

SECTOR PLAN NO. 1A

REQUESTED ALTERNATE DEVELOPMENT STANDARD APPLICABLE TO PLAT AND SUBSEQUENT RELATED APPLICATIONS IN SECTOR PLAN 1A

PART I GENERAL CODES: SECTION 31 LANDSCAPE & LIGHTING CODE

		MINIMUM DEVELOPMENT STANDARD	ALTERNATE DEVELOPMENT STANARD
31.3.5 Fences			
Maximum height of a Fence or Wall	1.1	Front yard, side yard or rear yard abutting a park, accessway, green ribbon or other street: 36 in. where less than 50 percent transparency or 54 in. where 50 percent or greater transparency. Side yard or rear yard not abutting a park, accessway, green ribbon or other street: 8 ft.	Front yard side-yard-or-rear-yard abutting a park, accessway, green ribbon or other street: 36 in. maximum height where less than 50 percent transparency or 54 in. maximum height where 50 percent or greater transparency. Side yard or rear yard abutting a park, accessway, green ribbon or other street: 36 in. maximum height where less than 50 percent transparency or 72 in. maximum height where 50 percent or greater transparency. Side yard or rear yard not abutting a park, accessway, green ribbon or other street: 8 ft.

GUIDING PRINCIPLE OBJECTIVES 3.2 VI, IX; 4.2
III; 5.2 II.

- *Create a convenient and safe network of streets, bikeways and walkways.*
- *Create a community character and landscape that reflects the vernacular of the Texas Hill Country.*
- *Create a system of public and private landscapes that reflect the natural themes and images of the Texas Hill Country.*
- *Create an environment where residents enjoy the benefits of a balanced community with a distinct sense of place and identity, community cohesiveness and enviable lifestyle.*

RESPONSE:

The intent of this development standard is to create aesthetically pleasing, safe and functional environments for people to live, work, visit and invest and contribute to the legibility and character of the project. Given that the requirement of 50 percent or greater transparency is not being changed, the aesthetic and objective of the standard remains intact. This height will continue the height from adjacent fencing along the home's backyard and create a consistent vertical of fencing. The change in maximum height has no material affect on the homeowner or the park and its patrons.