

Ordinance amending the Corpus Christi Unified Development Code (UDC) by revising Table 4.4.2. relating to permitted uses; revising Table 4.4.3.B. relating to density, yards, and height; revising Table 7.2.2.B. relating to the parking requirement for retail sales and service uses; amending conflicting provisions of the City's Comprehensive Plan; repealing conflicting ordinances; providing for severance, penalties, publication and an effective date.

WHEREAS, the Planning Commission has forwarded to the City Council its reports and recommendations concerning the amendment of the UDC;

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, May 23, 2012, during a meeting of the Planning Commission, and on Tuesday, June 26, 2012, and Tuesday, July 10, 2012, 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; and

WHEREAS, the City Council has determined that this amendment to the UDC would best serve public health, necessity, and convenience and the general welfare of the City and its citizens.

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

SECTION 1. That Section 4.4 entitled, "Multifamily Residential Districts," is amended by revising Table 4.4.2. entitled, "Permitted Uses (multifamily districts)," to read as follows:

Table 4.4.2 Permitted Uses (multifamily districts)

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Commercial Uses							
Apartment hotel						P	
Bed and breakfast home	SP	SP	L	L	L	L	5.2.8
Bed and breakfast inn						P	
Extended-stay facilities						P	
Hotel						P	
Motel						P	
Industrial Uses							

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SECTION 2. That Section 4.4 entitled, "Multifamily Residential Districts," is amended by revising Table 4.4.3.B. entitled, "Multifamily Zoning Districts," to read as follows:

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Table 4.4.3.B Multifamily Zoning Districts

Multifamily Districts	RM-1	RM-2	RM-3	RM-AT		
				PI/MI*/Corpus Christi Beach (1-2 Fam)	1-2 Fam	3+ Fam
Max. Density (units/acre)	22	30	36	8.72 18	43.56 9	43.56 60
Min. Open Space (% site area)	35%	30%	30%	25%	25%	10%
Min. Lot Area (sq. ft.)	6,000	6,000	6,000	5,000	10,000	10,000
Min. Lot Width (ft.)	50	50	50	50	85	85
Min. Yards (ft.)						
Street	20	20	20	20	20	20
Street (corner)	15	15	15	10	15	15
Side (1 fam & 2 fam)	10 5	10 5	10 5	5	10	
Side (3+ fam)	20	20	20			20
Rear	15	15	15	10 5	15	15
Min. Building Separation (ft.)	10	10	10			10
Max. Height (ft.) and comply with Section 4.2.8.C., 4.2.8.D., and 4.2.8.E.	45	60	60	X	X	X

*PI/MI = Padre Island/Mustang Island

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SECTION 3. That Section 7.2. entitled, "Off-Street Parking, Loading and Stacking," is amended by revising Table 7.2.2.B. entitled, "Parking Ratios," to read as follows:

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Retail Sales and Service [5.1.4.G] See Note below for additional requirements.	Animal hospital	1 per 400 SF GFA plus 1 per employee
	Funeral home	1 per 5 seats or seating spaces
	Retail Sales and Service greater than 100,000 SF GFA and shopping centers over 400,000 SF GFA	1 per 220 300 SF GFA
	Shopping Centers up to 400,000 SF GFA	1 per 250 SF GFA
Self-Service Storage [5.1.4.H]	All other uses	1 per 250 SF for first 20,000 SF net retail floor area, plus 1 per 500 SF up to 50,000 SF net retail floor area
	All uses	1 per 250 SF office space
Vehicle Sales and Service [5.1.4.I]	Car wash, self- and full-service	2 per bay
	Auto rental, sales or leasing or boat and recreational vehicle sales	1 per 500 indoor SF GFA, plus 1 per 10,000 SF outdoor lot area
	All other uses	5 per bay or 1 per 250 SF GFA, as applicable and whichever is greater

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SECTION 4. 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 5. 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 6. That any ordinance or part of any ordinance in conflict with this ordinance is hereby expressly repealed by this ordinance.

SECTION 7. 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 8. 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 9. 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 10. 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 26th day of June, 2012, by the following votes:

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

That the foregoing ordinance was read for the second time and passed finally on this the 10th day of July, 2012, by the following votes:

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

PASSED AND APPROVED this the 10th day of July, 2012.

ATTEST:

Armando Chapa
Armando Chapa
City Secretary

Joe Adame
Joe Adame
Mayor

<p>EFFECTIVE DATE</p> <p><u>7/16/12</u></p>
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