



AGENDA ITEM SUMMARY

Agenda Date	June 3, 2024
Requested Action	<p>CONSIDER THE PROPOSED AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE ADOPTED ON NOVEMBER 24, 2020, AS FOLLOWS:</p> <ol style="list-style-type: none">1. SECTION 2.1.E – PUBLIC NOTICE2. SECTION 2.6.7 – ETJ PLAT EXEMPTIONS3. SECTION 3.5 – DIMENSIONAL STANDARDS FOR BASE ZONING DISTRICTS4. SECTION 3.7 – PERMITTED USE TABLES5. CHAPTER 3 – OVERLAY DISTRICTS RELATED TO PYLON SIGNS6. SECTION 5.6.B.3 – ONSITE PARKING FOR NON-RESIDENTIAL PROPERTIES7. SECTION 7.5 – ROADWAY ACCESS DESIGN STANDARDS8. SECTION 8.2 – ENVIRONMENTAL DESIGN – WATERSHED PROTECTION RELATED TO LOW IMPACT DEVELOPMENT REQUIREMENTS9. CHAPTER 9 SIGNS RELATED TO POLE AND PYLON SIGNS
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Background Information	<p>BACKGROUND:</p> <p>The City’s Unified Development Code regulates land use, establishes minimum development standards and design criteria, and identifies the procedures required for City approval. It is used to protect property values and ensure land use compatibility. It is also the primary tool for implementing the future land use policies in the Comprehensive Master Plan.</p> <p>The format and content of most UDC’s are similar, but the regulations within each ordinance must be tailored to fit the needs of the local community.</p> <p>The UDC may be amended twice a year, however, staff has traditionally done only one comprehensive amendment per year. However, instead of comprehensive amendments, staff has pinpointed proposing specific</p>

sections that require clarification or realignment to meet the intent. designed to address key issues. The Commission discussed these amendments at the May 6, 2024, meeting.

The criteria for approval of amendments to the UDC are listed in Section 2.2.C – Criteria for Approval:

Criteria for approval. In determining whether to approve, approve with modifications or conditions, or disapprove amendments to this Code, the city council shall consider and make findings regarding the proposed amendment, using the following criteria:

1. The amendment is consistent with:
 - a. The city charter;
 - b. State and federal law;
 - c. The city's comprehensive plan;
 - d. Other plans and initiatives of the city; and
 - e. Regional planning initiatives, as applicable.
2. The amendment enables the city to more effectively fulfill a stated purpose of the UDC; and
3. The amendment will improve city management or city governance.

REQUEST:

1. The proposal will amend Section 2.1.E, Public Notice, Section 2.6.7, ETJ Exemptions, Section 3.5, Dimensional Standards for Base Zoning Districts, Section 3.7, Permitted Use Table, Chapter 3, Overlay Districts, (Pole and Pylon Signs), Section 5.6.B.3, Onsite Parking for Nonresidential Properties, Section 7.5, Roadway Access Design Standards, Section 8.2, Environmental Design – Watershed Protection (LID Requirements), and Chapter 9, Signs (Pole and Pylon Signs).
2. The primary objectives of these amendments are to address key issues and simplify the ordinance. The proposed amendments are summarized as follows:
 - o Section 2.1.E – Update requirements for public notification to require a larger sign and notification of property owners within 500 feet of a proposed project.

- Section 2.6.7 – Provide an exemption to the platting process for developments are served by on-site sewage facilities ("OSSF") and a private water well.
- Section 3.5 – Clarifying building height.
- Section 3.7 – Removing multi-family uses as permitted with special use permits from C2, C3 and C4 Zoning Districts.
- Chapter 3 – Removing pole signs as a permitted sign type and clarifying the requirements for pylon signs.
- Section 5.6.B.3 – Establishing a minimum drive aisle width.
- Section 7.5 – Revising street classifications to be consistent with other documents and clarifying when turn lanes are constructed.
- Section 8.2 – Clarifying when LID is required.
- Chapter 9 – Removing pole signs as a permitted sign type and clarifying the requirements for pylon signs.

ANALYSIS:

- The proposed amendments are consistent with the Comprehensive Master Plan.
- The proposed amendments are needed to update the UDC.
- The proposed amendments will facilitate implementation of the Comprehensive Plan, help to streamline the development review process, and make it easier to administer the UDC.
- The amendment will result in increased public notification and participation.
- The proposed amendment closes a loophole related to pole and pylon signs.

FINDINGS:

- The proposed amendments are consistent with the city charter, state and federal law.

	<ul style="list-style-type: none"> The proposed amendments are consistent with the Comprehensive Plan and the other plans and initiatives of the city. The proposed amendments will enable the city to more effectively fulfill the purpose of the UDC. <p>COMMISSION ACTION:</p> <p>Staff recommends that the Commission hold a public hearing and provide a recommendation to the City Council.</p> <p>MOTIONS FOR CONSIDERATION:</p> <p>The following motions are provided to assist the Commission’s decision and motion.</p> <ul style="list-style-type: none"> I move that the Planning and Zoning Commission accept the findings and recommend APPROVAL of the proposed amendment(s). I move that the Planning and Zoning Commission recommend DENIAL of the proposed amendment(s), based on the following findings: (The Commission will need to state the reasons for the denial).
Item Justification Verify	<input checked="" type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Infrastructure Investment <input type="checkbox"/> Reduce Costs <input checked="" type="checkbox"/> Customer Pull <input type="checkbox"/> Increase Revenue <input checked="" type="checkbox"/> Service Enhancement <input type="checkbox"/> Mitigate Risk <input checked="" type="checkbox"/> Process Efficiency <input checked="" type="checkbox"/> Master Plan Recommendation <input type="checkbox"/> Other:
Strategic Alignment	This request is consistent with the tenants of environmental responsibility, community charm and customer service.
Financial Considerations	There are no financial obligations related to this request.
Citizen Input/Board Review	Notice of the Planning Commission public hearing was published in the Boerne Star on May 19, 2024. No comments have been received.
Legal Review	N/A

Alternative Options	N/A
Supporting Documents	Proposed Amendments (excluding signs) Proposed Sign Amendments