



P.O. Box 1677 • 447 N. Main  
Boerne, Texas 78006

## UDC Frequently Asked Questions

### ***Why adopt a UDC?***

By combining City development ordinances, every resident and developer will be able to find all development regulations in one document. Additionally, in adopting a UDC, the City can ensure consistency across various ordinances, align development regulations with the City's Master Plan, and provide a more efficient and predictable development process.

### ***What City ordinances are being updated by the UDC?***

The UDC will update City ordinances relating to zoning, historic preservation, site design, subdivisions and platting, infrastructure design (e.g. streets, drainage, and right-of-way access), environmental design (e.g. floodplain, watershed protection, tree preservation, and steep slopes), parkland dedication, and commercial signage.

### ***How is the new UDC being adopted?***

In February 2019, the City of Boerne contracted with Mosaic Planning and Development Services, Inc., to be the project consultant to help craft the new UDC. After several town hall meetings with the community and numerous meetings with City Council and the Planning & Zoning Commission, input was gathered to create the draft UDC document. A UDC Steering Committee, comprised of a cross-section of the community, was appointed by the City Council and met monthly with the project consultant to review and provide feedback on draft sections of the UDC. Additionally, the public was invited to provide comments through the UDC project website, numerous public hearings and meetings at City Council and the Planning & Zoning Commission, and through an online survey. The text of the UDC was initially adopted by the City Council in November 2020, although it was anticipated then that a number of changes would be made to the document in the form of amendments prior to an expected effective date of July 28, 2021.

### ***What does adoption of the UDC mean for residential property?***

For almost all residential classifications, the updated zoning classifications represent a change in name only. Additionally, in the current code, there are a range of different lot types allowed for each residential classification. In the new UDC, these lot types and associated setbacks will become more uniform and consistent across residential areas. For example, if your home is on a large lot located in an area that allows for smaller lots, under the current code your home might need twice as much setback as your neighbor's home located on a smaller lot. In the new UDC, both homes will be treated equally, regardless of lot size, as they are located in the same residential classification. Also, townhomes will now have their own zoning classification.

### ***What does adoption of the UDC mean for commercial property?***

In the current code, most of the commercial property in the City is zoned "B-2 Highway Commercial." Highway commercial zoning is undesirable in or near neighborhoods and on all City thoroughfares. The 2018 update to the Boerne Master Plan envisioned the protection of neighborhoods from intense commercial development while also planning for a vibrant business community. The proposed commercial districts now offer a wider range of commercial classifications designed to be more compatible with the stated goals of City residents as identified in the Boerne Master Plan.

### ***Where can I go for more information?***

For more information and a schedule of upcoming public hearings, please visit the UDC website at <https://www.ci.boerne.tx.us/1837/Unified-Development-Code-UDC>. Should you have any questions or comments, please email [udc@boerne-tx.gov](mailto:udc@boerne-tx.gov), or you may call 830-248-1501.

***Si necesita información en español, escribe [udc@boerne-tx.gov](mailto:udc@boerne-tx.gov)  
o llamar por teléfono a 830-248-1630.***