

MEMORANDUM

To: Mayor and City Council Members
Douglas Faseler, City Manager

From: Pamela Centeno, Director of Planning and Codes

Through: Rick Cortes, Assistant City Manager

Subject: UDC Amendments for Multi-Family Buffers and Building Height Restrictions

Date: August 29, 2018

At the July Planning and Zoning Commission meeting, staff presented amendments to the UDC to create additional buffer requirements for multi-family properties that are directly adjacent to single-family properties. The Commission voted to recommend the amendments to City Council. Following the meeting, staff determined that it would be ideal timing to reconsider the height restrictions for multi-family properties in conjunction with the buffer amendments to ensure that adequate density is still achievable with the new buffers. Staff also recently met with representatives from the Randolph Air Force Base and would like to propose height restrictions in aircraft approach zones, which is a matter of safety that the Air Force Base is concerned about. Currently, only residential zoning districts have height restrictions.

City staff returned to the Planning & Zoning Commission in August to present amendments for building height restrictions. The amendments to buffers and building heights as regulated in the UDC are recommended by the Planning & Zoning Commission as follows:

- Increase the building height allowance to 60' or 5 stories in MF-2 zones.
- Increase the building height allowance to 96' or 8 stories in MF-3 zones.
- Limit the height of structures to 45' or 3 stories in an FAA aircraft approach zone.
- Require additional buffers when a new multi-family development is directly adjacent to a single-family zoned property. This will include an increased building setback of the standard setback plus 10' for the first story of the structure and 5' for each additional story. This will also require a row of shade canopy trees of minimum four-inch caliper to be planted every 20' between the multi-family development and the single-family zoned property.

Attached please find copies of the Final Reports from the Planning & Zoning Commission and the ordinance for the proposed amendments to the UDC.