



MEMORANDUM

Date: September 13, 2019

To: Development Services Department, City of Corpus Christi

From: Nina Nixon-Mendez, FAICP, Director, Development Services
NinaM@cctexas.com *nmj*

RE: Unified Development Code Section 7.1.7 Driveway Spacing Standards

ISSUE: Driveway permit application review is grounded previous City of Corpus Christi Engineering documents such as the Manual of Driveway Design and Construction Standards. Some essential portions of the code were not properly translated to the current version of Unified Development Code. Staff has relied on interpretations of the code in order to bring efficiency and clarity to the driveway permitting process.

BACKGROUND:

Unified Development Code Section 7.1.7.A (Note 3) Driveway Spacing Standards: "Note 3. Notwithstanding the spacing requirements listed, any property having 300 feet of frontage shall be allowed two driveways. The driveways shall be located in such a manner as to maximize the spacing between the driveways and driveways on adjacent properties."

Manual of Driveway Design and Construction Standards Written by City of Corpus Christi Department of Engineering Services in 1985 and Revised 1988.

Section VIII. Driveway Design Standards (a) Driveway Frequency:

(1) The number of non-residential driveway approaches for a given frontage shall comply with the design standards adopted herein and shall not exceed the following frequency:

DRIVEWAY FREQUENCY	LOT FRONTAGE (per roadway)
One driveway	Up to 94' of lot frontage
Two driveways:	95' to 300' of lot frontage

Section VIII. Driveway Design Standards (b) Minimum Spacing:

(1) Minimum spacing between driveway approaches within the same property lines shall be as follows:

TYPE OF DRIVEWAY	MINIMUM SPACING
Residential (on a Collector and Arterial Roadways)	25'
Non-Residential	25'

The minimum spacing between driveway approaches shall be measured as the tangent curb length, Figure 1A.

INTERPRETATION / FINDINGS: It has been determined that there is missing information intended to be included in the UDC's Section 7.1 Access and Circulation. As such, the code will be interpreted to allow for two commercial driveways on lots with 95 feet to 300 feet of street frontage. Also, if two driveways are placed on the same property, and on the same street frontage, then the minimum spacing between those driveways shall be 25' feet.