

**Planned Development
District Amendment
PDD-15-01(B)**

**5818 S Old Bastrop Hwy
Trace Planned
Development District**



Summary

Request:	An amendment to the Trace Planned Development District, to, among other things, update provisions concerning document illustrations, the zoning concept plan, public space, circulation and connectivity, site design, architectural design, signage, and appendixes.		
Applicant:	Caren Williams Murch Highpointe Communities 5818 S. Old Bastrop Hwy. San Marcos, TX 78666	Property Owner:	Highpointe Trace, LLC 530 Technology, Suite 100 Irvine, CA 92618

Notification

Application:	February 7, 2020	Neighborhood Meeting:	N/A
Published:	January 23, 2022	# of Participants	N/A
Posted:	January 21, 2022	Personal:	January 21, 2022
Response:	1. John & Terry Carillo (Board of Directors-San Pedro Cemetery)		

Property Description

Legal Description:	An approximate 417.63-acre tract, more or less, out of the William H. Van Horn Survey, Abstract No. 464, Hays County, Texas, generally located east of I-35 and south of Posey Road		
Location:	IH-35 / Posey Road / South Old Bastrop Hwy		
Acreage:	417.63 acres	PDD/DA/Other:	Ord. #2015-42
Existing Zoning:	Base Zoning: General Commercial (GC), Community Commercial (CC), Multifamily-24 (MF-24), Public (P), Single-Family-6 (SF-6), Neighborhood Commercial (NC) Overlay: PDD	Proposed Zoning:	Same
Existing Use:	Single-Family, Commercial, Parks, Multifamily	Proposed Use:	Same
Existing Occupancy:	Restrictions Do Apply	Occupancy:	Restrictions Do Apply
Preferred Scenario:	Low Intensity, Medium Intensity, Employment Area	Proposed Designation:	Same
CONA Neighborhood:	N/A	Sector:	5
Utility Capacity:	Available / Extension Required at Developer's Expense	Floodplain:	No
Historic Designation:	N/A	My Historic SMTX	No

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Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	Agricultural Ranch (AR), General Commercial (GC), Future Development (FD), Heavy Industrial (HI)	Vacant, Industrial, IH-35	Employment Area, Medium Intensity Zone
South of Property:	Agricultural Ranch (AR), ETJ	Vacant, Agricultural	Low Intensity Zone
East of Property:	ETJ	Vacant, Single-Family	Low Intensity Zone
West of Property:	Agricultural Ranch (AR), ETJ	Vacant	Low Intensity Zone, Employment Area

Staff Recommendation

X	Approval as Submitted		Alternate Approval		Denial
Staff: Andrea Villalobos, AICP, CNU-A Title: Planning Manager Date: February 2, 2022					

Commission Recommendation

X	Approval as Submitted		Approval with Conditions / Alternate		Denial
Public Hearing Speakers / Written Comments Caren Williams Murch Lisa Marie Coppoletta John & Terry Carrillo (Board of Directors-San Pedro Cemetery)					
Recommendation from the Planning and Zoning Commission Meeting held February 8, 2022 A motion was made by Commissioner Costilla, second by Commissioner Spell to recommend approval of the request. The vote passed with a 9-0 vote. For: 9 Against: 0 Absent: 0					

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History

In October 2015 the Trace PDD was adopted via Ordinance No. 2015-28. The approved PDD encompasses approximately 417.63 acres and is intended to facilitate mixed-use development that will include employment, commercial, multifamily, and single family uses, as well as approximately 58 acres of parks and open space.

The PDD was subsequently amended on December 17, 2019 to revise the allowable height for multifamily residential buildings.

The Trace Development is currently building out several phases and includes single-family homes, parks, commercial, Rodriguez Elementary School, and other public infrastructure such as utilities, roadways, and pedestrian / bike infrastructure.

Additional Analysis

The purpose of this amendment is to update various standards and illustrations within the PDD as requested by the applicant. Several of the updates originate from questions, clarifications, or changes that occurred during the review of permits (Public Improvement Construction Plans, Building Permits, Plats). Please reference the *Trace PDD Overview of Changes Matrix* in the packet for a detailed list of each change and the purpose.

Comments from Other Departments

Police	No Comment
Fire	No Comment
Public Services	No Comment
Engineering	No Comment

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Evaluation			Criteria for Approval (Sec 1.5.3.5, 2015 Development Code)
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>The extent to which the land covered by the proposed PD district fits one or more of the special circumstances in Section 4.2.6.1 warranting a PD district classification.</p> <ul style="list-style-type: none"> The land is located in close proximity to established residential neighborhoods where conventional zoning classifications may not adequately address neighborhood concerns regarding the quality or compatibility of the adjacent development, and where it may be desirable to the neighborhood, the developer or the City to develop and implement mutually-agreed, enforceable development standards; <i>Trace received approval for enhanced development standards through a PDD in 2015 and 2019.</i> The land, or adjacent property that would be impacted by the development of the land, has sensitive or unique environmental features requiring a more flexible approach to zoning, or special design standards, in order to afford the best possible protection; <i>The Trace PDD includes standards related to open space and the natural environment in Section 3, Public Space.</i> The land is proposed for development as a mixed-use development or a traditional neighborhood development requiring more flexible and innovative design standards; <i>The Trace PDD plans for a phased mixed-use development as illustrated in the PDD's Concept Plan and Phasing Plan sections.</i> The land consists of inner-city or downtown property that is proposed for redevelopment or infill development, and special design considerations are deemed desirable; <i>N/A</i> The land serves as transition between different and seemingly incompatible land uses; <i>N/A</i> The land is proposed for development as an employment center, and special design standards may be warranted; and <i>Additional design standards are included in Section 6 through 9 related to architectural design, parking and access, screening and fencing, landscaping, lighting, and signage.</i> The land is of such a character that it is in the community's best interest to encourage high quality development through flexible development standards to further the goals and objectives of the City's Comprehensive Plan. <i>The PDD contains provisions to allow for flexibility and variance from several development standards as well as a number of enhanced development standards and added public amenities which are intended to yield higher quality development.</i>

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Consistent	Inconsistent	Neutral	
<u>X</u>			<p>The extent to which the proposed PD district furthers the policies of the Comprehensive Plan <i>The change is consistent with the Preferred Scenario Map and Comprehensive Plan Elements in Vision San Marcos.</i></p>
<u>X</u>			<p>The extent to which the proposed PD district will result in a superior development than could be achieved through conventional zoning classifications. <i>The PD district includes a number of standards superior to those in the Land Development Code at the time of establishment including but not limited to:</i></p> <ul style="list-style-type: none"> • <i>Enhanced vehicular, pedestrian, and bicycle connectivity</i> • <i>Enhanced streetscape design standards</i> • <i>Minimal single family housing that backs on a collector street</i> • <i>Enhanced architectural standards</i> • <i>Enhanced parking, screening, and landscaping standards</i>
		<u>X</u>	<p>The extent to which the proposed PD district will resolve or mitigate any compatibility issues with surrounding development. <i>The proposed amendments will not impact the surrounding developments and are primarily internal changes.</i></p>
<u>X</u>			<p>The extent to which the PD district is generally consistent with the criteria for approval of a watershed plan for land within the district. <i>Several of the proposed amendments within the PDD are to reflect the Watershed Protection Plan such as showing an increased Environmental Buffer throughout the Illustrations.</i></p>
<u>X</u>			<p>The extent to which proposed uses and the configuration of uses depicted in the Concept Plan are compatible with existing and planned adjoining uses; <i>The proposed amendment to the Concept Zoning Plan (Illustration 7) will maintain compatibility with existing and planned uses within Trace and does not impact surrounding development.</i></p>

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		<u>X</u>	<p>The extent to which the proposed development is consistent with adopted master facilities plans, including without limitation the water facilities, master wastewater facilities, transportation, drainage and other master facilities plans; and</p> <p><i>No changes are proposed that would impact the master plan documents.</i></p>
<u>X</u>			<p>The extent to which the proposed open space and recreational amenities within the development provide a superior living environment and enhanced recreational opportunities for residents of the district and for the public generally.</p> <p><i>Proposed amendments to Section 3, Public Space, will increase the amount of open space and recreational amenities, such as trails, in Trace.</i></p>