

Amendments to the Los Fresnos Zoning Ordinance

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

Prepared by GrantWorks, Inc.

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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 City 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”



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).
- Review criteria for the granting of variances (Section 48-316).

On-Site Stormwater Management

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.

Shaded 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%.

Process

