

	<div data-bbox="1252 205 1490 451"> <p><b>District Impacted</b></p> <p><input type="checkbox"/> 1 = Wolosin</p> <p><input type="checkbox"/> 2 = Woolard</p> <p><input type="checkbox"/> 3 = Tye</p> <p><input type="checkbox"/> 4 = Cisneros</p> <p><input type="checkbox"/> 5 = Handren</p> <p><input checked="" type="checkbox"/> All</p> </div> <p style="text-align: center;"><b>AGENDA ITEM SUMMARY</b></p>
<b>AGENDA DATE</b>	February 12, 2019
<b>DESCRIPTION</b>	CONSIDER RESOLUTION NO. 2019-R14; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT BETWEEN THE CITY OF BOERNE AND MOSAIC PLANNING & DEVELOPMENT SERVICES FOR UNIFIED DEVELOPMENT CODE PHASE I.
<b>STAFF'S RECOMMENDED ACTION (be specific)</b>	Approve Resolution No. 2019-R14; Authorizing the City Manager to enter into an agreement with MOSIAC Planning & Development Services for Unified Development Code Phase I for an amount not to exceed \$135,400.00.
<b>CONTACT PERSON</b>	Nick A. Colonna, Assistant Director of Planning and Community Development
<b>SUMMARY</b>	<p>The adoption of the Master Plan means little without implementation. It is through the process of implementation that actions get translated into specific policies, operational changes, financial investments (e.g., capital improvements), further studies and new regulation. One of the first implementation actions is to update the regulations that direct development within the City.</p> <p>It has been determined that combining the existing approximately half dozen or so independent ordinances into a unified development code (UDC) would be the best approach. According to the American Planning Association, UDCs are beneficial for communities looking for a more comprehensive approach to land use regulation and economic development. A UDC is a helpful tool in accommodating neo-traditional and mixed-use development and providing a thorough and comprehensive approach to meeting goals such as environmental protection, transit, and mixed-housing types. They are perhaps most useful for cities experiencing rapid growth, where the streamlining of varied or complex development or enhanced control over economic development is desired. Because of the consolidated and streamlined requirements, a UDC affords stakeholders in the development process more predictability with respect to the standards for development and permit approval and can allow a reduction in process costs because of the increased efficiency.</p> <p>The proposed UDC will combine the following existing independent ordinances:</p>

1. Zoning Ordinance;
2. Subdivision Ordinance;
3. Development Plat Regulations;
4. Sign Ordinance; and
5. Traffic Impact Analysis Ordinance

Also, the City's historic preservation regulations (currently part of the Zoning Ordinance) need to be updated to ensure that the appropriate levels of protections are in place that will ensure that the character of the community is preserved and enhanced, particularly in those areas that are historic in nature.

To develop a UDC that will implement the vision of the newly adopted Master Plan, a request for proposals was issued to seek the assistance of a consultant experienced in creating UDCs. A committee, including two City Council members and two Planning Commission members appointed by the Mayor and staff was established to review the proposals, make a recommendation on a consultant selection and ultimately guide the creation of the UDC.

Two consultants submitted proposals for the project. Interviews with the consultant teams occurred on 12/6/2018 and 12/7/2018. After the initial interviews and scoring of each consultant, the committee requested additional information from the consultant teams. Based on the additional information the committee made their recommendation of selection on 1/29/2019.

The Committee recommendation of MOSIAC is based on a strong background in developing a variety of codes in Texas and the region, specifically, growing cities such as Boerne. Their strength lies in delivering products that are based on the values of a community that is typically reflected in a City's Master Plan. MOSIAC does not specialize generic templates that can be used elsewhere.

Also, the experience of the MOSIAC team allows for planning on many different scales; with acute attributes in public engagement, technical writing, design and illustration, form and code publishing. This is a needed asset in the development of a UDC.

The approved FY19 budget includes \$100,000 for professional services needed to prepare the UDC. After further discussion and consideration by the committee, it was determined that a complete update should incorporate other items that were initially not part of the submittal request. Completion of the ordinance updates is one of the City's top priorities for 2019

	<p>and it became evident during the interviews that the budget needed to increase in order to deliver the desired product. Specifically, a UDC that updates and brings together a variety of City Ordinances to ensure they align with the recently adopted Master Plan.</p> <p>Equally important is to develop a code that all users can effortlessly read, understand and interpret. In addition, the new code will add flexibility for cross referencing documentation as a variety of documents will be coordinated and linked together.</p> <p>The project is proposed to be completed in 2 phases:</p> <p>Phase 1: Includes editing of multiple ordinances and content generation, required illustrations, technical review of the lighting plan, zoning map amendment, third-party legal review and UDC training. Phase 1 is to be completed and adopted by October 2019.</p> <p>Phase 2: Includes an appendix of illustrations, UDC handbook and training. Phase 2 is to be completed by March 2020. The basis for the recommended phasing is to ensure that the regulations are adopted and utilized prior to the end of the year (Phase 1). The illustrative component of (Phase 2) will be adopted in March to provide a more efficient online-interactive experience. Separating the phases will also give an opportunity to gain some experience with the UDC before finalizing the illustrations.</p>
<b>COST</b>	Total = \$187,300 (Phase 1: \$135,400 in FY19 and Phase 2: \$51,900 in FY20). The total Mosaic fee for both phases is \$177,300 (Phase 1: \$125,400 and Phase 2: \$51,900). Phase 1 of the project includes a \$10,000 allowance for a third-party legal review of the UDC.
<b>SOURCE OF FUNDS</b>	General Fund. A budget amendment is required to increase the funding for the project in the approved budget from \$100,00 to \$135,400 in FY19. To complete Phase 2, additional funds (\$51,900) will need to be budgeted in FY20.
<b>ADDITIONAL INFORMATION</b>	<p>The following individual participated in the selection process:</p> <p>Tim Handren (Council): appointed by Mayor  Ron Cisneros (Council): appointed by Mayor  Joe Davis (P&amp;Z): appointed by Mayor</p>

	Patrick Cohoon (P&Z): appointed by Mayor Laura Talley (staff) Nick Colonna (staff) Ron Bowman (staff) Dan Blankenship (staff)
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This summary is not meant to be all inclusive. Supporting documentation is attached.