

## Proposed Amendments (Excluding Signs)

### Section 2.1.E – Public Notice Requirements

#### 2. Mailed Notice

...

c. Written notice shall be provided to all persons listed on the records of the municipal tax assessor as owners of land subject to the application or as owners of the parcels within ~~two hundred (200)~~ **five hundred (500) feet** of the outer boundary of the land subject to the application at the mailing addresses of such persons in the records of the tax assessor.

...

#### 4. Posted notice.

a. When public notice is required, a sign shall be placed on the property under consideration.

~~b. The applicant shall allow placement of a sign on the subject property at least ten (10) days prior to the scheduled meeting of the decision-making body, and the sign shall remain until after the final scheduled meeting regarding the subject application.~~

**The applicant shall post a public notice sign at one (1) or more prominent locations on the site as determined by the planning director or designee at least fifteen (15) days prior to the boerne neighborhood discussion meeting. The planning director or designee shall provide a template of the required notice sign to the applicant.**

**i. The sign shall be four (4) feet in height and four (4) feet in width.**

**ii. The sign shall be single-sided and attached to two (2) four-inch by four-inch by eight-foot wood posts, constructed of polycarbonate, coroplast or similar material. The minimum thickness shall be six millimeters. The sign shall be placed parallel to the street, unless it is not feasible to place the sign parallel to the street, in which case the planning director or designee shall determine the more appropriate location to place the sign. The sign shall not obstruct the sight visibility triangle for pedestrian and motorist safety.**

**iii. The color of the sign shall be white or yellow with black lettering. Updates with planning and zoning commission and city council information shall be in bold lettering.**

**iv. All information shall be evenly spaced and organized in a readable manner:**

v. The phrase "city of boerne public hearing notice" shall be printed at the top of the sign in a minimum letter size of four (4) inches.

vi. The sign shall contain the case number, project location, description of the request, time, date and location of the scheduled meetings and contact for the city of boerne. For all applications that require planning and zoning commission and city council hearings, if the date, time, and location of the planning and zoning commission and city council hearings are unknown at the time of posting, adequate space shall be reserved on the sign to be updated when that information is known. Lettering for this text shall be a minimum of three (3) inches.

c. In computing such period, the day of posting shall not be counted, but the day of the hearing shall be counted.

d. If no part of the subject property is visible from the public right-of-way, the notice shall be posted along the nearest street in the public right-of-way.

e. A picture of the zoning sign placed on the property shall be retained for permanent record.

[https://library.municode.com/tx/boerne/codes/unified\\_development\\_code?nodeId=UNDECOBOTE\\_CH2PR\\_S2-1GEAPPR](https://library.municode.com/tx/boerne/codes/unified_development_code?nodeId=UNDECOBOTE_CH2PR_S2-1GEAPPR)

#### **Section 2.6.A.7.a.ii – Plat Exemptions, Exceptions and Waivers**

Add new item (h) as follows:

h. Development of properties served only by on-site sewage facilities ("OSSF") and a private water well excluding public wells with more than fourteen (14) connections as defined by the Texas Commission on Environmental Quality (TCEQ).

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#### **Section 3.5.B.1 – Dimensional Standards for Residential Zones**

Change the height for primary buildings from 35 feet or 2.5 stories to 36 feet.

Change the height for accessory buildings from 20 feet or two stories to 20 feet.

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### **Section 3.7.B.2 – Permitted Use Tables**

Remove the following uses from the C2, C3, and C4 Zoning Districts which are currently permitted subject to review and approval of a special use permit:

- Multi-family (5-10 units p/ac & 2.5 stories or less)
- Multi-family (18 units p/ac or less)
- Multi-family (over 19 units p/ac)

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### **Section 5.6.B.3.b Onsite Parking for Nonresidential Properties (Drive Aisles)**

#### *Section 5.6.B.3.b*

Add the following language:

b. Except as otherwise permitted under a special plan for location or sharing of facilities, on-site parking facilities shall include adequate maneuvering room and shall be located on the lot on which the use for which they are provided is located. **Drive aisles shall be a minimum of 25' wide. Drive aisles designated as fire lanes shall also meet the requirements of the fire code.**

#### *Section 5.6.B.3.d*

d. No parking space **or drive aisle** shall be nearer than 15 feet to any adjacent residential lot or 10 feet from the right-of-way of any public road.

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### **Section 7.5 Roadway Access Design Standards (Driveway Spacing and Parking Aisles)**

#### *Section 7.5.A.2*

Remove the following words in the table.

- Arterial – remove “Major and Minor”
- Collector – remove “Primary and Secondary”

- Local – remove “Neighborhood”

*Section 7.5 A.2.d*

Separation distance for arterials and collectors, where both a raised median exists, and the proposed driveway is a right-in/right-out may be reduced to **the 400' separation distance.** ~~provided by "one way" minimum spacing, as defined in TxDOT access management manual, current edition.~~

**Add New Section 7.5.A.3**

**Turn lanes required for the subdivision or development must be built with the public infrastructure. See the Engineering Design Manual for further information on turn lane requirements.**

[https://library.municode.com/tx/boerne/codes/unified\\_development\\_code?nodeId=UNDECOBOTE\\_CH7INDE\\_S7-5ROACDEST](https://library.municode.com/tx/boerne/codes/unified_development_code?nodeId=UNDECOBOTE_CH7INDE_S7-5ROACDEST)

**Section 8.2 Watershed Protection (Low Impact Development Requirements)**

*Section 8.2.B.1.c.iii*

For development that replaces existing development of similar type (such as tear down and rebuilding of an existing building), the runoff volume resulting from the first 1.35” of rainfall for ~~all area of impervious area~~ **the redeveloped area**. The new development must be in the same location as the existing development, otherwise the new development is subject to the runoff volumes described in Section 8.2(B)(1)(c)(i) or (ii).

*Section 8.2.B.2 – Obligations of Developer*

The developer shall install at his/her own cost and expense all of the improvements required by this ordinance. It shall be the developer’s responsibility to ensure that all improvements are constructed in accordance with this ordinance and the LID Manual BMPs. The developer shall comply with all other provisions of this ordinance prior to acceptance of the subdivision by the City. **LID facilities are encouraged, but not required for an increase of impervious cover less than 200 square feet (increase in impervious cover includes a redeveloped impervious cover)**

**Add New Section 8.2.B.8 Applicability**

**LID facilities are encouraged but not required for an increase of impervious cover less than 200 square feet (increase in impervious cover includes any redeveloped impervious cover).**

[https://library.municode.com/tx/boerne/codes/unified\\_development\\_code?nodeId=UNDECOBOTE\\_CH8ENDE\\_S8-2WAPR](https://library.municode.com/tx/boerne/codes/unified_development_code?nodeId=UNDECOBOTE_CH8ENDE_S8-2WAPR)

## **FUTURE AMENDMENTS**

### **Section 2.11.B.9 – Historic Preservation Tax Exemptions**

Delete this section.

9. *reserved*

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### **Chapter Three – Pylon and Pole Signs**

Provided as a separate document.

Section 2.4 Vested Rights and Rights of Continued Use

Section 2.4.L