



ACTION ITEM REPORT

Item Title: Consideration and ACTION to approve the second reading of Ordinance No. 585 adopting amendments Articles 1, 2, and 3 of the City of Los Fresnos Zoning Ordinance, associated with TxCDBG Planning Grant Contract No. 23-160-015-E338.

Recommendation:

Good evening President and Board Members,

The City's consultant presented the proposed ordinance, which was subsequently approved by the City Council. It incorporates the following additions and revisions to align the Zoning Ordinance with the City's Comprehensive Plan:

- **Purpose:** Updates the Zoning Ordinance to make hazard resiliency a more explicit part of development planning and review.
- **Flooding:** Adds consideration of 100-year and 500-year floodplains and requires additional risk information for applicable developments.
- **Wildfire:** Adds consideration of wildfire risk areas and requires applicants to identify and address potential wildfire risks.
- **Development Review:** Adds hazard-related factors to the City's review criteria, including flooding, drainage, stormwater impacts, and wildfire risk.
- **Stormwater Incentives:** Creates a voluntary program that can provide building permit fee reductions for enhanced stormwater practices such as rain gardens, permeable pavement, bioswales, rainwater reuse, and reduced pavement.
- **Wildfire Protection Incentives:** Creates voluntary incentives for measures such as increased setbacks, greater building separation, and fire-resistant construction materials.
- **Heat Mitigation:** Encourages the preservation and addition of trees and shade features to help reduce heat impacts.
- **Compliance:** Incentive-based improvements must be constructed and maintained as approved. Failure to comply can result in clawbacks or other enforcement measures.
- **Overall:** The ordinance shifts the City toward more resilient development practices while using incentives, rather than simply adding new mandatory requirements.