

Commissioner and Staff Workshop

**Update of the Hays County
Development Standards**

February 15, 2008

Hays County Courthouse

San Marcos, Texas

County Goals/Objectives

- ▶ Standards to Protect Health & Welfare
- ▶ Guidelines to Ensure Orderly & Adequate Development
- ▶ Financial Responsibility Borne By Those Who Benefit
- ▶ Procedures to Limit Conflict with Municipalities in ETJ
- ▶ Effective & Efficient Review of Applications

Stakeholder Issues

- ▶ New Development - Demonstrate Long-term Water Availability
- ▶ Process Compatible, Streamlined & Predictable With Other Local Govts.
- ▶ Protect the Quality/Quantity of GW & SW
- ▶ New Development – Practice Water Conservation/Wastewater Reuse
- ▶ Develop County-wide Land-Use & Transportation Plan

Stakeholder Issues (Cont'd)

- ▶ Encourage Conservation Development & Open Space Preservation
- ▶ Provide Public Notice
 - General Public
 - Adjacent Landowners
- ▶ Assess Long-term Fiscal Impact
- ▶ Quality Control/Accountability in Process

Starting Point

- ▶ Junkyards/Salvage Yards (06/1988)
- ▶ Subdivision and Development Regulations (06/1997, Am. 06/2003, Am. 05/2007)
- ▶ Sexually Oriented Business (06/1997)
- ▶ On-Site Sewage Facilities (08/1997)
- ▶ Flood Damage Prevention Ordinance (01/1998)
- ▶ Infrastructure Regulations for Manufactured Home Rental Communities (10/1999)

Starting Point (Cont'd)

- ▶ Utility Permits/Licenses for County Right-of-Way (Am. 2003)
- ▶ Rainwater Harvesting (Incentive Only)

Administrative Objectives

- ▶ Unified Development Code
 - Split into Broad Categories
 - Consolidate Similar Administrative & Technical Requirements
 - Chapter, Subchapter, Section Format (Similar to TAC)
- ▶ Clarify Staff Responsibilities/Authority
- ▶ Supplements
 - Applications/Checklists, etc.
 - Guidance (e.g. electronic data, etc.)

Proposed Structure

- ▶ 701 - Development Regulations in General
- ▶ 705 – Subdivision & Platting of Property
- ▶ 711 – Site Development Review and Permitting
- ▶ 715 – Water & Wastewater Availability
- ▶ 721 – Roadway Standards
- ▶ 725 – Storm Water Management Standards
- ▶ 731 – Construction/Maintenance Acceptance for Public Infrastructure

Proposed Structure (Cont'd)

- ▶ 735 – Flood Damage Prevention
- ▶ 741 – On-Site Sewage Facilities
- ▶ 745 – Manufactured Home Rental Comm.
- ▶ 751 – Use of County Properties/Facilities
- ▶ 755 – Land Use/Location Restrictions
- ▶ 761 – Economic Incentives
- ▶ 765 – Conservation Development
- ▶ 771 – Development Agreements

Ch. 701 – General

- ▶ Consolidated General Admin. from Several Programs
- ▶ Additional Detail on Processes
- ▶ Highlights (*New or Significant Revisions)
 - Applicability (Sub. 2)*
 - Delegation of Authority (Sub. 4)*
 - Tax Status & Fees (Sub. 5&6)*
 - Standardized Review Procedures (Sub. 7)
 - Admin. Authorizations/Variations (Sub. 8)*

Ch. 701 – General (Cont'd)

► Highlights

- Public Notice/Participation (Sub. 9&10)*
- Development Auth. & Filings (Sub. 11/12)*
- Conflicts of Interest (Sub. 14)*
- Termination/Modification of Development Authorizations (Sub. 15)*
- Coordination with 911 Addressing (Sub. 16)*

Ch. 705 – Subdivisions

- ▶ Coordinated with Other Chapters
- ▶ Highlights
 - Exemptions/Financial Severance (Sub. 3)*
 - Minimum Lot Size & Park/Open-space Requirements (Sub. 5)*
 - Expiration of Plats (Sub. 9)
 - Public Notice (Sub. 12)*

Ch. 711 – Dev. Rev./Permit.

- ▶ Coordinated with Other Chapters
- ▶ Highlights
 - Site Development Review (Sub. 2)*
 - Combined Development Authorizations (Sub. 3)*
 - Content/Expiration (Sub. 5)*

Ch. 715 – Water/Wastewater

- ▶ Coordinated with Other Chapters
- ▶ Highlights
 - Water/Wastewater Service Plan (Sub. 2)*
 - ▶ Requirements/Contents
 - ▶ Provision for Multiple Service Methods
 - Water Availability (Sub. 5)*
 - ▶ Coordination with GCDs
 - ▶ Individual Wells in PGMA (Western Part)
 - ▶ Rainwater Harvesting
 - Wastewater Availability (Sub. 6)
- ▶ Revisions to TCEQ 30 TAC 230 –
Submission to GCD's (New 01/2008)

Ch. 721 – Roadways

- ▶ Coordinated with Other Chapters
- ▶ Highlights
 - Classifications (Sub. 2)*
 - Standards (Sub. 5)*
 - ▶ ROW Widths & Setbacks
 - ▶ Recommended Speed Limits
 - ▶ Coordination with 911 System
 - ▶ Shared Access Driveways (Policy v. Current Regulations)

Chs. 725 - 735

- ▶ Coordinated with Other Chapters
- ▶ Chapter 725 Highlights
 - “Drainage” to “Storm Water”
 - Public Dedication
 - Water Quality Issues
- ▶ Chapter 731 Highlights
 - Standardized Acceptance Procedures
 - Clarify Financial Assurance
- ▶ Chapter 735 Highlights
 - Permit Classifications

Ch. 741 – OSSF

- ▶ Coordinated with Other Chapters
- ▶ Highlights
 - Jurisdiction/Classification (Sub. 1)*
 - Grandfathering (Sub. 6)*
 - Amendments to TCEQ Regs. (Sub. 8)
 - ▶ Categories of Systems
 - ▶ Change from LUE to DUE
 - ▶ Adjustments to Lot Sizes/Offsets
 - ▶ Addn. Planning Materials
 - ▶ Addn. Requirements for Surface Application
 - ▶ OSSF Maintenance Issues

Chs. 745 - 755

- ▶ Coordinated with Other Chapters
- ▶ Chapter 745 Highlights
 - Public Notice (Sub. 5)*
- ▶ Chapter 751 Highlights
 - Minor/Major Permits
 - County Property Other Than Roadways
- ▶ Chapter 755 Highlights
 - Existing Land Use/Location Restrictions
 - Roadway Offsets
 - Airports/Gated Communities?

Chs. 761 - 771

- ▶ Coordinated with Other Chapters
- ▶ Chapter 761 Highlights
 - Clarification of Incentive Areas
- ▶ Chapter 765 Highlights
 - Requirements for Designation as “Conservation Development”
 - Based/Modeled on Travis County Program
 - TDR's
- ▶ Chapter 771 Highlights
 - Purpose & Intent of Development Agreements
 - Application & Review Procedures
 - Public Notice

Questions



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