

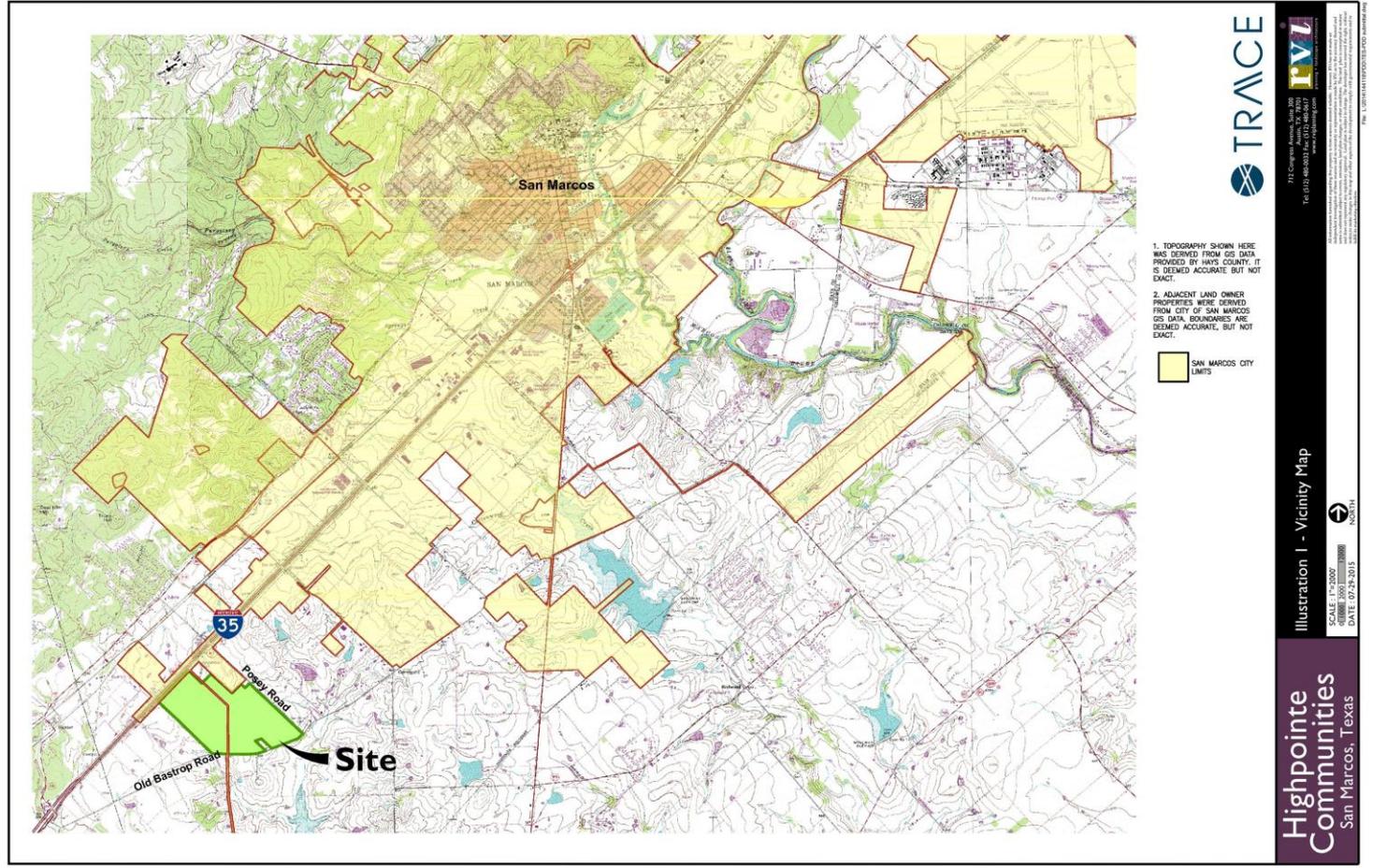
# Trace - Highpointe

## PROPOSED PLANNED DEVELOPMENT DISTRICT ZONING SUMMARY

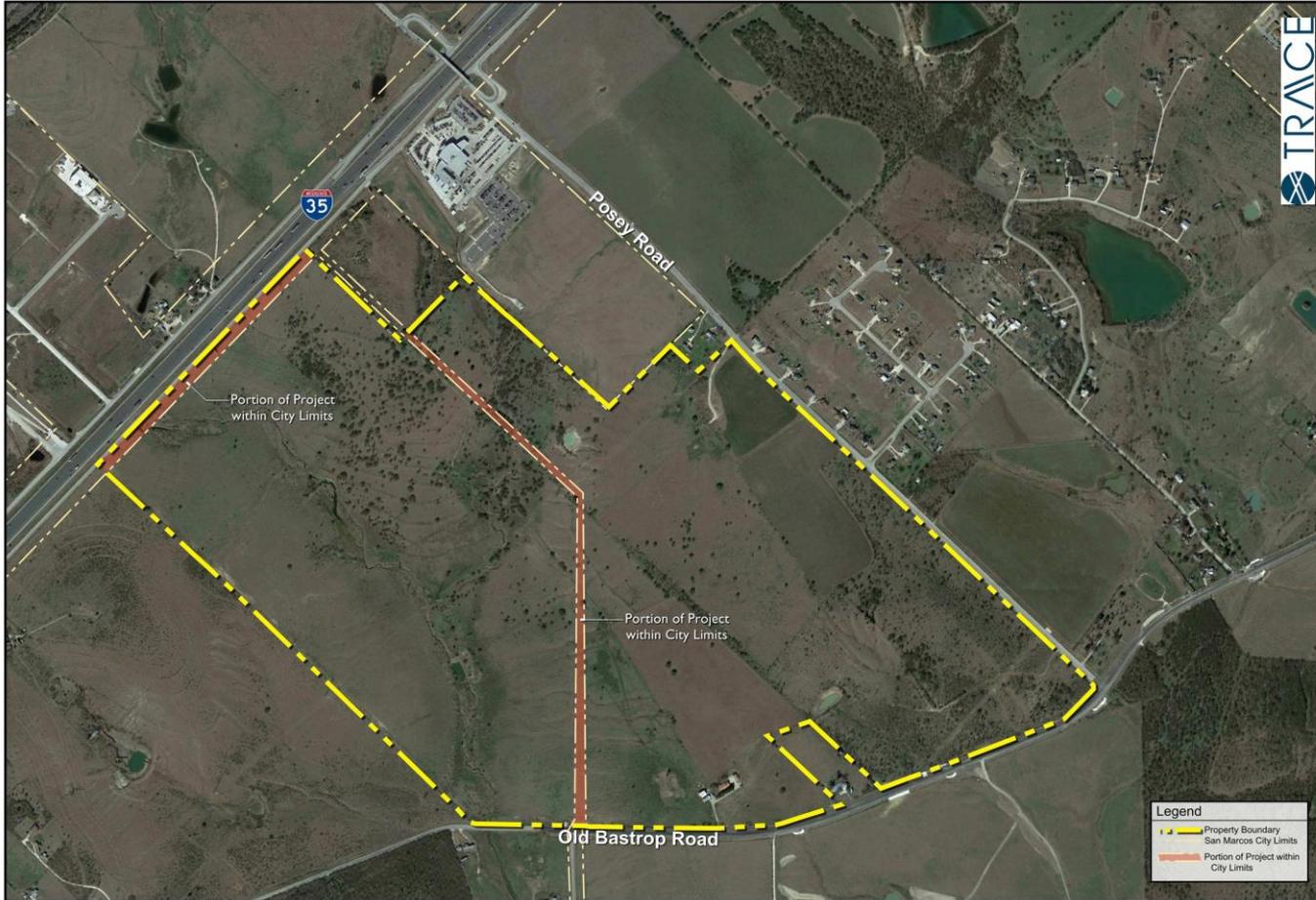
CITY COUNCIL

OCTOBER 5, 2015

# Vicinity



# Annexation



TRACE

711 Congress Avenue, Suite 308  
San Marcos, TX 78666  
Tel: (817) 468-0813 Fax: (817) 468-0817  
www.tracegroup.com

Illustration 2 - Portion of the Project within City Limits

SCALE: 1"=200'

Aerial Photography circa January 2014

DATE: 07-29-2015

NS-2114

Highpointe  
Communities  
San Marcos, Texas

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Illustration 2 - Portion of the Project within City Limits

SCALE: 1"=200'

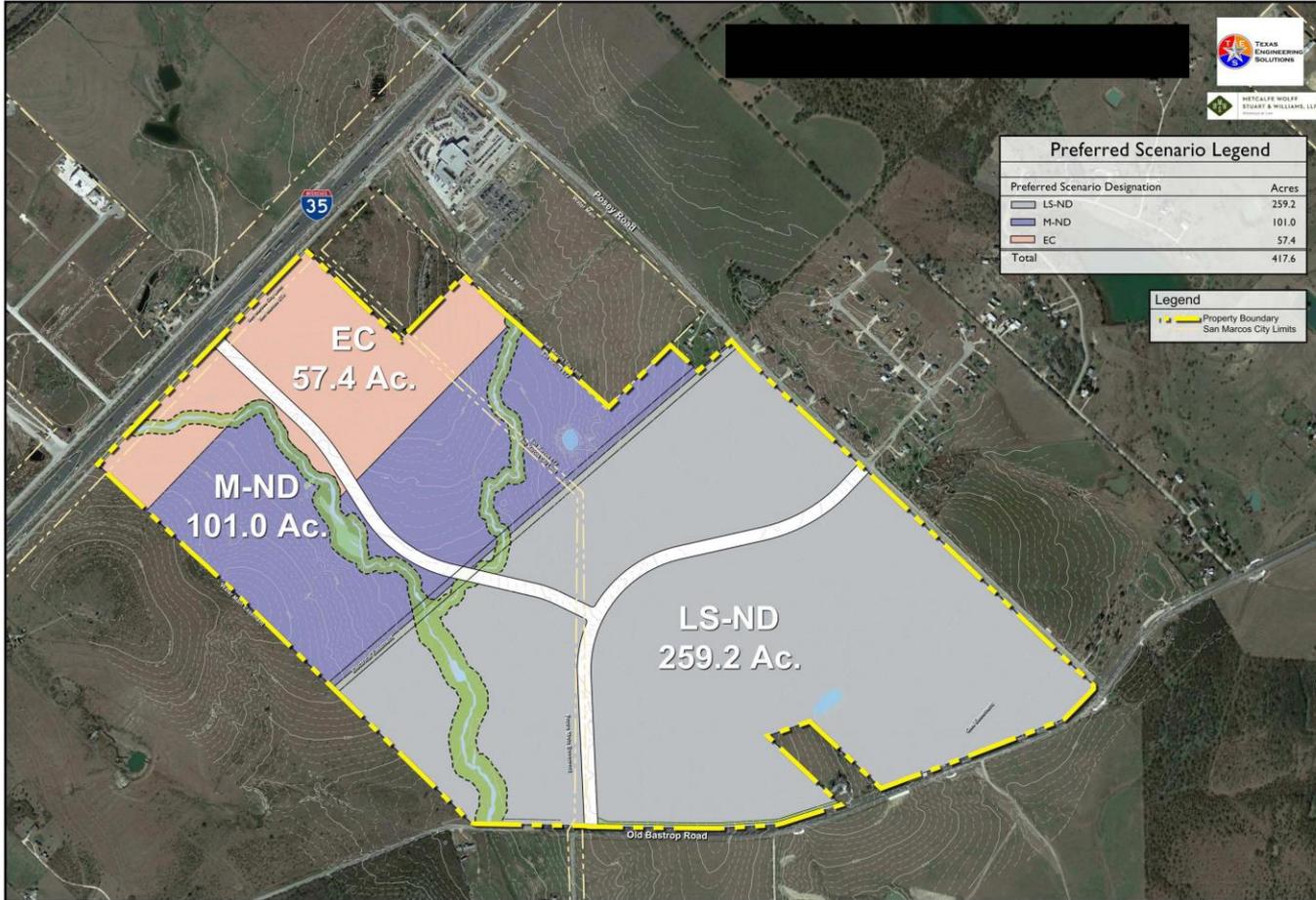
Aerial Photography circa January 2014

DATE: 07-29-2015

NS-2114

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# Preferred Scenario



711 Canyon Avenue, San Jose, CA 95128  
Tel: (415) 494-0811 Fax: (415) 494-0017  
www.rghgroup.com

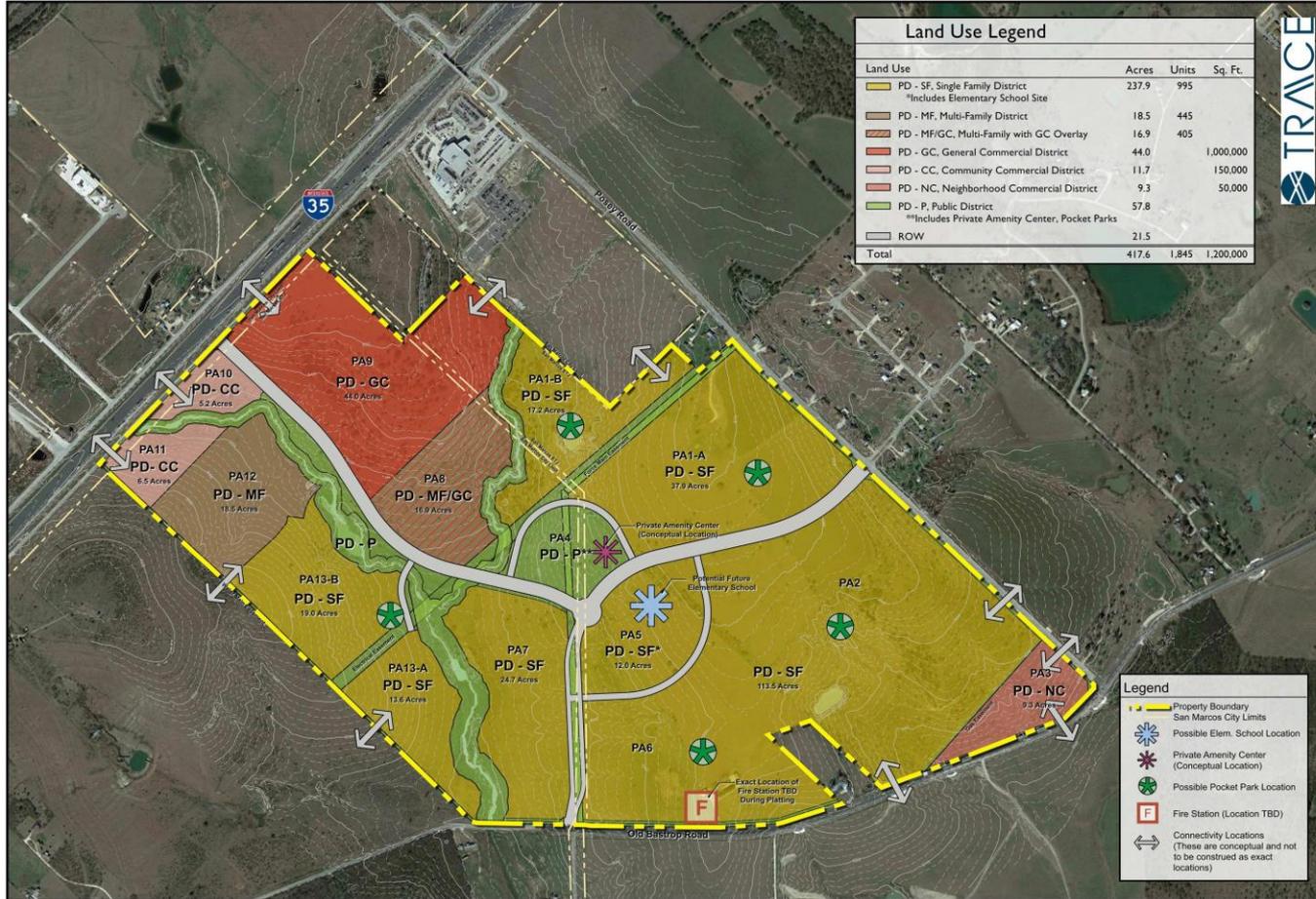
**TEXAS ENGINEERING SOLUTIONS**  
WETZEL WOLFE STUART & WILLIAMS, L.L.P.  
www.wetzel-wolfe.com

**Preferred Scenario Amendment**  
SCALE: 1"=200'  
Aerial Photography circa January 2014  
DATE: 09-22-2014  
NS-111  
2" Contour Interval

**Highpointe Communities**  
San Marcos, Texas

File: 1201141111-Preferred Scenario Amendment-09-22-2014.dwg

# Concept Plan



711 Congress Avenue, Suite 308  
San Marcos, TX 78681  
Tel: (817) 448-2011 Fax: (817) 448-8017  
www.igaming.com

Illustration 7 - Concept Zoning Plan  
SCALE: 1"=200'  
DATE: 09-22-2015  
Aerial Photography circa January 2014  
2' Contour Interval  
NAD 83

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# Land Use Allotments

- **PD-SF** Single Family Residential (1,212 Units).....237.9 Acres
- **PD-MF &PD-MF/GC** Multi-Family Residential (850 Units)...35.4 Acres
- **PD-GC** General Commercial.....44.0 Acres
- **PD-CC** Community Commercial.....11.7 Acres
- **PD-NC** Neighborhood Commercial.....9.3 Acres
- **PD-OS** Open Space/Parks.....84.0 Acres



# Flexibility/Variance

- Reduced paving width on proposed streets.
- Integration/clustering of varied single family residential development types.
- Varied Lot and Site Design Standards.
- Additional impervious cover.
- Additional area allowed freestanding signage.
- Additional permitted uses within each PDD sub-area.

# Enhanced Standards

- 9.2 Acre public Central Park with a private Amenity Center, Five (5) Pocket Parks totaling 4.7 acres, and 2 to 3 miles of trails.
- Enhanced Vehicular, Pedestrian, and Bicycle Connectivity
- Enhanced Streetscape Design Standards
- Alley Loaded Single Family Homes on lots 40' wide and less
- Enhanced Single Family Architectural Design Standards
- Enhanced Commercial Architectural Design Standards
- Enhanced Parking Lot Design Standards







# Pocket Park Design



Typical Pocket Park, Street-Lined



Rear Lot Elevation, Backing to Open Space



Typical Pocket Park, Residential-Lined



711 Cooper Avenue, Suite 300  
 The Woodlands, TX 77380  
 Tel: 281-488-0833 Fax: 281-488-0837  
[www.tracepark.com](http://www.tracepark.com)

Illustration 13 - Typical Pocket Park & Fencing  
 SCALE: 1"=40'  
 DATE: 07-29-2015

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 San Marcos, Texas

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# Cul-de-Sac & Alley Design



Typical Alley



Typical Cul-de-Sac



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SCALE: 1"=30'  
 DATE: 09-20-2015  
 FILE: K:\09151111\09151111.dwg

# Typical Residential Street

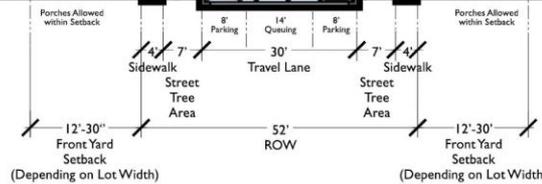


Key Map



Single-Family

Single-Family



Residential Street ROW



712 Congress Avenue, Suite 208  
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 Tel: (512) 488-0093 Fax: (512) 488-8017  
 www.igplanning.com

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SCALE: N.T.S.  
 DATE: 09-01-2015

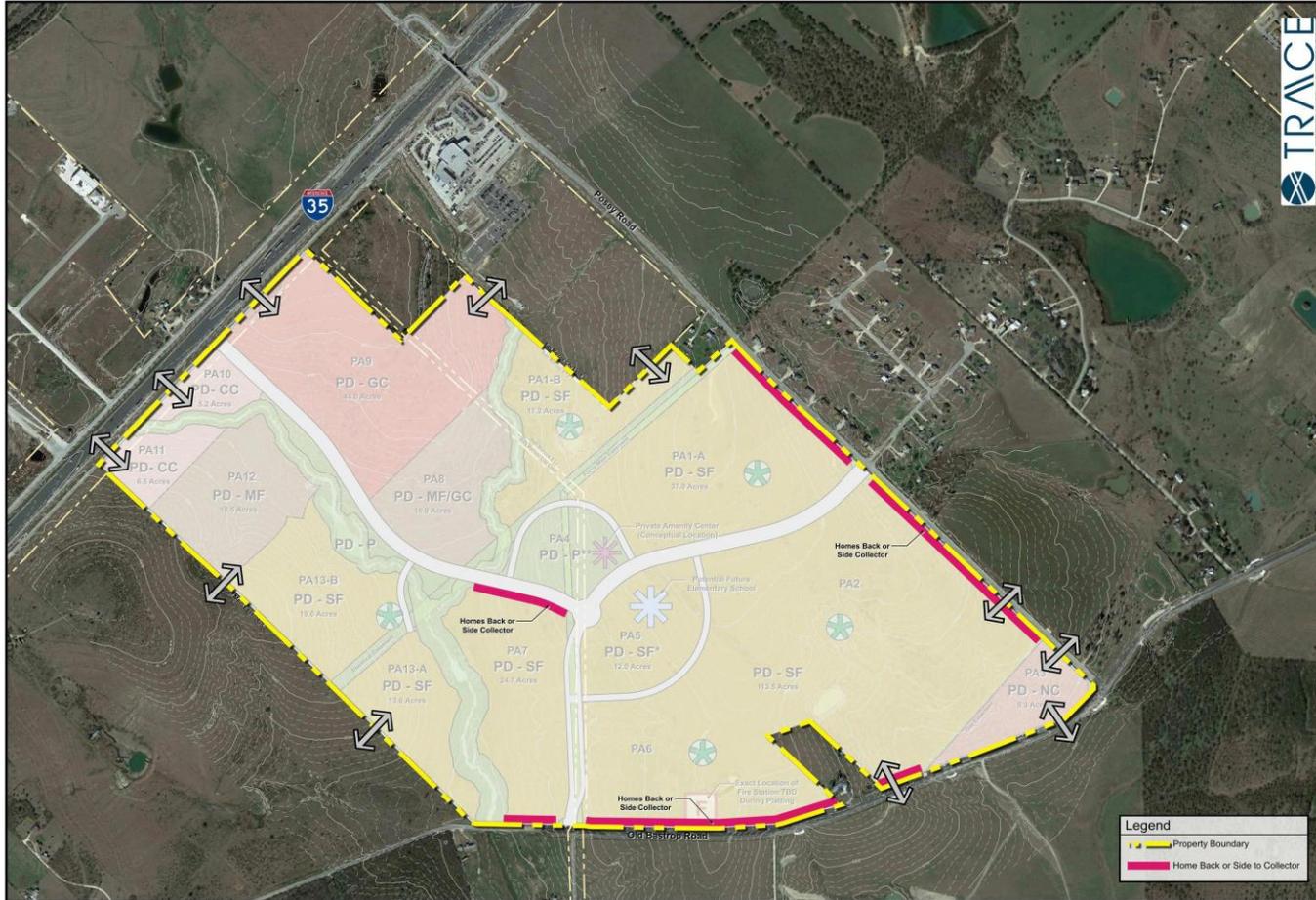
FIG. 1 - TYPICAL RESIDENTIAL STREET CROSS SECTION



# Linear Park Boulevard



# Orientation of Homes



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 www.tvi.com

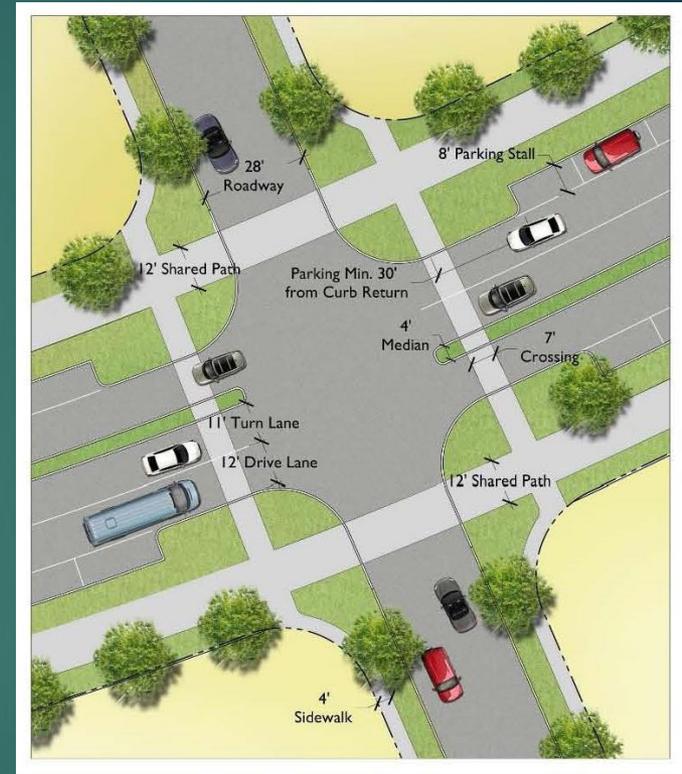
Illustration 37 - Where House May Back Up to a Public Street

SCALE: 1"=200'  
 DATE: 09/20/2015  
 2' Contour Interval  
 NS-2111

Aerial Photography circa January 2014  
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# Roundabout & Intersections



# P&Z Amendments

- **2.1.1** - "No more than ~~50%~~ 30% of those single family homes will be of the smaller lot configuration which includes the 32' and 40' wide Alley-loaded lots."
- **6.1.1** - ~~"A minimum separation of three units shall be maintained between similar roof types."~~
- **6.1.2** - ~~"Massing and roof form change shall be used on all facades fronting, siding, or backing to a public street."~~
- **6.1.2** - "A minimum of ~~three~~ two of the following architectural details shall be required along all facades fronting, and siding, ~~or backing up~~ to a public street: decorative roof eaves, decorative columns and/or supports, belt courses, cornice, porch railings, window boxes, decorative window and door surround or similar architectural details that provide scale and visual interest. ~~\*\*Illustration to be developed that illustrates these architectural details and inserted here.~~"
- **6.1.2** - "At least one of the following architectural details shall be required on houses which back up to a public street: decorative roof eaves, decorative columns and/or supports, belt courses, cornice, porch railings, window boxes, decorative window and door surround or similar architectural details that provide scale and visual interest."

# P&Z Amendments

- ~~6.1.2 - "Front loaded garages shall be subordinate to the front of the house and extend no further than the entry porch."~~
- ~~6.1.2 - "For front loaded garages, massing shall emphasize entry and minimize the prominence of the garage."~~
- 6.1.3 - "Variation in ridgeline and eave height shall be employed between various floor plans or models **but are not required between elevations of the same floor plan.**"
- 6.1.4 - "All entrances that face a public street shall have a covered entry **which is not considered a porch.**"
- ~~6.1.6 - "All front loaded two car garages shall have windows within the door."~~
- ~~6.2.1 - "To create visual building variation, combinations of board & batten, painted metal siding, brick, stone, stucco, clapboard, shake or shingle siding shall be used. Fiber cement siding shall be allowed but will be used in such a manner to not be the primary type of siding on the front of a building."~~
- 6.3.2 - "Facades shall be broken up into vertical bays of **40-50** ~~25-40~~ feet. Bays shall be articulated by pilasters, piers, and change in material texture, color, or variation in wall plane."

# P&Z Amendments

- **6.3.2** - “Architectural details employed in the three part façade shall include a minimum of three (3) of the following: water tables, string course, sign band, cornice, display windows, overhanging eaves, change in color, change in material, change in texture, or fenestration. ~~\*\*Illustration to be developed that illustrates these architectural details.\*\*~~”
- **7.1** - ~~“Parking areas shall not be located in the front of any building on any lot fronting an interior collector street.”~~
- **7.1** - ~~“Parking areas may be located on the side of developments fronting an internal collector street, but shall not occupy more than 50% of lot frontage.”~~
- **7.1** - “Curbed landscape islands shall be located at the end of each parking block and within each parking aisle at intervals of no greater than one island per ~~5~~ 10 linear spaces. Each landscaped island shall be a minimum of 280 square feet. ~~\*\*Illustration to be provided.\*\*~~”
- **9.1.2** - “One parking lot tree shall be provided per ~~5~~ 10 parking spaces.”

# Moving Forward

- **2nd Ordinance Reading** (Regular City Council Meeting)
  - October 20, 2015