Exhibit A

Summary of Proposed UDC Amendments by Category

Category	**Screening**
UDC Section(s):	4.6, 4.10,6.4 (1), 7.5 (9), 7.7, 11.1 (1)(d), 11.1 (2)(b),11.2 and 13.2

What is the problem: Screening is not consistently required to be opaque in nature throughout the UDC, which could reduce the privacy of adjacent residential lots.

Council Direction: Provide a recommendation ensuring screening consistency, solid or opaque.

Proposed UDC Amendments:

- Enhanced all landscape screening to "opaque landscape screening" throughout the UDC. Some of the examples of changes were to replace "living screening," "evergreen plants," and "dense shrubs and vegetation."
- Added language after "suitable screening devices," to direct the reader to Section 7.7 Design Standards "Screening Standards."
- Definition was added to Section 13.2 to define "Opaque Landscape."

Category	**Conservation Development Alternative**
UDC Section(s):	Table 8.1, 8.3 (2)(d), 8.3 (5)(a-b)

What is the problem: As written, a minimum blended average of lot sizes with no specified minimum lot size may result in developers incorporating smaller and non-uniform lots in a Conservation Development area. The criteria in determining the density calculation needs to be further defined.

Council Direction: Recommend a minimum lot size instead of blended averages.

Proposed UDC Amendments:

- Updated Table 8.1 to remove any non-technical standards of blended averages and show specific requirements for maximum gross density and minimum lot size. The maximum gross density for Neighborhood Residential and Rural Residential zones is 1.1 and 0.3 dwelling units per acre. The minimum lot size for Neighborhood Residential and Rural Residential is 0.5 and 1.75 acres.
- Clarified the total net lot area meaning which is to exclude streets, ROW, and common areas.
- Refined how to calculate gross density and number of lots.
- Updated the minimum required conservation area from 30 percent to 40 percent.

Exhibit A

Summary of Proposed UDC Amendments by Category

Category	**Subdivision Design – Street Frontage**
UDC Section(s):	5.4

What is the problem: Lots served by private well and/or private septic are required to have a minimum street frontage of 150 feet or 200 feet. Clarification is needed regarding minimum street frontage along cul-de-sacs due to limited street frontage.

Council Direction: Provide a recommendation for street cul-de-sac street frontage.

Proposed UDC Amendments:
The minimum street frontage was reduced to 100 feet for lots on a cul-de-sac or knuckle-sac, which will allow four lots on a standard cul-de-sac.

Category	**Subdivision Design – Block Length**
UDC Section(s):	5.5 (Table 5.2)

What is the problem: The maximum block length for Neighborhood Residential Zone Districts is 800 feet. This creates a need for additional street infrastructure which does not match the character of the Neighborhood Residential zone (minimum lot size of one acre). Assuming each lot has 150 feet of street frontage, an intersection or knuckle-sac would be required for every 10 houses (5 houses on each side of the street) to meet the maximum block length requirement.

Council Direction: This is a new proposed amendment by staff that was not previously presented to the City Council.

Proposed UDC Amendments:
Enhanced the maximum block length to 1,200-foot maximum block length which is a 50% increase from the current requirement and falls within the typical range. Assuming each lot has 150 feet of street frontage, this would result in 16 houses (8 houses on each side of the street) per block.

Exhibit A

Summary of Proposed UDC Amendments by Category

Category	**Site Development Applications - Plat Waiver**
UDC Section(s):	Table 3.1, Section 3.8(7), 3.9(9), and 4.6(1)

What is the problem: Plat waivers and variances are used interchangeably. In one section it specifically states that a plat waiver is NOT a variance but states a plat waiver should be considered using the variance criteria. Ideally, definitions, processes, and criteria are needed to provide a clear distinction between the two.

A. Plat waivers are waivers of the standards required for plat approval. For example, deviation from standard plat notes and signature lines, minimum lot dimensions, lot street frontage, block length, easement width, etc. may be considered as a plat waiver.

B. Variances are formal approval to depart from the strict application of a UDC provision. For example, zoning-related variances may include landscaping requirements, parking, setbacks, etc. which are specific to each zoning district. In another example, policy-related variances may include tree mitigation requirements, drainage criteria, etc.

Council Direction: Provide a recommendation on definitions, processes, and criteria for approval of each. Ensure they are clear and distinct.

Proposed UDC Amendments:
Defined plat waiver and variance, included a list of plat components or features which may be subject to a plat waiver, and clarified the processes and criteria for both.

Category	**Table 4.2 Uses**
UDC Section(s):	4.9

What is the problem: Certain land uses are missing in the Use Table - Retirement Community and Golf Courses. Large groups of uses can be separated to provide better regulations of permitted uses - Single-family Residential Attached/Townhomes/Patio Home/Duplex/Multi Unit Home. Majority of the uses do not identify off-street parking requirements.

Council Direction: Review staff's recommendation on inclusion of land uses. Recommend which large grouping uses can be separated. Recommend off-street parking requirements for each use.

Proposed UDC Amendments:

- Incorporated golf courses and senior age living facilities for persons 55 years or older, per the Housing for Older Persons Act.
- Separated single-family attached/duplexes/patio homes/townhomes, and multi-unit residential.
- Condensed and enhanced parking standards into one table with the respected land use.
- Incorporated the Texas statute from the Religious Land Use and Institutionalized Persons Act (RLUIPA) to permit religious institutions in all zones.

Exhibit A

Summary of Proposed UDC Amendments by Category

Category	**Conditional Uses**
UDC Section(s):	4.10

What is the problem: No allowance or criteria provided for Recreational Maintenance Facilities which could lead to storage sheds and pump houses being located within proximity to residential lots.

Council Direction: Provide a recommendation on the criteria for Recreational Maintenance Facilities.

Proposed UDC Amendments:
Included Recreational Maintenance Facility as a conditionally permitted land use to ensure protection of adjacent residential uses by reviewing the design of storage, setbacks, height limits, screening, and mitigating noise control.

Category	**Trees**
UDC Section(s):	8.8

What is the problem: As written, tree preservation requirements apply to *re-developments of any residential property.* For example, a home being rebuilt as substantial reconstruction resulting in an increase of the footprint would need to comply with tree preservation requirements. This conflicts with the current City Council guidance provided at the February 2023 and October 2024 workshops.

Council direction: Provide a recommendation on current tree mitigation requirements relative to circumference and number of trees without creating new regulations and confirm provisions align with the City's existing tree ordinance.

Proposed UDC Amendments:
Ensured regulations regarding tree circumference regulations are clear and concise by clarifying requirements for tree plans, simplifying the process to alleviate confusion, consolidating tree and heritage plans criteria, and adding requirements preventing the re-planting of red oaks for mitigation requirements. Confirmed provisions do not conflict with the City's existing tree ordinance.

Exhibit A

Summary of Proposed UDC Amendments by Category

Category	**Signs**
UDC Section(s):	Chapter 10

What is the problem: Previous statutory UDC amendments did not incorporate new statutes from the Texas legislative sessions relative to signs. There is no allowance for a variance. Enhanced regulations on size, type and location to ensure signs do not create traffic hazards, impairment of motorists, sight of vision and distraction, or conflict with the desired appearance of the City is warranted.

Council direction: Review applicable statutes and amend accordingly. Provide a recommendation of the size, type and location of signs which ensures the safety of pedestrians and vehicle drivers, while maintaining the desirable appearance of the City. Provide an allowance for a variance.

Proposed UDC Amendments:

- Reorganized, condensed, and simplified sections.
- Updated and clarified names of the chapter titles and subtitles.
- Incorporated statutory updates.
- Clarified permitted sign size, number, location, and how to calculate such signs.
- Added a variance process.
- Conducted a thorough review of prohibited and temporary signs.
- Confirmed types of prohibited signs are defined.
- Combined Tables 10.2 and 10.3 into Table 10.1.
- Replaced subjective language with standards.

Category	**Drainage and Erosion Control Standards**
UDC Section(s):	9.7 (1) (d)

What is the problem: This sub-section conflicts with other requirements in this section regarding stormwater release rates and does not align with Section 9.7(4) requiring the utilization of the San Antonio Stormwater Design Criteria Manual.

Council Direction: This is a new proposed amendment by staff that was not previously presented to the City Council.

Proposed UDC Amendments:

Maintains consistency throughout the UDC by removing conflicting language regarding peak runoff control and mitigation through detention and/or green infrastructure.