

P&Z Category: Subdivision Design				
ROW #	UDC SECTION	UDC SECTION NAME	SUMMARY OF 2019 UDC WORDING AND CHANGES (IN RED)	Justification for UDC Changes
			CHAPTER 5 SUBDIVISION DESIGN STANDARD	
			Based on UDC revisions Dated July 20, 2023	
			Section 5.4 Lots	
21	5.5 (3)	Blocks	<u>In general, cul-de-sac streets may not exceed 600 feet in length and shall be designed with a minimum cul-de-sac turnaround of not less than a 100-foot diameter right-of-way and a minimum 96-foot diameter pavement surface in residential areas and not less than a 150-foot diameter right-of-way and a minimum 146-foot diameter pavement surface in commercial and industrial areas. Cul-de-sac streets over 600 feet in length may be acceptable upon approval of a policy variance by the City Council upon recommendation by the Planning and Zoning Commission. The Planning and Zoning Commission will make a recommendation to accept or reject a plan with longer cul-de-sac streets based on its merits after considering density, land use, safety and convenience.</u>	Staff additions from old plat regulations for inspection requirements
			Section 5.6 Easements	
22	5.6 (1)	Easements	Where necessary the subdivider will dedicate or grant easements for poles....and other utilities. <u>These easements shall be at least 15 feet wide for a single utility or 20 feet wide for multiple utilities, unless the city determines that a greater width is necessary additional width may be required by the city or the utility provider. All necessary on-site easements should be established during the platting process and establishment of easements by a separate instrument is discouraged.</u>	Staff addition from old plat regulations for inspection requirements

23	5.6 (6)	Easements	<p><u>No structure, vegetation (other than ground cover), or equipment shall be placed within any easement dedicated pursuant to this UDC unless the person or entity wishing to place such structure or equipment has first obtained written consent to encroach from all holders of the right to use said easement. A fence or screen shall be permitted over any utility easement only if approved by the City Manager or designee and provided that the easement remains fully accessible to the city for maintenance and repair purposes. A fence or screen shall be permitted over any drainage easement if the water flow within the easement is not adversely affected by the fence or screen. In addition to all other remedies provided by this Unified Development Code, the city may summarily remove any fence or screen erected in violation of this section, and the city shall not incur any liability or assume any duty to compensate the owner or replace the fence or screen.</u></p>	Staff addition from old plat regulations for inspection requirements
24	5.6 (7)	Easements	<p><u>Where utilities are not located in alleys, an overhang easement at least six (6) feet wide must be provided on the opposing side of the 15-foot easement strip, at a height at and above 10 feet. In all alleys, overhang easements at least six feet wide must be provided on each side of the alley for electric and telephone lines, at a height at and above 10 feet.</u></p>	Staff addition from old plat regulations for inspection requirements
<p>CHAPTER 9 INFRASTRUCTURE AND PUBLIC IMPROVEMENTS</p>				
71	9.4 (2) a vi and vii	Streets	<p>vi. <u>Base</u>. All street sections will be installed with a minimum of eight (8") <u>a ten (10")</u> inch thick base, compacted flexible base material.</p> <p>vii. <u>Pavement</u>. The pavement will be compacted,.... Pavement will be minimum 2-inches (2") compacted <u>hot-mix asphaltic concrete (HMAC), Type "D"</u>.</p>	Staff addition base on design requirements and need for increased pavement design specifications due to failures in streets.

P&Z Category: Infrastructure				
ROW #	UDC SECTION	UDC SECTION	SUMMARY OF 2019 UDC WORDING AND CHANGES (IN RED)	Justification for UDC Changes
			CHAPTER 8 ENVIRONMENTAL PROTECTION	
56	8.4 (5) a & b	Water Quality Protection	<p>The requirements of this Section, as revised, are not applicable for the following:</p> <p>a. <u>Developments Not Located in a Recharge or Contributing Zone.</u> Developments not located in the Edwards or Trinity Aquifer recharge or contributing zones with a total estimated impervious cover of twenty five (25) percent or less</p> <p>a. <u>Nonresidential Developments.</u> Nonresidential developments with a total impervious cover area of five thousand (5,000) square feet or less;</p> <p>b. <u>Small Developments.</u> Developments involving construction of less than three (3) single-family residential structures.</p>	Staff revision for Water Quality Standard requirements for all development
			CHAPTER 9 INFRASTRUCTURE AND PUBLIC IMPROVEMENTS	
			Section 9.1 Purpose and Intent	
67	9.1 (3) m & q	Annual Review	<p>The Planning and Zoning Commission (Commission) and the City Engineer will have an annual review of amendments to the minimum design standards of the following and will make recommendations to the City Council regarding the adoption of such amendments:</p> <p>m. <u>City of Fair Oaks Ranch Driveway Construction Guidelines</u></p> <p>m.n. City of San Antonio Standard Specifications for Construction,</p> <p>m.o. San Antonio Water System (SAWS) Specifications for Water and Sanitary Sewer Construction (Standard Details Manuals),</p> <p>e.p. Building Codes with local amendments applicable to the City.</p> <p>p.g. <u>City of Fair Oaks Ranch Construction Standard Specification for Water and Sanitary Sewer Construction.</u></p>	Addition of City Guildlines and Specifications were added to meet latest design standards. This section was moved to section 9.2 (11) General Standards
			Section 9.2 General Standards	

68a	9.2 (5)	General Standards	In the absence of any provision to the contrary, the Subdivider / Developer will provide the following improvements, as approved in the construction plans, in conformance with the standards, specifications, <u>city issued permits</u> and requirements of this Code:	Staff addition to include issuance of permits for any infrastructure/utility improvement
68	9.2 (8) b	Acceptance of Improvements	b. Record Drawings and Maintenance Bonds. Upon completion of installation and construction of all required improvements, the Developer may seek acceptance of all public improvements by the city by submitting the required number of copies of record drawings and a maintenance bond in an amount equal to 20% of the cost installation and construction of all required improvements. as required by section 12.5 or as required by the Development Agreement approved for the project. The length of the maintenance bond will be determined by the size and complexity of the development and will be stated in the Developer Agreement.	Staff Clarification to maintain consistency with section 12.5 of the UDC regarding Fiscal Surety and Assurance of Construction and Maintenance
			<u>Section 9.3 Adequate Public Facilities (APF) Processing Procedures</u>	
70	9.3 (2)	Fiscal Surety and Assurance of Construction and Maintenance	A final plat or replat <u>plat shall not be recorded</u> nor a site development permit will be considered for review and approval unless the Developer has complied with all the requirements for Fiscal Surety relating to Construction and Maintenance as detailed in chapter 12, Compliance and Enforcement.	Staff addition to help prevent subdivision developers from not completing required infrastructure/utility improvements or development abandonment

Section 9.7 Drainage and Erosion Control Standards				
76	9.7 (1) c.	Facilities Required	<p>c. Street Crossings. Concentrated flowstorm water convey flood flows using streets as part of the storm water conveyance system in accordance with the following criteria:</p> <p>ii. Street Classification = Collector <u>and Connector</u> ; Minimum Design Storm Capacity = 25-yr</p> <p>iii. Street Classification = <u>Local and</u> Residential; Minimum Design Storm Capacity = 10-yr</p>	Staff addition of Local and Connector Roads so this section of the UDC complies with notation stated in the Transportation Map.
77	9.7 (6) c	Flood Hazards	<p>c. General Requirements in Floodplains. The minimum building slab elevation in the 100-year floodplain will be feet above the 100-year floodplain <u>conform to Chapter 3; Section 3.12 of the City Code of Ordinances.</u></p> <p>The limits of the 100-year floodplain and the limits of the floodway will be shown on the preliminary and final plats as applicable.</p>	Staff Clarification to maintain consistency with Chapter 3 section 3.12 Code of Ordinances regarding Floodplain Management
Section 9.8 Monuments and Survey Control Point Markers				
78	9.8 (1) a,b,e	Subdivisions and all lots submitted for plat approval must provide monuments and control points	<p>a. Licensed Registered Professional Land Surveyor <u>(RPLS)</u>. All monuments and control points will be placed by a Licensed Registered Professional Land Surveyor <u>(RPLS)</u> and must be in place prior to the installation of any roadway improvements.</p> <p>b. Locations monuments should be installed in locationsconformance with the provisions of this Code by a Licensed Registered Professional Land Surveyor <u>(RPLS)</u>.</p> <p>e. Corner Markers. Corner markers will be and flush with the ground. <u>Depending on the terrain, a six (6)inch bar may be permitted by the City if it is set at a sufficient depth to retain a stable and distinctive location and is of sufficient size to withstand the deteriorating forces of nature.</u> Corners of all lots, P.C.s and P.T.s will be marked with corner markers.</p>	Staff revision to use proper terminology for Registered Professional Land Surveyors and to allow contractors more options regarding markers based on terrain limitations

P&Z Category: Drive Through				
ROW #	UDC SECTION	UDC SECTION NAME	SUMMARY OF 2019 UDC WORDING AND CHANGES (IN RED)	Justification for UDC Changes
			CHAPTER 6 SITE DEVELOPMENT AND BUILDING FORM STANDARDS	
			Section 6.6 Access and Circulation	
36	6.6 (3) b i-vi	Drive-in Facilities	<p><u>i. A stacking space shall be an area on a site measuring eight (8')feet by 20 feet with direct forward access to a service window or station of a drive through facility which does not constitute space for any other circulation driveway, parking space, or maneuvering area.</u></p> <p><u>ii. For financial institutions with drive through facilities, and restaurants with drive through service, each teller window or station, human or mechanical, shall be provided with a minimum of five (5) stacking spaces.</u></p> <p><u>iii. For retail operations, other than restaurants and kiosks that provide drive-up service, including pharmacy and dry cleaners, a minimum of three (3) stacking spaces for each service window shall be provided.</u></p> <p><u>iv. Each car wash bay (of any type), vacuum, or gas pump shall be provided with a minimum of four (4) stacking spaces, in addition to the bay or pump itself. One stacking space shall be provided at the exit end of each wash bay for window-drying and other detailing unless a separate area and shade structure is provided. The finish and drying area must be located out of circulation aisles, access easements, fire lanes and streets. Vehicle drying area shall not be in a yard along a Primary or Secondary Frontage.</u></p> <p><u>v. For automobile quick-lube type facilities, a minimum of three (3) stacking spaces shall be provided for each service bay in addition to the service bay(s) itself.</u></p> <p><u>vi. For use not listed above number of stacking spaces will be determined by the City Manager or designee.</u></p>	Previous Planning and Zoning Recommendations

37	6.6 (3) e,f	Drive-in Facilities	<p><u>e. Drive through windows and similar elements shall not be located in yards adjacent to residential zones or use. If a drive through is located adjacent to a residential use or zone, provide a twenty five (25) foot landscaped buffer along the property line.</u></p> <p><u>d.f. Such facilities must meet all applicable screening and landscaping requirements of this Chapter.</u></p>	Previous Planning and Zoning Recommendations
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