

Exhibit A

| P&Z Category: Parking Lots | | | | |
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| ROW # | UDC SECTION | SUMMARY OF 2019 UDC WORDING AND CHANGES (IN RED) | P&Z Commission Summary of Changes | Justification for UDC Changes |
| | | CHAPTER 6 SITE DEVELOPMENT AND BUILDING FORM STANDARDS | | |
| | | Section 6.7 Parking Standards | | |
| 38 | 6.7 (2) f & g | <p><u>f. Additional Criteria:</u></p> <p><u>i. Landscaping within surface parking lots shall meet standards in Section 6.5</u></p> <p><u>ii. The City Manager (or designee) may approve a shared parking plan or alternative parking plan.</u></p> <p><u>iii. On-street parking located along any public street shall not count towards the required off street parking unless improved and built according to approved cross sections.</u></p> <p><u>g. Minimum Bicycle Parking Requirement. For mixed-use/ multifamily/ commercial/ office/ retail uses the number of bicycle spaces provided shall be 5% of all provided automobile spaces with a minimum of two (2) spaces. Bicycle parking shall conform to standards in this section.</u></p> | | <p>Adds requirements for bicycle parking and cross references.</p> <p>Recommended by P&Z to encourage the use of bicycles.</p> |

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| 39 | 6.7 (3) b | <p>b. Setbacks. Any vehicular use area, <u>including parking spaces and circulation area, will be set back from the street right-of-way a minimum of thirty (30) feet if located along a non-arterial street and a minimum of fifty (50) feet if located along an arterial street, unless otherwise permitted by the zoning district requirements in Chapter 4. All effort must be made to minimize disturbance in these setbacks and preserve the natural landscaping.</u> containing six (6) or more parking spaces or two thousand (2,000) or more square feet will be set back from the street right of way a minimum of ten (10) feet if located along a non-arterial street and a minimum of fifteen (15) feet if located along an arterial street.</p> | | <p>Adds landscaping requirements to screen parking lots from streets and adjoining properties. Recommended by P&Z to reflect the intent of the Comprehensive Plan in maintaining the Hill Country character and to be in conformance with other UDC sections.</p> |

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| 40 | 6.7 (4) c iv. | <p>iv. Landscaped Islands. To the maximum extent feasible, landscaped islands with raised curbs or islands designed to induce infiltration of storm runoff will be used to define parking lot entrances, the ends of all parking aisles, the location and pattern of primary internal access drives, and to provide pedestrian refuge areas and walkways. <u>Each landscaped island will measure at least one (1) parking space in size, with no single landscaped area less than fifty (50) square feet.</u></p> | | <p>Adds additional requirements for landscape islands to avoid asphalted parking lots. Boerne (min. 100 square feet), San Antonio (min. 162 square feet), Fredericksburg (min. 50 square feet), Helotes (min. 162 square feet) have minimum standards to ensure room for growth of trees. As per Texas A & M Tree Planting Guide, minimum planting space for a small tree is 60 square feet.</p> |

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| 41 | 6.7 (5) b | <p>b. Any frontage along Ralph Fair Road (FM 3351) with surface parking shall also be screened by a three (3) foot high (minimum) vegetative Street Screen and Landscape Buffer ten (10)-fifty (50') <u>foot</u> (minimum) width required <u>from frontage Right-of-Way</u>. The Street Screen may be planted within the required Landscape Buffer. Refer to <u>section Chapter 76.9 Design Standards</u> of this code for more specifications.</p> | | <p>Increase in landscape screening requirements along Ralph Fair Road. Recommended by P&Z to reflect the intent of the Comprehensive Plan to maintain the Hill Country character and to be in conformance with other UDC sections.</p> |
| 41a | 6.7 (16) | <p>(16) Lighting Light fixtures provided for any off-street parking area adjacent to a residential use or residentially zoned lot will shield the source of light from sight and prevent the spillover of direct light onto the residential use, while still providing security to motorists, pedestrians, and bicyclists. See Section 7.8, Outdoor Lighting, of this Code for lighting standards.</p> | | <p>This amendment removes the section regarding lighting for parking lots. The amendment was removed because section 7.8 already addresses the content of the policy mention in section 6.7(16).</p> |

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| 42 | 6.7 (17) a | <p><u>(17) Golf Cart Parking</u></p> <p><u>a. All Developments may accommodate Golf carts or Low Speed Electric Vehicles (LSEVs) subject to following:</u></p> <p><u>i. A maximum of 30% of the total required parking spaces may be designated for golf cart parking.</u></p> <p><u>ii. Parking dimensions may be reduced consistent with golf cart or Low Speed Vehicles (LSEVs) minimum dimensions as indicated in Figure 6.3.</u></p> | | Adds requirements for golf cart parking. Recommended by the P&Z for traffic safety purposes. |

Exhibit A

| P&Z Category: Building Standards | | | | |
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| ROW # | UDC SECTION | SUMMARY OF 2019 UDC WORDING AND CHANGES (IN RED) | P&Z Commission Summary of Changes | Justification for UDC Changes |
| | | CHAPTER 6 SITE DEVELOPMENT AND BUILDING FORM STANDARDS | | |
| | | Section 6.4 General Standards | | |
| 27 | 6.4 (2) | <p>a. Corner Building Facade : Corner building street facades along intersections of Primary Frontages and Secondary Frontages shall be built to the setback zone for a minimum of 20' from the intersection along each street or the width of the corner lot, whichever is less regardless of the building frontage percentage required along that street. This requirement shall not prohibit incorporation of curved, chamfered building corners or recessed entries, or civic/open spaces at such intersections. In addition, this standard shall apply regardless of the frontage requirement along the intersecting street even if it is a General Street.</p> <p>b. Corner Building Height Allowance: Corner buildings may exceed the maximum building height by 25% along no more than 20% of the building's frontage along each corresponding street facade.</p> | | <p>This section of the UDC was moved to section 6.9 (3) Building Orientation and Entrance. This section better suits the criteria of the UDC.</p> |

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| 28 | 6.4 (109) b | <p>b. Portable Storage Buildings. No portable storage building will be erected in any required setback area. However, a portable storage building on a single-family residential lot that is less than 100 (one-hundred) square feet and does not require a building permit is allowed provided that a minimum unobstructed setback distance of five (5) feet is maintained between the primary residential building and the portable building must be located a minimum distance of three (3) feet <u>ten (10) feet</u> from the property line.</p> | | <p style="text-align: center;">Setbacks were increased to promote the Hill Country character, for better privacy, to provide adequate room for drainage swales along property lines, and to ensure that drainage/utility easements are not obstructed in conformance to Chapter 4.</p> |

Exhibit A

P&Z Category: Building Design

All policy amendments are clerical in nature therefore they are not included in category spreadsheet

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| P&Z Category: Landscaping | | | | | | | | | | | | | | | | | | | | |
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| | | CHAPTER 6 SITE DEVELOPMENT AND BUILDING FORM STANDARDS | | | | | | | | | | | | | | | | | | |
| | | Section 6.5 Landscaping Requirements | | | | | | | | | | | | | | | | | | |
| 30 | 6.5 (4) | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Land Use</th> <th style="text-align: right;">Landscaping Required (% of total lot)</th> </tr> </thead> <tbody> <tr> <td>Rural Residential</td> <td style="text-align: right;">50</td> </tr> <tr> <td>Neighborhood Residential</td> <td style="text-align: right;">25</td> </tr> <tr> <td>Existing Residential</td> <td style="text-align: right;">20</td> </tr> <tr> <td>Mixed Use Village</td> <td style="text-align: right;">25</td> </tr> <tr> <td>Neighborhood Commercial</td> <td style="text-align: right;">20</td> </tr> <tr> <td>Community Facilities</td> <td style="text-align: right;">20</td> </tr> <tr> <td>Logistics</td> <td style="text-align: right;">20</td> </tr> </tbody> </table> | Land Use | Landscaping Required (% of total lot) | Rural Residential | 50 | Neighborhood Residential | 25 | Existing Residential | 20 | Mixed Use Village | 25 | Neighborhood Commercial | 20 | Community Facilities | 20 | Logistics | 20 | | Provides required landscape percentages in all zone. Recommended by the P&Z to mirror the Comprehensive Plan and maintain a Hill Country vision. |
| Land Use | Landscaping Required (% of total lot) | | | | | | | | | | | | | | | | | | | |
| Rural Residential | 50 | | | | | | | | | | | | | | | | | | | |
| Neighborhood Residential | 25 | | | | | | | | | | | | | | | | | | | |
| Existing Residential | 20 | | | | | | | | | | | | | | | | | | | |
| Mixed Use Village | 25 | | | | | | | | | | | | | | | | | | | |
| Neighborhood Commercial | 20 | | | | | | | | | | | | | | | | | | | |
| Community Facilities | 20 | | | | | | | | | | | | | | | | | | | |
| Logistics | 20 | | | | | | | | | | | | | | | | | | | |
| 31 | 6.5 (5) c | <p>c. Transition Landscaping Screening Requirements. <u>A minimum of twenty (20) foot wide landscaped transition area, in addition to the required setback is required between single family residential and non-single family residential uses and zones. The landscaping methods will be in conformance with other applicable sections of this Code.</u> Transition requirements can be applied within the required setback. The landscaping methods will be in conformance with other applicable sections of this Code.</p> | | Adds a 20 ft wide landscape buffer between residential and non residential uses for protection and privacy purposes. Recommended by the P&Z. | | | | | | | | | | | | | | | | |

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| 33 | 6.5 (5) ei | i. Shrubs will not normally be planted closer than six (6) <u>three (3)</u> feet on center. Additionally, shrubs will not normally be planted closer than six (6) feet to planted trees, nor within the drip line of existing, protected trees. Shrubs will be distributed along the entire length of the buffer. | | Reducing the maximum spacing of shrubs ensures density of shrubbery and maintains a Hill Country atmosphere. Boerne and Fredericksburg require shrubs to be planted min. 4' apart. Recommended by the P&Z. |

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| 34 | 6.5 (6) b Parking Lots | <p>b. Parking Lots. Parking lot landscape and tree requirements are based on the amount of parking located on various sides of the building, as follows:</p> <p>i. Front: The landscaped area within the parking lot will be at least ten percent (10%) <u>twenty percent (20%)</u> of that portion of the parking lot and circulation area that is located between the front facade building line and the primary right-of-way property line. The landscaped areas within these parking lots will contain at least one shade tree per twelve (12) parking spaces.</p> <p>ii. Street Side: At least six percent (6%) <u>ten percent (10%)</u> of that portion of the parking lot and circulation area located between the building and a secondary right-of-way property line will be landscaped. The landscaped areas within these parking lots will contain one shade tree per twenty (20) parking spaces.</p> <p>iii. Interior Side (without right-of-way): At least three percent (3%) of the parking lot and circulation area located between the side facade building line and the side property line where there is no right-of-way will be landscaped. The landscaped areas within parking lots will contain one shade tree per thirty (30) parking spaces.</p> <p>iv. Rear: <u>At least three percent (3%) of the parking lot and circulation area located between the side facade building line and the side property line where there is no right-of-way will be landscaped. The landscaped areas within parking lots will contain one shade tree per thirty (30) parking spaces. There is no requirement to landscape the parking and circulation area located between the rear facade building line and the rear property line.</u></p> | | <p>Increases the required landscape percentages for the front, street side, interior side, and rear of the parking lot. Amendment reflects the Comprehensive Plan and maintains a Hill Country character. Recommended by the P&Z.</p> |

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| P&Z Category: Hill Country Aesthetics | | | | |
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| | | CHAPTER 4 ZONING DISTRICTS AND USE REGULATIONS | | |
| | | Section 4.6 Zoning Districts | | |
| 4 | 4.6 (2) | <p>(2) Commercial / Mixed Use / Nonresidential Districts All Commercial / Mixed Use / Nonresidential development shall adhere to development standards found in Chapter 5, Subdivision Standards and Chapter 6, Site Development <u>and Building Form</u> Standards, as well as other applicable standards in this UDC. <u>The diagrams are for illustrative purposes only. In case of a conflict between the text and the diagrams, the text will govern. Development standards in this district will require new buildings to create pedestrian friendly building frontages and generally conform to a Hill Country Design aesthetic (defined under Texas Hill Country Character in Chapter 13).</u></p> | | <p>So to mirror the vision of the Comprehensive Plan, amendment ensures new building frontage meets Hill Country Design Aesthetics. Recommended by the Planning and Zoning Commission.</p> |

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| 9 | 4.6 (2) ci | <p>c. Community Facilities District (CF)</p> <p>1. The Community Facilities (CF) District is intended for locations at which facilities are provided for governmental, religious, educational, health care, public gatherings, and social services. Sites in the CF district is appropriate primarily for direct access to Arterial, Collector streets and Local Connector Streets.</p> <p><u>Development standards in this district will require new buildings to create pedestrian friendly building frontages and generally conform to a Hill Country Design aesthetic. Uses within this Zoning District include primarily Civic and places of worship.</u></p> | | <p>So to mirror the vision of the Comprehensive Plan, amendment ensures new building frontage meets Hill Country Design Aesthetics. Recommended by the Planning and Zoning Commission.</p> |