

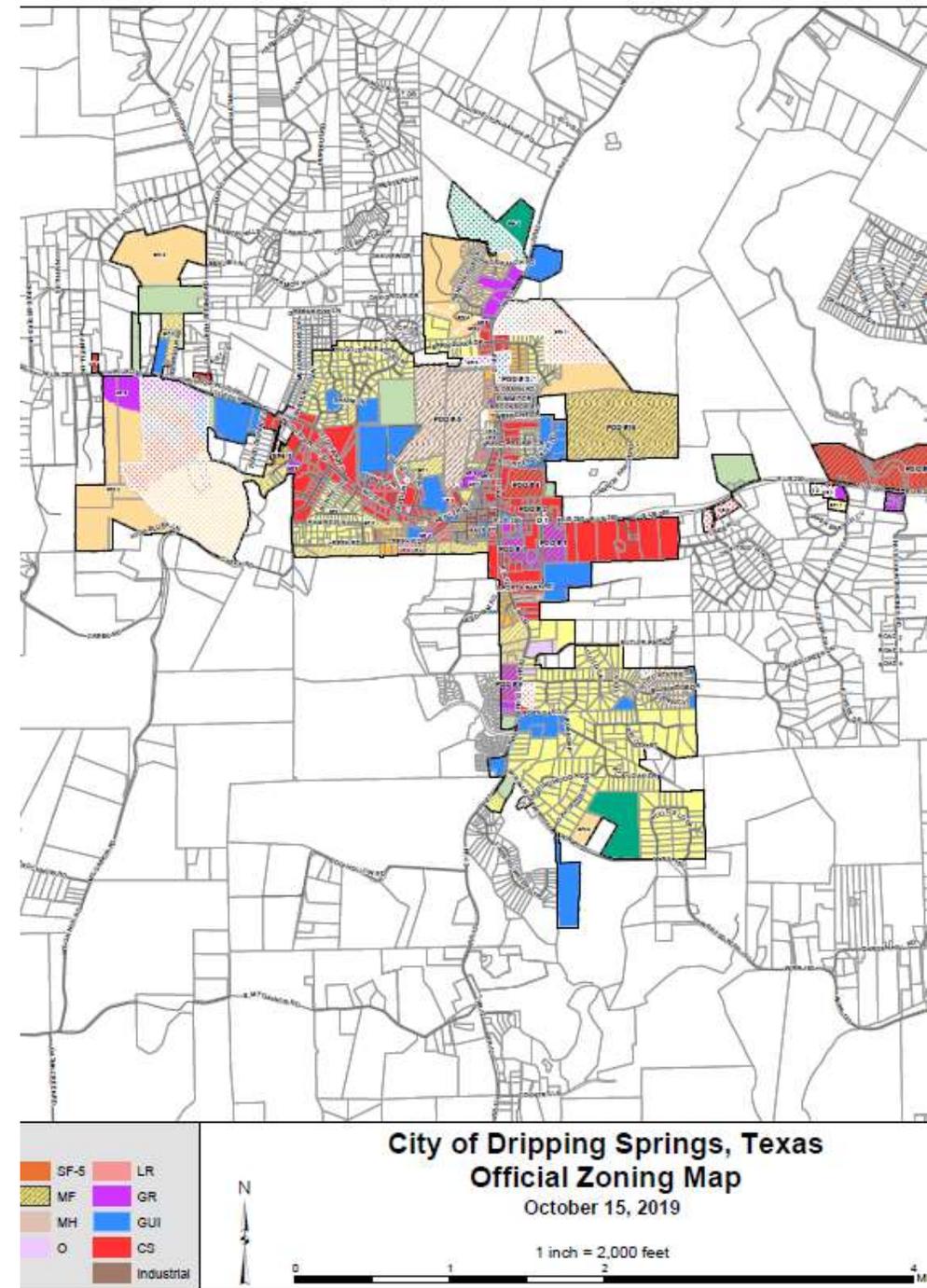
City of Dripping Springs Development Code Rewrite

Planning Department

Wednesday, November 18, 2020

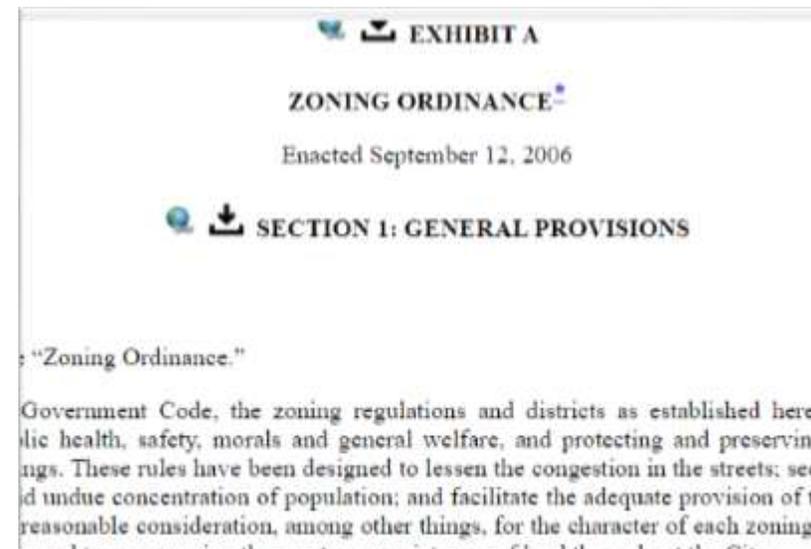
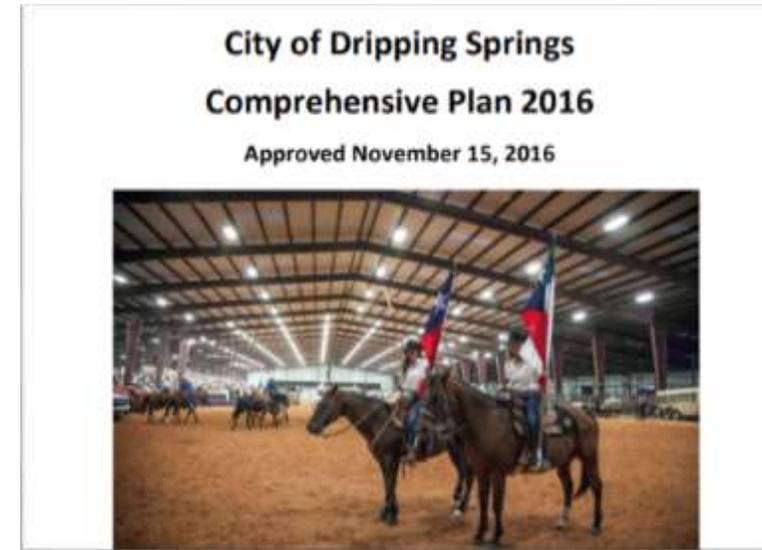
The Zoning Ordinance

- Determines the appropriate uses for a given location
- Limits the operation of each type of use
- Regulates the layout and form of development
 - With standards such as Building height, Building Setbacks, Impervious Cover, etc
- Establishes processes to oversee the above



Current City Zoning Ordinance

- The first Zoning Ordinance that was enacted by the City of Dripping Springs was April 28, 1995.
- This Zoning Ordinance was based on the 1985 Comprehensive Plan.
- The City has done various amendments to the 1985 Zoning Ordinance, but never a complete rewrite
- Zoning has changed significantly from 1995 to 2020 through growth and various amendments.



Development Code Potential Schedule



Goals for Development Code Rewrite

1

Reorganize all
Planning Code of
Ordinances into a
Unified
Development Code

2

User Friendliness

3

Update zoning
districts to support
and protect the
distinct character
of the City

4

Modernize and
Customize the
Development
Standards

5

Streamline
Processes

6

Setting Clear
Expectations



Reorganizing

CHAPTER 29 RESERVED

CHAPTER 30 ZONING

- ▶ ARTICLE 30.01 GENERAL PROVISIONS
- ▶ ARTICLE 30.02 ZONING ORDINANCES
- ▶ ARTICLE 30.03 PLANNED DEVELOPMENT
 - ▶ Sec. 30.03.001 Title
 - ▶ Sec. 30.03.002 Scope
 - ▶ Sec. 30.03.003 Definitions
 - ▶ Sec. 30.03.004 Purpose; nature and scope
 - ▶ Sec. 30.03.005 Minimum standards
 - ▶ Sec. 30.03.006 Master plan
 - ▶ Sec. 30.03.007 Submission and review
- ▶ ARTICLE 30.04 WIND ENERGY SYSTEMS
- ▶ ARTICLE 30.05 MOBILE FOOD VENDORS
- ▶ ARTICLE 30.06 HELICOPTERS
- ▶ EXHIBIT A ZONING ORDINANCE*
 - ▶ SECTION 1: GENERAL PROVISIONS
 - ▶ 1.1 Title & Purpose
 - ▶ 1.2. Zoning District Map
 - ▶ 1.3. Zoning District Boundary
 - ▶ 1.4. Compliance Required
 - ▶ 1.5. Zoning upon Annexation
 - ▶ 1.6. Definitions

CHAPTER 9 - OFF-STREET PARKING AND LOADING

CHAPTER 10 - SIGN STANDARDS

CHAPTER 11 - ENVIRONMENTAL PROTECTION

CHAPTER 12 - PEDESTRIAN AND VEHICLE CIRCULATION

CHAPTER 13 - INFRASTRUCTURE AND PUBLIC IMPROVEMENTS

CHAPTER 14 - NONCONFORMITIES

CHAPTER 15 - ENFORCEMENT

CHAPTER 16 - DEFINITIONS

APPENDIX A - FEDERAL STANDARDS FOR OCCUPIED SITES

CODE COMPARATIVE TABLE

Reorganize Planning Code of Ordinances into a Unified Development Code (UDC)

- A unified development code (UDC) will consolidate and update regulations and standards currently found in the Zoning ordinance.
- The UDC will also use more graphics and a common language that will avoid conflicts and confusing terminology.
- Would include every step in the development process prior to building permit including subdivision, zoning, signs, landscaping, and lighting.

A photograph of a brick building with a sign that reads "User Friendly" overlaid on it. The building has a two-story structure with a brick upper level and a lighter-colored lower level. There are several arched windows and doorways. A large tree is visible on the right side of the building. The text "User Friendly" is written in a white, serif font across the middle of the image.

User Friendly

Improve User Friendliness

- Promote development standards that are easier to enforce and understand
- Fix critical issues in the current Zoning Ordinance that impede staff review and applicant compliance
- Easy to read
- Re-organize the structure of the current ordinance
- Add more charts and figures
- Compiling development regulations into one location
- Ensure terms are defined and criteria are clear
 - Update definitions to stay consistent with the entire UDC
- Use "plain English"



Planning Links

[Planning Department - Home](#)

[Pre-Development Meetings](#)

[Submitting an Application](#)

[City Regulations](#)

[Public Notices](#)

[Maps & Plans](#)

Development Manual

We really want to help you through the development process with as much ease as possible. To that end, we've created the City's new Development Manual. This manual is designed to provide applicants with information, guidance, and the forms necessary to submit a complete application as required by the City's adopted ordinances. Click on the link below.

[City of Dripping Springs Development Manual](#)

WHEN A BUILDING PERMIT IS REQUIRED

— By the City of Dripping Springs Building Department: Do I need a building permit? It's one of the most common questions we're asked. This blog post aims to address some of those questions. If your project is inside the city limits, within a subdivision created after 2006, OR in the City's CTA within a [...]

[READ MORE](#)



Updating

Update Zoning Districts to support and protect the distinct character of the City



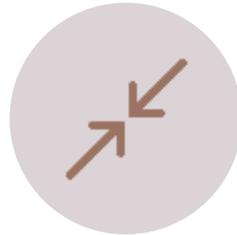
New development should fit the neighborhood and the character of the City



Standards should ensure development reflects the City's expectations, needs, and market conditions of Dripping Springs.



Reduce reliance on Planned Development Districts



Minimize variances, nonconformities



Modernize & Customize

Modernize & Customize development standards

- Modernize and clarify the uses and the use regulations
 - Such as Accessory Structures and Accessory Dwelling Units
 - Add small scale and low dense multi-family standards
 - Parking Standards
- Update Sign Regulations in response to recent case law
- Ensure consistency with State and Federal Law
 - Change Single-Family districts to Residential districts (Federal law)
- Inclusion of Historic Districts as Overlays





Streamlined Processes

Streamlined Processes

- Reevaluate the review process for various permits
- Expanding Administrative approvals
 - Such as shared parking
 - Lighting, landscaping, and signage approvals
 - Minor modifications



The background image is a blurred photograph of a brick building. The building has a two-story structure with a decorative cornice. The upper story features three arched windows with light-colored frames. The lower story has a series of arched doorways or windows, some of which are partially obscured by potted plants. To the right of the building, a large, leafy green tree is visible against a pale sky. The overall image has a soft, out-of-focus quality.

Setting Expectations

Setting clear expectations

- Improve the Development Manual
- Explaining each step of every process, including informal steps
 - Adding easier checklist
- Avoid unexpected surprises to applicants or neighborhoods

Development Manual



Zoning Amendment Application





Update Comprehensive
Plan



Update Future Land Use
Map



Update Applications

Future Goals

Development Code Committee

- The Committee members are:
 - 2 City Council Members
 - 2 Planning and Zoning Commissioners
 - City Administrator/Deputy City Administrator
 - City Engineer (when applicable)
 - City Attorney
 - Planning Department
 - Various Consultants (when applicable)
- Meetings with the Committee will be once or twice a month to review the drafted ordinance and discuss direction of the Zoning Ordinance



Questions to Consider

- Is the Zoning Ordinance easy to use? If not, why?
- Are there ways the Zoning Ordinance could be revised to be more user friendly?
- Are there comprehensive plan policies that are important to prioritize for code implementation?
- Are you concerned about any particular land uses in the City?
- Are you concerned about the quality of new development? The Costs of new development?
- How can zoning regulations respond to the needs of neighborhoods, the general public, and applicants?
- What are 3 aspects of high-quality design for new development or redevelopment?
- Is the process transparent? How can we better communicate with the public? With applicants?

Questions/Comments

