



Addendum Highlights
4/20/18

This document highlights some of the major changes or additions that are a part of the Addendum to the Draft 3 Staff Policy Recommendation, which was released February 12, 2018. The following list is not inclusive of all Addendum changes; to view the entire Addendum please visit www.codenext.civicoment.org.

23-3 General Planning Requirements

1. **The Urban Forest Protection and Replenishment Article has been updated.** This update incorporates feedback to create a shorter, more streamlined ordinance that provides the same level of tree protection.

*This change applies to the following Article:
23-3C: Urban Forest Protection and Replenishment*

23-4 Zoning

2. **Accessory Dwelling Units are not permitted on Residential House Scale R2C lots less than 5,000 square feet.** This is to prevent more than two units from being built if a lot is less than 5,000 square feet.

*This change applies to the following Section:
23-4D-2120: Residential 2C (R2C) Zone*

3. **Accessory Dwelling Units are permitted on Residential House Scale R3 lots starting at 3,500 square feet.** This change was made to create consistency across all R3 zones.

*This change applies to the following Sections:
23-4D-2160: Residential 3B (R3B) Zone
23-4D-2170: Residential 3C (R3C) Zone*

4. **Parking minimums have been modified for various land uses to be consistent throughout zones.**

*This change applies to the following Sections:
23-4D-2040(A): Parking Standards for Residential House Scale Zones
23-4D-3040(A): Parking Standards for Residential Multi-Unit Zones
23-4D-4040(A): Off-street Parking Requirements for Mixed-Use Zones
23-4D-5040(A): Parking Requirements for MS1A-MS3B Zones
23-4D-7040(A): Parking Standards for Commercial and Industrial Zones*

5. **Adjustments to MS2B and MS2C have been made to better incorporate the standards of CS, GR, and CS-1 with consideration of compatibility and lot depths.**

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This change applies to the following Sections:

23-4D-5090: Main Street 2B (MS2B) Zone

23-4D-5100: Main Street 2C (MS2C) Zone

6. **Regulations pertaining and related to current Title 25 Subchapter E are not applicable in Regional Center Zones and were applied erroneously in Draft 3.** Design Standards, Open Space, and Parking Standards have been changed to reflect this.

This change applies to the following Division:

23-4D-6: Regional Center Zones

23-5 Subdivision

7. **Streamline approval process for preliminary plans by removing the option to appeal to City Council if a Preliminary Plan is associated with an environmental administrative modification.** Neither environmental administrative modifications nor preliminary plans are appealable separately, so they should not be appealable together. Staff is not aware of this option ever being used.

This change applies to the following Sections:

23-5B-1010: Delegation of Approval Authority

23-5B-2050: Action of Preliminary Plan

23-5B-2060: Appeal of Action on Preliminary Plan

8. **Clarification on development near Hazardous Pipelines.** This clarification removes conflicts with Section 23-4E-7030.

This change applies to the following Section:

23-5C-1040: Hazardous Pipelines

9. **Residential Subdivision Tree standards have been relocated.** These standards will be contained in a criteria manual and a reference to the criteria manual will be added to Article 23-3C: Urban Forest Protection and Replenishment.

This change applies to the following Division:

23-5C-4: Trees for Residential Subdivision

10. **Clarification on a reference to the Texas Commission on Environmental Quality.** The addendum text refers to the Texas Commission on Environmental Quality, instead of the Texas Natural Resource Conservation Commission.

This change applies to the following Section:

23-5C-3070: Subdivision without Access to Water or Wastewater Services



23-9 Transportation

- 11. Neighborhood Transportation Analyses are required of public primary and secondary educational facilities.** This change will ensure neighborhood transportation analyses are conducted for all proposed school sites.

*This change applies to the following Section:
23-9C-3010: Purpose and Applicability*

- 12. Sidewalks are required for developments within platted subdivisions and unplatted land.** This change ensures that sidewalks are constructed as a condition of development approval.

*This change applies to the following Section:
23-9E-6010: General Sidewalk Requirements*

- 13. Sidewalk installation requires a separate Right-of-Way permit unless it is located within a public access easement.** This change clarifies that Right-of-Way permits are not required within public access easements for sidewalk construction.

*This change applies to the following Section:
23-9E-6010: General Sidewalk Requirements*

- 14. Urban trail dedication, installation, or improvements must comply with the Transportation Criteria Manual.** This change requires any Urban Trail dedication, installation, or improvement as a condition of development approval to comply with the Transportation Criteria Manual.

*This change applies to the following Section:
23-9E-6030: Urban Trails*

- 15. Street trees are required whenever sidewalks are required as a condition of development approval.** This change ensures that street trees are planted in conjunction with new sidewalk construction.

*This change applies to the following Section:
23-9E-6040: Street Tree Requirements*

23-10: Infrastructure

- 16. Added an exemption from the requirement to reduce peak rates of discharge to undeveloped conditions for existing impervious cover associated with public roadways.** Redevelopment or reconstruction of existing public roadways is uniquely constrained compared to redevelopment of other land use types. Roadways are linear, contain many subsurface and aerial utilities, and have dangerous high-velocity vehicle traffic. This creates uniquely difficult locations in which to provide on-site detention. However, public roadway projects typically provide significant flood risk reduction by upgrading drainage conveyance infrastructure for both the road itself and for surrounding public and private properties.

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This change applies to the following Section:

23-10E-3010: Criteria for Approval of Development Applications

- 17 **Clarified the application of certain drainage requirements for redevelopment projects.** The requirements to reduce peak rates of discharge and demonstrate no additional adverse impact apply to new development and redevelopment, but do not apply to existing development on the site that is not being disturbed, unless that development failed to comply with detention requirements applicable at the time it was constructed. This mirrors the current practice for water quality controls required for redevelopment.

This change applies to the following Section:

23-10E-3010: Criteria for Approval of Development Applications