

Planning & Zoning Workshop



Unified Development Code
Policy Amendments

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UDC Policy Amendments



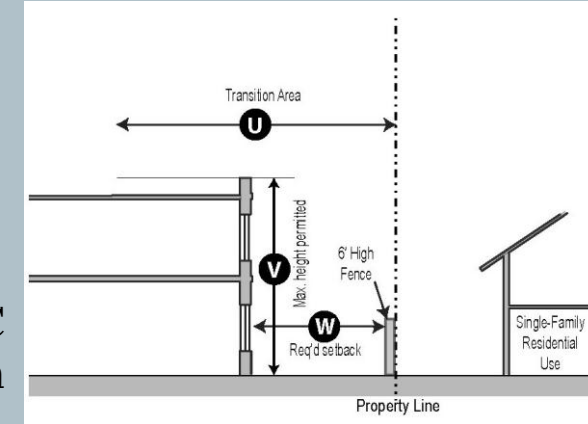
Screening

What is the problem: Several sections reference solid or opaque screening and lacks consistency in ensuring privacy of adjacent residential lots.

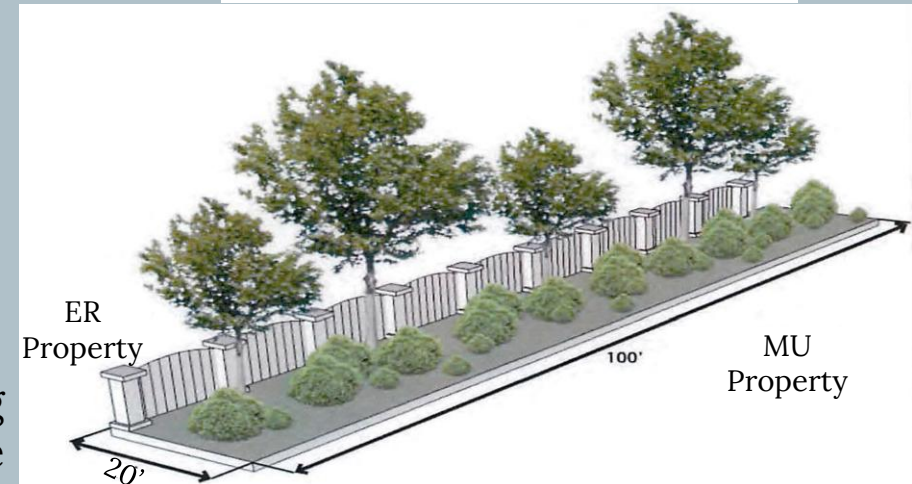
Council Direction: Provide a recommendation ensuring screening consistency, choose solid or opaque.

Proposed UDC Amendment: Enhanced all landscape screening to opaque landscape screening.

UDC
Diagram



Screening
Example



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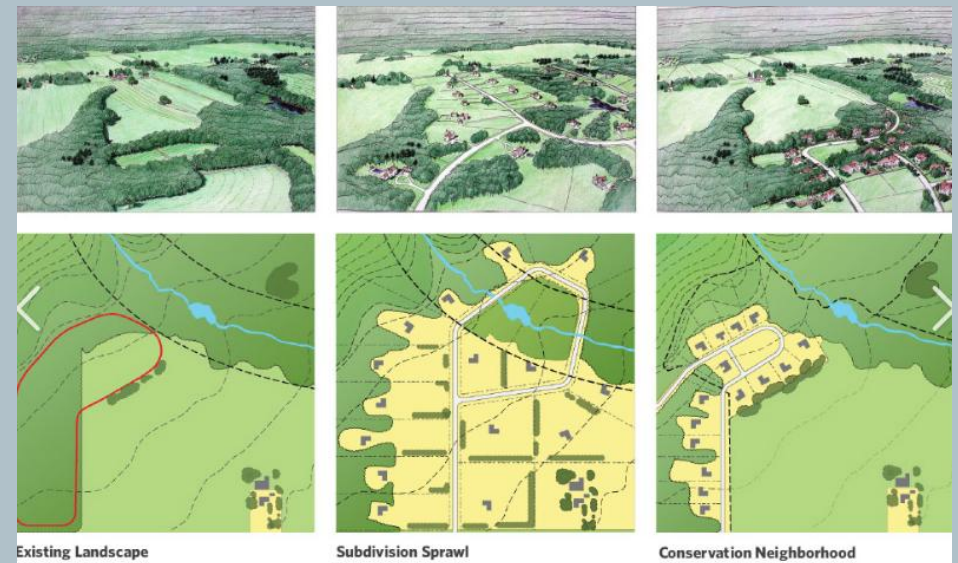
Conservation Development Alternative

What is the problem: A minimum blended average of lot sizes with no specified minimum lot size may result in developers incorporating smaller and non-uniform lots. Clarify the density calculation.

Council Direction: Recommend a minimum lot size instead of blended averages.

Proposed UDC Amendments:

- Removed non-technical standards of blended averages.
- Enhanced specific requirements for maximum gross density and minimum lot size (0.5 acre for Neighborhood Residential Zone, 1.75 acres for Rural Residential Zone).
- Clarified the total net lot area.
- Refined how to calculate gross density and number of lots.
- Updated the minimum required conservation area from 30 percent to 40 percent.



CDA Example
Source: Better Town Toolkit

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Subdivision Design – Street Frontage

What is the problem: Lots served by private well and/or private septic are required to have a minimum street frontage of 150 feet or 200 feet. Clarification is needed regarding minimum street frontage along cul-de-sacs.

Council Direction: Provide a recommendation for street cul-de-sac street frontage.

Proposed UDC Amendment: The minimum is 100-feet for lots on a cul-de-sac or knuckle-sac.



Cul-De-Sac Exception Example

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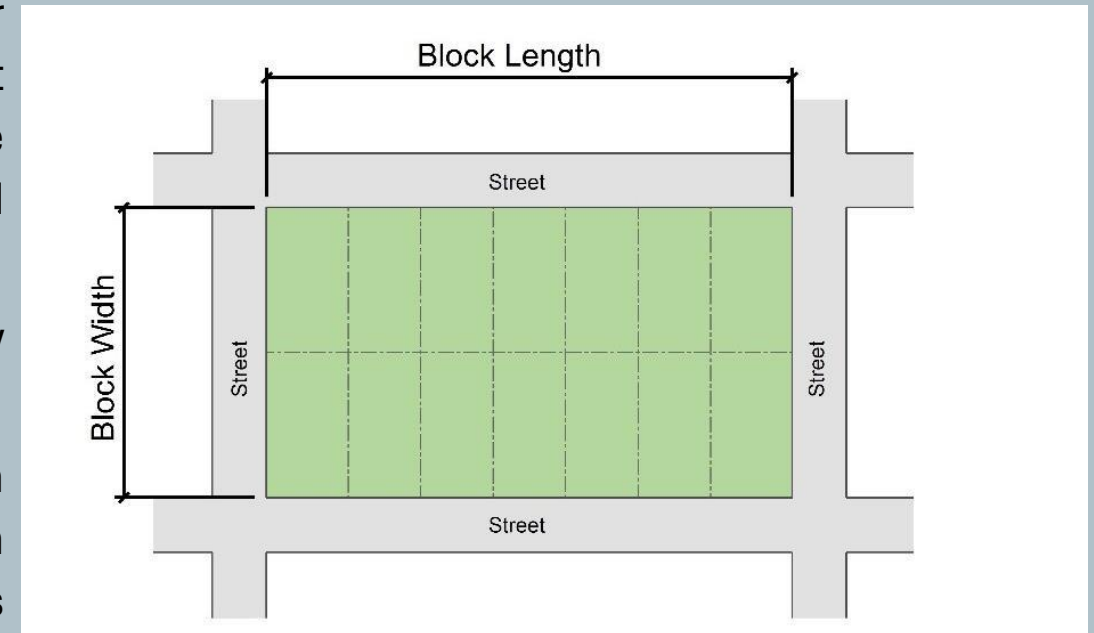


Subdivision Design – Block Length

What is the problem: Maximum block length for Neighborhood Residential Zone Districts is 800 feet creating the need for additional street infrastructure which does not match the character of the Neighborhood Residential zone (minimum lot size of one acre).

Council Direction: No direction provided as this is a new staff proposed amendment.

Proposed UDC Amendment: Enhanced the maximum block length to 1,200-foot maximum block length which is a 50% increase from the current requirement and falls within the typical range.



Block Length Diagram

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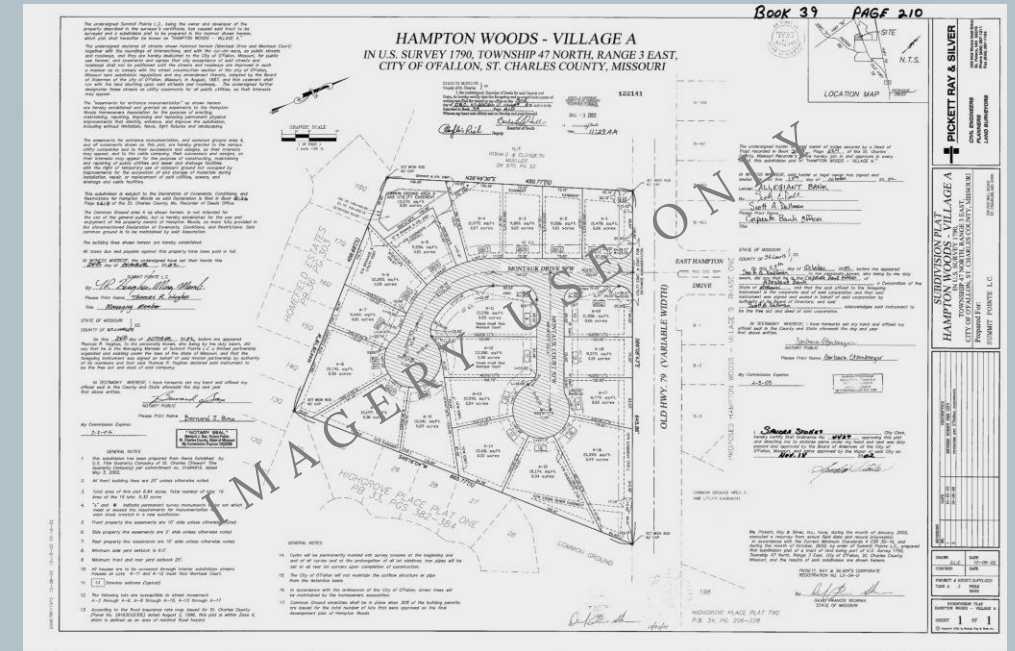
Site Development Applications – Plat Waiver

What is the problem: Plat waivers and variances are used interchangeably. Ideally, definitions, processes, and criteria are needed to provide a clear distinction between the two.

- A. Plat waivers are waivers of the standards required for plat approval.
- B. Variances are formal approval to depart from the strict application of a UDC provision.

Council Direction: Provide a recommendation on definitions, processes, and criteria for approval of each.

Proposed UDC Amendment: Included a list of plat components or features which may be subject to a plat waiver, provided a criteria for plat waiver review, and clarification of plat waivers versus variances.



Plat Example



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Table 4.2 Uses

What is the problem: Retirement Community and Golf Course land uses are missing from Table 4.2 Use Table. There are large grouping of uses which may be broken out to provide better regulations of permitted uses. Ninety percent of the uses in Table 4.2 do not identify off-street parking requirements.

Council Direction: Staff to provide recommendation on inclusion of land uses, and how to separate or merge large grouping of uses. Provide a recommendation of off-street parking requirements for each use.

Proposed UDC Amendments:

- Incorporated land uses such as golf courses, senior age living facilities for persons 55 years or older, per the Housing for Older Persons Act, and the religious institutions, per the Texas Religious Freedom Restoration Act.
- Reorganized uses by ungrouping multiple uses for example townhomes and duplexes.
- Added off-street parking standards to Table 4.2.

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Conditional Uses

What is the problem: No allowance or criteria provided for Recreational Maintenance Facilities. This could lead to storage sheds and pump houses being located within proximity to residential lots.

Council Direction: Provide a recommendation on the criteria for recreational maintenance facilities.

Proposed UDC Amendment: Included “Recreational Maintenance Facility” as a conditionally permitted land use.



Example of Maintenance Facility

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Trees

What is the problem: Requirements of tree mitigation relative to circumference and number of trees are not clear and concise.

Council direction: Staff to provide a recommendation on current tree mitigation requirements relative to circumference and number of trees without creating new regulations and confirm provisions align with the City's existing tree ordinance.

Proposed UDC Amendments:

- Confirmed regulations regarding tree circumference regulations are clear and concise.
- Clarified requirements for tree plans, simplified process, consolidated criteria, added requirements relative to red oaks.
- Confirmed provisions do not conflict with the City's existing tree ordinance.
- Ensure private, individual lots can be redeveloped without tree preservation restrictions.



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Signs

What is the problem: UDC does not address 2021 Texas Legislative statutes. A comprehensive review of existing regulations is needed. Enhanced regulations on size, type and location to ensure signs do not create traffic hazards, impairment of motorists, sight of vision and distraction, or conflict with the desired appearance of the City is warranted. Currently no allowance for variances.

Council direction: Review applicable statutes and amend accordingly. Provide a recommendation of the size, type and location of signs which ensures the safety of pedestrians and vehicle drivers, while maintaining the desirable appearance of the City.

Proposed UDC Amendments:

- Reorganized, condensed, and simplified sections.
- Incorporated statutory updates.
- Combined Tables 10.2 and 10.3 into Table 10.1 with enhanced sign standards.
- Added a variance process to allow for an acceptable sign that may not be stated in the code.
- Reorganized by incorporating new sections, updated chapter and subtitles, thoroughly reviewed prohibited and temporary signs, and removed subjective language.



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Drainage and Erosion Control Standards

What is the problem: This sub-section conflicts with other requirements in this section regarding stormwater release rates and does not align with Section 9.7(4), requiring the utilization of the San Antonio Stormwater Design Criteria Manual.

Council Direction: No direction provided as this is a new staff proposed amendment.

Proposed UDC Amendment: Maintains consistency throughout the UDC by removing conflicting language regarding peak runoff control and mitigation through detention and/or green infrastructure.

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On July 10, the Planning and Zoning Commission supported a recommendation to advance the proposed UDC amendments to the City Council.

Next Steps

- September 4 – Staff requests City Council schedule public hearings for September 11 and October 2.
- September 11 – The P&Z conducts a public hearing on the proposed amendments to receive public testimony and makes a recommendation to the City Council on the amendments.
- October 2 – The City Council conducts a public hearing on the proposed amendments to receive public testimony and act on the first reading of an ordinance amending the UDC.
- October 16 – The City Council acts on second reading of an ordinance amending the UDC.