



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of August 8, 2017
Second Reading for the City Council Meeting of August 15, 2017

DATE: July 18, 2017

TO: Margie C. Rose, City Manager

FROM: William J. Green, P.E., Interim Director, Development Services Department
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Unified Development Code Text Amendments

CAPTION:

Ordinance amending the Unified Development Code by revising Table 4.4.3.A “Residential Development (Two-Family and Townhouse districts)”, subsection 5.2.14 “Self-Service Storage, Including Boat and RV Storage” and subsection 7.3.12.E “Tree of Palm Requirement”; and providing for severance, penalties, and publication.

PURPOSE:

The purpose of this item is to update the regulations of the Unified Development Code (UDC) to improve its function and implementation.

BACKGROUND AND FINDINGS:

The Unified Development Code (UDC) became effective July 1, 2011. As part of the UDC’s continued improvement to address the city’s development needs, staff has presented several text amendments that have been approved by the Planning Commission and City Council since the adoption of the UDC. Today, staff is proposing the following three text amendments:

TOWNHOUSE LOT DESIGN STANDARDS

Table 4.4.3 “Residential Development (Two-Family and Townhouse districts)” is being amended by adding the word ‘lot’ to clarify that the minimum square footage and width applies to the square footage and width of the lot not the building.

USE REGULATIONS

5.2.14.D “Self-Service Storage, Including Boat and RV Storage” is being amended to eliminate the building height limitation (currently set at 15 feet) in the Resort Commercial zoning districts to allow a taller building that can accommodate larger boats or recreational vehicles. The proposed amendment will also limit the height of lighting to 20 feet similar to the former Zoning Ordinance.

The UDC has three Resort Commercial zoning districts:

“CR-1” = formerly known as “B-2” Bayfront Business District

“CR-2” = formerly known as the “B-2A” Barrier Island Business District

“CR-3” = formerly known as the “BD” Corpus Christi Beach Design District

The former Zoning Ordinance did not limit the height of boat and RV storage buildings, however, the former ordinance limited the height of any lighting to 20 feet in only in the “B-2A” Barrier Island Business District. The proposed amendment would reinstate the former Zoning Ordinance regulations with regards to limiting the height of lighting and not restricting the height of the building.

LANDSCAPING

7.3.12.E “Tree of Palm Requirements” is being amended to correct a typo. “Of” should be “or” – (i.e. Tree or Palm Requirements)

ALTERNATIVES:

Denial or alteration of the proposed text amendments.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO POLICY:

The proposed text amendments conform to City policy.

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**RECOMMENDATION:**

Staff recommends approval of the amendments.

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation