

| Rev. 8/31/23                                                                       |                                    |                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                             |
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| Fair Oaks Ranch Proposed UDC Amendments - Summary of Significant Changes Chapter 4 |                                    |                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                             |
| Topic # 2 - Zoning                                                                 |                                    |                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                             |
|                                                                                    | Sections of the Current UDC (2019) | Proposed Change<br>This list reflects the changes made to the UDC adopted in 2019                                                                                                                                                                                                                                                                                             | Reason                                                                                                                                                                      |
| 1                                                                                  | Section 4.6 (1)                    | Replaced "or an average of 3.75 acres" in Section 4.6 (1) a with "or 1.75 acre"<br>Replaced "or an average of .75 acres" in Section 4.6 (b) a with "or .5 acre"                                                                                                                                                                                                               | Currently, there is no minimum lot size and the existing blended average calculation is complicated and confusing.                                                          |
| 2                                                                                  | Section 4.6 (1)                    | Removed - "Local Connector Streets" from Section 4.6 (1) b Neighborhood Residential District (NR).                                                                                                                                                                                                                                                                            | To address safety issues and prevent homes in new subdivisions from directly accessing collectors.                                                                          |
| 3                                                                                  | Section 4.6 (2)                    | MU District setback along Primary Frontage: added 25' min.- 30' max. setback along IH 10.                                                                                                                                                                                                                                                                                     | P & Z and developer input - added a wider setback for properties along IH-10.                                                                                               |
| 4                                                                                  | Section 4.6 (2)                    | NC District setbacks for Primary Frontage<br>Changed 10' min. setback – 20' max. setback to 50' min. setback along Arterial;<br>Changed 10' min. setback – 20' max. setback to 30' along other streets;<br>No max. setback for both categories                                                                                                                                | P & Z and developer input - increased setbacks for Hill Country aesthetics.                                                                                                 |
| 5                                                                                  | Section 4.6 (2)                    | CF District - Moved relevant sentences from Chapter 6 that described the zoning district.<br>Setbacks for Primary Frontage<br>Changed 20' min. – 50' max. setback to 50' min. along Arterial;<br>Changed 20' min. – 50' max. setback to 30' along other streets;<br>No max. setback for both categories<br><br>Changed min. setback along Secondary Frontage from 20' to 10'. | P & Z and developer input - increased setbacks for Hill Country aesthetics.                                                                                                 |
| 6                                                                                  | Table 4.2                          | Added that the maximum percentage of residential component in mixed use development is 30%.<br>Added certain uses that were missing for commercial districts.                                                                                                                                                                                                                 | Addressed the conflict between Comprehensive Plan and UDC. Additionally the matrix did not reflect the intent and purpose of this zone as written in the UDC.               |
| 7                                                                                  | Table 4.2                          | Commercial Stables/Boarding Use<br>Refer to Exhibit A                                                                                                                                                                                                                                                                                                                         | To protect the residential neighborhoods from the impact of commercial uses since this use is commercial in nature.                                                         |
| 8                                                                                  | Section 4.10 (1)                   | 4.9 (1) in the clean version<br><br>Removed - "...promulgated by the City or by a design UDC. Until such guidelines are adopted, an applicant will develop plans consistent with the comprehensive plan and submit them to the City for approval by the City Manager (or designee), with appeal to the Zoning Board of Adjustment."<br><br>Added sub sections a-c.            | Removed conflicting language. Added locational requirement for drive through facilities to protect residential and added references to applicable regulations in Chapter 6. |
| 9                                                                                  | Section 4.14                       | 4.13 in the clean version<br><br>Rewritten by legal for conformance with recent changes to the state law.                                                                                                                                                                                                                                                                     | Legal input - modified to ensure consistency with the recent changes in the state law.                                                                                      |