

# Unified Developed Code (UDC) Diagnostic and Rewrite

September 27, 2022 | City Council Workshop

# Purpose of the Presentation

- Provide an overview of UDC rewrite process
- Confirm appropriate times to check in with City Council
- Present recommend make up Steering Committee

# Presentation Outline

- I. 2030 Plan Guidance
- II. Review project timelines and suggested check in periods with City Council
- III. Present recommendations on steering committee make-up
- IV. Feedback from City Council

# 2030 Plan Guidance

# 2030 Plan Implementation Strategies

“Regulatory Framework” means the regulations and standards (“rules”) for the development of land, primarily zoning and subdivision regulations

## Key Terms

### Implementation Strategies:



“Regulatory Framework” means the regulations and standards (“rules”) for the development of land, primarily zoning and subdivision regulations.



“Decision Framework” means the criteria and processes used in the decision-making process related to land development by City Council (“why”).



“Plans, Programs, and Partnerships” means plans that require additional work to further this 2030 Plan Update; routine activities of the City; and partnerships to maximize resources and concentrate efforts.

# 2030 Plan Implementation

The 2030 Plan called for a UDC diagnostic review to implement the following:

- Ensure that proper transitions and buffering are required between neighborhoods and adjacent commercial areas.
- Develop standards that are appropriate for new residential development to allow a range and transition of density, accommodate smaller residential lots, prioritize open space, amenities and heightened connectivity
- Accommodate higher density residential developments (e.g., 24+ dwelling units per acre)

# 2030 Plan Implementation

The 2030 Plan called for a UDC diagnostic review to implement the following:

- Support density bonuses and transfer of development rights as incentives for desirable development types and forms
- Promote compact, well-connected neighborhoods and commercial areas pertaining to street connectivity, street design, open space, etc.
- Ensure the Community's vision for Highway Corridors, as described in Gateway Overlay Exhibit in the adopted Land Use Element, are reflected
- Develop a Williams Drive Gateway Overlay Zoning District (Austin Ave to Jim Hogg Rd) that supports the vision established for the corridor in the 2017 Williams Drive Study.



# 2030 Plan Implementation

The 2030 Plan called for a UDC diagnostic review to implement the following:

- Ensure compatibility of diverse uses including buffers, setbacks to reduce barriers to higher density development in Community Commercial Centers and support the updated residential future land use categories
- Develop opportunities for transfer of development rights and density bonuses for key areas: Employment Centers, Regional Centers, Gateways, Southeast Georgetown, Williams Drive and Downtown
- Preserve and incentivize the City's historic resources and reuse existing structures through tailored, flexible development standards



# 2030 Plan Implementation

The 2030 Plan called for a UDC diagnostic review to implement the following:

- Establish a Williams Drive special zoning district area that implements proposed mix of uses, density, and building form (setbacks, height, and design)
- Develop an incentive program for enhancing site and buildings in compliance with the goals and policies of the Williams Drive Gateway Small Area
- Update approval criteria for voluntary annexation
- Update approval criteria for special purpose districts (MUD, PID, TIRZ, PUD) to distinguish between types of development and identify specific criteria for meeting diversity and density goals

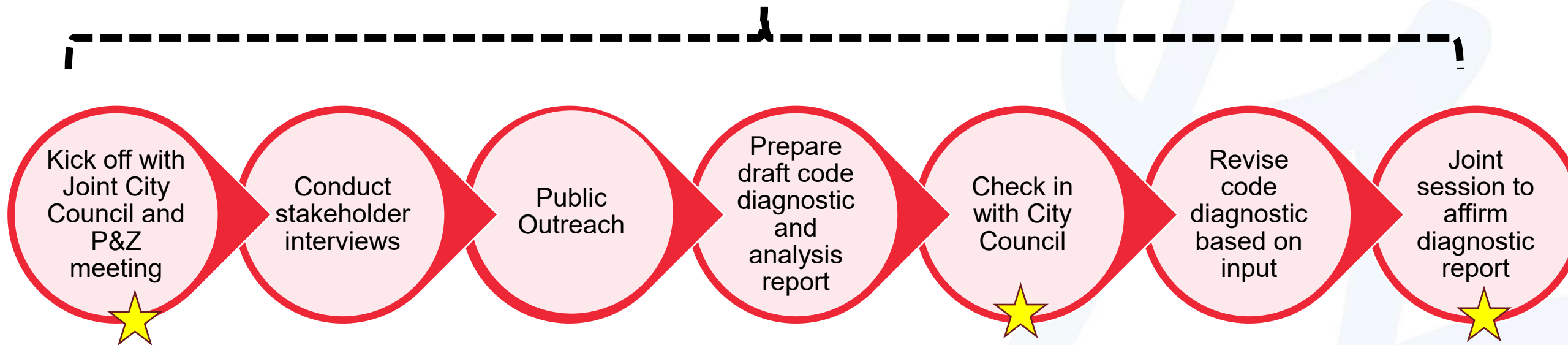
# Process

# Project Phasing

- Phase 1: Project Initiation and Code Diagnostic Report - 6 Months
- Phase 2: Drafting the New Code – 12 Months
- Phase 3: Code Testing and Finalization – 6 Months

# Process for Code Diagnostic

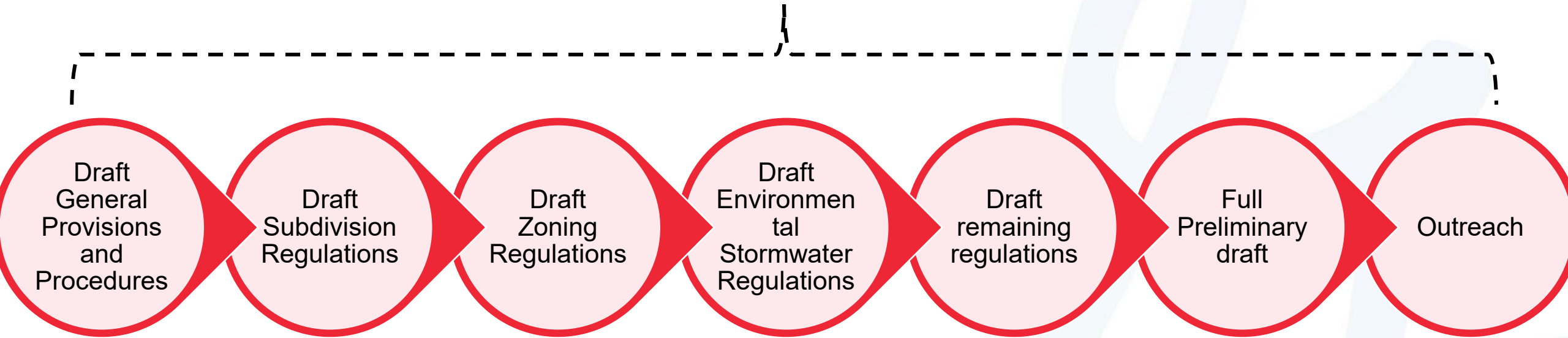
## Phase 1: Project Initiation and Code Diagnostic Report - 6 Months



*\*2 Steering committee Meetings during this phase*

# Process for Editing the UDC

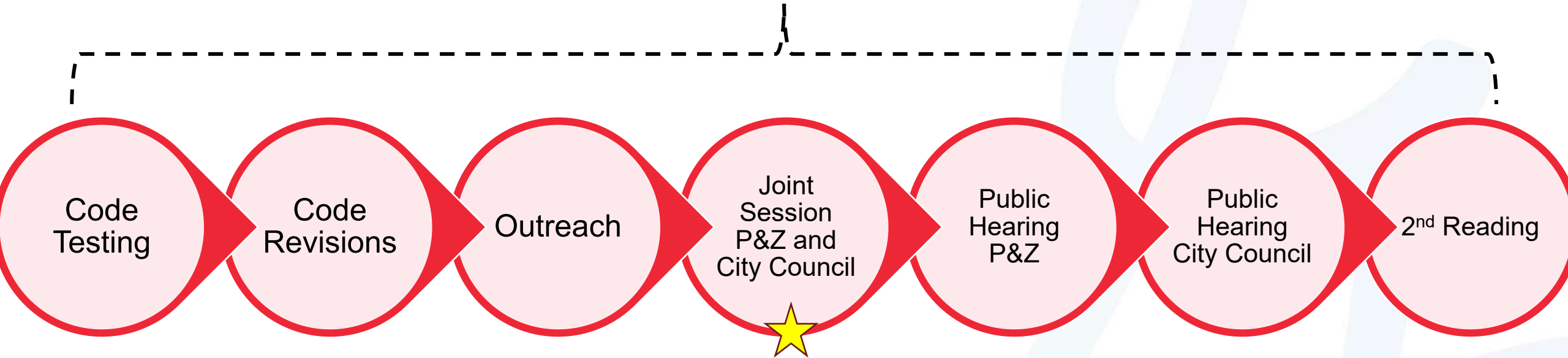
## Phase 2: Drafting the New Code - 12 Months



*\*6 Steering committee Meetings during this phase &  
\*4 Check-in's with City Council on draft regulations and update on work of steering committee*

# Process for Editing the UDC

## Phase 3: Code Testing and Finalization- 6 months



*\*2 Steering committee Meetings during this phase*

*\*Check-in with City Council after Code testing and Outreach*

# Steering Committee



# Proposed composition

- Planning and Zoning Commission (P&Z) 1-2 representative(s)
- Historic and Architectural Review Committee (HARC) representative
- Housing Advisory Board (HAB) representative
- Unified Development Code Advisory Committee (UDCAC)
- City Council ? 1-2 representative(s)
- Development Professional 1-2 representative(s)

*\*1 representative from each group unless noted*

# Feedback from City Council

# Requested Feedback

- Do you support a joint project kickoff meeting with the Planning and Zoning Commission?
- Do you support the identified check-in times with City Council?
- Do you support the composition of the steering committee?