

Preliminary Report

Amendments to the Los Fresnos Zoning Ordinance

Resilient Communities Program, Contract No. 23-160-015-E338

Prepared by GrantWorks, Inc.

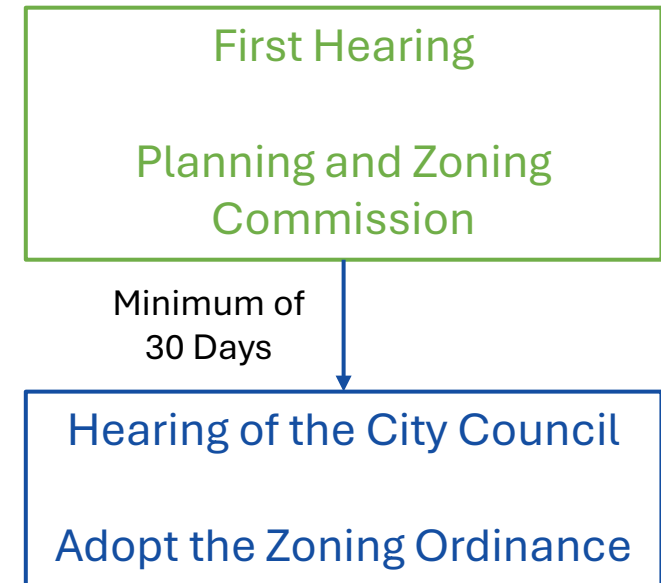


Why are we here?

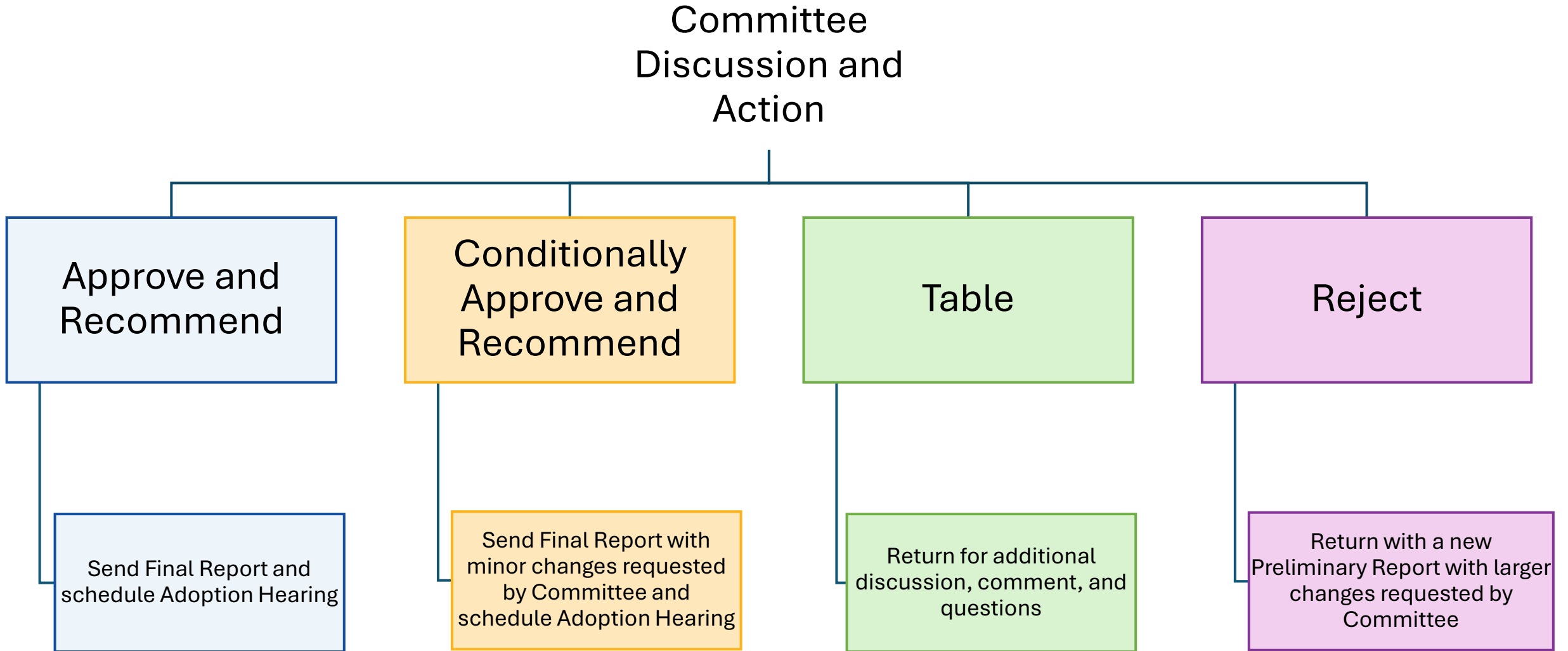
The Texas General Land Office Resilient Communities Program (RCP) offers grants to disaster-impacted communities that cover 100% of the costs of selected hazard mitigation activities

The Town of Los Fresnos hired GrantWorks, Inc. to assist with its Resilient Communities Program (RCP) grant. The grant pays for:

- “Development and adoption of forward-looking **Comprehensive Plans** that integrate hazard mitigation plans”
- “Development, adoption, and implementation of a **Zoning Ordinance** based upon the comprehensive plan”



Review Process



Zoning Amendments

Application Requirements and Review Processes

PURPOSE: Incorporate hazard resilience into zoning applications and decision-making

APPLICABILITY: All applications for Conditional Uses, Special Uses, Amendments, and Variances

REQUIREMENTS: Applicants for zoning permits and manufactured home developments must:

- Identify the location of the 100-Year Floodplain, 500-Year Floodplain, and Wildfire Risk Areas relative to their property.
- Describe the present hazard risks, if located within one of these areas.
- Address these hazard risks sufficiently.

The City will consider:

- How the proposed use will impact hazard risks for the subject and adjacent properties.
- Whether the subject and adjacent properties are adequately protected.

Application Requirements and Review Processes

ADDITIONAL AMENDMENTS:

- Resiliency to natural hazards is included as one of the eight principal purposes of the Zoning Ordinance (Section 48-1).
- Resiliency-related definitions (e.g. 100-Year Floodplain) are added (Section 48-2).
- Shade-providing plants, including both preserved and new trees, are encouraged to be used in any place where landscaping is required to provide heat mitigation (Section 48-206).

On-Site Stormwater Maintenance Incentive Program

- PURPOSE:** Encourage the installation of on-site stormwater management features (e.g. rain gardens) to reduce runoff and decrease flood risks
- ELIGIBILITY:** All developments subject to site plan review, throughout the city
- INCENTIVES:** Eligible projects can receive up to a 50% reduction in building permit fees depending on the number and size of the stormwater management features.
- REQUIREMENTS:**
- Applicants receive Stormwater Management Points for including stormwater management features in their project.
 - Applicants must provide at least one stormwater management feature from a list of eligible features.
 - The number of points awarded for a single feature depends on the size of that feature.
 - Applicants can use multiple features to collect Stormwater Management Points.
 - Six (6) Stormwater Management Points qualify applicants for the maximum 50% reduction.

Wildfire Protection Incentive Program

- PURPOSE:** Encourage the use of wildfire protections in building and site design to reduce the spread of wildfires
- ELIGIBILITY:** All developments subject to site plan review, throughout the city
- INCENTIVES:** Eligible projects can receive up to a 60% reduction in building permit fees depending on the wildfire protections used.
- REQUIREMENTS:** Applicants can choose any combination of these protections:
- 1. Increased setbacks**, either 10% of the minimum (1 point) or 4 feet or 5 feet for the side and rear setbacks, respectively (2 points)
 - 2. Separating structures** on the lot according to a required distance, with 1 point available for the minimum distances and 2 points for the recommended distances
 - 3. Using fire resistant materials and building hardening** (1 point)
- Five (5) Wildfire Protection Points qualify applicants for the maximum 60% reduction.

Shading Parking Lots Incentive Program

- PURPOSE:** Encourage parking lots to incorporate landscaping and shade-providing trees to reduce heat
- ELIGIBILITY:** All developments subject to site plan review, throughout the city
- INCENTIVES:** Eligible projects can receive up to a 50% reduction in building permit fees depending on the ratio of trees to parking spaces within the parking lot.
- REQUIREMENTS:** Applicants must provide landscaped areas and shade-providing trees depending on the number of parking spaces and parking aisles in the lot.
Applicants that provide at least four trees for every ten parking spaces (ratio of 0.4 or higher) are eligible for maximum fee reduction of 50%.

Review Process

