



AGENDA ITEM SUMMARY

Agenda Date	February 2, 2026
Requested Action	CONSIDER A REQUEST FOR A VARIANCE TO CHAPTER 8, SECTION 8.2(A)2.B. RESTRICTIONS WITHIN WATERSHED PROTECTION ZONES, OF THE UNIFIED DEVELOPMENT CODE FOR A PROPERTY LOCATED AT 727A JOHNS ROAD (KCAD 14393).
Contact Person	Abigail Knott – City Engineer
Background Information	<p>The applicant is requesting a variance to the City’s Drainageway Protection Zone (DPZ) requirements in order to build a local road crossing in their proposed Planned Use Development. This PUD was conditionally approved by P&Z on September 8, 2025. As part of the conditions, it was stipulated that:</p> <ol style="list-style-type: none">1. All private streets shall be designed and constructed in accordance with UDC and applicable construction details for publicly dedicated streets as described in UDC 7.4(b). and2. Street layouts, drainage features, utilities, or other improvements shown herein are conceptual only and shall not be considered approved for construction. Final design and construction are subject to full compliance with all city codes, ordinances, and standards. <p>BACKGROUND:</p> <p>In February 2020, City Council adopted changes to the City’s code to establish drainageway protection zones for any watershed greater than 25 acres. A tributary to Cibolo Creek bisects the lot with a total width of 35’ and 55’ offset on both sides from the centerline of the creek for DPZs 1 and 2, respectively. Under current rules, neighborhood local streets shall not cross a watershed protection zone.</p> <p>The primary purpose of these DPZs includes protection of natural waterways and riparian buffer zones to protect water quality. A secondary benefit is protecting the public in drainage events. The riparian areas are the land along the drainageways which contain unique soil and vegetation that are influenced by being within the natural waterway. The riparian areas help control nonpoint source pollution by trapping sediment and using nutrients for treatment. Trees</p>

and grasses in riparian areas stabilize streambanks and reduce floodwater velocity, resulting in reduced downstream flood peaks.

ANALYSIS:

The UDC states perpendicular local street crossings may be authorized by the city manager for extenuating circumstances, such as fire protection or street connectivity, if all of the following conditions are met:

1. Proposed perpendicular street crossings are located a minimum of one thousand (1,000) feet from any existing or proposed perpendicular crossings.
2. Street crossings that traverse any drainageway shall be designed to minimize any permanent impact to the drainageway crossing by designing street crossing such that no permanent improvements are within the ordinary high-water mark of the drainageway.

The proposed crossing is within 1,000 feet of 3 other crossings, including the Frontage Road of IH-10, a local driveway, and Lattimore Boulevard. In addition, box culverts proposed would likely impact the ordinary high-water mark for the DPZ, however, no environmental determination delineating the ordinary high-water mark has been provided for this location.

VARIANCE REQUEST:

Per the provided variance application, the applicant proposes to construct a single perpendicular local road crossing with box culverts. If the commission chooses to recommend approval, staff recommends the inclusion of the following stipulation:

1. This DPZ variance will only be effective for this specific PUD development.

MOTIONS FOR CONSIDERATION:

The following motions are provided to assist the Commission's decision.

- I move that the Planning and Zoning Commission **APPROVE** the variance request to Unified Development Code Chapter 8.2(A)2.b to waive both local road crossings requirements for the Drainage Protection Zone subject to the stipulation recommended by staff.
- I move that the Planning and Zoning Commission **DENY** the

	variance request to Unified Development Code Chapter 8.2(A)2.b to waive both local road crossings requirements for the Drainage Protection Zone.
Strategic Alignment	N/A
Financial Considerations	N/A
Citizen Input/Board Review	N/A
Legal Review	N/A
Alternative Options	N/A
Supporting Documents	Variance Application and DPZ exhibit for 727A Johns Road.