The Unified Development Code

Implementing the Boerne Master Plan

April 30, 2019

Presented by: City of Boerne Planning Department
The Master Plan
Master Plan

The City adopted its current Master Plan in August of 2018

Establishes a set of actions to meet the vision desired by the community

Chapter 6 – Plan Implementation
“The Boerne Master Plan sets forth a vision to guide how the City could and show grow during the next 20 years, and beyond. With this vision now in place, the community must mobilize its resources Toward implementation which is the most important part of any Planning process”.

First step in fulfilling the Master Plan – update of the ordinances
Ordinance Updates / Unified Development Code

Tim Handren – current City Council District 5 and Mayor Elect
Brian Fowler – future City Council District 4
Ben Adam – Historic Landmark Commission Chairman – Architect
Chesney Dunning – Planning and Zoning Commission – Consultant bus dev
Travis Roberson – Developer, Builder and local business owner
Jeff Carroll – Engineer works directly with the developers in Boerne
Ross Partlow – Developer
Ben Eldredge – Cibolo Nature Center director of stewardship
UDC Project Overview
What is a Unified Development Code?

A **Unified Development** Code (UDC) is a local policy instrument that combines regulatory ordinances into one document (zoning, subdivision, development, sign and design regulations).
Major Project Objectives

Objective 1
• Align the development regulations with the Master Plan

Objective 2
• Make the development process more efficient

Objective 3
• Re-format the development regulations of the City to make them easier to access and to navigate
Working UDC Outline

- Chapter 1  General Provisions
- Chapter 2  Procedures
- Chapter 3  Zoning
- Chapter 4  Residential Site Design
- Chapter 5  Nonresidential Site Design
- Chapter 6  Subdivision Design
- Chapter 7  Infrastructure Design
- Chapter 8  Environmental Design
- Chapter 9  Signage
- Chapter 10 Buildings
- Appendices
Timeline and Upcoming Events
Project Timeline

May
(elections)

June
City Council Meeting #1
P&Z Meeting #1
ZONING

July
City Council Meeting #2
P&Z Meeting #2
DESIGN STANDARDS

August
City Council Meeting #3
P&Z Meeting #3
PROCEDURES

September
City Council Meeting #4
P&Z Meeting #4
PROVISIONS + APPENDICES

October
(UDC adoption)
Project Timeline (part two)

November

CODE PUBLISHING

December

January

City Council Meeting
P&Z Meeting

UDC Handbook Overview

February

March

City Council Meeting
P&Z Meeting

Accept/Adopt the Handbook
Project Process

Production
Review
Adoption
# Process Overview

**Consultant’s Role:**
1. Establish the Code Framework (structure of the document)
2. Revise regulations based on inputs and on Master Plan
3. Facilitate the document review process

## Zoning
- Use Permissions
- Zoning Categories, Overlay Districts
- Other Zoning Tools
- Master Tables
- Zoning Map

## Design Standards
- **Site Design**
  - Parking
  - Landscaping
  - Lighting
- **Subdivisions**
  - Lots
  - Blocks
- **Infrastructure**
  - Streets
  - Utilities
- **Environment**
  - Floodplain
  - Tree Preservation

## Procedures
- Platting
- Permitting
- Zoning Changes
- Variances/Appeals
- Code Amendments
- Submittal Requirements
- Concurrent Processing

## Provisions/Appendices
- Legal Provisions
- Decision Agents
- Definitions
- Illustrations
- Tables
- Referenced Documents
Ch 4: Residential Site Design

General focus

• Standards for how residences get constructed
Ch 5: Nonresidential Site Design

General Focus

• How commercial, industrial and office sites are designed
Ch 6: Subdivision Design

General Focus

• How neighborhood layout is determined
Ch 7: Infrastructure Design

General Focus

• How street networks and utility systems are designed
Ch 8: Environmental Design

General Focus

• How our natural landscape is integrated into the development process
Ch 9: Signage

General Focus

- An update to the City’s sign requirements
Process Overview

Policy Guide for the Code:
• Boerne Master Plan
• Parks Master Plan
• Steering Committee Guidance and Feedback

4 levels of review:
• Staff (round one)
• Steering Committee (round two)
• Legal (round three)
• Council/P&Z (round four)
How to Follow the Project

Upcoming Events / Public Meetings

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
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<tbody>
<tr>
<td>Apr 30</td>
<td>Town Hall Meeting #1: Project Overview</td>
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<tr>
<td>Jun 03</td>
<td>P&amp;Z Meeting: Zoning</td>
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<td>Jun 25</td>
<td>City Council Meeting: Zoning</td>
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<tr>
<td>Jul 10</td>
<td>P&amp;Z Meeting: Design Standards</td>
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<td>Jul 23</td>
<td>City Council Meeting: Design Standards</td>
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<td>Aug 05</td>
<td>P&amp;Z Meeting: Development and Permitting Procedures</td>
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<td>Aug 26</td>
<td>City Council Meeting: Development and Permitting Procedures</td>
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<td>Sep 16</td>
<td>Town Hall Meeting #2: Project Update Tentative</td>
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Communications

Monthly web updates
Occasional media releases
Questions

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