

Exhibit A

1 All of the following text which is underlined denotes addition of new text. All text which is
2 ~~stricken~~ denotes removal of existing text. All other text is existing, unchanged text. Any existing
3 text which has been omitted shall be considered unchanged. All text which is both *{between*
4 *braces and italicized}*, is for document organization and reference only and is not intended to
5 be adopted.

6
7 The City of Woodcreek Code of Ordinances is hereby amended as follows:

8
9 *{Amend Section 151.07 as follows:}*

10 **§ 151.07 PROCEDURES FOR OBTAINING BUILDING PERMITS.**

11 Building permit applications, plans, required information and fee may be submitted to the
12 City Secretary or mailed to the City of Woodcreek, 41 Champions Circle, Woodcreek, Texas
13 78676 or by calling (512)847-9390.

14 (A) The following items are required for residential construction:

- 15 (1) Completed building permit application form;
- 16 (2) Floor plan drawn to scale showing square footage of living area;
- 17 (3) Foundation plans;
- 18 (4) Site plan drawn to scale showing overall lot dimensions, location of building,
19 accessory buildings and driveway, driveway dimensions and distances from the
20 front, rear and side lot lines to building and structures. Site plan needs to show
21 drainage, erosion control and utilities. Site plan also needs to show contours at
22 two-foot intervals and compliance with Ch. 153 of this Code of Ordinances;
- 23 (5) Front, side and rear elevations drawn to scale indicating exterior-finish materials;
- 24 (6) Complete set of specifications for building including exterior building materials
25 and paved parking and driveway areas. ~~Exterior walls of all structures shall have~~
26 ~~a minimum of 55 percent stone, brick or stucco, exclusive of openings. Products~~
27 ~~of Hardiplank, Hardiboard or Hardipanel are not to be used to meet masonry~~
28 ~~requirements.~~ A four-inch conduit is required under driveways at street for utility
29 lines;
- 30 (7) The number of the septic system permit issued by the County Health
31 Department if a septic system is to be used;
- 32 (8) A utility company letter of commitment to supply water and/or sewer services;
33 and
- 34 (9) Application fee in accordance with the Master Rate Schedule as adopted by
35 resolution of the City of Woodcreek made payable to the City.

Exhibit A

- 37 (B) The following items are required for commercial construction:
- 38 (1) Completed building permit application form;
- 39 (2) Floor plan drawn to scale indicating square footage and commercial use(s) of all
40 areas within building;
- 41 (3) Foundation plan;
- 42 (4) Site plan drawn to scale indicating overall lot dimensions, location of building,
43 accessory buildings, structure and driveway, driveway dimensions and hard
44 surface parking and unloading areas, and distances from the front, rear and side
45 lot lines to building and structures. Site plan needs to show drainage, erosion
46 control and utilities. Site plan also needs to show contours at two-foot intervals
47 and compliance with Ch. 153 of this Code of Ordinances;
- 48 (5) Front, side and rear elevations drawn to scale and showing exterior building
49 materials and indicating height of building. ~~Exterior walls of all structures shall~~
50 ~~have a minimum of 55 percent stone, brick or stucco, exclusive of openings.~~
51 ~~Products of Hardiplank, Hardiboard or Hardipanel are not to be used to meet~~
52 ~~masonry requirements.~~ A four-inch conduit is required under driveways at street
53 for utility lines;
- 54 (6) Complete set of specifications for building and paved parking areas. ~~Exterior~~
55 ~~walls of all structures shall have a minimum of 55 percent stone, brick or stucco,~~
56 ~~exclusive of openings.~~ A four-inch conduit is required under driveways at street
57 for utility lines;
- 58 (7) Where buffer strips are required, a plot plan drawn to scale indicating location of
59 plants, trees, shrubs or fence. Description of plantings and fence shall be
60 included;
- 61 (8) Specifications for commercial signs showing material, size and location on
62 building;
- 63 (9) A copy of a septic system permit issued by the County Health Department if a
64 septic system is to be used;
- 65 (10) A utility company letter of commitment to supply water and/or sewer services;
66 and
- 67 (11) A fee in accordance with the Master Rate Schedule as adopted by resolution of
68 the City of Woodcreek made payable to the City.
- 69

{Amend Section 156.063 as follows:}

§ 156.063 CHART 2: RESIDENTIAL ZONING REQUIREMENTS.

	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	TH/C	DU-1	4PLX	MF	RR	PUD	MH-1
% masonry required	55	55	55	55	55	55	55	55	55	see § 156.064 for MF-1, MF-2 requirements	55		55
Garage required	2-Car	2-Car	2-Car	No	1-Car	2-Car	2-Car	1-Car	1-Car1		2-Car	-	1-Car
Off-street parking required	3	3	3	3	3	3	3				3		
Maximum dwelling units per lot	1	1	1	1	1	1	1	2	4		1	-	1
Maximum dwelling height	30'	30'	30'	30'	30'	30'	30'	30'	30'		30'	-	30'
Maximum impervious cover	30 ²	30 ²	30 ²	30 ²	30 ²	30 ²	30 ²	30 ²	30 ²		30 ²	-	30 ²
Minimum setbacks													
Front	25'	25'	10'	20'	20'	25'	25'	25'	25'		25'		25'
Interior side	7-1/2'	7-1/2'	0'	0'	7-1/2'	5'	7-1/2'	7-1/2'	7-1/2'		7-1/2'	-	7-1/2'
Rear	25'	25'	15'	15'	15'	25'	25'	25'	25'		25'		15'
Street side	10'	10'	5'	5'	10'	10'	15'	15'	15'		10'	-	10'
Minimum square footage													
One-story	1,500	1,000	1,000	900	1,000	1,000	1,000 ¹	1,000 ¹	800 ¹		1,500	-	1,000
Second-story	500	500	200				200 ¹	200 ¹	800 ¹		500	-	NA

{Amend Section 156.064 as follows:}

§ 156.064 CHART 3: MULTI-FAMILY REQUIREMENTS, MF-1 AND M-2 ZONES.

% masonry required	55%
Front yard (on primary access street)	25' or the height of the closest building on the property, whichever is greater
Maximum density	
MF-1	14 units per acre
MF-2	16 units per acre
Maximum height	2 stories or 30', whichever is less
Maximum impermeable coverage	55%
Minimum floor area per unit	
1 BR	500 sq. ft.
2BR	850 sq. ft.
3 BR	1,000 sq. ft.
Parking spaces required/units	
1 BR	1.5
2 BR	2.5
Rear yard (abutting single-family residential property)	25' or the height of the closest building on the property, whichever is greater
Rear yard (not abutting single-family residential property)	25' or ½ the height of the closest building on the property, whichever is greater
Side yard (abutting single-family residential property)	15' or the height of the closest building on the property, whichever is greater
Side yard (abutting street)	15' or the height of the closest building on the property, whichever is greater
Side yard (not abutting single-family residential property)	7.5' or ½ the height of the closest building on the property, whichever is greater

{Amend Section 156.102 as follows:}

§ 156.102 NON-CONFORMING USES.

A non-conforming use may be continued as long as it remains otherwise lawful, subject to the following provisions.

- (A) No existing structure devoted to a non-conforming use shall be enlarged, extended, constructed or reconstructed.
- (B) The use of the structure shall only be changed to a use permitted in the district in which it is located.
- (C) A non-conforming use that has been discontinued may be resumed only if there has been no other use of the premises or structure since the non-conforming use was discontinued, and such use was not discontinued for a period of six months or more.

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- (D) Any non-conforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this chapter, but no such use shall be extended to any land outside such building.
- (E) Removal or destruction of a structure containing a non-conforming use shall eliminate the nonconforming use status. Destruction for the purpose of this division (E) is defined as damage equal to more than 50 percent of the replacement cost of the structure or the physical structure.
- (F) A certificate of non-compliance shall be required for each non-conforming use of any land or buildings created by adoption of this chapter. Application for such certificate of noncompliance for a non-conforming use shall be filed with the City by the owner of the building or land with such non-conforming use within one year of the effective date of this chapter. It shall be the duty of the City to issue a certificate of non-compliance for a non-conforming use and the refusal of the City to issue a certificate of non-compliance for such non-conforming use shall be evidence that said non-conforming use was either illegal or did not lawfully exist as of the effective date of this chapter.
- (1) If lawful non-conforming use exists on the effective date of passage of this chapter, the following structures will have their use amortized, with the non-conforming use being eliminated over 15 years from the date of passage of this chapter:
- (a) Fences erected and existing in compliance with the City's regulations and ordinances prior to the effective date of this chapter and composed of materials not allowed upon the passage of this chapter or which do not meet the City's current setback requirements;
- ~~(b) Accessory buildings which do not meet the masonry requirements; (cb) —Wood roofs;~~
- ~~(db)~~ Above-ground pools; and
- (2) The City Council shall have the power to bring about the discontinuance of non-conforming uses after notices and hearing. The termination date of any non-conforming use shall be set so as to provide the owner with a reasonable opportunity to recoup or recover the owner's investment in the non-conforming use.
- (3) Notwithstanding the foregoing, the non-conforming use of a building, ~~roof,~~ above-ground pool, structure, accessory building, fence or driveway (collectively or individually hereafter, the "non-conforming asset") that was lawfully constructed and erected prior to 2000, shall not terminate or expire until such time as the non-conforming asset is reconstructed or replaced. For the purpose of this section, a non-conforming asset shall be deemed to be reconstructed or replaced if 50 percent or more of such non-conforming asset is reconstructed or
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replaced, or if modifications or repairs are made to such non-conforming asset within any 12 calendar months that is equal to one half or more of the value of the non-conforming asset prior to the modification or repair.