

Summary of Bandera Coded Comprehensive Plan 2023 Update & Reconciliation of Ardurra Engineering Review

Typos/Minor Changes

The previous document has been scrubbed for typos. An additional spreadsheet is included cataloging the minor text, typo, and capitalization changes made to the updated Coded Comprehensive Plan. The below content changes, code clarifications, changes made in response to the ARDURRA review, and language updates are also cataloged in the spreadsheet.

The items compiled below include the more substantive changes made in the update and items worth highlighting.

Content Changes, Code Clarifications & Responses to ARDURRA Review

- Pg A2-2: A stated confusion was between Subdivision and Zoning Ordinances
 - Simplecity response - added clarifying language to third preamble paragraph: “Property within the City limits must comply the standards of the Subdivision and Place Type Zoning Ordinances. Property within the ETJ must comply to the Subdivision Ordinance and the Place Type Zoning Ordinance can be used for inspiration but shall not be required.”
- Pg A2-3 ARDURRA comment: “ARTICLE IX Wireless Communications System Regulations should be located in the Zoning Ordinance”
 - Simplecity response - These regulations are intentionally located in the Subdivision Ordinance in order to regulate Wireless Communication Systems located in the ETJ. Moving this section to the Zoning Ordinance would remove the City’s ability to regulate Wireless Communication Systems in the ETJ.
 - Additional note - the numbering for this article has been corrected to “ARTICLE VIII” in the Table of Contents and on page A2-63
- Pg A2-4: A stated existing issue has been the term “subdivider”
 - Simplecity response - the term “subdivider” has been replaced with “applicant” throughout the Subdivision Ordinance and Place Type Zoning Ordinance. The definition for subdivider has been removed and a definition for applicant added.
- Pg A2-6: Added new definition for Lot Coverage:
 - “Lot Coverage shall mean the percentage of the area of a lot covered by building, parking, or other impervious footprints. Permeable materials qualify for a Lot Coverage reduction percentage as determined by the City Administrator.”
- Pg A2-6 & Pg A2-22: Definition and references to an Impact Fee Ordinance have been removed.
 - Simplecity - To our knowledge, the City does not have one.
- Pg A2-8: Paragraph B. ARDURRA comment: Platting requirements are too strict, consider exemptions for certain minor works
 - Simplecity response - added additional text to final sentence to provide exceptions: “unless authorized under extenuating circumstances by City Administrator.”

- Pg A2-8: Paragraph C. ARDURRA comment: No talk of city repair of existing streets that pre-date subdivision regulations.
 - Simplecity response - added new sentence for added flexibility: “The City may choose to repair, maintain and install streets within the original town plat or lots of record.”
- Pg A2-10: Inclusion of setback lines, build-to-lines, etc. for Plat Content Requirements have been specified as required only for lots within the City limits.
- Pg A2-21: ARDURRA noted a conflict in Paragraph B. between the 30-day requirement and the 21 day requirement noted on Pg A2-9 for plat submission requirements.
 - Simplecity response: 21 days is correct and the code has been updated to reflect this
- Pg A2-28: ARDURRA noted that the Subdivision Ordinance does not specifically state when a public hearing is required. Certain replats require public hearing by state law.
 - Simplecity response: The approval process table and public hearing table have been copied from the Zoning Ordinance and inserted as Pg A2-28 and A2-29 in the Subdivision Ordinance.
- A2-29: Parkland and Civic Space Dedication
 - Increased plat size from 5 acres to 20 acres to require parkland dedication
- Pg A2-29: ARDURRA noted minimum lot sizes were inconsistent with Place Type Zones
 - Simplecity response: Section 4 paragraph A.3. has been edited. “A minimum lot size of one-half (0.5) acre” has been change to “no minimum lot size”.
- Pg A2-30 ARDURRA noted Build-to-Lines are not enforceable in the ETJ
 - This is incorrect, Build-to-Lines are as enforceable as setback lines
- Pg A2-34 ARDURRA noted that private streets should be required to be built to city standards
 - Simplecity response: added sixth bullet under G. Private Streets: “6. All private streets shall be built to City engineering standards.”
- Pg A2-34 ARDURRA noted conflicts in the Sidewalk Requirements
 - Simplecity response: Sidewalk Requirements have been adjusted to be consistent with the frontage requirements
- Pg A2-36 ARDURRA noted an error regarding Section E. Sight Distance Requirements
 - Simplecity response: this section has been revised to “Sight Triangle Requirements” for clarification and simplicity.
- Pg A2-56 - travel trailer parks
 - The reference to “travel trailer parks” has been revised to “recreational vehicle parks” and the definition for travel trailer directs readers to see recreational vehicle. References to “travel trailers” have also been removed from the Zoning Ordinance and replaced with “Recreational Vehicle”.
- Pg A3-9: Added new definition for Lot Coverage:
 - “Lot Coverage shall mean the percentage of the area of a lot covered by building, parking, or other impervious footprints. Permeable materials qualify for a Lot Coverage reduction percentage as determined by the City Administrator.”
- Pg A3-11: Added definition for Recreational Vehicle:
 - “Recreational Vehicle shall mean a portable home designed as a temporary dwelling for travel and recreational and vacation uses. Such homes shall not exceed eight feet in width and 46 feet in length and shall be classified as a recreational vehicle whether or not its wheels, rollers, skids or other rolling equipment have been removed, and whether or not any addition thereto has been built on the ground; and shall also include

pick-up campers, converted buses, self-powered motor homes, tent trailers, tents and analogous temporary portable housing and accessory buildings.”

- Pg A3-16: Added clarity regarding Recreational Vehicles permissions
 - Under *Mobile homes, HUD-Code Manufactured Homes, and Recreational Vehicle* section, paragraph (4) added clarifying language shown in underlined:
 - “Residential occupancy of one (1) recreational vehicle outside of Place Type 2 shall be permitted for a period not to exceed fourteen (14) days within any given one-year period, whether calculated cumulative or consecutively.”
 - “Storage of one (1) unoccupied recreational vehicle is permitted in all districts of the City; however, such storage is prohibited on public streets and rights-of-way.”
- Pg A3-42
 - Corrected acreage for size of development requiring use of Development Patterns. Correct size is 13.6 acres.
- Pg A3-65: Building Placement
 - Added: “The garage must be located behind the principle facade and start in the second layer.”