

Unified Development Code Update

Project Kickoff Meeting
April 4, 2023



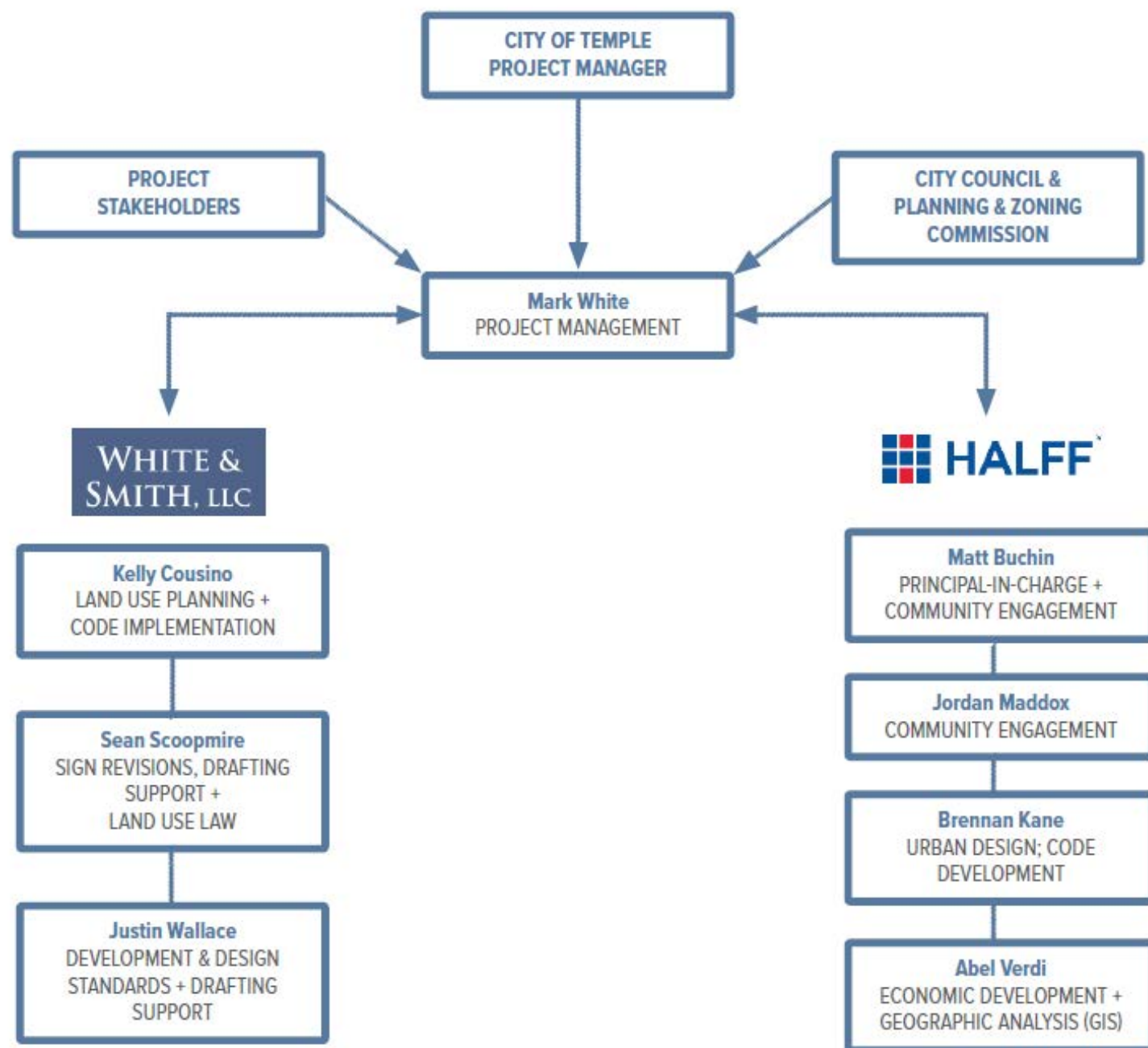
WHITE &
SMITH, LLC
PLANNING AND
LAW GROUP



Today's Meeting Agenda

1. Introduction
2. Project Background
3. Project Goals
4. Project Timeline
5. How to get involved?
6. Next Steps
7. Questions & Open Discussion

Project Organizational Chart



Project Background

Why is the project needed and what is it about?

A woman with long brown hair, wearing a light blue tank top and patterned shorts, stands with her back to the camera, reaching out towards a large public fountain. A young child with red hair in a bun, wearing a light green shirt and dark overalls, stands next to her, also reaching out. The fountain is a large wall of water with multiple jets, creating a misty spray. In the background, a grassy area is visible with several people sitting on the grass, and a band is performing on a stage. The scene is set during sunset, with warm orange and yellow light reflecting off the water.

CITY OF TEMPLE COMPREHENSIVE PLAN 2020



High-Performing
Organization



Smart
Growth



Places and
Spaces



Public
Safety

Goal	Goal 1: Growth and Development: Support desired development through thoughtful consideration of infrastructure, community character, and economic impact.							
Commitment	Commitment 1.1: Growth: Ensure that future development to accommodate community growth is consistent with Temple’s family-friendly character and livability.							
Initiatives	1.1.1	Place an emphasis on community growth strategies to maximize the use of existing City infrastructure in undeveloped or under-developed areas.	Policy				X	Planning, Public Works
	1.1.2	Utilize the Temple Future Development Plan to guide development to ensure positive, planned growth in desired areas throughout the community.	Policy				X	Planning, Public Works
	1.1.3	Work with TIRZ #1 to promote and incentivize mixed-use development within and adjacent to the Temple Medical and Educational (TMED) District to provide a dynamic environment with housing, employment and retail options.	Coordination				X	Planning, Public Works, City Manager, Finance
	1.1.4	Promote development in Temple Strategic Investment Zones through a streamlined assessment and allocation process.	Program	X				Planning, City Manager, Finance, Transform Temple
	1.1.5	Evaluate development and annexation proposals through the initiation of a cost-to-serve model to understand fiscal implications to budget, public safety, infrastructure, staffing/operations, maintenance and debt.	Study	X			X	Fire, Public Works, Police, City Manager, Finance
	1.1.6	Continue to evaluate opportunities for strategic expansion of the City limits in the City’s growth areas by working with landowners in conformance with new state legislative requirements.	Policy	X			X	Planning, Legal

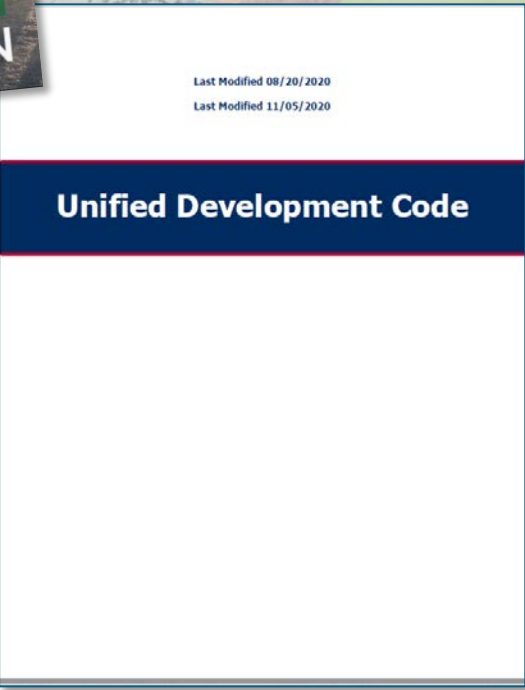
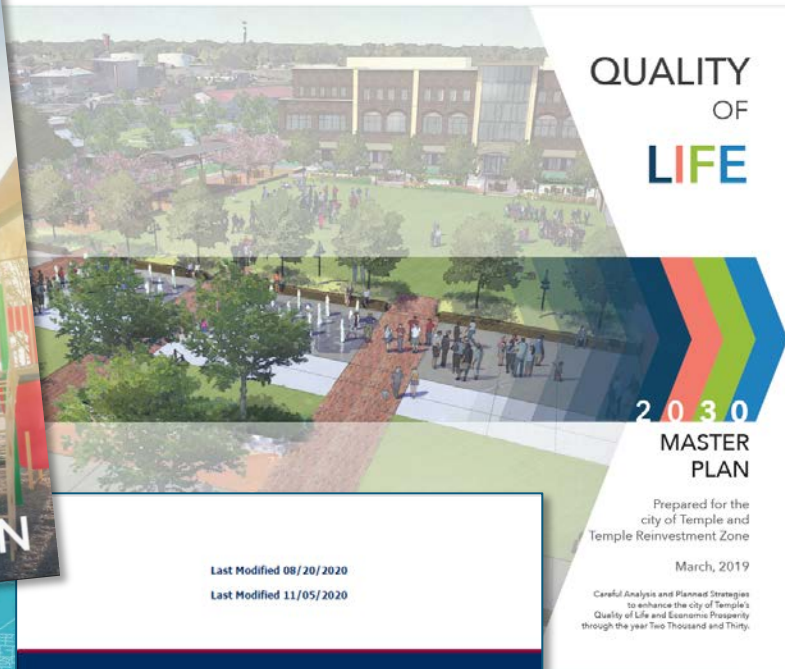
FOCUS AREAS, GOALS, COMMITMENTS, & INITIATIVES

- 1.1.9 Update the Temple UDC to develop predictable and flexible regulations which allow for agricultural preservation and rural character land development.
- 1.1.10 Update the Temple UDC to consider compatibility with the recommendations in the Fort Hood Joint Land Use Study.
- 1.3.1 Undertake a comprehensive assessment of the Temple UDC to evaluate necessary regulatory modifications to implement the proposed character and future development vision set out in this plan.
- 1.3.2 Update the Temple UDC to include new dark sky regulatory provisions in appropriate areas to protect Temple's night sky.
- 1.3.3 Update the Temple UDC to revise the City's sign ordinance to improve the quality and scale of signage throughout the City while allowing for necessary advertisement of businesses and destinations.
- 1.3.4 Update the Temple UDC to improve compatibility between different types and scales of uses to ensure adequate setbacks and buffers (e.g., between different scales of residential housing
- 1.3.5 Update the Temple UDC to create new zoning districts, land uses, and design standards to implement the categories and projected development types in the Future Development Plan.
- 1.3.6 Update the Temple UDC to create zoning standards that allow for greater density/intensity of development in the areas defined as Activity Centers on the Future Development Plan, with appropriate compatibility in surrounding areas.
- 1.3.7 Promote infill/redevelopment growth opportunities in the Urban Residential, Downtown Transition and Downtown character areas through targeted investments and updates to the UDC to allow for context-sensitive urban density and design.
- 1.4.2 Update the Temple UDC to address appropriate fees, land dedication amounts, and details regarding private parks to ensure the preservation of open spaces and natural areas with new residential development to provide greenspace and amenities

UDC-RELATED INITIATIVES

1.5.2	Utilize the Future Development Plan and update the Temple UDC to include new regulatory provisions to protect the City's river/streams and floodplain corridors to provide enhanced access and amenity opportunities.
2.2.2	Update the Temple UDC to ensure conformance with the revised Thoroughfare Plan alignments and character-based cross-sections
2.3.4	Prepare amendments to the Unified Development Code to ensure neighborhood pedestrian connections to nearby collector and arterial streets.
6.1.1	Update the Temple UDC to include new regulatory provisions for downtown streets through design, signage, lighting, parking, speed, etc. to promote Complete Streets and livable, walkable environment.
6.1.9	Evaluate UDC changes to ensure downtown development includes pedestrian-oriented amenities, storefront-oriented building design, and multi-modal transportation options.
6.2.6	Update the Temple UDC to encourage short-term rentals/bed and breakfast opportunities in the urban residential areas around downtown.
7.1.1	Update the Temple UDC to include new regulatory provisions to allow a diversity of housing types (e.g., duplexes, triplexes, townhouses, accessory dwelling units, etc.) to develop true life-cycle and workforce housing opportunities.
7.1.7	Update the Temple UDC to require homeowner/property owner associations for residential developments that will include common areas to ensure long-term property maintenance.
7.1.8	Update the Temple UDC to include new regulatory provisions for accessory dwelling units (ADUs) in new neighborhoods and certain existing neighborhoods where compatible.
7.2.1	Update the Temple UDC to include new regulatory provisions for encouraging and incentivizing the development/redevelopment of infill lots
8.1.1	Undertake a comprehensive update to the Temple UDC to implement the community vision identified within this plan

UDC-RELATED INITIATIVES



RELATED PLANNING INITIATIVES

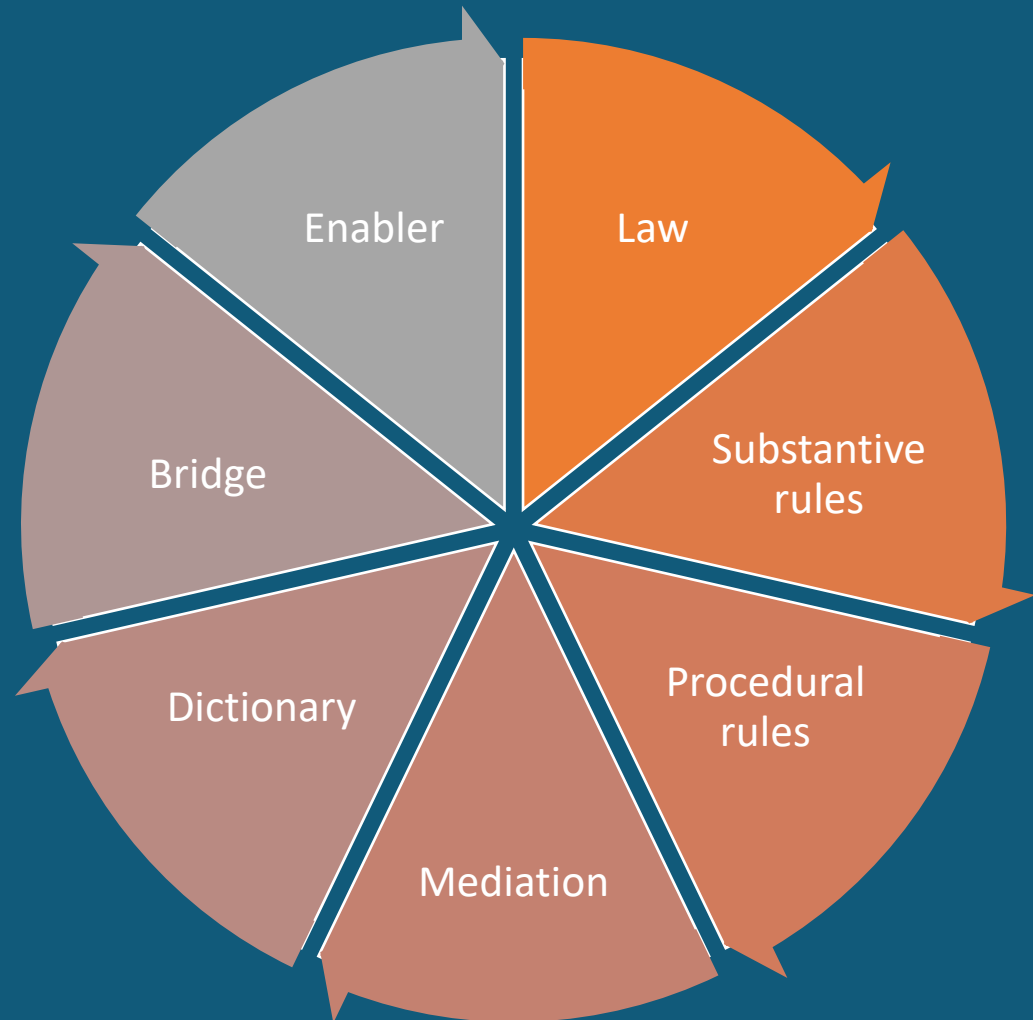
Project Goals

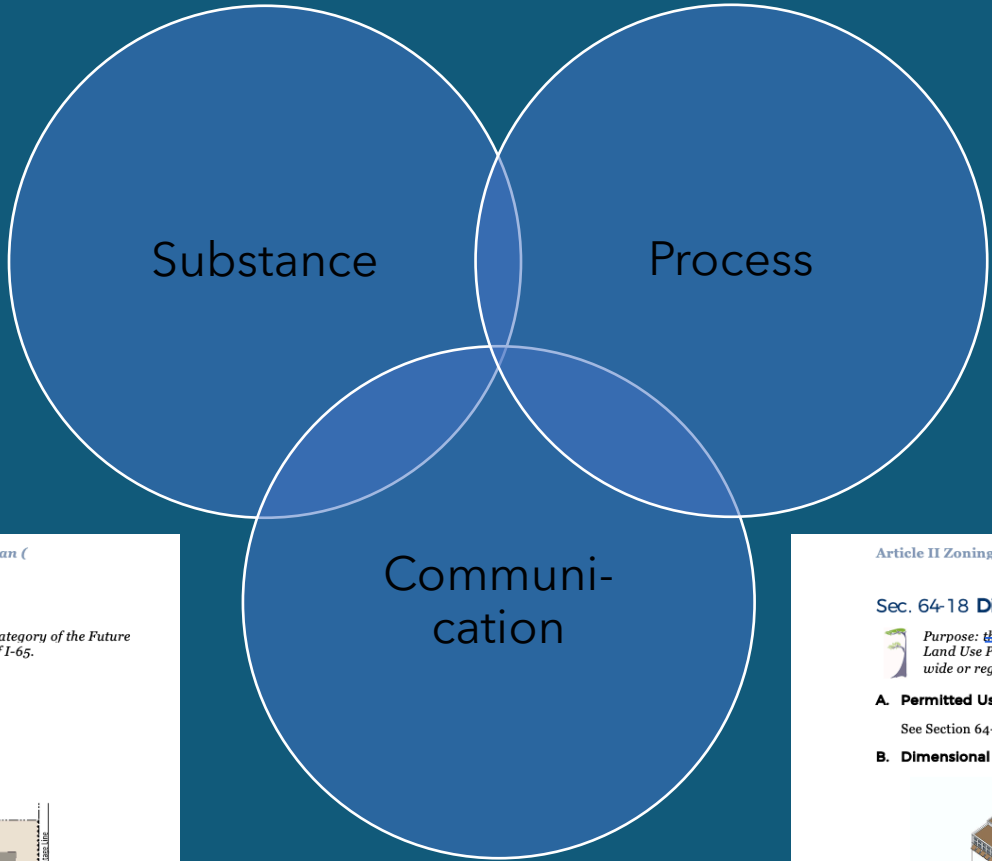
What are we doing?

General Objectives

1. **Streamline** processes & procedures
2. Target **problem areas** of existing UDC
3. Create a **user-friendly** document
4. Make **effective development standards** for corridors & infill
5. Build **flexibility** into development standards
6. Ensure **compliance** w/ State & Federal law changes
7. Implement & **align w/ strategic planning documents:**
2020 Comprehensive Plan & Master Plans


What is a code?





Article II Zoning Districts | Sec. 64-17 Neighborhood Center-Suburban (

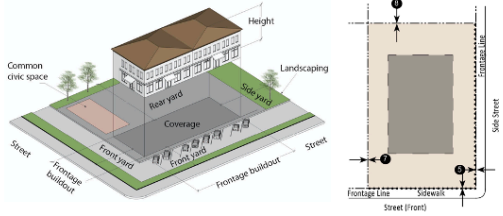
Sec. 64-17 Neighborhood Center-Suburban (NCS)

 Purpose: the NCS districts implement the Neighborhood Center (NC) category of the Future Land Use Plan in suburban contexts. These are typically found west of I-65.

A. Permitted Uses

See Section 64-27 (Use Table).

B. Dimensional Standards




Composite Standards → Site 4, Building C or D		
1	Lot area (min)	n/a
2	Density (max)	10 du/ac
3	Coverage (max)	60%
4	Height (max)	45 feet
5	Front yard (min)	0 feet
6	Frontage Buildout (min)	n/a
7	Side yard (min)	n/a
8	Rear yard (min)	n/a
9	Landscaping percent (min)	15%
10	Common civic space (min)	4%

Notes: "min" = minimum required | "max" = maximum allowed | "DU" = dwelling unit | "ac" = gross acres | "FT" = existing frontage trees are counted toward the Landscaping and Tree Preservation requirements (§ 64-96) and landscape percentage only applies to buildings that are setback at least 5 feet from the sidewalk. Coverage applies only to lots exceeding 4,000 sf. Civic buildings are exempt from build-to and frontage buildout requirements. Common civic space is calculated as a percent of gross lot area and applies only to sites exceeding 5 acres.

Article II Zoning Districts | Sec. 64-18 District Center (DC)

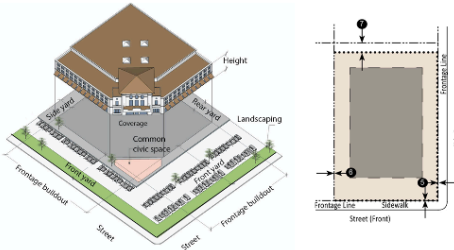
Sec. 64-18 District Center (DC)

 Purpose: the District Center (DC) districts implement the District Center category of the Future Land Use Plan. These are mixed use areas that serve multiple neighborhoods and have City-wide or regional market area.

A. Permitted Uses

See Section 64-27 (Use Table).

B. Dimensional Standards



Composite Standards → Site 4, Building C, D		
1	Lot area (min)	n/a
2	Density (max)	10 du/ac
3	Coverage (max)	70%
4	Height (max)	45 feet
5	Front yard (min)	0 feet
6	Frontage Buildout (min)	n/a
7	Side yard (min)	n/a
8	Rear yard (min)	5 feet
9	Landscaping percent (min)	12%
10	Common civic space (min)	8%

Notes: "min" = minimum required | "max" = maximum allowed | "DU" = dwelling unit | "ac" = gross acres | "FT" = existing frontage trees are counted toward the Landscaping and Tree Preservation requirements (§ 64-96) and landscape percentage only applies to buildings that are setback at least 5 feet from the sidewalk. Coverage applies only to lots exceeding 4,000 sf. Civic buildings are exempt from build-to and frontage buildout requirements. Buildings may retain up to 24' of frontage for vehicular access to the rear of the property, and the required frontage buildout is reduced to accommodate any vehicular access up to 24'. Common civic space is calculated as a percent of gross lot area and applies only to sites exceeding 1 acre and may count toward required landscaping.

ARTICLE 99: DRAFTING RULES

99.1 BASIC STRUCTURE

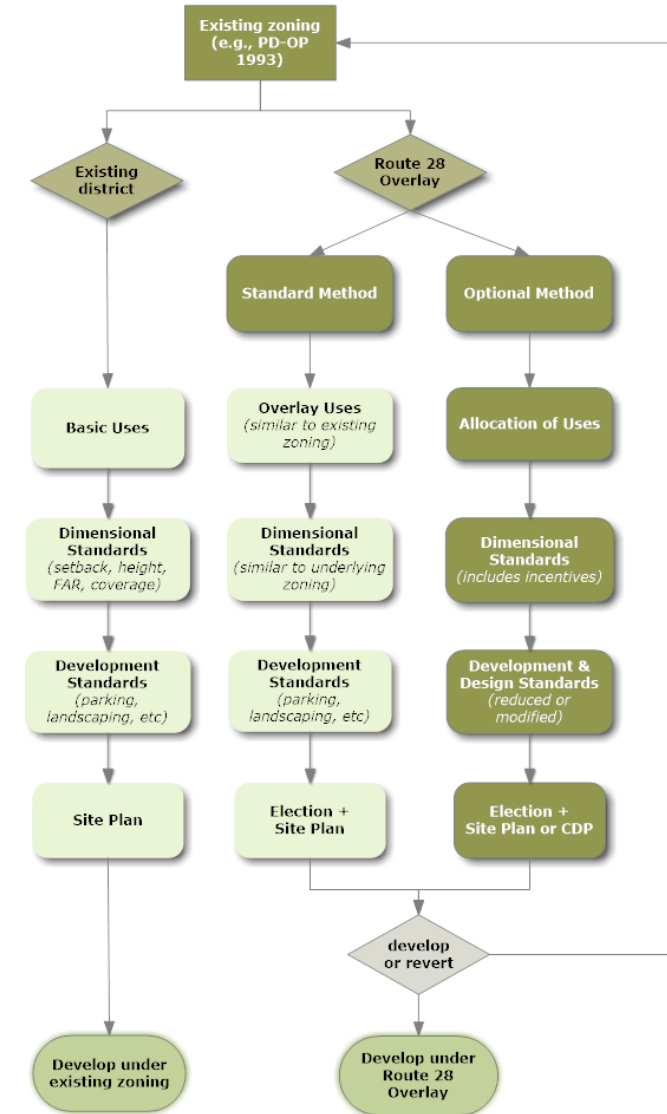
99.1.1 HEADINGS

(a) Hierarchy.

- (1) The provisions of the UDO are organized to include the following hierarchical structure:
 - a. Articles [MS Word Style "Heading 1"];
 - b. Sections [MS Word Style "Heading 2"]; and
 - c. Subsections [MS Word Style "Heading 3"].
- (2) All articles have sections, but not all sections have subsections.
- (3) All articles, sections, and subsections have titles.

(b) Articles.

- (1) Articles are sequentially numbered with an Arabic numeral (e.g., Article 2).
- (2) In a heading, the word "article" is written in all capital letters; in bold font; and is followed by a colon and the subchapter title (e.g., ARTICLE 2: ZONING DISTRICTS).
- (3) In the text, the word "article" is not capitalized unless referenced in the text as "this Article" or "Article 2: Zoning Districts." In these cases, the word "article" is always capitalized.



Project Timeline

When is the project taking place?



18 MONTH PROCESS

How can I get involved?

- Community Stakeholder Meetings
 - Series of Focus Group meetings
- Public Workshops
 - 4 anticipated
- Planning Commission Workshops & Hearings
 - 2 anticipated
- City Council Workshops & Hearings
 - 3 anticipated

Questions & Open Discussion

Tell us your initial thoughts.

General Questions

1. What are Temple's top three regulatory issues related to zoning and subdivision?
2. Which regulations have broad public support and/or are working well?
3. Are there substantive problems or variance requests that come up consistently with the zoning and subdivision codes?
4. What external controls shape the regulations (e.g., public works requirements, water supply, regional growth, state law)?
5. Which areas of the code, if any, are most commonly misunderstood by the general public?

Comprehensive Plan & Planning Documents

1. Is the comprehensive plan a frequent topic of discussion during public review of development projects?
2. In what ways are the City's regulations in sync or out of sync with the comprehensive plan?
3. In what ways are the City's regulations in sync or out of sync with other adopted plans?

Development Standards

1. Are development standards clear and consistent?
 - Examples of development standards include setbacks, parking, and landscaping
2. Which Standards routinely produce substandard applications or bad results?
3. What standards drive up development costs?

Administration & Procedures

1. Are administrative and board decision-making responsibilities clear?
2. Do you receive adequate notification regarding proposed or approved developments?
3. Do any City approval procedures need review or revision?
4. Are there ways of reasonably making development processes more predictable while addressing community concerns as well?
5. Is there sufficient public involvement in code revisions & development approvals?
6. Do the City's applications require sufficient information of the applicant for decision-makers to review proposed projects? Or do they require too much information?



Questions?

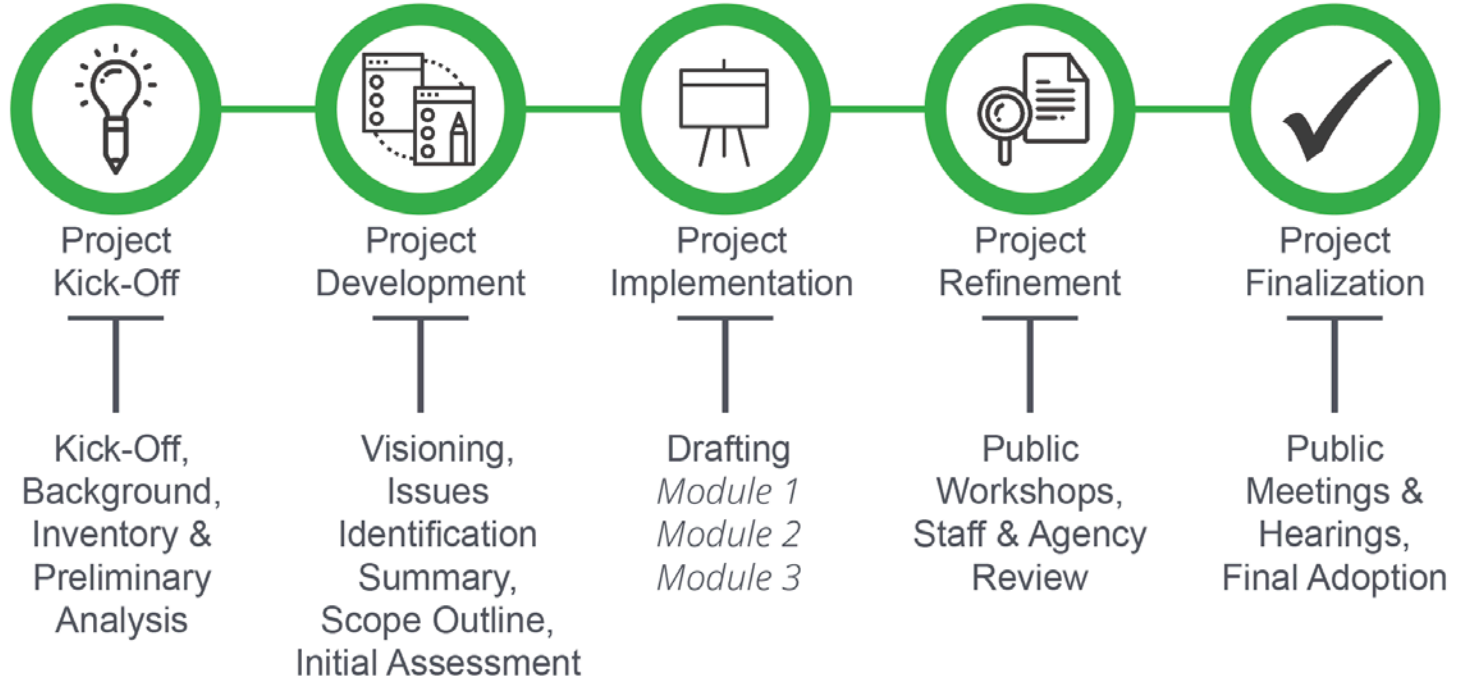
Comments?

Suggestions?

Applause?

Next Steps

5 months



Meetings & Workshops

Stakeholders | Public Workshops | Planning & Zoning Commission | City Council



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