



UDC 2020 Code Cycle Text Amendments

City Council Presentation
February 9, 2021

2020 Code Cycle

- Code Cycle opened on January 1, 2020 and closed on June 1, 2020
 - 60 Proposed amendments were received
- Development Services Technical Advisory Group discussed submitted proposed amendments from March - September
 - 53 Amendments were discussed with DSTAG
 - 42 proposed required a UDC amendment
 - 5 proposed did not require an amendment
- 13 Amendments will be discussed in 2021

Editing/Clarifying

12 Amendments are categorized as Editing/Clarifying

Editing/Clarifying amendments are changes that remove redundant and conflicting language or provide additional clarification for an adopted standard without requiring a change in current policy.

Amendments include:

- Removing conflicting language between the UDC and the Code of Ordinances
- Removing specific local, State and Federal code citations
- Combining sections to remove redundancy and streamline the Code

Minor Edits

4 Amendments are categorized as Minor Edits

Minor edits are changes that change the intent of the Code without a change in policy.

Amendments include:

- Appeals to be considered by the Assistant City Manager of Development Services prior to City Council for Proportionality of Municipal Infrastructure Cost
- Consolidating uses
- Incentivizing development of distressed historic buildings:
 - **Adaptive Reuse**
 - **Certificate of Appropriateness**
- Revising and clarifying definitions

Policy Change

26 Amendments are categorized as Policy Change

Policy Change amendments are changes that change the intent of the Code and require a change in policy.

Amendments include:

- **Appeal/Administrative exemptions**
 - Allow for administrative exemptions for **sidewalks**
- **Promoting public safety**
 - Revise current language to be consentient with the International Residential Code to disallow **eaves in easements**.
 - Promote proper **driveway spacing, visibility trainable** and limit **mid-block obstructions**
 - Require canopy trees with a minimum caliper of 2.5 inches every 30 linear feet of frontage on an arterial or collector street right-of-way and the principal building in Mixed-Use Development.
- **Trust Funds**
 - Add language to **Water** and **Wastewater trust** funds to be consentient with the Texas Local Government Code and simplify the reimbursement calculations
 - Remove **Stormwater trust fund**

Policy Change Continued

- **Accessory/Lots**

- Reduce **side yard setbacks** for non-habitable accessory
 - 5-feet for detached non-habitable structures without residential use in RE
- Increase the allowable detached **accessory dwelling** units:
 - 1000 maximum total square footage of habitable space for FR, RE and RS-22
 - 800 maximum total square footage for RS-15 and RS-10
 - 500 maximum total square footage for RS-6 and RS-4.5, with the exception that lots over 10,000 square feet may allow for a maximum of 800 total square footage.
- Reduce **lot size/setbacks**:
 - Minimum lot width
 - RE from 150 to 100
 - RS-22 from 100 to 75
 - RS-10 from 80 to 50
 - Side yard setback
 - RE (single) from 25 to 15
 - RE (total) from 50 to 30

Policy Change Continued

- **Facilitating development and redevelopment**

- Provide an exemption for existing **non-conforming** lots to remain non-conforming after a natural disaster or when utilizing local, State or Federal funding for the reconstruction or rehabilitation
- Remove **zero lot line development** from the UDC
- Provide density bonuses for **low impact development** and **improved parking** in Mixed-Use Development
 - Reduce parking requirements for utilizing low impact development features
 - Allow for a reduction in parking by utilizing cross access agreements or easements and short-term bike parking spaces (bike racks) and/or long-term bike parking spaces (bike storage lockers).
- Encourage alternatives to demolition for Historic properties by extending the maximum allowed days for:
 - **Stay of demolition** from 120 to 365 days
 - **Driveway approaches** from 60 to 365 days
 - **“Removal or Amendment of Historic Designation”** a permit for commercial parking use or a driveway approach may be considered for a period up to 365 days after City Council final action to remove a historic layer.

2021 Consideration

In 2021, Development Services will move forward with discussion and consideration for following amendments:

- Park and Community Enrichment Fees
- Traffic Signal Placement
- Restructure Zoning Districts
- Landscaping/Tree Ordinance
- Parking Ratios
- Streets/Update Traffic Impact Analysis (TIA) Requirements
- Wastewater Exemption
- Signs

Outreach

- **Development Services Technical Advisory Group**
 - Created to vet proposed amendments with Development Services and provide agreeable amendments to be considered for adoption.
 - Group consistent of representatives from Planning Commission, Residential and Commercial Builders, Property Owner Association, Insurance and Real Estate Industry, Various design professionals.
 - Meeting Dates:
 - 03/02/2020
 - 06/08/2020
 - 06/29/2020
 - 08/03/2020
 - 08/24/2020
 - 09/14/2020
- Coastal Bend Home Builders Association- December 4, 2020
- Associated General Contractors – November
- UDC Focus Group
- Posted for Public Comment

