

Kerrville Ordinance Updates

CRC Meeting #14

January 21, 2021





Meeting Overview

- Call to Order
- Meeting Overview
- Status Update - Subdivision Ordinance
 - Review and Discuss Division D
- Next Steps



Subdivision Ordinance Outline Overview

- Division A. General Provisions
- Division B. Platting Process-General Provisions
- Division C. Platting Procedures
- Division D. Subdivision Improvements and Design Standards
- Division E. Form references (necessary?)



Division D. Subdivision Improvements and Design Standards

- Section 21 – Adequate Public Facilities
- Section 22 – Water Improvements
- Section 23 – Wastewater Improvements
- Section 24 – Thoroughfare and Street Improvements



Division D. Subdivision Improvements and Design Standards

- Section 25 – Stormwater Management
- Section 26 – Flood Hazard Standards
- Section 27 – Parks and Open Space Standards; Preservation of Natural Features
- Section 28 – Subdivision Design Standards



Division D. Subdivision Improvements and Design Standards

- Section 29 – Rural Subdivision Standards
 - Or ETJ Subdivision Standards (pending interlocal agreement)
- Section 30 – Homeowners' Associations (HOAs)

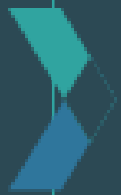


Policy Recommendation Discussion Items

- Traffic Impact Analysis requirements
 - Section 24.19
- Private Streets
- Sidewalks
 - Construction Timing
- Drainage requirements impacting Nimitz Lake and Guadalupe River

Traffic Impact Analysis requirements

Section 24.19



Traffic Impact Analysis (TIA)

TIA is required when:

- On street parking is requested in a commercial area.
- Traffic light is desired
- Access onto an arterial or collector
- Increase in projected traffic counts (to be compared with TxDOT standards)
- If driveways are within _____ feet of an intersection. (To be compared to TxDOT standards)



Private Streets

- 24.17 b. – Should private street subdivision be required to obtain an exemption from Council prior to submission of the preliminary plat?
- Council's exemption approval could be processed after the P&Z's review and approval of the Preliminary Plat



Subdivision Eligibility Requirements

Private streets shall be permitted only within a subdivision satisfying each of the following criteria:

- (1) The subdivision shall have no fewer than twenty (20) residential lots;
- (2) The streets to be restricted to private use are not intended for regional or local through traffic circulation (see subsection 24.17.e below);
- (3) The subdivision is located in an area that is surrounded on at least three sides (i.e., 75% of the perimeter) by natural or manmade barriers (e.g., creeks and flood plains, golf course, linear park, large utility easement or right-of-way, etc.) or by other private street subdivisions; and
- (4) The subdivision is not located adjacent to an existing or approved public street subdivision that can be reasonably connected, even though the street connection would require construction of a bridge or culvert – the two subdivisions shall be connected as public street subdivisions.



Kerrville 2050 - Sidewalks

- “There is a strong focus on improving pedestrian connectivity by filling in sidewalk gaps (missing sections of sidewalk) throughout the city.” (pg. 50)
- “Sidewalks should be extended wherever possible to enhance connectivity in new and existing neighborhoods...” (pg. 138)

Kerrville 2050 - Sidewalks

During public meetings, community members expressed the following interests:

Alternative forms of transportation

Sidewalks are important; More sidewalks in existing neighborhoods, especially around schools

We need walkability in the City; More access for bikes and walkers will improve Downtown

Safe and connected bike lanes

Extend River Trail and a pedestrian/ cycling path across Town Creek to connect western neighborhoods to Downtown

“Sidewalks — Yes”

- Open Houses

“We need walkability in the city; more access for bikes and walkers will improve downtown.”

- Open Houses



Kerrville 2050 - Sidewalks

Community & Neighborhood Character/Placemaking Implementation Items

- C7.1. Develop/Update and implement a plan that includes accommodations for alternative types of travel (sidewalks/trails/bike paths and lanes) to connect gateways, neighborhoods, corridors, the river and other destinations



Kerrville 2050 - Sidewalks

Mobility Implementation Items

- M2.3 Seek to install sidewalk and bike bridges at major crossings
- M2.4 Develop a plan that encourages and accommodates more sidewalks and ramps and addresses different lifestyles in different areas of town
- M2.5 Make Downtown roads more pedestrian-friendly



Kerrville 2050 - Sidewalks

Mobility Implementation Items

- M6.5 Review and update the Sidewalk Master Plan
- M6.6 Review and amend the City's sidewalk ordinance in consideration of Kerrville 2050 guiding principles and consistency with the existing or new sidewalk master plan



Kerrville 2050 - Sidewalks

Mobility Implementation Items

- M6.8 Review new subdivision proposals for connectivity and relationship to the Thoroughfare Plan and new trail/pedestrian/bicycle plans.
 - To improve overall system operation and route options, the City should consider a connectivity policy that ensures new development meets current standards for access and street design, such as requiring connectivity between subdivisions, reducing the number of cul-de-sacs or dead ends, and encouraging the construction of sidewalks. (pg. 161)



Kerrville 2050 - Sidewalks

Parks, Open Space & The River Corridor Implementation Items

- P6.1 Develop/Update and implement a plan that accommodates alternative modes of travel (sidewalks/trails/bike paths and lanes) to connect gateways, neighborhoods, corridors, the river and other destinations
- P6.2 Add bike and pedestrian safe routes for better access to the River Trail
- P6.3 Create a pedestrian/bike connection from Schreiner University to the River Trail (completed)



Sidewalk Goals

- Provide pedestrian friendly connections throughout the City of Kerrville
- Reduce and/or eliminate gaps in sidewalks, present and future
- Provide and improve alternate transportation options
- Uniformity throughout subdivision
- Connect to adjacent neighborhoods
- Improve pedestrian connectivity around schools

Drainage requirements impacting Nimitz Lake and Guadalupe River

Section 25.01



Kerrville 2050 Plan and Drainage

- W4.2 Pursue zoning ordinance amendments to support riparian area protection. Enacting zoning ordinance amendments would help the City enforce storm water measures identified in the storm water quality plan and prevent problems that would need to be addressed otherwise.
- W4.4 Encourage the establishment of a riparian protection zone in the floodplain permitting process to address water quality considerations
- W4.5 Consider adding water quality review to the floodplain permitting process



Kerrville 2050 Plan and Drainage

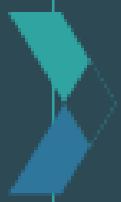
- W7.1 Take a holistic approach to storm water and drainage management based on the level of growth anticipated in the Kerrville 2050 plan. A comprehensive storm water master plan should be developed to assist the City with management of aspects of future development pertaining to flood control and storm water quality.
- W8.1 Establish reasonable guidelines or standards to encourage more green infrastructure
- W8.2 Develop drainage design standards (including “green” design options), on-site retention requirements, and water quality standards. A comprehensive storm water quality plan should be developed, outlining impervious cover requirements and the types of acceptable measures, such as use of vegetated swales, pervious pavements, water quality basins, and others to support stormwater management goals.



Drainage requirements impacting Nimitz Lake

- Amend 25.01 d. to state:

All new subdivisions or modifications to existing subdivisions are encouraged to follow the Guadalupe River overlay district design guidelines, as applicable.



Policy

Land proposed for subdivision or development in the City and in the City's extraterritorial jurisdiction must be served adequately by essential public facilities and services, including water facilities, wastewater facilities, roadway and pedestrian facilities, drainage facilities and park facilities.



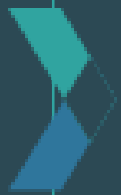
Conformance to Plans and Specs

Proposed public infrastructure improvements serving new subdivisions shall conform to and be properly related to the City's master plans for public facilities and services, and applicable capital improvements plans, and shall meet the service levels specified in such plans.



Facilities Impact Study

Facilities Impact Studies. The City may require that a property owner prepare a comprehensive traffic impact analysis (TIA) study, drainage study and/or other public facilities study(s) in order to assist the City in determining whether a proposed development will be supported with adequate levels of public facilities and services concurrent with the demand for the facilities created by the subdivision. ...



24.09 Intersections

Recommending 75 degrees for the minimum angle for all street intersections.



24.18 Points of Access

24.18 Points of Access. All residential subdivisions shall have at least two (2) points of access from improved public roadways as required per City's Fire Code. The two points of access can be from a single entrance onto a public thoroughfare if the thoroughfare is divided, and if the entry into the subdivision is divided. Otherwise, the two points of access shall be from two different entrances either on a single public thoroughfare or on two public thoroughfares. All single- and two- residential developments shall provide no less than one (1) entrance for every seventy-five (75) lots, or portion thereof, including dead-end stubbed streets that will eventually provide connections into adjacent future developments and thence to an existing arterial or collector street.



International Fire Code

SECTION D107 ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family *dwelling units* where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads.

Exceptions:

1. Where there are more than 30 *dwelling units* on a single public or private fire apparatus access road and all *dwelling units* are equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, 903.3.1.2 or



International Fire Code

D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.



Flood Hazard Standards

- Needs to reference Chapter 54 Floods of the Code of Ordinances
- Amend 26.02 to be part of the preliminary plat application.
- 26.03 and 26.04 to be simplified because this detail is already incorporated into Chapter 54.



Subdivision Design Standards

- 28.02 - Concrete monuments are not necessary. Recommend simply following state rules and regulations for surveying.
- 28.04 a. – May need to define driveway versus driveway approach. Simplify code reference to Chapter 90.
- 28.06 a (3) – delete. Not necessary.



Next Steps

- Combine all Divisions (city staff)
 - Incorporate any remaining comments and amendments
 - Renumber to Code of Ordinance standards
 - Verify all cross references
- CRC Meeting #15 – March/April
 - Final draft of Subdivision Ordinance
- Planning and Zoning Commission review and approval
- City Council review and approval



KERRVILLE

2050 

PRE-APPLICATION CONFERENCE*

STANDARD PROCEDURE - TRACK 1**



ADEQUATE PUBLIC FACILITIES PLAN



PRELIMINARY PLAT



CONSTRUCTION PLANS



FINAL PLAT

ALTERNATIVE PROCEDURE - TRACK 2**



ADEQUATE PUBLIC FACILITIES PLAN &
PRELIMINARY PLAT



CONSTRUCTION PLANS & FINAL PLAT
CONCURRENTLY

APPLICATION AND REVIEW FLOWCHART

PRE-APPLICATION CONFERENCE

STANDARD PROCEDURE - TRACK 1

PROCEDURE APPLIES TO EACH SUBMITTAL/
APPLICATION TYPE

May Elect Alternative
Procedure in Writing

Alternative Procedure - Track 2

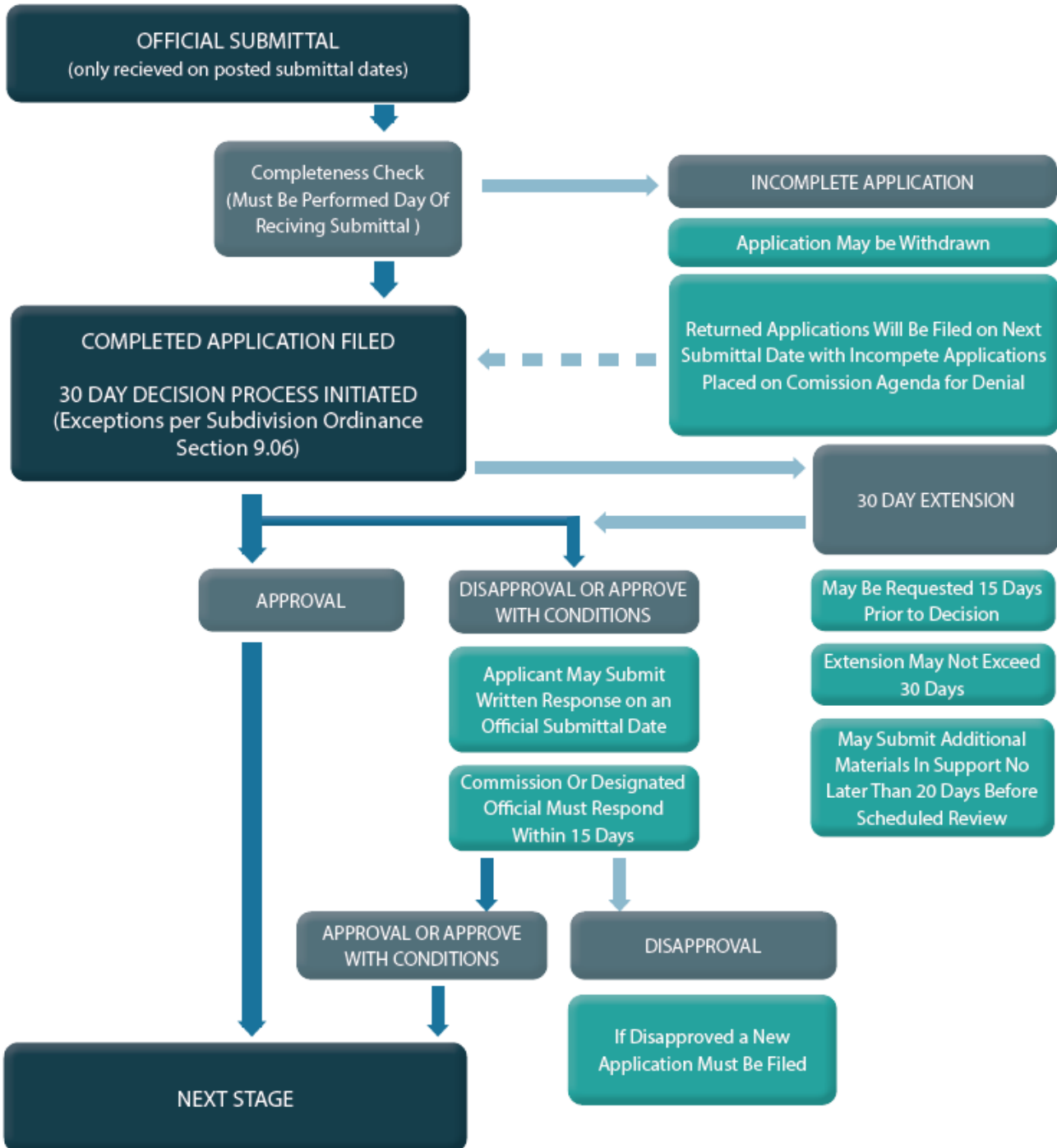
Obtain Required
Authorizations (Per Section
9.01.B of the Subdivision
Ordinance)

- Zoning Approval
- Tx-Dot Permits
- Facility Studies
- Requested Vested Rights Determinations
- Major Waiver Requests

(When applicable per Section
9.01.B of the Kerrville Subdivision
Ordinance)

Meet With Officials to Review
Process and Procedures

REVIEW TIMELINE DOES NOT APPLY TO THE PRE-APPLICATION CONFERENCE



ALTERNATE PROCEDURE - TRACK 2

PRE-APPLICATION CONFERENCE



Completion of Prerequisites
Satisfied During Review

Adequate Facilites Plan And
Preliminary Plan May Run
Concurrently

Final Plat and Construction Plans
May Run Concurrently

May Opt Out Of Filing Date at Next
Official Submittal



OFFICIAL SUBMITTAL
(see Track 1)