



The Unified Development Code

Implementing the Boerne Master Plan

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

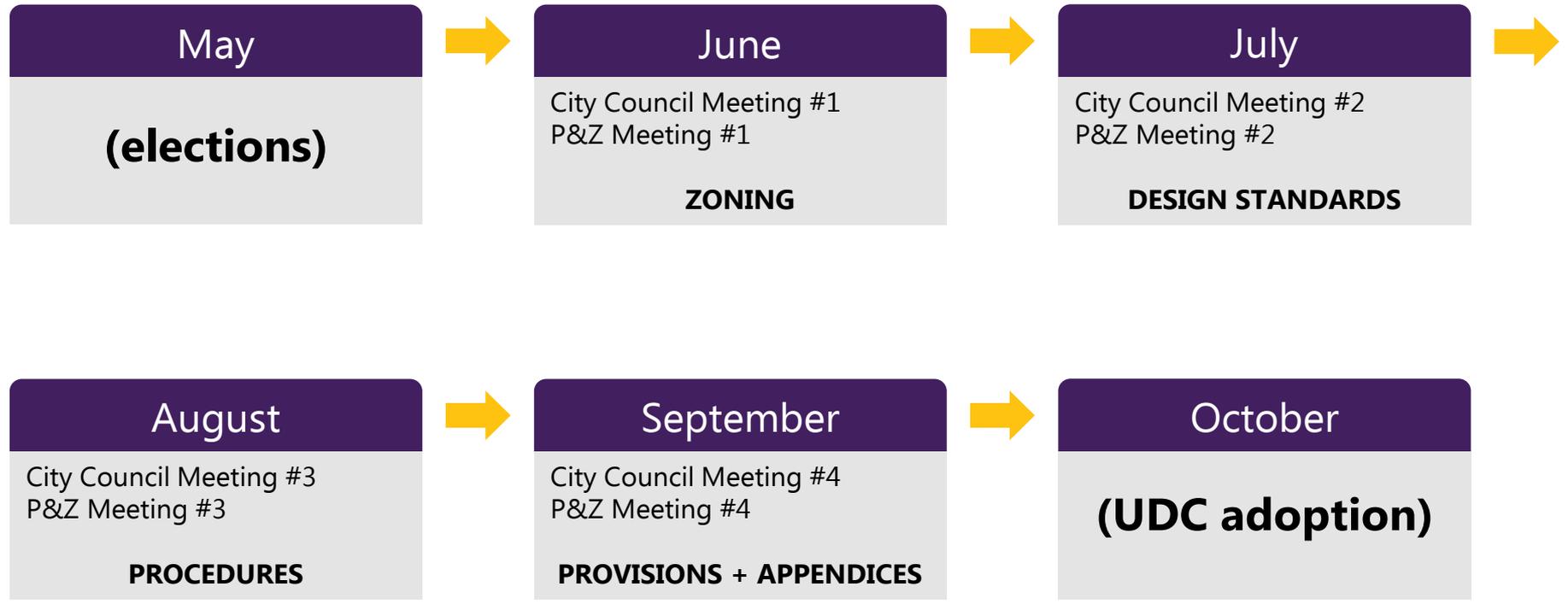
- Re-**format** the development regulations of the City to make them easier to access and to navigate

Working UDC Outline

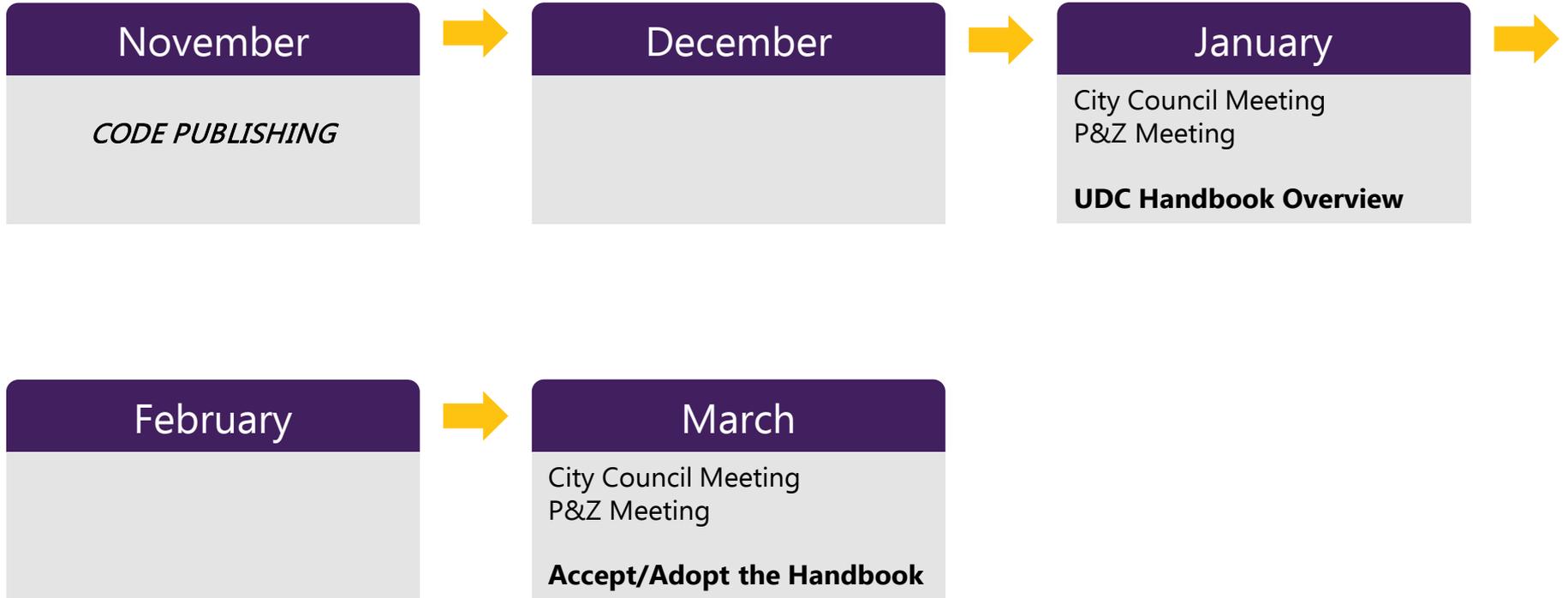
- Chapter 1 General Provisions
- Chapter 2 Procedures
- Chapter 3 Zoning
- Chapter 4 Residential Site Design
- Chapter 5 Nonresidential Site Design
- Chapter 6 Subdivision Design
- Chapter 7 Infrastructure Design
- Chapter 8 Environmental Design
- Chapter 9 Signage
- Chapter 10 Buildings
- Appendices

Timeline and Upcoming Events

Project Timeline



Project Timeline (part two)



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	Design Standards	Procedures	Provisions/ Appendices
<ul style="list-style-type: none"> Use Permissions Zoning Categories, Overlay Districts Other Zoning Tools Master Tables Zoning Map 	<ul style="list-style-type: none"> Site Design <li style="padding-left: 20px;">Parking <li style="padding-left: 20px;">Landscaping <li style="padding-left: 20px;">Lighting Subdivisions <li style="padding-left: 20px;">Lots <li style="padding-left: 20px;">Blocks Infrastructure <li style="padding-left: 20px;">Streets <li style="padding-left: 20px;">Utilities Environment <li style="padding-left: 20px;">Floodplain <li style="padding-left: 20px;">Tree Preservation 	<ul style="list-style-type: none"> Platting Permitting Zoning Changes Variances/Appeals Code Amendments Submittal Requirements Concurrent Processing 	<ul style="list-style-type: none"> 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

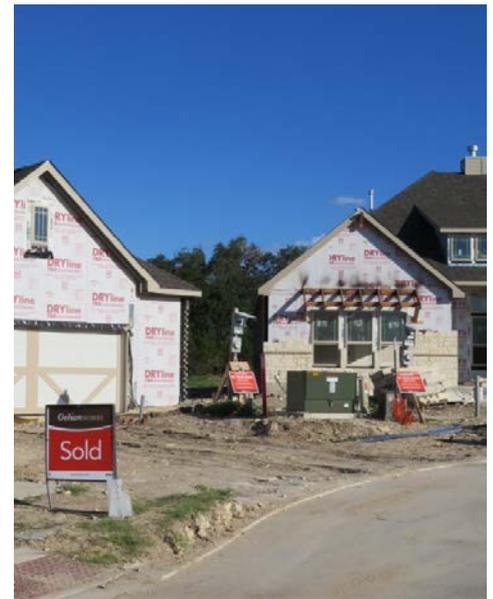
- How commercial, industrial and office sites are designed



Ch 6: Subdivision Design

General Focus

- How neighborhood layout is determined



Ch 7: Infrastructure Design

General Focus

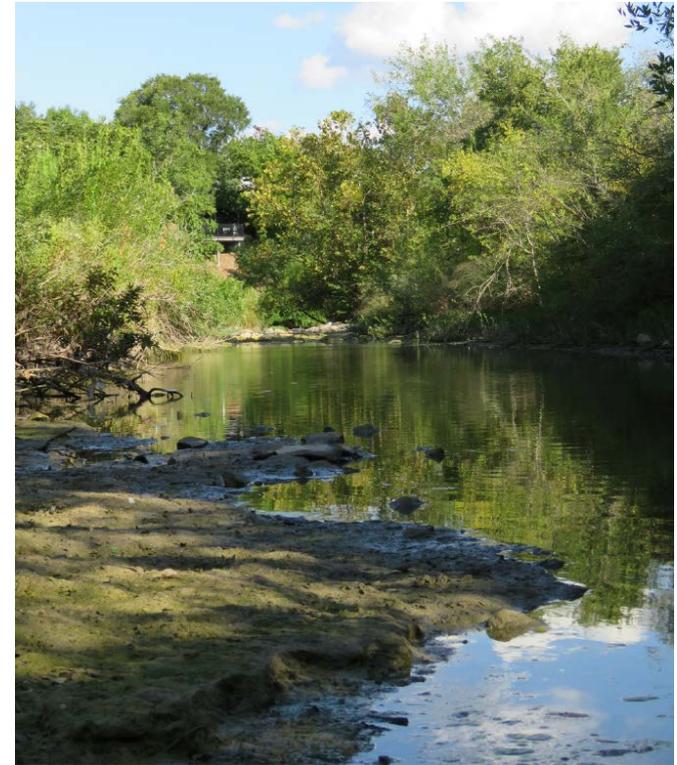
- How street networks and utility systems are designed



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

- **Apr 30** **Town Hall Meeting #1: Project Overview**
- Jun 03 P&Z Meeting: Zoning
- Jun 25 City Council Meeting: Zoning
- Jul 10 P&Z Meeting: Design Standards
- Jul 23 City Council Meeting: Design Standards
- Aug 05 P&Z Meeting: Development and Permitting Procedures
- Aug 26 City Council Meeting: Development and Permitting Procedures
- **Sep 16** **Town Hall Meeting #2: Project Update Tentative**

Communications

Monthly web updates

Occasional media releases

Questions

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