



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of May 30, 2017
Second Reading for the City Council Meeting of June 13, 2017

DATE: May 11, 2017

TO: Margie C. Rose, City Manager

FROM: Julio Dimas, CFM, Interim Director, Development Services Department
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<p>Ordinance amending the Unified Development Code and the Corpus Christi Code of Ordinances related to carports</p>

CAPTION:

Ordinance amending the Unified Development Code related to carports by revising subsections 1.11.3 "Defined Terms," 3.12.1 "Applicability," 4.2.5.B "Types of Yards," and 5.3.2 "Specific Accessory Uses and Structures,"; amending the Corpus Christi Code of Ordinances Chapter 14, Article XIII "Development Services Fees" subsection 14-1306 Special Fees and subsection 14-1361 Zoning Ordinance Fees; providing for severance; providing for penalties; providing for publication; and providing an effective date.

PURPOSE:

Allow existing carports to remain in the front yard setback and create a process for new carport construction in the front yard setback.

RECOMMENDATION:

Staff and Planning Commission recommend approval of the proposed ordinance as presented.

BACKGROUND AND FINDINGS:

For many years, there has been a requirement of a 20 ft. to 25 ft. Front Yard requirements on most typical residential lots. The Front Yard criteria prohibits any structure to encroach in or into the Front Yard area. Most typical residential homes are built at the edge of the Front Yard and typical homes have garages and garage door facing the front of the home. Because of this typical home design and because of the Front Yard requirements, most carports cannot be built in the front yard.

Recently, several citizens have come forward requesting permits to build carports in the Front Yard. Unfortunately, a permit cannot be issued due to the Front Yard requirements.

Development Services recognizes that carports are a needed option for many homeowners in the community and would like to allow the use of carports in the Front Yard setback based on the proposed criteria which includes life and safety.

ALTERNATIVES:

1. Approve
2. Approve with Conditions.
3. No action.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The proposed Ordinance would update the UDC to allow the use of carports in the Front Yard setback.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital ☐ ☒ Not applicable

Fiscal Year: 2016-2017	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: None

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation