

Exhibit A

Proposed Remaining UDC Categories to Review

April 11, 2024

Category	CDA/LID
UDC Section(s):	4.6, 8.1, and 8.3
What is the problem: Conservation Development Alternatives (CDA) developments currently require minimum blended average lot size with no specified minimum lot size, which may result in developers incorporating smaller lots in the Conservation Area.	

Category	Setbacks
UDC Section(s):	6.8
What is the problem: Neighborhood Residential, Rural Residential, Neighborhood Commercial, Mixed Use, and Non-residential Districts currently do not have adequate setback requirements that conform to Hill Country Character.	

Category	Screening
UDC Section(s):	6.8 and 4.10 (3) (iii)
What is the problem: Screening is not required to be opaque in nature, which could reduce the privacy of adjacent residential lots.	

Exhibit A

Category	Trees
UDC Section(s):	8.8
<p>What is the problem: To further protect existing healthy trees, enhanced tree preservation, mitigation, and tree plan requirements are needed.</p>	

Category	Conditional Uses
UDC Section(s):	4.15 – 4.16
<p>What is the problem: The UDC currently does not have criteria regarding Park Maintenance Facilities which could lead to facilities such as storage sheds and pump houses being located within close proximity to residential lots. The UDC also does not define Non-Commercial Stables related to size and location. This could lead to substandard animal facilities with several animals based on the lot size and being located within close proximity to residential lots.</p>	

Category	Table 4.2
UDC Section(s):	4.9
<p>What is the problem: Certain land uses are missing from Table 4.2 (Use Table); for example, "Retirement Community", "Non-Commercial Stables", and "Golf Courses."</p>	

Category	Signs
UDC Section(s):	10.2, 10.4, 10.6
<p>What is the problem: A review of sign regulations related to size, type, and location is needed to ensure permitted signs do not create traffic hazards, impairment of motorists' site of vision and distraction, or conflict with the desired appearance of the city. There are several changes from the most recent Texas Legislative Session that were not addressed in the City's Statutory and Administrative Changes ordinance.</p>	