

Public Meetings

Update of the Hays County Development Standards

July 2008

Kyle City Council Chambers – July 21st
Wimberley Community Center – July 23rd



Welcome

- ▶ Introductions & Opening Remarks
- ▶ Register
 - Sign-in Sheet (Not Mandatory)
 - Sign-up for Notification List (Not Mandatory)
 - Privacy Policy
- ▶ Facilities Layout & Requirements
- ▶ Please turn off all cell phones, pagers, etc.
- ▶ Our Topic: Updating the Hays County Development Standards
- ▶ Where You Can Get More Information

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Update of the Hays County Development Standards

More Information

- ▶ Hays County Website (www.co.hays.tx.us)
 - Main Page, Left side: "Documents", RPTP/Environmental Health Documents, "Development Regulations – Updated 7/2008"
- ▶ NEI Project Website (www.neionline.com)
 - Main Page: "Hays County Texas, Updating of Development Standards", "Publication Documents for 2008-07-14"
- ▶ County Courthouse and Precinct Offices
- ▶ Hays County Resource Protection and Transportation Planning Department (Civic Center Drive – San Marcos)
- ▶ NEI Austin (600 West 8th Street, Austin, 512.708.9322)

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Update of the Hays County Development Standards

What Are Development Standards?

- ▶ Administrative processes to govern how the County reviews and regulates development
- ▶ Technical requirements so that:
 - Development is protective of health, public safety and the environment
 - Complies with applicable laws and rules
 - Infrastructure constructed for public use meets minimum standards for capacity and suitability
- ▶ Public involvement processes to allow citizens to have input on the County's review and regulation of development

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Update of the Hays County Development Standards

Why Are We Here?

- ▶ Development pressure in Hays County continues to increase
- ▶ The County desires to do a comprehensive review of their development standards and where possible under existing authority to implement certain elements of the Regional Water Quality Protection Plan
- ▶ Hays County needs public input in updating their Development Standards
- ▶ Stakeholders desired involvement in the process
- ▶ You are interested in Development Issues

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Update of the Hays County Development Standards

Who Is Involved?

- ▶ **Commissioners Court**
 - Funding & Implementation
 - Appoint Core Committee to Oversee Project
 - Establish Goals & Objectives
- ▶ **Core Committee**
 - Project Oversight
 - Identification of Stakeholder Groups
- ▶ **Stakeholders/Stakeholder Committee**
 - Identification of issues
 - Consensus on process & outcome through review of Consultant Work Products
- ▶ **Consultant Team**
 - Coordination with Core and Stakeholder Committees
 - Development of Consensus Plan/Recommendations

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Stakeholder Interest Groups

- ▶ Concerned Citizens
- ▶ Cities
- ▶ Governmental Entities
- ▶ Utility Providers
- ▶ Neighborhood Interests
- ▶ Local Environmental/Public Interest Groups
- ▶ Development/Economic Interests
- ▶ Property Owners

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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

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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

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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

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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)

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Starting Point (Cont'd)

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

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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.)

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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
- ▶ 735 – Flood Damage Prevention
- ▶ 741 – On-Site Sewage Facilities

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Proposed Structure (Cont'd)

- ▶ 745 – Manufactured Home Rental Communities
- ▶ 751 – Use of County Properties/Facilities
- ▶ 755 – Land Use and Location Restrictions
- ▶ 761 – Economic Incentives for Development Activities
- ▶ 765 – Conservation Development
- ▶ 771 – Development Agreements
- ▶ 799 – Reference Documents
- ▶ Other Chapters - Reserved

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Update of the Hays County Development Standards

Ch. 701 – General

- ▶ Consolidated General Admin. from Several Programs
- ▶ Additional Detail on Processes
- ▶ Highlights (New or Significant Revisions)
 - Applicability (Sub. 2)
 - New Definitions (Sub. 3)
 - Delegation of Authority (Sub. 4)
 - Tax Status & Fees (Sub. 5&6)
 - Standardized Review Procedures (Sub. 7)

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Ch. 701 – General (Cont'd)

- ▶ Highlights
 - Admin. Authorizations/Variances (Sub. 8)
 - Public Notice/Participation (Sub. 9&10)
 - Development Auth. & Filings (Sub. 11/12)
 - Enforcement & Penalties (Sub. 13)
 - Conflicts of Interest (Sub. 14)
 - Termination/Modification of Development Authorizations (Sub. 15)
 - Coordination with 911 Addressing (Sub. 16)

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Ch. 705 – Subdivisions

- ▶ Coordinated with Other Chapters
- ▶ Highlights
 - Applicability (Sub. 1)
 - Exemptions/Financial Severance (Sub. 3)
 - Minimum Lot Size (Sub. 4)
 - Park/Openspace Requirements (Sub. 5)
 - Expiration of Plats (Sub. 9)
 - Public Notice (Sub. 12)

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Ch. 711 – Dev. Rev./Permit.

- ▶ Coordinated with Other Chapters
- ▶ Highlights
 - Site Development Review (Sub. 2)
 - Types of Dev. Authorizations (Sub. 3)
 - General Application Procedures (Sub. 4)
 - Content/Expiration (Sub. 5)

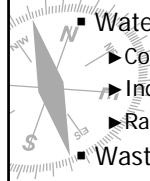


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Ch. 715 – Water/Wastewater

- ▶ Coordinated with Other Chapters
- ▶ Highlights
 - Water/Wastewater Service Plan (Sub. 2)
 - ▶ Requirements/Contents
 - ▶ Provision for Multiple Service Methods
 - Water Availability (Sub. 3)
 - ▶ Coordination with GCDs
 - ▶ Individual Wells in PGMA (Western Part)
 - ▶ Rainwater Harvesting
 - Wastewater Availability (Sub. 4)

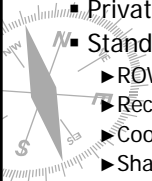


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Ch. 721 – Roadways

- ▶ Coordinated with Other Chapters
- ▶ Highlights
 - Classifications (Sub. 2)
 - ▶ Design Categories
 - ▶ Regulated: Public & Certain Private
 - Private Roadway Standards (Sub. 4)
 - Standards (Sub. 5)
 - ▶ ROW Widths & Setbacks
 - ▶ Recommended Speed Limits
 - ▶ Coordination with 911 System
 - ▶ Shared Access Driveways

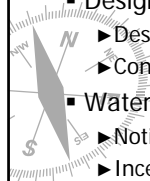


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Ch. 725 – Storm Water Mgmt.

- ▶ Coordinated with Other Chapters
- ▶ Highlights
 - “Drainage” to “Storm Water”
 - Public Facilities (Sub. 2)
 - Design (Sub. 3)
 - ▶ Design Report
 - ▶ Control of Runoff Rate & Volume
 - Water Quality (WQ) Issues (Sub. 4 & 6)
 - ▶ Notice of local & TCEQ WQ Requirements
 - ▶ Incentives for WQ features

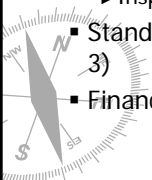


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Update of the Hays County Development Standards

Ch. 731 – Constr. & Accept.

- ▶ Coordinated with Other Chapters
- ▶ Highlights
 - Construction (Sub. 2)
 - ▶ Design & Interim Authorization for Constr.
 - ▶ Inspection & Release
 - Standardized Acceptance Procedures (Sub. 3)
 - Financial Assurance Requirements (Sub. 4)

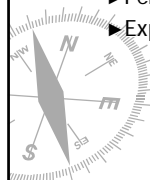


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Ch. 735 – Flood Damage Prev.

- ▶ Coordinated with Other Chapters
- ▶ Highlights
 - Permit Classifications (Sub. 4)
 - ▶ Exemptions
 - ▶ Permit Categories
 - ▶ Expiration

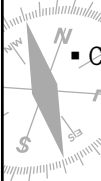


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Ch. 741 – OSSF

- ▶ Coordinated with Other Chapters
- ▶ Highlights
 - Jurisdiction/Classification (Sub. 1)
 - Definitions (Sub. 3)
 - ▶ LUE (350 gpd) to DUE (Dwelling Unit Equivalent – 300 gpd)
 - Classifications (Sub. 6)
 - ▶ Grandfathering
 - ▶ Conventional & Advanced

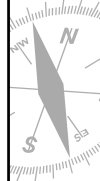


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Ch. 741 – OSSF (Cont'd)

- ▶ Highlights (Cont'd)
 - Amendments to TCEQ Regs. (Sub. 8)
 - ▶ Categories of Systems
 - ▶ Change from LUE to DUE
 - ▶ Adjustments to Lot Sizes/Offsets
 - ▶ Establish Min. Lot Sizes for Prior Platted
 - ▶ Sanitary Easements for Water Wells
 - ▶ Adn. Planning Materials
 - ▶ Adn. Requirements for Surface Application
 - ▶ OSSF Maintenance Issues



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Ch. 745 – Manufactured Home Rental Communities

- ▶ Coordinated with Other Chapters
- ▶ Highlights
 - Jurisdiction/Classification (Sub. 1)
 - Exemptions & Registration (Sub. 2)
 - Grandfathering (Sub. 6)
 - ▶ Written
 - ▶ Posted

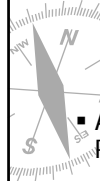


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Ch. 751 – Use of County Fac.

- ▶ Coordinated with Other Chapters
- ▶ Highlights
 - Applicability (Sub. 1)
 - Types of Approvals (Sub. 2)
 - ▶ Registrations (Through Comm. Office - SFR Mailboxes, signs, driveways, etc.)
 - ▶ Minor Permits (Administrative approvals)
 - ▶ Formal Development Authorization
 - Application, Review and Public Notice Procedures (Subs. 4-7)

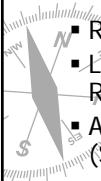


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Ch. 755 – Land Use & Location Restrictions

- ▶ Coordinated with Other Chapters
- ▶ Highlights
 - Applicability (Sub. 1)
 - ▶ Incorporates Existing Land Use/Location Restrictions
 - Regulated Activities (Sub. 3)
 - Location Restriction & Land Use Regulations (Subs. 4-5)
 - Access Control for Gated Communities (Sub. 6)



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Ch. 761 – Economic Incentives

- ▶ Coordinated with Other Chapters
- ▶ Highlights
 - Applicability (Sub. 1)
 - ▶ Identification of Types of Incentives
 - ▶ Qualifying Activities
 - Use of Incentives by County (Sub. 3)
 - Application & Approval Procedures (Sub. 4)
 - Rebate Procedures (Sub. 5)



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Ch. 765 – Conservation Development

- ▶ Coordinated with Other Chapters
- ▶ Highlights
 - Voluntary Designation
 - Based Loosely on Travis County Cons. Dev. Ord.
 - Definitions (Sub. 2)
 - Application Procedures & DA's (Subs. 3&4)
 - Conservation Development Design (Sub. 5)
 - Resource Conservation (Sub. 6)
 - Preferred Development Areas/TDRs (Subs. 7&9)
 - Development Agreements for CD's

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Ch. 771 – Development Agmt.

- ▶ Coordinated with Other Chapters
- ▶ Highlights
 - Voluntary Applicability
 - Application & Approval Procedures (Sub. 2)
 - Contents of DA (Sub. 3)
 - Approval & Modification (Sub. 4)
 - Public Notice

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Ch. 799 – Reference Documents

- ▶ Coordinated with Other Chapters
- ▶ Highlights
 - Applicability (Sub. 1)
 - County Technical & Administrative Documents (Sub. 2)
 - Statutes (Sub. 3)
 - TCEQ Regulations (Sub. 4)
 - Standards & Guidance Documents (Sub. 5)

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What Happens Next?

- ▶ Public Meetings
- ▶ Written Public Comment – Closes August 23rd
 - devregs@co.hays.tx.us
 - Hays County RPTP Department
- ▶ Takings Impact Assessment for Portion of Regs.
 - Preparation on-going
 - Publication On or About August 10, 2008
- ▶ Public Hearing & Consideration – September 10, 2008
- ▶ Effective Upon Adoption

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Informal Question/Answer Session



- ▶ Grant A. Jackson, P.E. Naismith Engineering
- ▶ David B. Fusilier, P.E. Naismith Engineering

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Formal Public Comment

- ▶ Written Comment via e-mail:
 - devregs@co.hays.tx.us
- ▶ Written Comment via USPS or Carrier:
 - Hays County Resource Protection & Transportation Planning Department
 - 1251 Civic Center Loop, San Marcos, Texas 78666
- ▶ Recorded Comment at Commissioners Court Hearing (September 10th)
- ▶ Recorded Comment at Public Meeting

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