

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.

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, with proper notice to the public, public hearings were held on Wednesday, April 6, 2016, during a meeting of the Planning Commission, and on Tuesday, May 10, 2016, 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 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. UDC Article 1 “General Provisions,” subsection 1.11.3 “Defined Terms,” is amended by adding the following language that is underlined **(added)** and deleting the language that is stricken **(deleted)** as delineated below:

Article 1. General Provisions

1.11 Definitions

1.11.3 Defined Terms

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Carport: A roofed structure with three or more open sides used for vehicle shelter and parking. A carport may either be free standing or attached to the primary building.

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SECTION 2. UDC Article 3 “Development Review Procedures,” subsection 3.12.1 “Applicability,” is amended by adding the following language that is underlined **(added)** and deleting the language that is stricken **(deleted)** as delineated below:

Article 3 Development Review Procedures

3.12 Special Use Exception

3.12.1. Applicability

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D. A Special Use Exception in accordance with the additional criteria of Section 5.3.2.H shall be required for a carport located in the minimum street yard setback of a property zoned for single-family residential uses

SECTION 3. UDC Article 4 “Base Zoning Districts,” subsection 4.2.5.B “Types of Yards,” is amended by adding the following language that is underlined (added) and deleting the language that is stricken (~~deleted~~) as delineated below:

Article 4. Base Zoning Districts

4.2 Measurements

4.2.5.B Types of Yards

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4. Private garages and carports detached or attached to the main building, which are entered from the street or alley, shall maintain a minimum setback of 20 feet in front of the garage or carport from ~~such street~~ the property line. (Refer to subsection 5.3.2.H for carport standards through Special Use Exception process).

SECTION 4. UDC Article 5 “Use Regulations,” subsection 5.3.2 “Specific Accessory Uses and Structures” is amended by adding the following language that is underlined (added) and deleting the language that is stricken (~~deleted~~) as delineated below:

Article 5 Use Regulations

5.3 Accessory Uses and Structures

5.3.2 Specific Accessory Uses and Structures

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5.3.2.H. Carports

Guiding Principals

Carports may be permitted through the Special Use Exception (SUE) process, outlined in Section 3.12, in the minimum street yard setback of properties zoned for single-family residential uses. The following criteria shall be considered during SUE review:

- a. Carports shall keep with the existence, location, and design of other carports in the immediate vicinity of the requested carport; and
- b. Carports shall not cause sight obstructions to motorists on or entering the abutting neighborhood.

Standards

Any carport that is permitted to occupy a portion of the required front yard shall comply with the following restrictions:

- a. Carports shall have dimensions no greater than 20 feet in length by 20 feet in width.
- b. No portion of a carport structure shall be five feet from the side lot line.
- c. The minimum height of a support structure for the carport shall be eight feet. The overall height of the carport shall not exceed the height of the primary structure. All heights shall be measured from the highest ground elevation at the wall of the carport.
- d. All sides of a carport that are within the required front yard shall be open and unobstructed, except for support columns, which in total shall not obstruct more than 15 percent of the area of any side.
- e. The entire area under a carport shall only be used to park operable and properly licensed vehicles (i.e., cars, pickup trucks, vans, sport utility vehicles, boats, campers, etc.) that are customarily incidental to the residential use of the property. Storage of household or vehicular items shall be prohibited.
- f. Carports shall only be permitted when covering an appropriate all-weather driveway surface (i.e. concrete or asphalt) designed for vehicle parking.

SECTION 5. Corpus Christi Code of Ordinances, Chapter 14, Article XIII “Development Services Fees” subsection 14-1306 Special Fees is amended by adding the following language that is underlined (added) and deleting the language that is stricken (~~deleted~~) as delineated below:

Sec. 14-1306. - Special fees.

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(n) Existing Carport Registration Fee – a \$50 fee shall be accessed for any existing car that is being registered with the City and exists prior to June 1, 2017.

SECTION 6. Corpus Christi Code of Ordinances, Chapter 14, Article XIII “Development Services Fees” subsection 14-1361 Zoning Ordinance Fees is amended by adding the following language that is underlined (added) and deleting the language that is stricken (~~deleted~~) as delineated below::

Sec. 14-1361. - Zoning ordinance fees.

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Existing Carport Board of Adjustment Fee – \$318.00

SECTION 7. 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 8. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and Section 1-6 of the Corpus Christi Code of Ordinances.

SECTION 9. 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 10. This ordinance is effective immediately upon publication

That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2017, by the following vote:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Council Member	_____		

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 2017, by the following vote:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Council Member	_____		

PASSED AND APPROVED on this the _____ day of _____, 2017.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor