



UDC Text Amendments

Unified Development Code (UDC)

City Council
September 17, 2019



Overview

- Purpose: Updating the Unified Development Code (UDC) to streamline development process
 - Uses/Businesses that require rezonings or Zoning Board of Adjustment action
 - Reduces the need for Special Permits



Special Permits

- **Automatic Car washes**- Allow the “Car Wash, Automated” use by-right within the “CN” Neighborhood Commercial Districts with limitations.
 - Currently, any type of car wash is regulated to the Resort Commercial, General Commercial, Intensive Commercial, Central Business, and Light Industrial Districts.
 - **Paint and Body Shops**- Allow the “Vehicle Service, Heavy” use by-right when the use is an accessory use to a vehicle sales establishment with limitations. Currently, a “Vehicle Service, Heavy” use is regulated to the Industrial Districts as a primary use.
 - **Aggregate Storage**- Allow the “Stockpiling of Sand, Gravel, or other aggregate materials” use by-right when the use is an accessory use to a “plants” retail sales establishment with limitations. Currently, a “Stockpiling of Sand, Gravel, or other aggregate materials” use is regulated to the Industrial Districts by-right and via Special Permit in the “CI” Intensive Commercial and “BP” Business Park Districts.
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Special Permits

- **Crematoriums**- Allow the “Crematorium (Human)” use by-right when the use is an accessory use to a “Funeral Home” retail (Personal Service-Oriented) establishment with limitations. Currently, a “Crematorium (Human)” use is regulated to the Industrial Districts.
 - **Above Ground Fuel Tanks**- Eliminate requirement for approval as a Special Use Exception (SUEs) granted by the Zoning Board of Adjustment (ZBA). Will still require fire marshal approval.
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Townhomes

- UDC Section 4.4.3.A
 - Currently, allowed by-right in multiple districts as a land use.
 - To apply the “RS-TH” Townhome District standards, the property must be zoned “RS-TH”, “RM-1” and “RM-2”. Amendment adds “RM-3”.
 - Removal of the minimum site area required. The current requirement is a minimum site area of 20,000 square feet.
 - Amend the definition of a Townhouse to clarify the difference between fee simple lots and condominiums.
 - A townhouse development may be platted on a separately owned lots and lots may be sold fee simple ~~or as condominiums~~ or the development may occupy a single lot parcel with the units being leased or sold as condominiums.
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Accessory Buildings

- Amend the definition of an accessory building to clarify that the total square footage of all accessory buildings combined must be at or below 50% of the total square footage of the principal structure.
 - Detached accessory buildings shall be located behind the front face of the main principal structure and the total square footage of all accessory buildings shall not exceed 50% of the main principal structure total square footage.
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Administrative Adjustments

- Provide administrative adjustment for side and rear yard setbacks in conjunction with easement vacation/modification.



Planning Commission and Staff Recommendation

- Zoning Board of Adjustment – July 24, 2019
- Landmark Commission – July 25, 2019
- UDC stakeholder meeting – July 31, 2019
- Padre Island Property Owners – July 31, 2019
- ISAC presentation – August 6, 2019

- Planning Commission – recommended approval – August 7, 2019

- Staff recommends **approval**.