



AGENDA MEMORANDUM

Public Hearing for the Planning Commission Meeting of August 7, 2019

DATE: July 23, 2019

TO: The Corpus Christi Planning Commission

FROM: Nina Nixon-Méndez, FAICP, Director
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Ordinance amending the Unified Development Code regarding Industrialized housing, Landmark Designations, Zoning Board of Adjustment Board Rules, and Building Material Requirements.

CAPTION:

Ordinance amending the Unified Development Code regarding industrialized housing, landmark designations, zoning board of adjustment board rules, and building material requirements.

PURPOSE:

The purpose of this item is to amend the Unified Development Code regarding industrialized housing, landmark designations, zoning board of adjustment board rules, and building material requirements within multiple sections of the of the Unified Development Code (UDC).

BACKGROUND AND FINDINGS:

On a continual basis, Development Services reviews the requirements and effectiveness of the standards set by the UDC. During the 2019 Texas Legislative session, several bills were passed and subsequently signed into law. These newly adopted laws will go into effect September 1, 2019. The proposed text amendments adjusting the UDC for the newly adopted laws are summarized below.

- **“Industrialized Housing”:** This proposed text amendment will remove any height limitation in the definition of industrialized housing (i.e. Modular, Shipping Container Homes, etc.). Currently, any height limitations are based on the zoning district of the property rather than the building type. The new state law was introduced by House Bill 1385 and will become effective September 1st.
- **“Landmark Designations”:** This proposed text amendment will amend the process of placing a local landmark designation upon a property. Such amendments will include the securing of consent of the property owner to have the property receive a local landmark designation, the supermajority of all voting bodies to designate the property without the

property owner's consent, and the requirement that staff must provide the property owner with a statement including the impact of receiving a local landmark designation. Currently, consent of the property owner is optional and a letter outlining the effects of a local historic designation is not required. The new state law was introduced by House Bill 2496 and was effective immediately.

- **“Zoning Board of Adjustment (ZBA)”**: This proposed text amendment will require that the City Council approve the rules of the Zoning Board of Adjustment (ZBA). Additionally, the proposed text amendment will reduce the time limit of appealing an administrative decision to 20 days and list the persons eligible to initiate such an appeal. Currently, any person can initiate an appeal of an administrative decision and the specified time limit to file an appeal is 30 days. The new state law was introduced by House Bill 2497 and will become effective September 1st.
- **“Building Materials”**: This proposed text amendment will remove any requirement relating to the UDC requiring the use of a specific a building material for residential or commercial buildings. Currently, the use of specific building materials occurs within the (-IO) Island Overlay District and Cottage Housing District. Additionally, Section 7.7 of the UDC specifies the design and use of specific materials for commercial buildings over 60,000 square feet in size. The new state law was introduced by House Bill 2439 and will become effective September 1st.

RECOMMENDATION:

Staff recommends approval of the UDC text amendments.

LIST OF SUPPORTING DOCUMENTS:

Draft ordinance