

13.3 Comparison Table variances/enhancements to City Ordinances/Code

LDC Modifications				
PDD Section	CoSM Section	Subject	Existing Regulation	PDD Modification
4.1	TDM Table 1-1	Residential Street	Minimum ROW 53'	Residential Street ROW is 52', unless at School or Central Park site where 56' to accommodate two sides of parking and wider sidewalks
4.1	TDM Table 1-1	Residential Street	Paved width: 33'	Paved width is 30', unless at School or Central Park site where 32' to accommodate parking on two sides
4.1	TDM Table 1-1	Commercial Collector	Tangent length between reverse curves: 110'-150'	Tangent length between reverse curves: 100'-150'
4.5	LDC 7.4.1.4 (g)	Intersections	No street shall intersect at an angle less than 85 degrees	The desirable angle of a street intersection is 90 degrees. However, street intersection angles are allowed to vary between 80 and 100 degrees with Engineering Director approval.
5.1	LDC 4.2	Zoning Districts		See Table 5.1 Added three types of additional residential uses
5.1	LDC 4.2	Zoning Districts		Increase allowed impervious cover from 60%-75% to 80%
4.6	LDC 6.1.1.4	Street Trees	On single family and lots, 2 Large Shade Trees planted on-site, per lot.	On single-family lots 40 feet in width or less located on an Enhanced Residential Street, one street tree may count towards the two shade trees per lot

				required by Section 6.1.1.4(d)(1).
11.2	LDC 6.3.3.3 (5)	Major Entry Monumentation	260 SF max. sign area along I-35. Max 42.5' tall.	260 SF max. sign area (each side) along I-35. Max. 35' tall.
11.3	LDC 6.3.3.3 (5)	Minor Entry Monumentation	120 SF max. sign area along all other roadways. Max 25' tall.	96 SF max. sign area along all other roadways. Max 16' tall.
11.6	LDC 6.3.3.3 (5)	Neighborhood Signage	80 SF max sign area for ground/monument signs.	40 SF max sign area (each side) for ground/monument signs
12.3		Temporary Sales Office		Temporary Residential Sales buildings and/or offices for construction purposes may be permitted by the Building Official
12.4 12.5	LDC Art.2-Ch.4-64	Construction Field Office	None	Temporary buildings and storage areas for construction purposes may be permitted by the Building Official
13.5	LDC 4.3	Use Regulations		See Table 13.4

LDC Enhancements

PDD Section	CoSM Section	Subject	Existing Regulation	PDD Enhancement
3.1	LDC	Parks & Open Space	None	Approximately 58 Acres or 69% of 84.2 total acres of open space will be maintained in perpetuity by the Trace HOA.
N/A	N/A	N/A	N/A	Dedication of 3 acres for the development of a fires station.
3.2	LDC 7.6.1.2	Parkland Dedication	5 acres per 1,000 residents = 22.4 acres	Trace contains 30.3 acres of parkland for dedication
3.3.1	LDC 7.1.1.1	Public Central Park	None	A public central park with 7 acres public and 2 acres private for an amenity center will be centrally located in the community
3.3.1	LDC 6.1.1.4	Required Landscape Area Standards	None	Public Central Park: On-Site trees shall be provided at a rate of one (1) tree per 30 lineal feet of street frontage and shall be clustered and located in a way that provides programing for active spaces; minimum two (2) inch caliper. A minimum of 50% of required trees must be shade trees.
3.3.1	LDC 6.1.1.4	Required Landscape Area Standards	None	Homeowner Amenity Center: On-site trees shall be provided at a rate of one (1) tree per 1000 square feet of undeveloped area; minimum of 2 inch caliper. A minimum

				50% of required trees must be shade trees.
3.3.2	LDC 7.1.1.1	Pocket Parks	None	5 family friendly pocket parks will be centrally located within different sections of the community; privately maintained by the HOA and having view fencing with gates for direct access to pocket parks by adjacent homeowners.
3.3.2	LDC 7.1.1.1	Pocket Parks	None	On-site trees shall be provided at a rate of one (1) tree per 1000 square feet of park area; minimum of 2 inch caliper. A minimum of 50% of required trees must be shade trees.
3.3.2	LDC 7.6.1.3	Public Park Access	Parks shall be open to public view	Parks will have a least 2 sides visible from a public street including the pocket parks
3.3.3	LDC 7.1.1.1	Trails Environmental Buffer	None	2-3 miles of trails 6-12 feet in width, permanently maintained by HOA.
3.3.3	LDC 7.1.1.1	Trails Environmental Buffer	None	Trees shall be provided at a rate of 1 tree per 50 linear feet of trail, except where located with environmental buffer areas and within electrical easements.
3.4	LDC 7.1.1.1	Elementary School	None	12 acres set aside for use by the San Marcos Consolidated Independent School District

4.1	TDM Table 1-1	Residential Street	Landscaping: both sides 6'	Landscaping; both sides 7'
4.1	TDM Table 1-1	Residential Street	4' Sidewalk both sides '	At Park & School – Sidewalk 5' both sides
4.1	TDM Table 1-1	Residential Collector	Landscaping: both sides 5.5'	Landscaping: both sides 7 to 12'
4.1	TDM Table 1-1	Residential Collector	Sidewalks: 5'	Sidewalks and Bike Path combined for a 12' path on both sides
4.1	TDM Table 1-1	Residential Collector	Bike Path: None	
4.1	TDM Table 1-1	Residential Collector	Sidewalks: 5'	Sidewalks: 6' both sides
4.1	TDM Table 1-1	Residential Collector	Bike Path: None	Meandering 12' combination path is provided in the linear park area.
4.1	TDM Table 1-1	Residential Collector	Median: 4'	Median: 16' (50' along a portion of Street Section CC to accommodate sewer easement)
4.1	TDM Table 1-1	Commercial Collector	Median: 4'	Median: 20' with bio-swale and turn lanes
4.1	TDM Table 1-1	Commercial Collector	Sidewalks: 5'	Concrete Sidewalk: 5' one side; 10' trail one side
4.1	TDM 1.6.7	Commercial Collector	Blocks lengths may be up to 2,000' in length	Block lengths shall be a maximum of 1,650'; 1,400
4.2	LDC 7.4.1.4	Cul-De-Sacs	None	Landscape areas shall be provided within the circular area of the cul-de-sac to include at least 1 street tree.
4.2	LDC 7.4.1.4	Cul-De-Sacs	None	Cul-de-sacs shall include pedestrian access from the end of the cul-de-sac to the next adjoining street
4.3	LDC 7.4.2.2	Alleys	No use requirement	Alley loaded product shall be required along the entire length of Street Sections AA and CC

4.3	LDC 7.4.2.2	Alleys	No use requirement	Alleys shall be required adjacent to all lots 40' wide and smaller.
4.4	LDC 7.4.1.4 (j)	Max. Block Length	Block length shall not exceed 1,200'	Block length shall not exceed 1,100' in residential areas
4.6	LDC 6.1.1.4 (b)(2)	Street Trees	1 per 50 LF of street frontage	1 per 30 LF of street frontage along Street Sections AA, BB, CC, DD, EE
4.6	LDC 6.1.1.4 (b)(2)	Street Trees	1 per 50 LF of street frontage	1 per 50 LF of street frontage along all Enhanced Residential Sections
4.6	LDC 6.1.1.4 (b)(2)	Street Trees	None	Secondary tier of Ornamental trees shall be planted 1 per every 5 street trees on road sections AA, BB, CC, DD, EE.
4.6	LDC 6.1.1.4	Median Trees	None	Street trees shall be provided within the median of Street Sections AA, BB, DD, and EE at one (1) ornamental tree per 30 lineal feet of street frontage; minimum of 2" caliper.
4.6	LDC 6.1.1.4	Median Trees	None	Street trees shall be provided within the median of Street Sections CC at two (2) trees per 30 lineal feet of street frontage; minimum of 2" caliper. A minimum of 50% of required street trees may be ornamental.
4.6	LDC 6.1.1.4	Street Trees	None	Street trees located along Enhanced Residential Streets shall be installed at the time of construction of improvements and shall be warranted by the builder for a

				minimum period of 2 years.
4.7	LDC 5.1.1.3 (d)	Runoff Attenuation	LID practices may be used	The medians of Residential Collector roads shall contain ribbon curbs, and vegetative bio-swales
5.2	LDC 4.2.1.5	SF-6, Single Family District	None	All lots 40' wide and less, shall not have front loaded garages and shall be alley loaded.
6	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring a mix of one and two story units.
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring spacing between one and two story single family units
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring spacing between repeating colors on buildings.
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring a variety of colors on buildings.
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring massing and roof form change on all facades fronting and siding to a public street.
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring minimum provision of architectural details on all facades fronting, siding, or backing to a public street.
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring variation in roof design.

6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring variation in ridgeline and eave height.
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring variation in roof color.
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring minimum standards for the design of front porches.
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring minimum standards for combinations of building materials on facades.
6.1	LDC 4.2.1.5	SF-6, Single Family District	None	Enhanced Architectural Standards requiring standards for front loaded garages doors
6.2	LDC 4.4.3.2 (2)	Building Design – Materials (Multi-Family)	None	Enhanced Architectural Standards requiring variation in building materials.
6.3	LDC 4.4.2.2	Exterior Design of Buildings (non-residential)	None	Enhanced Architectural Standards regarding design of buildings on corner lots.
6.3	LDC 4.4.2.2	Exterior Design of Buildings (non-residential)	None	Enhanced Architectural Standards requiring additional horizontal articulations along facades visible from public view.
6.3	LDC 4.4.2.2	Exterior Design of Buildings (non-residential)	None	Enhanced Architectural Standards requiring additional vertical articulations along facades visible from public view.

6.3	LDC 4.4.2.2	Exterior Design of Buildings (non-residential)	None	Enhanced Architectural Standards requiring additional ground-level articulations along facades visible from public view.
6.3	LDC 4.4.2.2	Exterior Design of Buildings (non-residential)	None	Enhanced Architectural Standards requiring minimum architectural design standards for entry elements on facades.
6.3	LDC 4.4.2.2	Exterior Design of Buildings (non-residential)	None	Enhanced Architectural Standards requiring additional standards for building materials.
7.1	LDC 6.2.2.1	Parking Design & Construction Standards	None	Enhanced site design standards regarding the provision of curbed landscape islands within on-site parking areas.
7.2	LDC 6.2.2.1	Parking Design & Construction Standards	None	Enhanced site design standards requiring mutual access between all parking areas.
7.2	LDC 6.2.2.1	Parking Design & Construction Standards	None	Enhanced site design standards regarding access for lots with less than 250 feet of frontage.
7.1	LDC 6.2.2.1	Parking Design & Construction Standards	None	Pedestrian walkways will be spaced 500' in commercial and office parking lots. They shall be wide enough for an 8' path and supplemental landscape with the possibility to add bio-swales.
8.4	LDC 6.1.2.3	Screening Along Arterial Roadways	Masonry or alternate	Fences along prominent public views to be full masonry or a combination of

				masonry and durable opaque fence
8.5	LDC 6.1.3.2	Residential Fences	Fences may be constructed of wood, decorative metal, chain link, or other traditional material	Fences along non-prominent public views to be stained capped full wood or concrete type
8.5	LDC 6.1.3.2	Residential Fences	Fences may be constructed of wood, decorative metal, chain link, or other traditional material	Residential lots that back to open space to use decorative metal view fence
9.1	LDC 6.1.1.4	Landscaping within parking areas.	No parking space shall be located more than 60 feet from a portion of the required landscaping.	Enhanced landscape standards requiring a minimum of one parking lot tree per 10 parking spaces.
9.2.1	LDC 6.1.1.5 (c)(8)	Xeriscaping	Developers and home builders are encouraged to use xeriscape plant materials	The project shall adhere to the Sensible Landscaping for Central Texas water conservation practices adopted by the Home Builders Association of Greater Austin
9.2.1	LDC 6.1.1.5 (c)(10)	Irrigation control	None	The irrigation system will be weather adaptive with solar, rain, or soil moisture sensors and weather synchronized irrigation controllers