

Ordinance amending the Corpus Christi Unified Development Code by adding a new Section 6.12 entitled, “Target Area Redevelopment Special (TARS) Overlay District”, relating to the use, regulations, and review standards promoting infill and redevelopment of designated targeted areas within the City limits; Amending conflicting provisions of the City’s Comprehensive Plan; Repealing conflicting ordinances; Providing for severance, penalties, publication and an effective date.

WHEREAS, the Corpus Christi Comprehensive Plan promotes the rehabilitation of deteriorating housing which will promote better quality living environments and enable older neighborhoods to remain viable;

WHEREAS, the Corpus Christi Comprehensive Plan promotes infill development of vacant lots to improve economic viability through incentives to attract private investors;

WHEREAS, the Corpus Christi Comprehensive Plan recognizes that although some City business districts have declined due to decentralization or relocation of business, some still have a strong market potential to compete effectively if renovated or rehabilitated;

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, August 3, 2011, during meetings of the Planning Commission, and on Tuesdays, October 11, 2011 and December 13, 2011, during meetings of the City Council, in the Council Chambers, at City Hall, in the City of Corpus Christi, during which all interested persons were allowed to appear and be heard;

WHEREAS, the City Council has determined that this amendment to the Unified Development Code (UDC), would best serve the general welfare of the City and its citizens by providing a regulatory base for more sustainable communities by ensuring compatibility in development; maintaining consistency and character; and ensuring growth in an orderly and desirable manner that will preserve the public health and safety;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI:

SECTION 1. That the Corpus Christi Unified Development Code is amended by adding a new Section 6.12 entitled “Target Area Redevelopment Special (TARS) Overlay District” to read as follows:

§ 6.12 Target Area Redevelopment Special Overlay District.

6.12.1 Purpose.

The purpose of the standards of this Ordinance is to provide for alternative development options within areas of the city which have been “targeted” for rehabilitation and redevelopment through the

adoption of Area Development Plans, Destination Node Plans, and the City's Comprehensive Plan. Designated Target Areas may utilize any of the alternative development concepts offered under Section 6.12.3 below to promote revitalization of economically distressed neighborhoods while providing additional employment opportunities for residents within those neighborhoods, thereby decreasing dependence on the automobile and promoting energy efficiency and natural resource conservation goals.

6.12.2 Target Areas Defined.

- A.** Target Areas, (which may also be referred to as Target Zones or Destination Nodes), are areas defined within the City's Comprehensive Plan, adopted Area Development Plan (ADP), or designated as a planned redevelopment area by the City. The planned area must include specific street or neighborhood boundaries outlined, and intended as a focal area for rehabilitation or redevelopment. Target Areas chosen for rehabilitation or redevelopment must detail the area boundaries through maps and description in order to be utilized as a Target Area.
- B.** Target Area Boundaries shall be designated through review and appointment by the City Council. The City Council may designate an area as a Target Area, Target Zone, or Destination Node, anywhere within the City limits where redevelopment, infill development, or specific development concepts or techniques are determined to promote such development.
- C.** Areas previously designated as a redevelopment area within the Comprehensive Plan or an Area Development Plan must be re-designated as a Target Area by the City Council, following a review of a specific area, planning of the area through the public charrette or planning committee process, and the development of a conceptual site plan for the area.
- D.** Rehabilitation and redevelopment of a Target Area may, and should, include financial incentives for funding through Neighborhood Block Grants, Tax Increment Financing, Tax Abatement, Tax Incentives, or any other Local, State or Funding options available.
- E.** An applicant interested in taking advantage of the financial incentives within any of the City's established Target Areas should contact the City's Development Services Department for assistance in identifying the Target Areas currently established within the City limits.

6.12.3 Development within a Target Area.

- A.** When any of the following development concepts are applied to a Target Area, Target Zone, or Destination Node, the development incentives and standards listed under each development concept shall be applied to the development or redevelopment area:
- 1.** Mixed-Use Overlay District Development (§ 6.8)
 - 2.** Neighborhood Mixed-Use Development (§ 7.11)
 - 3.** Adaptive Re-Use Development (§ 7.12)
 - 4.** Clustered Development Overlay District (§ 6.7)
 - 5.** Traditional Neighborhood Development Overlay District (§ 6.9)
 - 6.** Transit-Oriented Development Overlay District (§ 6.10)
 - 7.** Cottage Housing District Development (§ 4.7)
- B.** Development or redevelopment under one of the development concepts above must follow the standards of the Ordinance established for each development concept. Where a conflict exists between the standards and incentives of one of the development concepts listed above and an underlying zoning district or other standards of the Unified Development Code, the incentives and standards adopted within a Development Concept Overlay or Special Overlay District Ordinance shall prevail and be utilized.

6.12.4 Target Area Development Criteria.

In order for an area to be approved as a Target Development or Redevelopment Area, the Council must find that the proposed Target Area meets a minimum of 4 of the Goals listed below:

- A.** **Goals.** Four or more of the following Goals shall be met by the proposed area in order to be considered and designated as a Target Redevelopment Area or a designated Destination Node:
- 1.** The area is considered a blighted area consisting of deteriorated buildings and/or infrastructure.
 - 2.** The area consists of public health or safety threats to the physical well-being of area residents and visitors, such as areas with high incidents of personal or property crimes, or fire hazards.

3. The area has been identified as an area with unmet housing needs, with the potential of a net gain in affordable and/or accessible housing units.
4. The area lacks shopping opportunities and personal services to meet the needs of the residents of the area.
5. The area is considered an environmental health hazard, or brownfield.
6. The area has the potential to induce private investment in surrounding properties resulting in a significant number of new, quality jobs for lower-income residents of the project area, and improve income/wage levels in the community.
7. The area and future development will maximize the leveraging of redevelopment funds with private debt and equity, and other governmental funds.
8. The area or future development will establish recapture of redevelopment investment through:
 - a. Increase in property values
 - b. Increase sales tax revenue
 - c. Repayment of redevelopment funds over time
9. The area will have a direct impact on, and increase tourism, especially those projects that will increase off-peak and mid-week visits.
10. The project(s) will promote City Council-adopted community priorities, or enhance a prior City investment.

B. **Objectives.** Development projects proposed within an established Target Redevelopment Area or Destination Node shall, at a minimum, meet one of the objectives listed below:

1. The proposed development is comprised of a mix of uses in a variety of building sizes and heights, and if a larger project, offer a “village” or “lifestyle center” site and building design.
2. The revitalization plan includes a strong urban design component providing a “sense of place” and ensures that buildings front on the street, and connect the street to activities inside. Such elements may include, but are

not limited to, street-oriented storefronts, outdoor eating and dining areas, and outdoor public amenities, such as artwork, fountains, plazas and seating. (Projects with the greatest mix of uses, i.e., retail/service, residential, lodging, and office space will be given priority).

3. The proposed development is Transit-Oriented Development in design and concept, and either in proximity to a transit center, or proposes to provide connection between an area and an existing or proposed transit center.
4. The proposed development is a mixed use Traditional Neighborhood design and concept, promoting a pedestrian-oriented development.
5. The redevelopment of the area will include the Adaptive Reuse of structures that will reduce vacancy rates in a commercial, industrial, or residential structure.
6. The development provides a minimum of 10% of the development as affordable and/or accessible housing.
7. The development includes training services and/or provides additional social services for the community.
8. The development will include sustainable projects that incorporate LEED certified building materials, energy efficient appliances, alternative energy sources, or energy-efficient building techniques to conserve energy within the project boundaries or area.
9. The development proposes stormwater management techniques onsite in accordance with Best Management Practices to offset a minimum of 75% of the post-development stormwater runoff associated with the development of the project.

SECTION 2. That the UDC and corresponding Zoning Map of the City of Corpus Christi, Texas, effective July 1, 2011, as amended from time to time, except as changed by this ordinance and any other ordinances adopted on this date, remain in full force and effect.

SECTION 3. That to the extent that this amendment to the UDC represents a deviation from the Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as amended by this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with this ordinance are hereby expressly repealed.

SECTION 5. If for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be 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 hereof be given full force and effect for its purpose.

SECTION 6. A violation of this ordinance or requirements implemented under this ordinance constitutes an offense punishable as provided in Section 1.10.1 and/or Article 10 of the UDC.

SECTION 7. That 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 8. This Ordinance shall take effect upon and after publication of this Ordinance.

Signatures found at next page.

That the foregoing ordinance was read for the first time and passed to its second reading on this the 11th day of October, 2011, by the following vote:

Joe Adame	<u>Aye</u>	David Loeb	<u>Aye</u>
Chris Adler	<u>Aye</u>	John E. Marez	<u>Aye</u>
Larry Elizondo, Sr.	<u>Aye</u>	Nelda Martinez	<u>Aye</u>
Kevin Kieschnick	<u>Aye</u>	Mark Scott	<u>Aye</u>
Priscilla Leal	<u>absent</u>		

That the foregoing ordinance was read for the second time and passed finally on this the 13th day of December, 2011, by the following vote:

Joe Adame	<u>Aye</u>	David Loeb	<u>Aye</u>
Chris Adler	<u>Aye</u>	John E. Marez	<u>Aye</u>
Larry Elizondo, Sr.	<u>Aye</u>	Nelda Martinez	<u>Aye</u>
Kevin Kieschnick	<u>Aye</u>	Mark Scott	<u>Aye</u>
Priscilla Leal	<u>Aye</u>		

PASSED AND APPROVED this the 13th day of December, 2011.

ATTEST:

Armando Chapa
Armando Chapa
City Secretary

Joe Adame
Joe Adame
Mayor

APPROVED as to form only: this the 30th day of November, 2011.

For Carlos Valdez, City Attorney

By: Deborah Walther Brown
Deborah Walther Brown
Assistant City Attorney

EFFECTIVE DATE
<u>12/19/11</u>