

**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.**

**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, July 12, 2017, during a meeting of the Planning Commission when the Planning Commission recommended approval of the proposed UDC amendments, and on Tuesday, August 8, 2017, 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 4 “Base Zoning Districts”, Table 4.4.3.A “Residential Development (Two-Family and Townhouse districts)” is amended is amended by adding the following language that is underlined (**added**) and deleting the language that is stricken (**deleted**) as delineated below.

**Table 4.4.3.A Residential Development (Two-Family and Townhouse districts)**

<b>Townhouse DISTRICT</b>	<b>Townhouse</b>
Min. Site Area (sq. ft.)	20,000
Min. <del>Lot</del> Area Per Dwelling Unit (sq. ft.)	
Front Access	2,600
Rear Access	2,200
Shared Parking	1,600
Min. Dwelling Unit <del>Lot</del> Width (ft)	
Front Access	26
Rear Access	22
Shared Parking	16
Min. Yards (ft.)	
Street	10
Street (corner)	10
Side (single)	0
Side (total)	0
Rear	5
Min. Building Separation (ft.)	10

Min. Open Space	30%
Max. Height (ft.)	45

**SECTION 2.** UDC Article 5 “Use Regulations”, subsection 5.2.14 “Self-Service Storage Including Boat and RV Storage” is amended as stated below.

**5.2.14. Self-Service Storage, Including Boat and RV Storage**

A self-service storage establishment, including boat and Recreational Vehicle ~~Park~~ storage, shall be permitted in accordance with the use tables in **Article 4** subject to the following standards:

- D. In the “CR” Resort Commercial zoning districts, wall-mounted or freestanding lights ~~a storage building~~ shall not exceed ~~45-20~~ feet in height.

**SECTION 3.** UDC Article 7 “General Development Standards”, Section 7.3 “Landscaping,” subsection 7.3.12.E is amended as stated below.

**7.3.12. Measured Compliance**

**E. Tree ~~of~~ or Palm Requirement**

A minimum of 50% of all required points shall be achieved through tree or palm plantings.

**SECTION 4.** 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 5.** A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable as provided in Article 1, Section 1.10.1, and Article 10 of the UDC.

**SECTION 6.** 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.

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	_____
Debbie Lindsey-Opel	_____		

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	_____
Debbie Lindsey-Opel	_____		

PASSED AND APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

ATTEST:

\_\_\_\_\_  
Rebecca Huerta  
City Secretary

\_\_\_\_\_  
Joe McComb  
Mayor