

Exhibit B  
Summary of Proposed UDC Amendments by Chapter

**Chapter 1 – No Changes**

**Chapter 2 – No Changes**

**Chapter 3 Applications and Permits**

- Table 3.1 Summary of Review Authority
  - Clarified applicability of Policy Variance and Plat Waiver permits
  - Removed requirements to review plats within the Extraterritorial Jurisdiction (ETJ) except for Comal County to be in alignment with the existing Interlocal Agreements
- Section 3.6 Statutory legislation (2025) updates included:
  - Posting to the City website when a newspaper publication is required
  - Minimum size of a sign required to post on a project site for a public hearing announcement
- Section 3.8 Plat Waivers
  - Improved the definition of and clarified the meaning of plat waivers
  - Removed conflicting text of plat waivers in the variance application process

**Chapter 4 Zoning District**

- Section 4.6 Zoning Districts
  - Updated the Conservation Development Alternative residential districts by replacing blended average with minimum lot sizes (1.75 acres in Rural Residential and 0.5 acres in Neighborhood Residential)
  - Removed subjective language of “Hill Country Design Aesthetics”
  - Clarified screening as “opaque landscaping” versus solid landscaping
- Section 4.9 Permitted Uses
  - Clarified how to interpret unlisted uses not in the 4.2 Use Table by finding a similar use, and if one is not a similar use, reference “Appendix B: Definitions” to help determine a type of use
  - Table 4.2 Use Table
    - Updated to combine “Table 6.2 Parking Requirements”
    - Added required parking spaces for each use
    - Organized uses by categories: Residential, Commercial, Office, Restaurant/Food, Recreational, Industrial, and Miscellaneous
    - Separated the grouped uses, such as attached single-family/duplexes from multi-unit homes (3-4 units)
  - Added uses such as Senior Living Facility, Golf Course, and Park Maintenance Facility

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- Section 4.10 Conditional Uses
  - Incorporated language for alcohol sales, older adult home care, and funeral homes to state to abide by Texas legislation
  - Clarified the differences between home childcare and commercial childcare, such as the number of children, to align with State standards
  - Added the conditional standards for park maintenance facilities adjacent to residential, and 55+ older community or facility in accordance with the Housing for Older Persons Act (HOPA)

**Chapter 5 Subdivision Design Standards**

- Section 5.4 Lots
  - Added 100' minimum cul-de-sac or knuckle-sac frontage as opposed to a regular frontage of 150' or 200', depending on private well/OSSF/public system
  - Changed the block length from 800' to 1,200' in the Neighborhood Residential zone district

**Chapter 6 Site Development and Building Form Design Standards**

- Section 6.4 General Standards
  - Added “opaque” in applicable sections
- Section 6.7 Parking Standards
  - Relocated Table 6.2 to Use Table 4.2

**Chapter 7 General Standards and Guidelines**

- Removed subjective text of “Hill Country Aesthetics”
- Added “opaque” in applicable sections

**Chapter 8 Environmental Protection**

- Section 8.3 Conservation Development Alternative
  - Removed non-technical standards of blended averages
  - Enhanced specific requirements for maximum gross density and minimum lot size (0.5 acres for Neighborhood Residential Zone, 1.75 acres for Rural Residential Zone)
  - Clarified the total net lot area
  - Clarified the calculation of gross density and number of lots
  - Changed minimum required conservation from 30% to 40%
- Section 8.8 Tree and Habitat Protection
  - Confirmed regulations regarding tree circumference regulations are clear and concise
  - Clarified requirements for tree plans, simplified process, consolidated criteria, and added requirements relative to red oaks

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- Confirmed provisions do not conflict with the City's existing tree ordinance
- Ensure private, individual lots can be redeveloped without tree preservation restrictions

**Chapter 9 Infrastructure and Public Improvements**

- Removed conflicting language regarding peak runoff control and mitigation through detention and/or green infrastructure

**Chapter 10 Signs**

- Section 10.1 Purpose, Applicability, and Effect
  - Removed the regulation for non-listed signs as prohibited signs
  - Added a variance process
- Section 10.2 Calculations
  - Added description on how to calculate a Monument Sign/Free Standing Sign
- Section 10.3 General Requirements
  - Signs in ETJ
    - Changed the conditions for signage within the ETJ along FM-3351 instead of IH-10
    - Changed "Other businesses" with "Businesses and Non-Single Family Residential Properties not located on FM-3351 used for non-single family residential uses..."
    - Changed the applicable signage requirements for Businesses and Non-Single Family Residential Properties not located on FM-3351 to match Neighborhood Commercial
    - Changed "All other locations" to "Single Family Residential."
  - Appeal of Denial of Sign Permit
    - Added an "Appeal of Denial of Sign Permit" to match Chapter 3 of the UDC
    - Removed the repetitiveness of the application rejection notification
  - Sign Permits
    - Clarified signage approval criteria to match the proposed Variance process
    - Removed repetitiveness
    - Reorganized and moved:
      - "Sidewalk Signs" and "Canopies" to "Types of Signs" section 10.4
      - Tables 10.1, 10.2, and 10.3 into one Table 10.1
      - "Temporary Sign Permits", "Signs in the Public Right of Way", "Banners" and "Other Signs Forfeited" to "Temporary Signs" section 10.4
      - "Neighborhood Watch Signage" to "Exempt Signs" to section 10.5
  - Compliance, Materials, and Maintenance
    - Clarified the meaning of "Materials"

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- Reorganized and moved:
  - “Master Signage Plan” to “Types of Signs” section 10.4
  - “Electronic Reader Board Signs (ERBS)” to “Freestanding of Types of Signs” section 10.4
- Removed Common Signage Plan, the associated 25% increase in total sign area, and lots having one sign every 100 feet of frontage if the lot has more than 300 feet of frontage, to avoid confusion with the Master Signage Plan, which allows a 20% increase in total signage and has frontage standards every 600 feet
- ERBS
  - Removed the requirement to display public service announcements 25% of the time every 15 minutes
  - Removed subjective text of approving ERBS permits such as, “appropriate design” and “possible interference with the enjoyment of the use”
- Section 10.4 Types of Signs
  - New section
    - Defined “Monument” and added landscape standards to be planted around the monument
    - Added subsection “Flags”
    - Master Signage Plan to permit one sign for every 600 feet of frontage, unless on the IH-10, then one sign is permitted every 1,000 feet of frontage
  - Building Signs
    - Added text to “abide by the International Building Code (IBC)”
    - Added window sign regulations not to exceed 25% of the window surface area
    - Added subsection “Street Address”
  - Temporary
    - Added clarification of the type of signage, location, removal process, number of signs, and other maintenance standards
  - Others
    - Added “Subdivision Signs” section with standards of size area, location, and number
    - Added “Kiosk Signs” section with standards of location, maintenance, and construction (staff does not concur with “ladder” as the only type of kiosk)
- Section 10.5 Exempt Signs
  - Clarified signage such as “Vehicular Signs” and “Scholastic Signage”
  - Changed and moved sections referencing garage sales, construction sites, special events, model homes, and trespassing signage to Table 10.1
  - Added and moved subdivision sign standards to 10.4 (4)
  - Moved Political and Campaign sign standards to Sec. 10.6 Political Signs

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- Removed repetitiveness of the water tower and storage device standards
- Added Building Marker/Historic Sign definition
- Section 10.6 Prohibited Signs
  - Refined and added signage
  - Removed subjective language in accordance with state regulations
- Section 10.7 Nonconforming Signs
  - Changed compliance standards
- Section 10.8 Abandoned and Dilapidated Signs and Supporting Structures
  - Compliance
    - Changed the time limit of 30 days to 15 days to bring a sign into compliance
    - Simplified and removed repetitiveness
- Section 10.9 Political Signs
  - Limited 3 political signs per candidate and/or measure, and clarified the removal process at poll sites
- Section 10.10 Sign Matrix
  - Incorporates Tables 10.2 and 10.3 into Table 10.1

**Chapter 11 – No Changes**

**Chapter 12 - No Changes**

**Chapter 13 Definitions**

- Added “Opaque Landscaping” to be defined as an “established vegetation that cannot be seen through or is not transparent throughout the year”
- Clarified “Street Screen” with the addition of opaque landscaping
- Removed subjective language stating “conform to a Hill Country Design aesthetic” in Mixed Use Village definition