AGENDA ITEM SUMMARY

City of Boerne

District Impacted

☐ 1 = Wolosin
☐ 2 = Woolard
☐ 3 = Scott
☐ 4 = Boddie
☐ 5 = Macaluso
■ All

Agenda Date	*November 2, 2020*

Requested Action	TO CONSIDER THE ADOPTION OF A UNIFIED DEVELOPMENT CODE, REPEALING AND REPLACING ALL ORDINANCES PERTAINING TO LAND DEVELOPMENT, ZONING AND SIGNAGE.
	  I. PRESENTATION
	  II. PUBLIC HEARING

Contact Person	Laura Talley, Director, Planning and Community Development Department
Background Information	In February of 2019, Council approved a contract to hire Carissa Cox of Mosaic to assist the City with the update and consolidation of ordinances into a Unified Development Code (UDC). It was the selection committee's recommendation at the time that adoption of the UDC be broken up into two phases. Those Phases were established as follows: Phase 1: 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 was to be completed and adopted by October 2019. Phase 2: An appendix of illustrations, UDC handbook and training. Phase 2 was to be completed by March 2020. In December of 2019, additional Scopes of Service were added to include Overlay Districts, additional Illustrations and coordination with our Stormwater consultant to include new content for stormwater and LID throughout the document. This also extended our timeline to July of 2020. In March, the COVID19 state of emergency was declared and the pandemic put our schedule on hold, but work still continued at a staff level to include other sections that were previously not considered for

	revision. We've had time to incorporate an engineering design manual, lighting regulations, an urban agriculture section, additional drainageway protection criteria, open space criteria and more restrictive tree preservation criteria.

We've held seven meetings with the Planning and Zoning Commission; seven meetings with the City Council and twenty-two UDC Steering Committee meetings. Additionally, the public was invited to provide input at two open house meetings and a developer's forum.

The Steering Committee was directly involved in making decisions regarding content for the UDC. The Committee consisted of Mayor Tim Handren, Councilman Brian Fowler, HLC Chair Ben Adam, P&Z Commissioner Chesney Dunning, Ben Eldredge, Guy Sanders, Ross Partlow, Travis Roberson and Jeff Carroll (with Kimley Horn at the time).

A Sign Committee was also created to specifically review the content of the sign section. The Committee members consisted of HLC Chair Ben Adam, P&Z Commissioner Paula Hayward, sign specialists Angelo Grizzaffi, J.D. Keller and Paul Holekamp.

Across the board, all City departments have had some level of involvement and feedback on the UDC content.

The document has been posted on-line for comments in various forms since December of 2019. We are now in the process of adoption. This is the first of several meetings scheduled for adoption. Those meetings are as follows:

November 2 – P&Z public hearing
November 10 – City Council public hearing
November 16 – P&Z public hearing and make recommendation
November 24 – City Council accepts P&Z recommendation and adopts

The next Phase of the UDC is the zoning map update in January 2021 and then finally the Overlay Districts in March 2021. The document and any amendments are proposed to go into effect March 24th, 2021. |
| **Financial Considerations** | |
| **Citizen Input/Board Review** | |

Legal Review	
Alternative Options	
Supporting Documents	