



AGENDA MEMORANDUM

Public Hearing for Planning Commission Meeting of March 23, 2016

DATE: March 16, 2016

TO: Daniel McGinn, AICP, CFM, Interim Director, Development Services

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Public Hearing – Various Amendments to the Unified Development Code

CAPTION:

Ordinance amending the Unified Development Code by revising subsection 1.11.3 “Defined Terms”, subsection 3.10.1.A “Minor Plat”, table 4.4.4 “Multifamily Housing Types”, tables 4.3.2, 4.4.2, 4.5.2 and 4.6.2 “Permitted Uses” for single family, multifamily, commercial, and industrial districts, respectively, table 4.5.3 “Residential Development Standards”, table 4.5.4 “Nonresidential Development” standards, table 5.1.4.G “Retail Sales and Service”, subsection 5.2 “Specific Standards” for game processing”, subsection 5.3.2.C.1 “Fuel Pumps, Islands and Canopies”, subsection 7.4.4.C “Outside Storage”, subsection 8.2.3.A “Utility Easements” and subsection 3.12.1 “Applicability” for special use exceptions; providing for severance; providing for penalties; and providing for publication.

PURPOSE:

The purpose of this item is to update the regulations of the Unified Development Code (UDC) to improve its function and implementation.

BACKGROUND AND FINDINGS:

The Unified Development Code (UDC) became effective July 1, 2011. As part of the continued improvement to address the city’s development needs staff has presented several text amendments that have been approved by the Planning Commission and City Council since the adoption of the UDC. Today, staff is proposing the following new text amendments:

GAME PROCESSING:

1. Subsection 1.11.3 Defined Terms:

The definition of **Game Processing** is being added to clarify uses and services rendered and to make clear it is not for livestock or industrial volume.

2. **Table 4.5.2: game processing** is being added to the commercial use table to show it is allowed in commercial districts with limitations.
3. **Table 5.1.4.G: Game Processing** is added to the commercial Use Categories as a principal use under Retail Sales and Service, which is allowed in commercial and industrial districts.
4. **5.2.25: Specific Standards for Game Processing** is being amended by adding standards for game processing business to clarify that game processing shall not include slaughtering and shall not reach an industrial level such as “animal processing”.

TRUCK STOP

5. **4.5.2: Permitted Uses (Commercial Zoning Districts)** is being amended to match with the Permitted Use table 4.6.2 for Industrial Districts.

PLATTING:

6. **3.10.1.A: Minor Plat** is being amended to allow a plat with a utility or street dedication to be approved at an administrative level to minimize the volume of replats going to planning commission, thereby expediting the approval.

SIDE AND REAR YARDS IN COMMERCIAL DISTRICTS

7. **Tables 4.5.3 and 4.5.4: Side and Rear Yards** in “Residential Development Standards” and “Non-residential Development Standards”, respectively, for commercial districts are being amended to match the setbacks based on height as described in 4.2.8 to resolve confusion. Setbacks are to be based on adjacency to ‘use’ not ‘district’.

MAJOR UTILITIES

8. **Table 4.5.2 “Permitted Uses”** in commercial districts is amended by allowing major utilities with limitations rather than by rezoning to a special permit. This change will make the commercial district allowances equal to the single-family and multifamily districts with regard to allowing major utilities subject to limitations only.

CEMETERIES, COLUMBARIA, MAUSOLEUMS, MEMORIAL PARKS, and CREMATORIUMS (human or animal):

9. **Tables 4.3.2, 4.4.2, 4.5.2, 4.6.2:** “Permitted Uses” for single-family, multifamily, commercial, and industrial zoning districts, respectively, are being amended to clarify that cemeteries, columbaria, mausoleums, and memorial parks are only allowed by Special Permit when an existing facility is expanding. These tables are also amended to show that human or animal crematoriums are only allowed in industrial zoning districts.

MULTIFAMILY HOUSING TYPES

10. **Table 4.4.4: Multifamily Housing Types** is being amended to describe the different ways townhouses can be developed: as individual townhouse lots or as units being developed in a single parcel.

FUEL PUMPS, GAS ISLANDS, AND CANOPIES

11. **5.3.2.C.1: Fuel Pumps, Islands, or Canopies** is being amended to allow canopies at gas stations to be set back 12 feet from the front property line and to require fuel pumping stations to comply with the standard 20 foot front yard setback. The former Zoning Ordinance allowed such encroachment of gas station canopies.

STORAGE SCREENING

12. **7.4.4.C: Outside Storage** is being amended to clearly state that outside storage areas need to be screened from view of the public and adjacent non-industrial uses rather than require screening from adjacent industrial uses.

UTILITY EASEMENTS

13. **8.2.3.A.2: Utility Easements** is being amended to clarify that utility easements may be required along local street rights of way.

SPECIAL USE EXCEPTION

14. **3.12.1: Applicability** is being amended to generalize all the special use exceptions in all the zoning districts instead of just the single-family district.

ALTERNATIVES:

Denial or alteration of the proposed text amendments.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO POLICY:

The proposed text amendments conform to City policy.

EMERGENCY /NON-EMERGENCY:

Non-emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2015-2016	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: None

RECOMMENDATION:

Staff recommends approval of the amendments.

LIST OF SUPPORTING DOCUMENTS:

Ordinance