

ORDINANCE 2024-O-002

AMENDMENT OF UNIFIED DEVELOPMENT CODE BLOCK LENGTH STANDARDS

AN ORDINANCE AMENDING SELECTED PROVISIONS OF THE UNIFIED DEVELOPMENT CODE RELATING TO BLOCK LENGTH AND RELATED MATTERS; AND PROVIDING FOR IMPLEMENTATION AND SEVERABILITY

WHEREAS, consistent with the City's comprehensive plan, and in the interest of the public welfare, the City wishes to provide for development consistent with its history and character;

WHEREAS, regulating block length development within the City will help preserve the history, character and overall quality of life within the City;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLANCO:

SECTION 1. FINDINGS OF FACT.

That the facts and matters set forth in the preamble of this Ordinance are true and correct.

SECTION 2. AMENDMENT OF UNIFIED DEVELOPMENT CODE (UDC).

The City's UDC is amended as set forth in the attached Exhibit "A" hereto.

SECTION 3. EFFECTIVE DATE; IMPLEMENTATION AND ENFORCEMENT DATE

This ordinance is effective on the date of publication of notice of adoption on the City's website and the local newspaper of general circulation, each of which shall be made not later than ten (10) days after adoption.

SECTION 4. SEVERABILITY & REPEALER

If any provision of this ordinance shall be adjudged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or in part, except the part held or adjudged invalid or unconstitutional. Upon adoption, the provisions of this ordinance repeal any inconsistent existing provisions of other City ordinances.

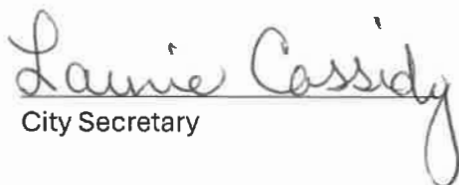
APPROVED AND ADOPTED BY CITY COUNCIL, CITY OF BLANCO, ON THE 12 DAY OF March 2024.

CITY OF BLANCO



Mayor

ATTEST:


Laurie Cassidy
City Secretary



AMENDMENT OF UNIFIED DEVELOPMENT CODE BLOCK LENGTH STANDARDS
EXHIBIT "A"

AMENDMENTS TO CITY OF BLANCO, EXHIBIT 9A, UNIFIED DEVELOPMENT CODE

- Amend 1.13 Definitions to add:

“Street stub” (or “stub street” or “stub road”) means a temporary street ending (i.e., where the street will be extended through adjacent property in the future, as those properties develop); not a permanent street-end or dead-end street.

- Amend Chart 5.1 to delete minimum lot size; amend minimum front yard to ten (10) feet; and amend minimum side yard to ten (10) feet; for R4 and C1 zoned lots.
- Amend Chart 5.1 to amend minimum front yard to fifteen (15) feet for R5 zoned lots.
- Amend 5.6. General Design Standards., to add:

(6) Block boundaries. Blocks in all zoned districts not bounded by improved public street rights-of-way on all four sides may be bounded by one of the following on no more than one side:

- a. Floodplain, floodway or a similar environmental feature;
- b. Publicly or privately dedicated parkland; or
- c. A common property line shared with a neighboring tract of land not part of the development tract, provided all the following conditions are met:
 - i. The block lengths of either side that are perpendicular to the side not being improved with a public street do not exceed 50% of the block length maximum for the applicable frontage type.
 - ii. Stub streets are provided to the neighboring tract for future connection.
 - iii. The neighboring tract is not platted.

(7) No block of any length shall include any private roads unless they are contained entirely within the boundaries of the block.

- Amend 5.7(1) Residential Design Requirements, to:

1. Delete subparagraphs (b) and (c) and add new (b) and (c) as follows:

(b) R1—no maximum block length, provided street stubs shall be constructed for current or future access to adjacent development.;

(c) R2 and R3—total block length shall not exceed six hundred twelve (612) feet.

2. Amend current subparagraph (d) to redesignate it as subparagraph (e), and insert new subparagraph (d) as follows:

(d) R4, R5 & C1, other nonresidential and agricultural—maximum block length shall not exceed two hundred seventy-eight feet (278’); provided, block lengths may exceed two hundred seventy-eight feet (278’), and extend up to double length (two hundred seventy-eight feet (278’) times (x) six hundred twelve feet (612’), or quadruple block length (six hundred twelve feet (612’) times (x) six hundred twelve feet (612’), upon review, recommendation and approval of the City’s planning & zoning commission, and the governing body of the City.