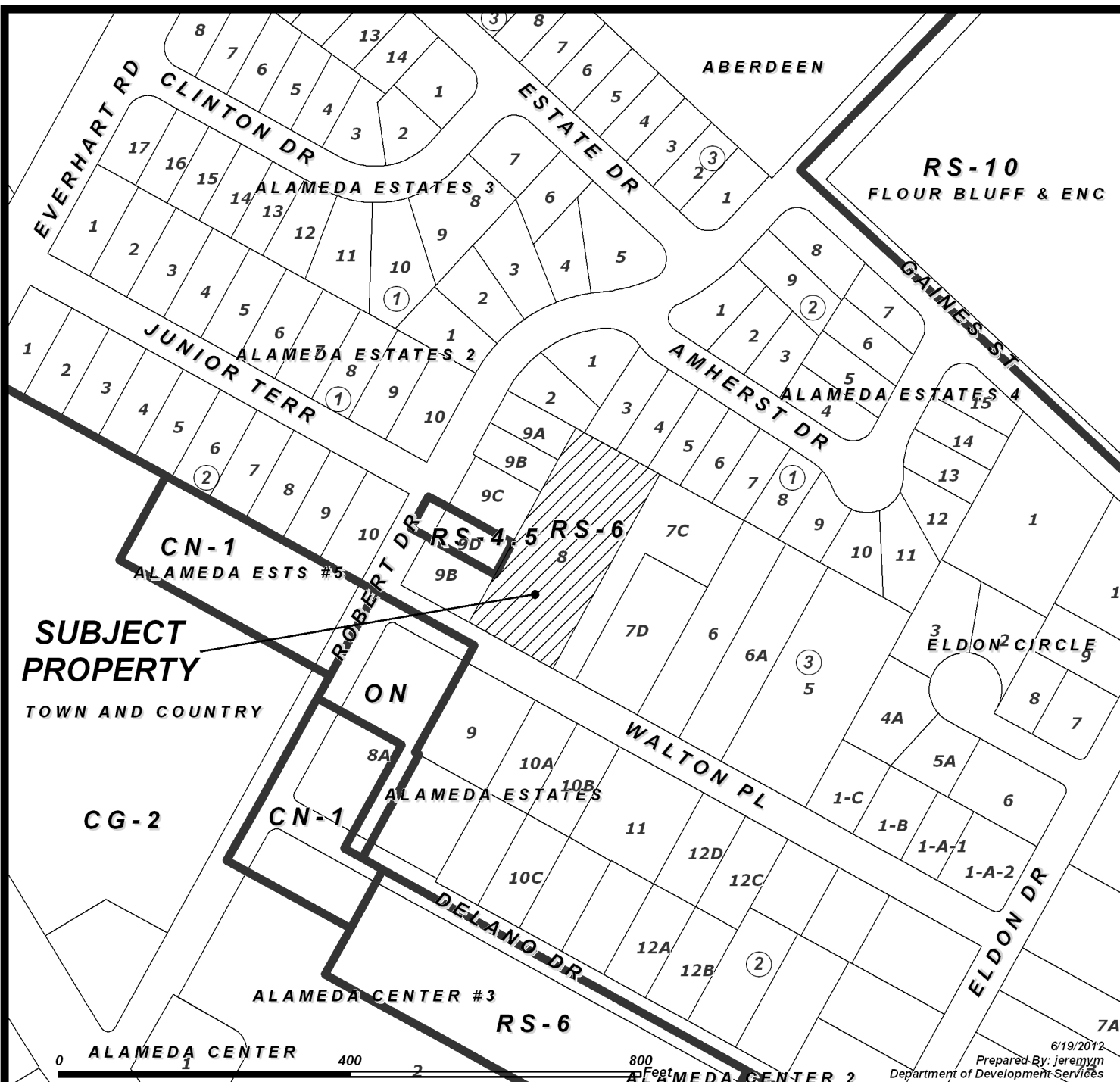
Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

PASSED AND APPROVED this the _____ day of _____, 20_____.

ATTEST:

Armando Chapa
City Secretary

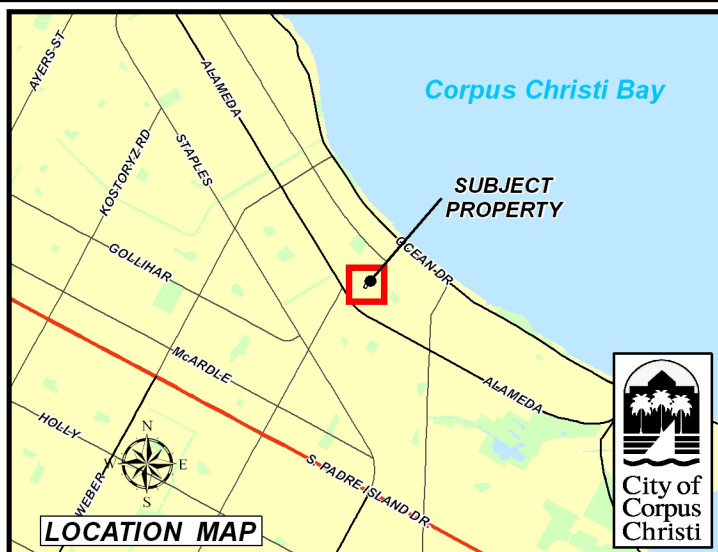
Nelda Martinez
Mayor



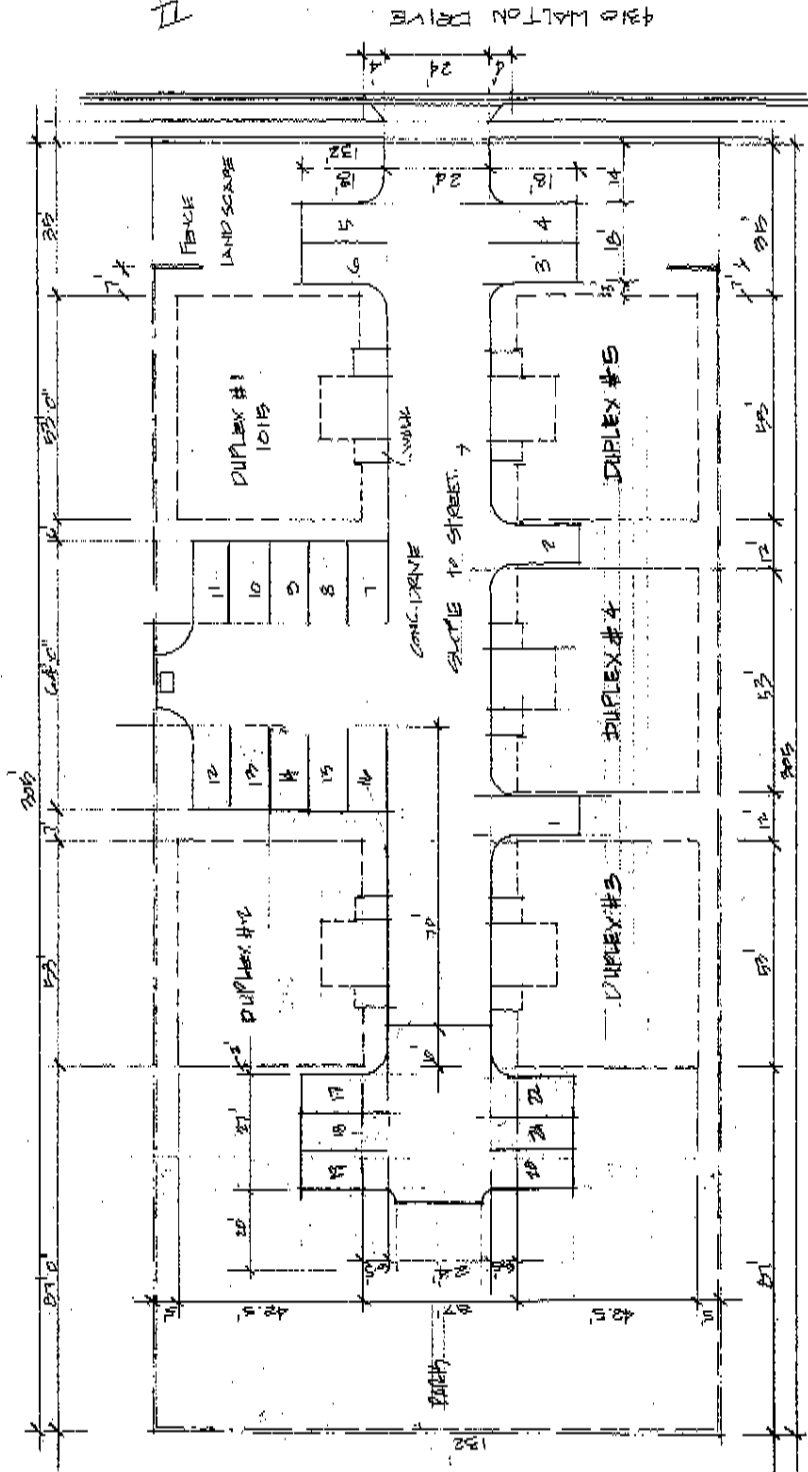
CASE: 0712-01
1. SUBJECT PROPERTY



EXHIBIT A



PROPOSED ZONING CHANGE
 LOT & PART OF EXISTING ESTATE
 FROM R-10 TO R-5-6 PLD
 PARKING, 10 UNITS x 2 = 20 + 2 GUEST PARKING, SHOWN

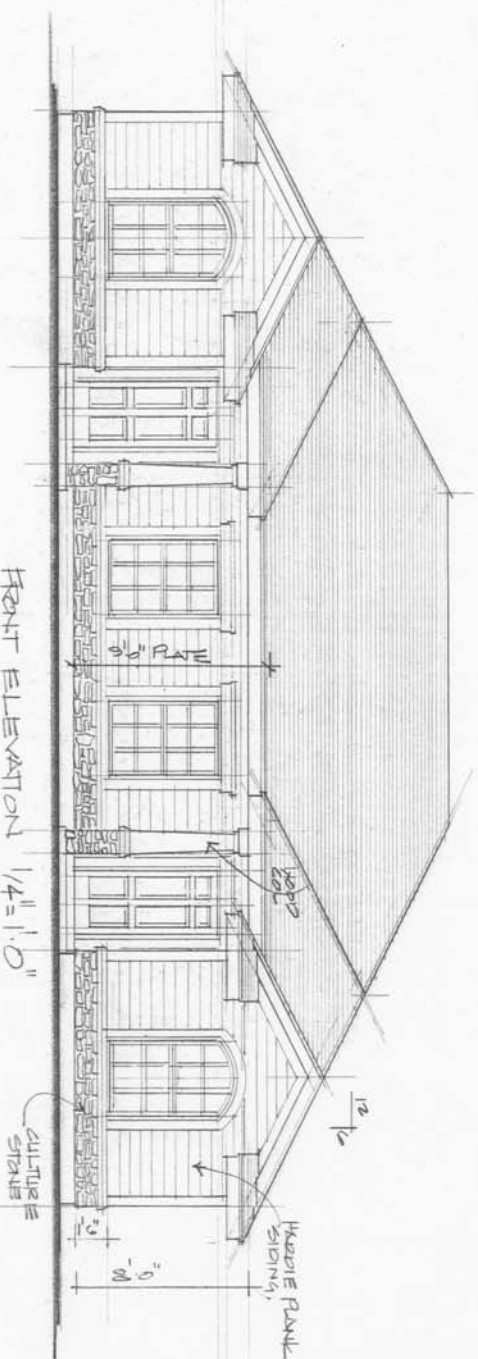


SITE PLAN 1/20" = 1'0"

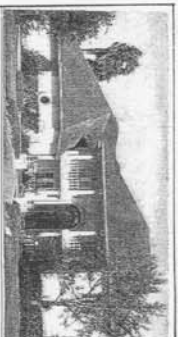
BEST FIRE HYDRANT
 ON SOUTH SIDE OF
 WALTON (E) STREET

Architectural Plan

EXHIBIT C



6/32



Designed by Domet, Inc.

5649 HOLLY RD. CORPUS CHRISTI, TX 78412

PHONE 737-442-1424 FAX 737-422-1424

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This office must be notified of any variation from the drawings and conditions shown on the drawings BEFORE project is commenced.

BUILDER

ANALYSIS

UNIT #1 HOUSE 980 ARCH 22

UNIT #2 HOUSE 980 ARCH 22

LEGAL BOOK 3

ALAMEDA COUNTY TEXAS

CORPUS CHRISTI TEXAS