



**"City of Choice"**

## **Unified Development Code**

# **CITIZENS ADVISORY COMMITTEE REPORT**

## ***Introduction***

This document is an update and recommendation from the Unified Development Code (UDC) Committee to the Planning & Zoning Commission (P&Z) and City Council on the proposed modifications to the UDC. This report contains the Committee's recommendations on minor and major revisions to the City's development code. It is important to note that this report is a living document. Adopted by Council in 2013 and with major revisions in 2014 and 2015, the UDC is the primary guide to development within the City of Cibola. The purpose of the UDC is to promote the public health, safety and general welfare of its citizens as well as the safe, orderly and healthful development of the city. It incorporates procedures, standards and regulations for zoning as well as subdivision applications.

The adoption of the 2016 Comprehensive/Master Plan and development continuing at an accelerated pace has triggered the need to update our guidelines. The primary focus of this update is for consistency and to balance the needs of the City and the development community.

The 2017/2018 UDC Committee includes seven (7) members comprised of representatives from multiple appointed advisory groups including the Planning and Zoning Commission (P&Z), the Zoning Board of Adjustment (BOA) and the Economic Development Corporation (EDC). The members are as follows: Michael Arizpe, Robert Frank, Joshua Hatfield, Melvin Hicks, Jamie Mathis, Eric Moraes, Ed Weinstein, Tim Woliver, Joel Hicks (former Chair) and JC Dufresne (Chair).

## ***Process***

This year's Committee began with the 2015 UDC and major/minor updates that have been identified since the last revision. The UDC Committee held eleven (11) open to the public meetings, beginning on May 31, 2017, where every article was reviewed in depth to create a foundation of an overall understanding of why each revision was suggested. Prior to this report/recommendation, a workshop was held on January 18, 2018 that included City Council, P&Z, EDC and the UDC Committee to review all proposed changes. A recap meeting was held on February 7, 2018 to memorialize this report and more specifically the attached UDC redline, addressing all major/minor updates identified by these groups, Staff and the development community.

## ***Findings***

This report is an overview and will primarily focus only on the major updates. Minor changes including grammatical errors, simple word changes and language clarifications can be found within the attached redline. Per the 2016 Comprehensive/Master Plan and the recent increase of non-residential development, the need for additional attention was provided to the following articles:

- 1 – General Provisions
- 4 – Zoning Regulations
- 8 – Fences, Screening & Exterior Design Standards
- 9 – Outdoor Display and Storage
- 10 – Off-Street Parking & Loading
- 11 – Wireless Transmission Facilities
- 13 – Use Tables
- 14 – Lot Design Standards
- 15 – Accessory Buildings
- 17 – Landscaping, Buffering & Protected Trees
- 20 – Subdivision Regulations

From the above bulleted list, Articles 4, 13 and 14 were discussed extensively by this year's Committee. These articles were considered as higher priority issues as they were postponed from the 2015 UDC update since any modifications within these articles would require an extensive public notification process.

Article 4, Zoning Regulations, addresses the need for additional residential districts and modifications to the Old Town and FM 78 Overlay district's permitted uses and exterior design standards.

Article 13, Use Tables, identifies the need for the addition and revision of existing uses within the residential, commercial, industrial and civic zoning districts. There are two major modifications to these tables which include: (1) the addition of the new single family residential zoning districts (SF-4, SF-5 and SF-6) and the permitted uses within; and (2) the addition of new commercial uses. The new permitted uses within the commercial districts consist of: Artisan/Culinary Classes (Specialty Classes), Automotive; Minor Repairs/Service, Fitness Studio/Health Resort, Food Truck Park, Food Truck Ancillary, Liquor Store and Winery/Production-Brewery.

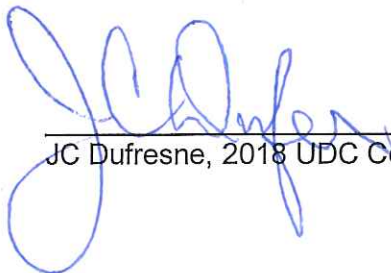
Article 14, Lot Design Standards, reclassifies the existing residential districts. The existing Single-Family Residential districts were restructured from three (3) districts of SF-1, SF-2 and SF-3 to six (6) districts ranging from SF-1 through SF-6. All previous minimum standards are still the minimum, the ultimate change is in the distribution of densities and lot sizes from the current SF-1 to SF-3 standards.

### ***UDC Committee Recommendation***

With a formal vote on February 7, 2018 the UDC Committee, by consensus, recommends the City Council approve the attached 2018 UDC Update as referenced and attached to this report. This update supports and addresses the concerns that have been expressed by staff, multiple advisory groups (committees/commissions/boards) and the professionals within the development community (business owners/developers).

### ***Conclusion***

In conclusion, the Committee acknowledges that Cibolo will continue to grow and that development standards may evolve. The committee concurs that the UDC is a living document and the proposed amendments, at this time, will help facilitate our two major goals: consistency with the 2016 Comprehensive/Master Plan and to balance the needs of the City and development community for today and tomorrow.

  
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JC Dufresne, 2018 UDC Committee Chairman

2/7/18  
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Date

# **APPENDIX**

## City of Cibolo 2018 UDC Redline