



Public Hearing Ord 2022-XXX PDD-15-01(B)

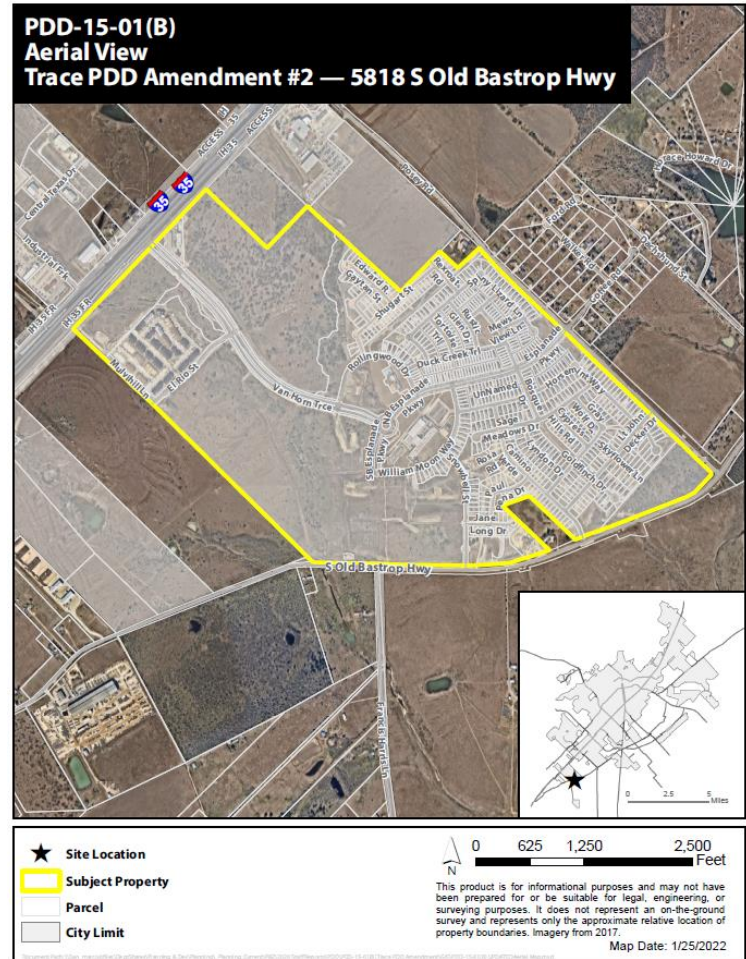
5818 S Old Bastrop Hwy / Trace PDD Amendment #2

Hold a public hearing and consider a request by Caren Williams Murch, on behalf of Highpointe Trace, LLC., to amend the regulations and standards applicable within the Trace Planned Development District (PDD) consisting of approximately 417.63 acres of land generally located at 5818 South Old Bastrop Highway, 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.



Property Information

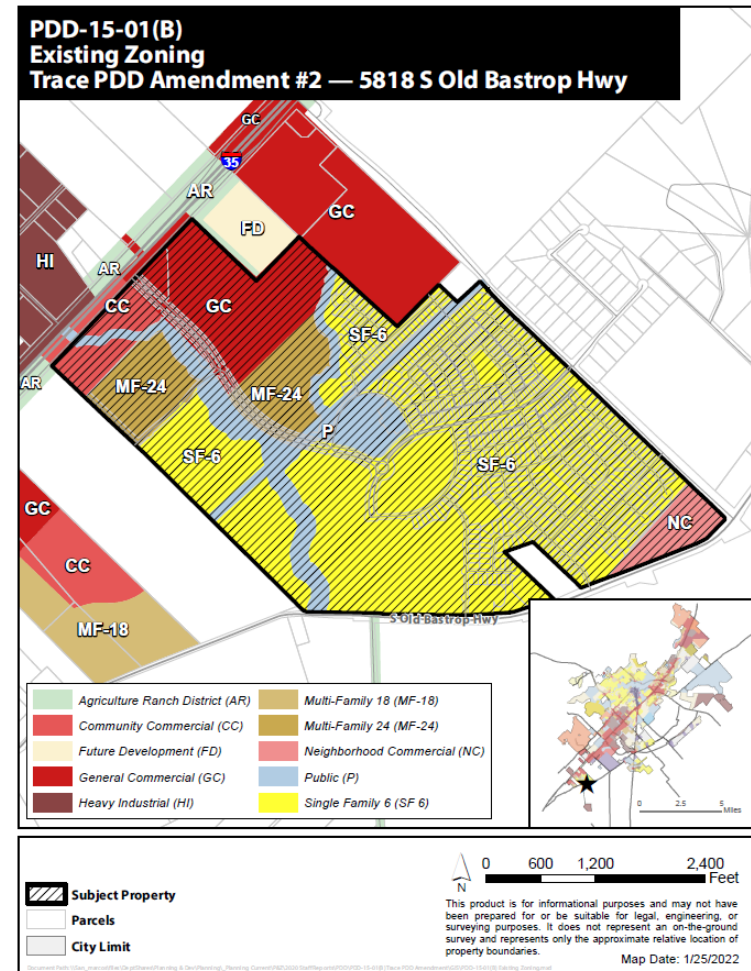
- Approximately 417 acres
- Trace PDD adopted via Ordinance in October 2015, amended in 2019.
- The currently developed areas include several phases of residential neighborhoods, elementary school, corner commercial, fire station, neighborhood parks/open space, multifamily, public infrastructure (roadways, utilities, bike/pedestrian infrastructure





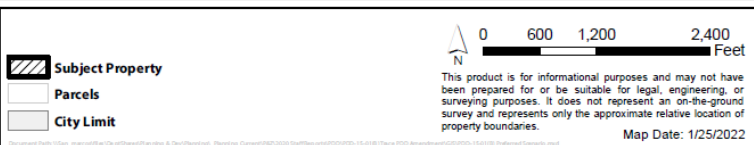
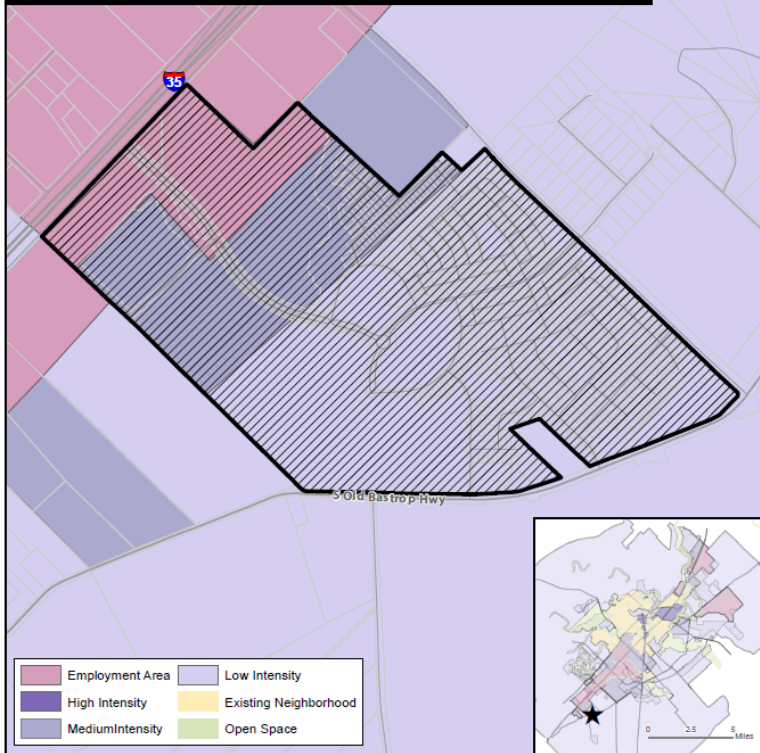
Proposed Amendments

- Update various standards and illustrations within the PDD as requested by the applicant to the following sections:
 - Section 1: Introduction
 - Section 2: Concept Plan
 - Section 3: Public Space
 - Section 4: Circulation & Connectivity
 - Section 5: Site Design
 - Section 6: Architectural Design
 - Section 9: Landscaping & Environmental
 - Section 11: Signage
 - Section 13: Appendixes
- Some originate from questions, clarifications, or changes that occurred during the review of permits (Public Improvement Construction Plans, Building Permits, Plats).

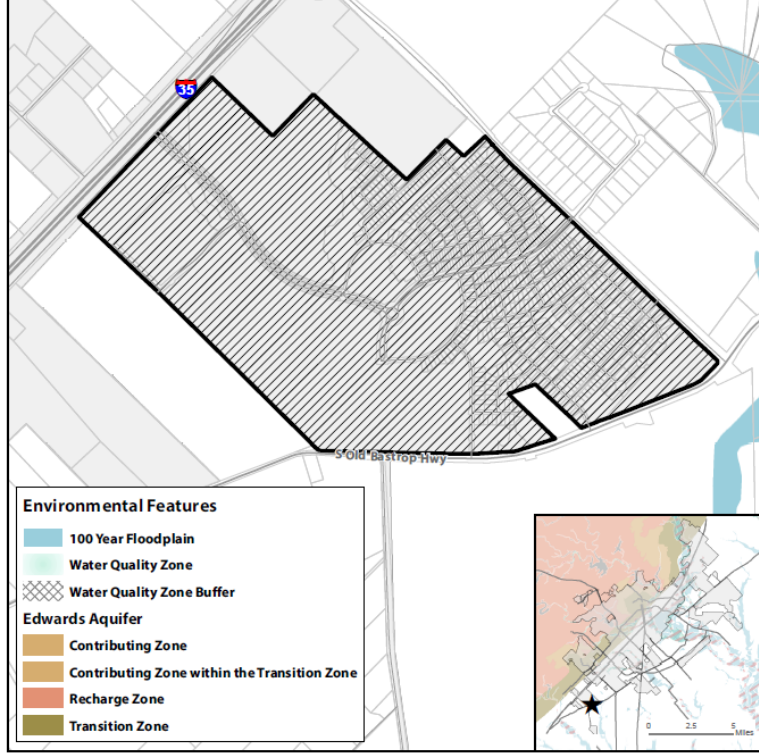




PDD-15-01(B) Preferred Scenario Trace PDD Amendment #2 — 5818 S Old Bastrop Hwy



PDD-15-01(B) Environmental Features Trace PDD Amendment #2 — 5818 S Old Bastrop Hwy





Section 1: Introduction

p.7 *Section 1.1, Goals*

Purpose: New sentence added to state that one of the goals of Trace is to provide workforce housing.

To deliver needed workforce housing in this environment of rapid growth in Central Texas.

p.9-10 *Illustrations 2, 3, 4*

Purpose: Illustrations updated to show current aerial imagery, city limits, and existing zoning on the subject property for accuracy.

p.10 *Section 1.4, Existing Property Conditions*

Trace is currently undeveloped agricultural land utilized for grazing and hay production under full development. The property was purchased by its current ownership in 2001 and ~~has been~~ was leased to a local rancher until development started.



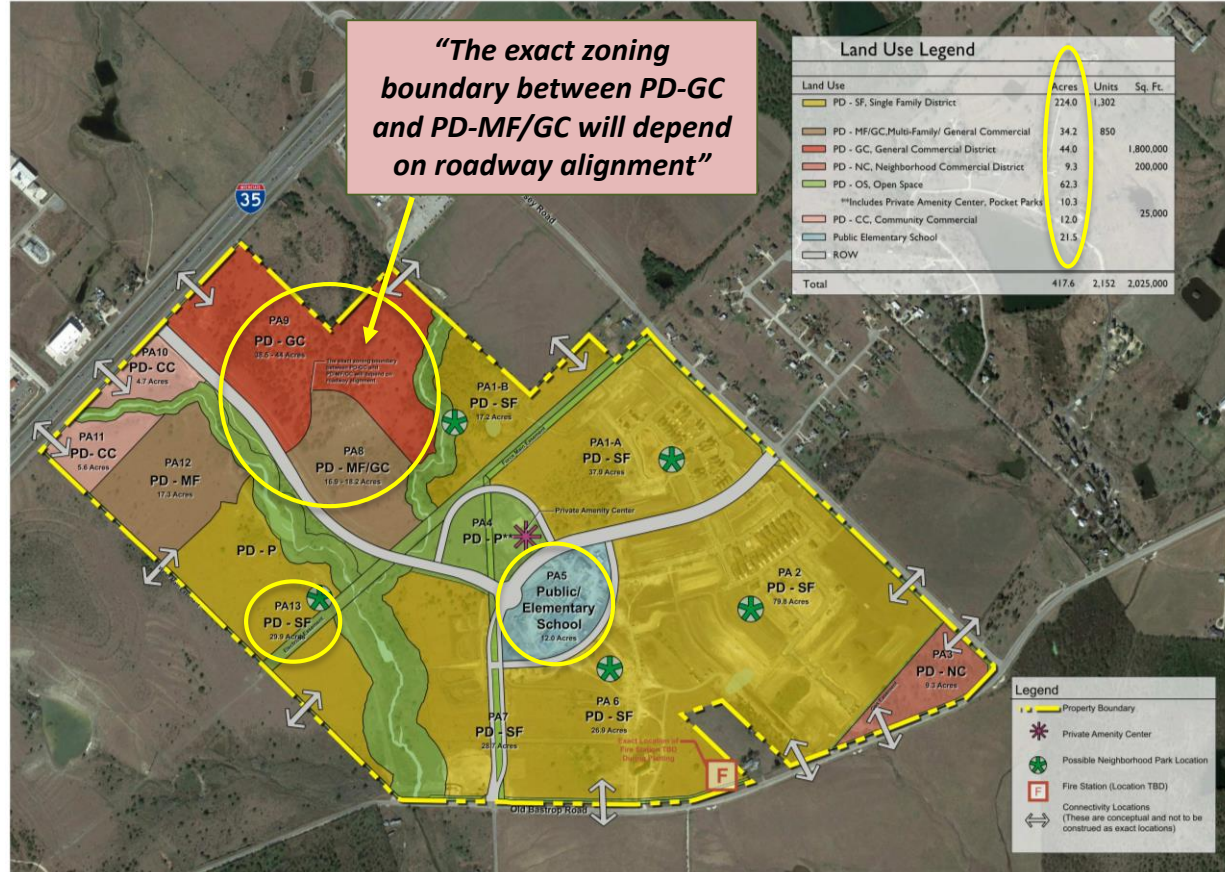
Section 2: Concept Plan

p.11

Illustration 7, Concept Zoning Plan

Purpose:

- Provided additional flexibility between PD-GC and PD-MF-GC due to continued conversations regarding roadway alignment
- Combined “13A” and “13B” into “13” for simplicity
- Slight updates to total acreages of land uses to reflect phasing and survey/platting configurations
- Updated labels





Section 2: Concept Plan

p.12 Section 2.1.1, PD Single Family

Purpose:

- Removed references to School and Fire Station (construction status)
- 4% increase in smaller lots in Planning Area 7**
- Combined “13A” and “13B” into “13” for simplicity
- Updated total acreages accordingly

Planning Area	Acreage	% of Residential Acreage	Types of lots	Max Density units/acre	Maximum allowable Units
1A	37.9	16% 17%	32' or 40' Alley loaded; 50' wide traditional front loaded lots; townhouse units.	6.0	227
1B	17.2	7% 8%	32' or 40' Alley loaded; 50' wide traditional front loaded lots; townhouse units.	6.0	103
2 / 6 Fire Station Site	113.5 101.7	48% 46%	32' or 40' Alley loaded; 50' wide traditional lots; 60' wide traditional lots; 70' wide traditional lots.	5.0	568 508
School Site	12.0	5%	32' or 40' Alley loaded; 50' wide traditional lots; 60' wide traditional lots; 70' wide traditional lots	5.0	60
7	24.7 33.1	10% 15%	32' or 40' Alley-loaded; 50' wide traditional lots or alley loaded; 60' wide traditional lots.	5.0	124 165
13A	13.6	6%	50' wide traditional lots; 60' wide traditional lots; 70' wide traditional lots.	4.0	54
13B	19.00	8%	50' wide traditional lots; 60' wide traditional lots; 70' wide traditional lots.	4.0	76
13	32.6	15%	50' wide traditional lots; 60' wide traditional lots.	4.0	130
Totals	237.9 222.5 acres	100%		5.36 5.09 Avg. DU/AC	1,212 1,133



Section 2: Concept Plan

p.13 *Section 2.1.4, Community Commercial*

Purpose: Minor text addition to reflect current base zoning regulations

Except as otherwise provided herein, this district will comply with the Community Commercial (CC) criteria of the City of San Marcos Zoning Regulations [including the four story and 80% impervious Cover.](#)

p.13 *Section 2.1.5, General Commercial*

Same text addition as the above item.

p.14-15 *Section 2.2 Phasing*

Purpose: Text revised to reflect construction progress in Phase 1A, 1B, and 2.

p.16 *Illustration 8: Phasing Plan*

Purpose: Illustration updated to show correct phasing boundaries for accuracy.



Section 3: Public Space

p.16

Section 3, Public Space

Purpose: Revised text slightly to indicate that Rodriguez Elementary has been constructed.

~~A 12 acre school site will also be offered to the school district for development of an elementary school as well as a 3 acre site for the development of a fire station.~~ A 12 acre school site was dedicated to the school district and Rodriguez Elementary School opened August 2019.



Section 3: Public Space

p.17 Section 3.1, Open Space

Purpose: Increase the open space from 84.2 to 103.8 acres

- Due to larger environmental buffer per the Watershed Protection Plan
- Reflect accurate size of neighborhood parks
- Refinement in lot locations which slightly reduced/increased open space throughout
- Summary text below the table is updated

Amenity	Total Acres	Open Space Shown on Concept Plan	Area Not Eligible for Parkland Dedication	Area to be Dedicated to City	OS to be Owned & Maintained by HOA	Additional Area Dedicated to City but Maintained by HOA	Total Area Maintained by HOA
Central park / Amenity Cntr:	9.2 8.5	9.2 8.5	2.0	7.2 6.5	2.0		2.0
Pocket Neighborhood parks:	4.7 19.1	4.7 19.1	7.9 19.1	0	7.9 19.1		4.7 19.1
Electrical easement:	7.9 7.8	7.9 7.8	7.9 7.8	0	7.9 7.8		7.9 7.8
Boulevard landscaping:	13.1 12.3	13.1 12.3	9.0	4.1	9.0 8.2	4.1	13.1 12.3
Environmental buffer:	22.9 42.7*	22.9 42.7	3.9*	19.0 38.8	3.9		3.9
Detention basins:	26.4 7.1	0	0	0	26.4 7.1		26.4 7.1
Residential Open Space	6.3 6.3	0	6.3	0	6.3		6.3
Total Open Space:	84.2 103.8	57.8 90.4	27.5 48.1	30.3 49.4	53.9 54.4	4.1	58.0 58.5
	20.16% 24.9%			36% 47.6%	64% 52.4%		69% 56.4%



Section 3: Public Space

p.18 Illustrations 9 & 10

Purpose:

- Rename “Pocket Parks” to “Neighborhood Parks” and updated acreage in the legend to match changes in Section 3.1 (previous slide)

p.19 Section 3.2, Parkland Dedication

- 20

Purpose:

- Total required parkland dedication has increased from 22.4 to 23 acres to reflect new added lots. *(Trace is exceeding the minimum required and is dedicating 49.4 acres)*

Single-Family:	995 1,133 units x 2.7 residents per unit =	2,687 3,060 residents
Multi-Family:	850 731 units x 2.1 residents per unit =	1,785 1,535 residents
Total Residents:		4,472 4,595 residents
Minimum Parkland requirement:		
	4,472 4,595 total residents x 5 acres per 1,000 residents =	22.4 23.0 acres

- New text added to clarify park types, associated standards, and process

proposed parks to be dedicated to the City of San Marcos and open space shall be submitted for review at the time of PICP and final plat in order to determine/verify amount of fiscal surety.



Section 3: Public Space

p.19, 21

Illustration 11 & 12

Purpose: Rename “Pocket Parks” to “Neighborhood Parks”, showing expanded environmental buffer, updated acreage to match Section 3.2 (previous slides)

p.21-22

Section 3.3, Open Space & Parks Programming

Purpose:

- Rename “Pocket Parks” to “Neighborhood Parks”.
- Revised text in the “Open Space & Parks Programming Schedule” to make park identification signage optional rather than mandatory in neighborhood parks and the open space areas.

Open Space & Parks Programming Schedule

M	Mandatory Improvement								
O	Allowed Optional Improvement								
D	Discourage Improvement								
Facility	HOA Amenity Center	Public Central Park	Pocket Neighborhood Park #1	Pocket Neighborhood Park #2	Pocket Neighborhood Park #3	Pocket Neighborhood Park #4	Pocket Neighborhood Park #5	Open Space - Buffer Trail System	Open Space - Electrical Easement
Paths/Hike & Bike Trails	M	M	M	O	O	O	O	M	M
Park Identification Signage	M	M	M O	M O	M O	M O	M O	M O	M O



Section 3: Public Space

p.23 *Section 3.3.2, Neighborhood Parks*

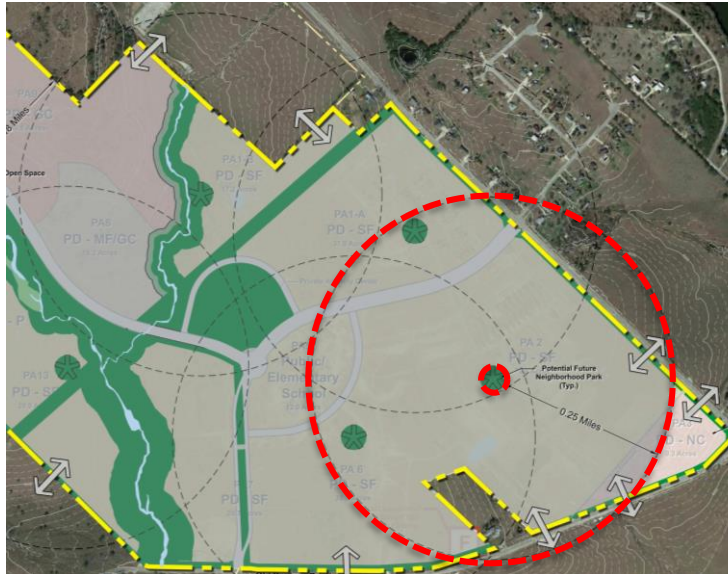
Purpose: Rename “Pocket Parks” to “Neighborhood Parks”

p.25 ***Section 3.3.3, Open Space, Trails, & Boulevard Trails***

Purpose: Added the word “hiking” to match Illustration 17, Pedestrian Sidewalk/Bicycle Circulation Plan

p.25 *Illustration 14*

Purpose: Rename “Pocket Parks” to “Neighborhood Parks”, demonstrated that 98% of homes are still within a ¼ mile radius of a park or open space





Section 3: Public Space

p.26 *Illustration 15*

Purpose: Updates to maintenance plan to reflect the changes indicated in Illustration 17, Pedestrian Sidewalk/Bicycle Circulation Plan (to be presented in following slides)



p.26 *Section 3.4, Elementary School & Fire Station*

Purpose: Revised text slightly to indicate that Rodriguez Elementary has been constructed.



Section 4: Circulation & Connectivity

p.27 *Illustration 16: Vehicle Circulation Plan*

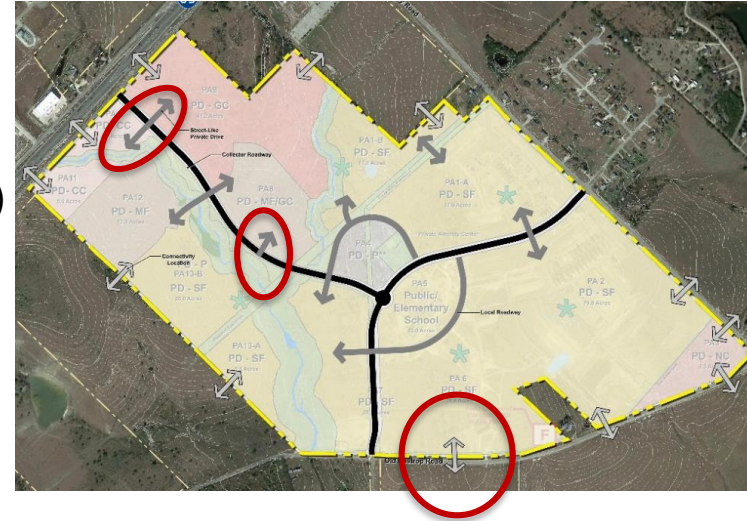
- Added new roadway connection on S Old Bastrop Hwy
- Roadway across creek removed (now a pedestrian bridge)
- Street-like private drive across Van Horn Trace

p.28-29 *Section 4: Roadway & Design Standards Table*

Purpose: Revised to reflect Engineering related comments that occurred during the Public Improvement Construction Plan (PICP) process.

p.30-31 *Section 4.1, Street Section Design*

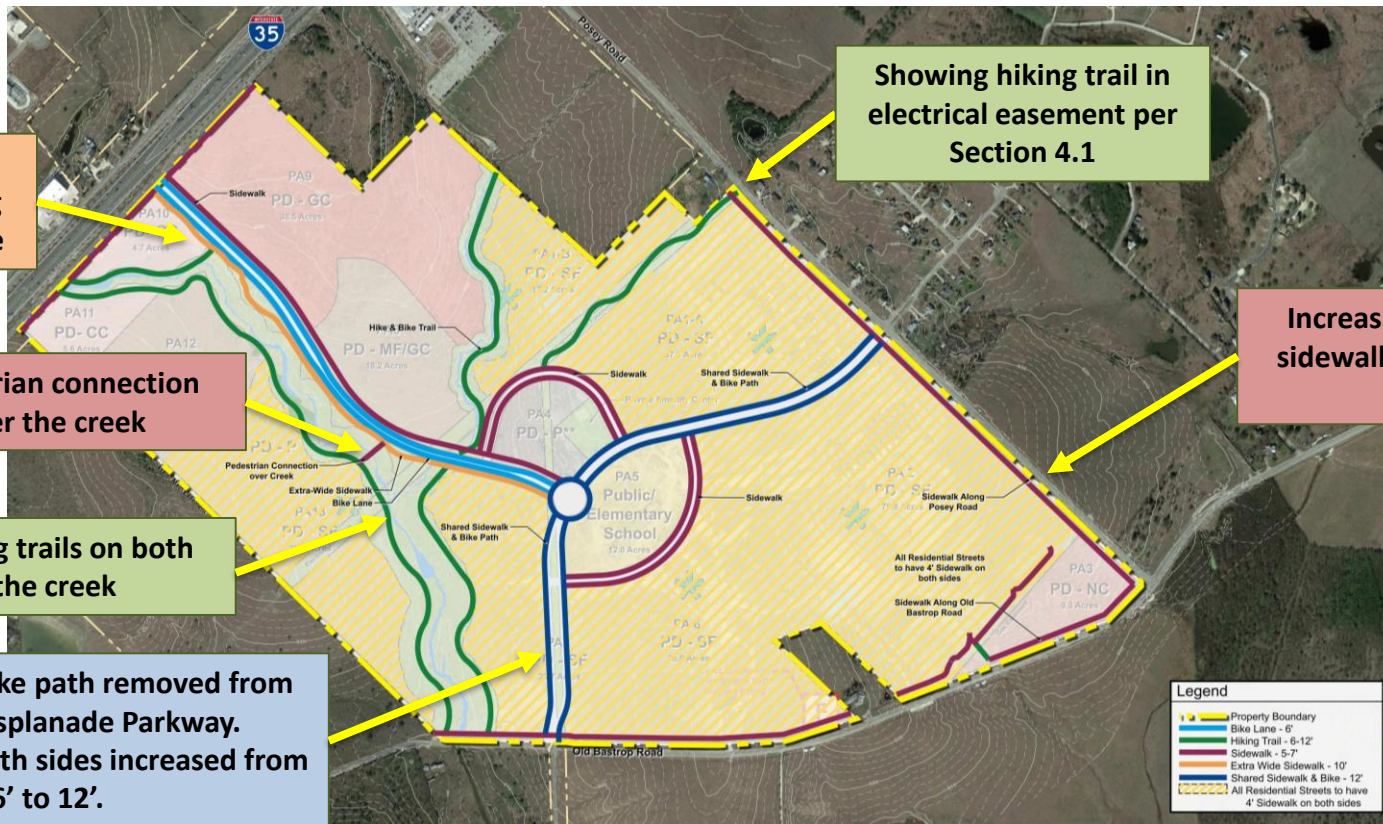
Purpose: Minor text changes to reflect the revisions discussed in Illustration 17 (next slide) and the Roadway Design Standards Table.





Section 4: Circulation & Connectivity

p.30 Illustration 17: Pedestrian Sidewalk / Bicycle Circulation Plan

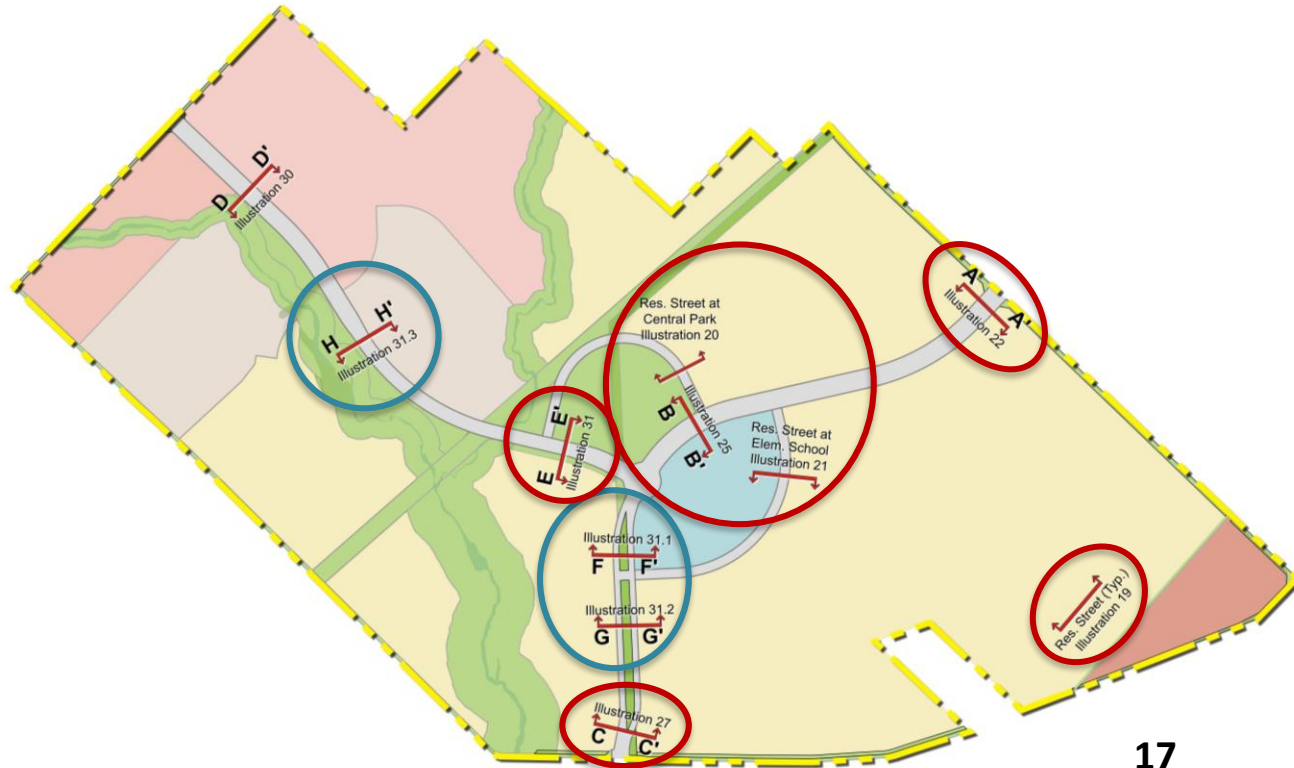




Section 4: Circulation & Connectivity

p.31 *Illustration 18: Key Map to Street Cross Sections*

- Updated several existing cross-sections
- Added 3 new cross-sections.
- Purpose for updates is to reflect comments/revisions from the Public Improvement Construction Plan (PICP) permits.



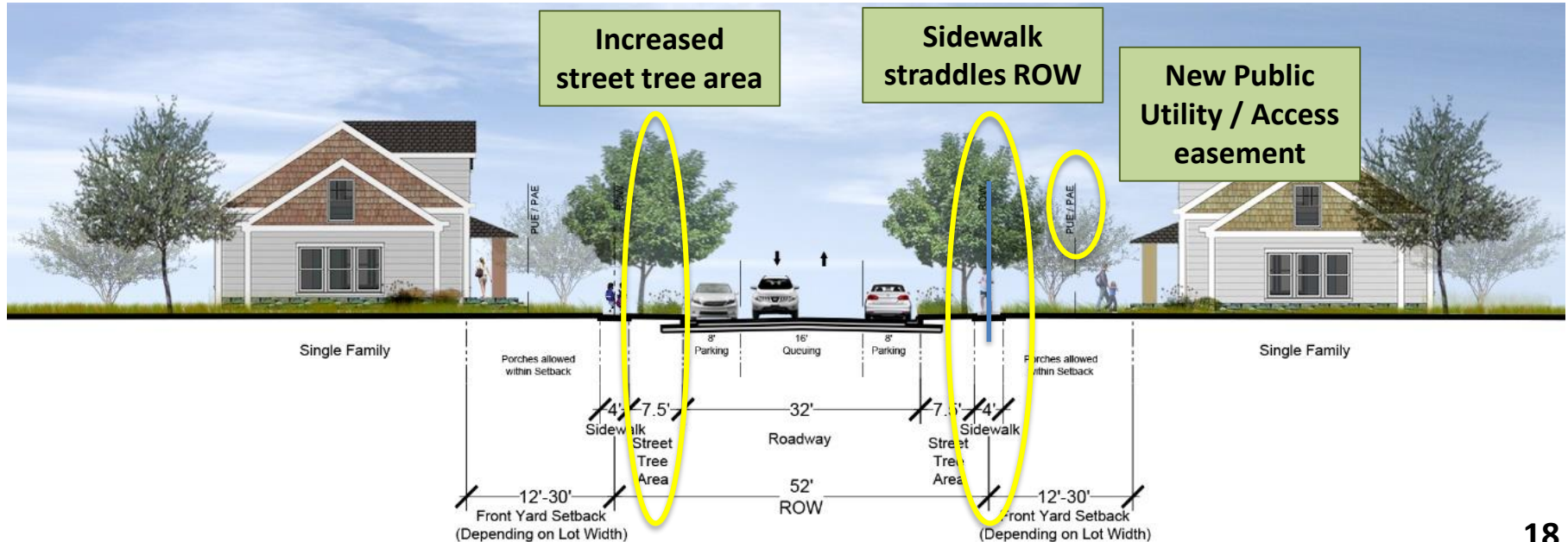


Section 4: Circulation & Connectivity

p.31-32

Illustrations 19, 20, 21

Showing Illustration 19: Enhanced Residential Street (standard) below, however, Illustration 20 and 21 have similar changes

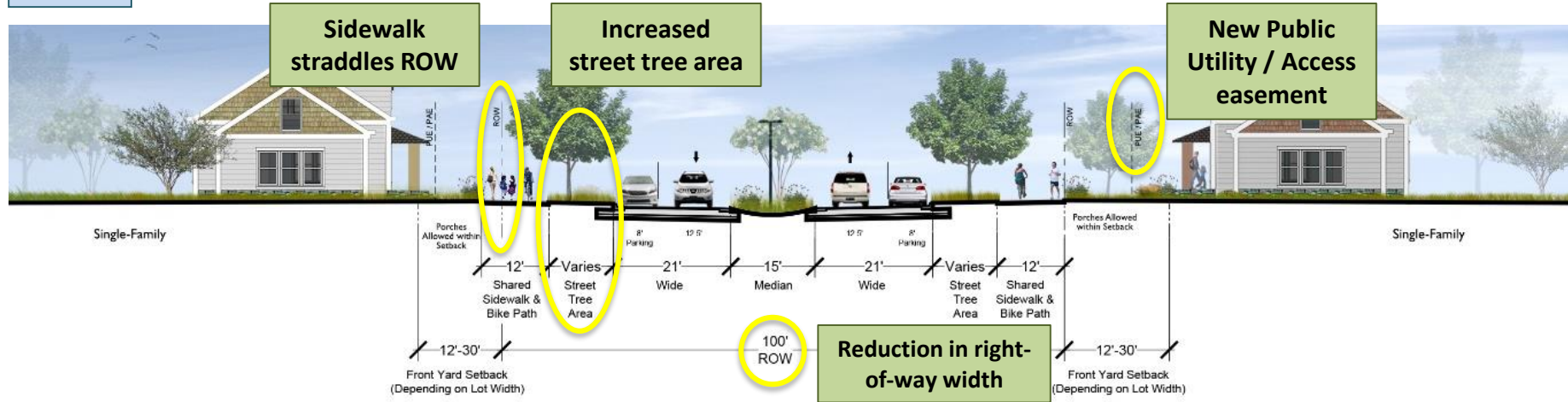




Section 4: Circulation & Connectivity

p.32

Illustration 22: Enhanced ROW Section AA



p.34

Illustration 24: Typical Intersection at ROW Section AA

Purpose: More detail added (crosswalks, hardscape, stop bars, etc.) to reflect existing conditions

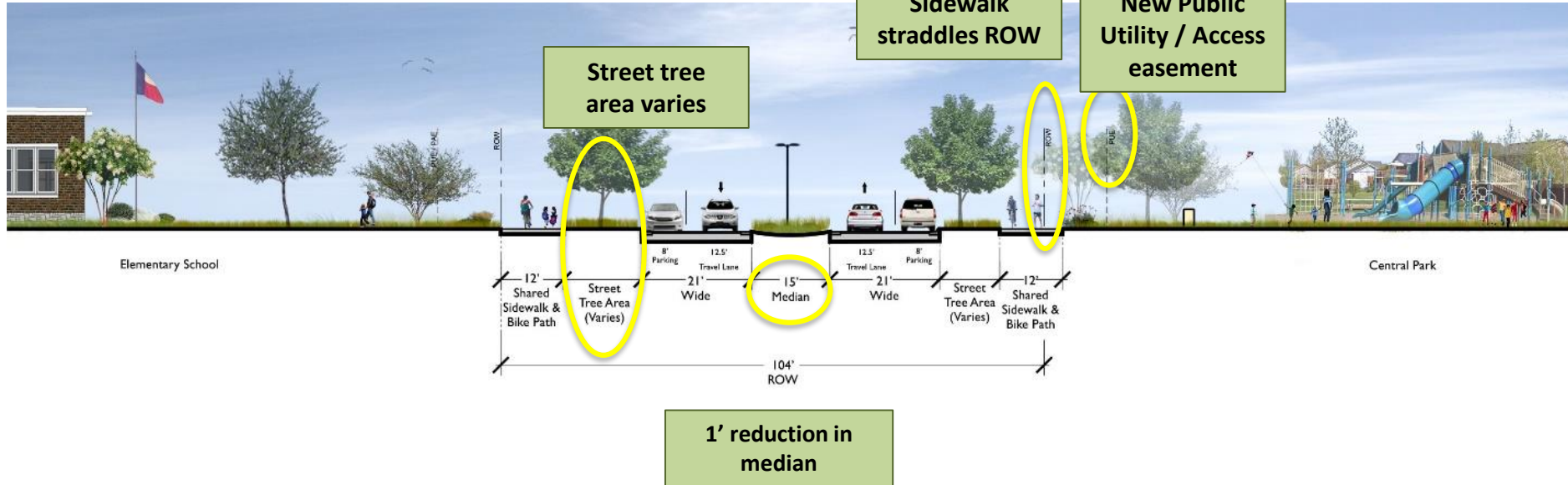




Section 4: Circulation & Connectivity

p.34

Illustration 25: Enhanced ROW Section BB





Section 4: Circulation & Connectivity

p.35

Illustration 26:
Roundabout Plan View and
Typical Future Bus Stop
Plan





**Illustration 27: Enhanced ROW
Section CC**

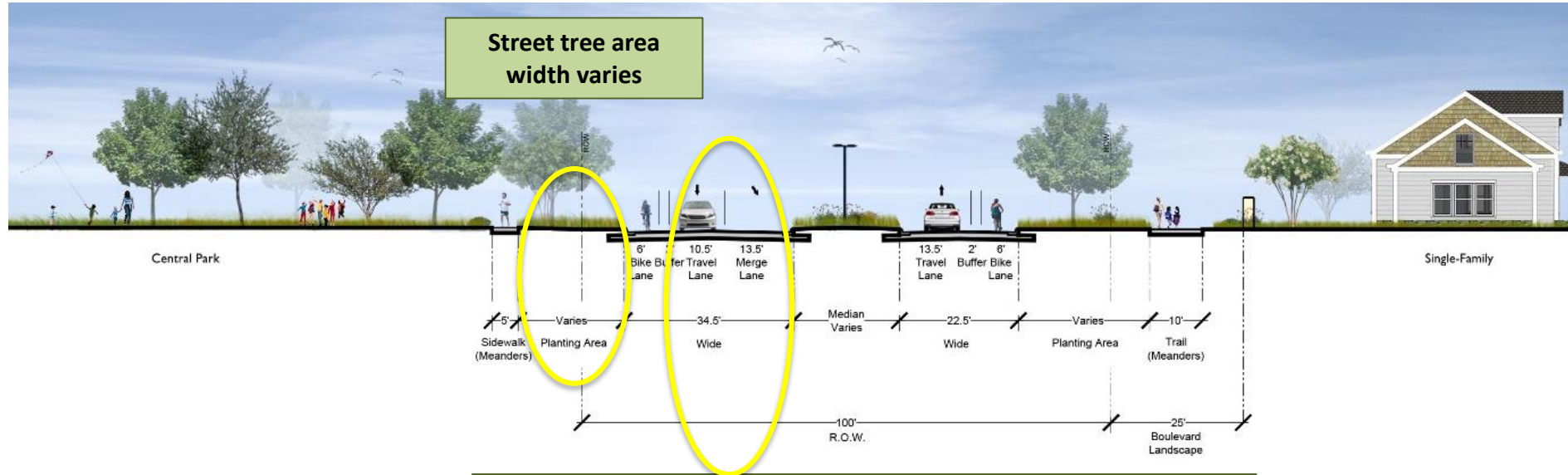




Section 4: Circulation & Connectivity

p.37

Illustration 31: Enhanced ROW Section EE



Van Horn Trace reduced from 4 lanes to 2 lanes to reduce speed in residential area. (Remains 4 lane road along commercial sites as reflected in cross-section "DD")



Section 4: Circulation & Connectivity

p.37

Illustration 31.1: Enhanced ROW Section FF

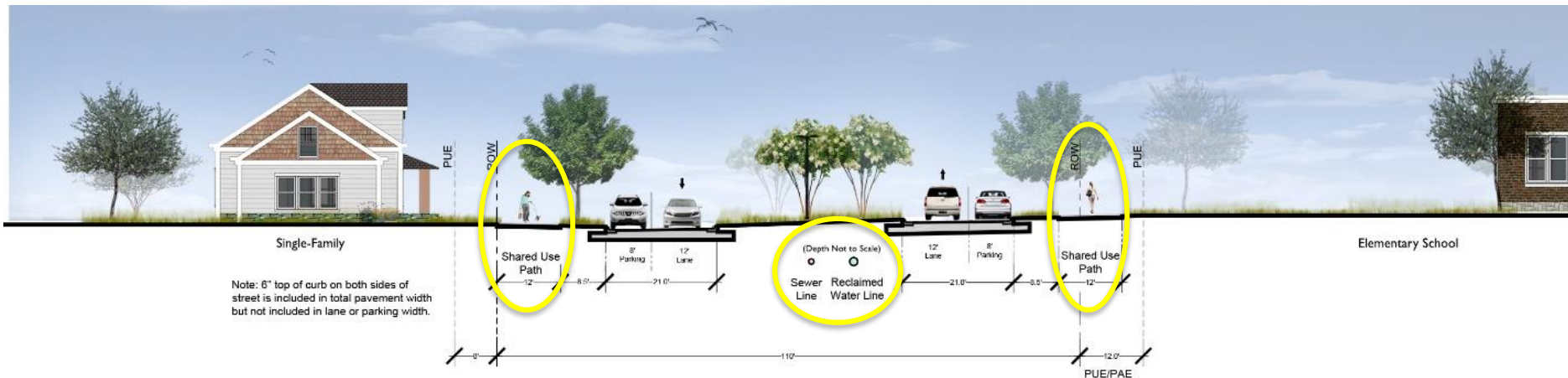


Illustration depicts the new cross-section for Esplanade Parkway (south of the roundabout) as discussed above which include the 12' shared use path on both sides of the street and the location of utilities.



Section 4: Circulation & Connectivity

p.38

Illustration 31.2: Enhanced ROW Section GG

This cross-section is similar to “FF” but it indicates a turn-lane

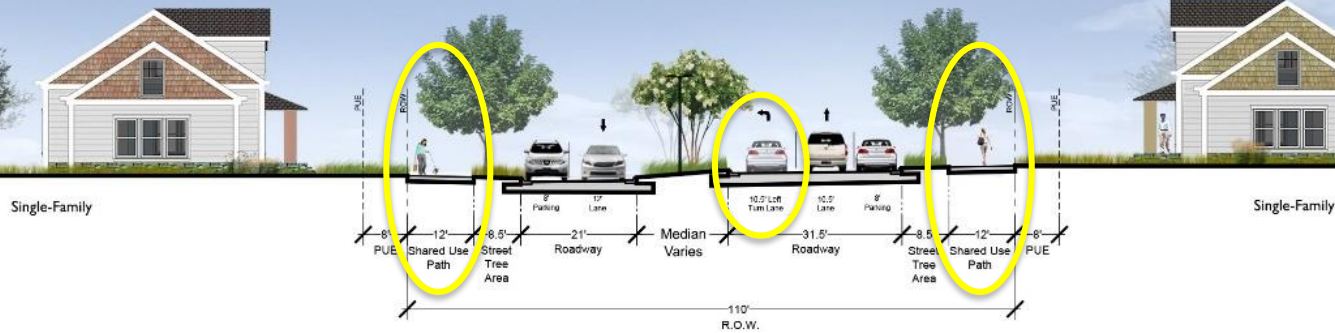


Illustration depicts the new cross-section for Esplanade Parkway (south of the roundabout) as discussed above which include the 12' shared use path on both sides.



Section 4: Circulation & Connectivity

p.38

Illustration 31.3, Enhanced ROW Section HH

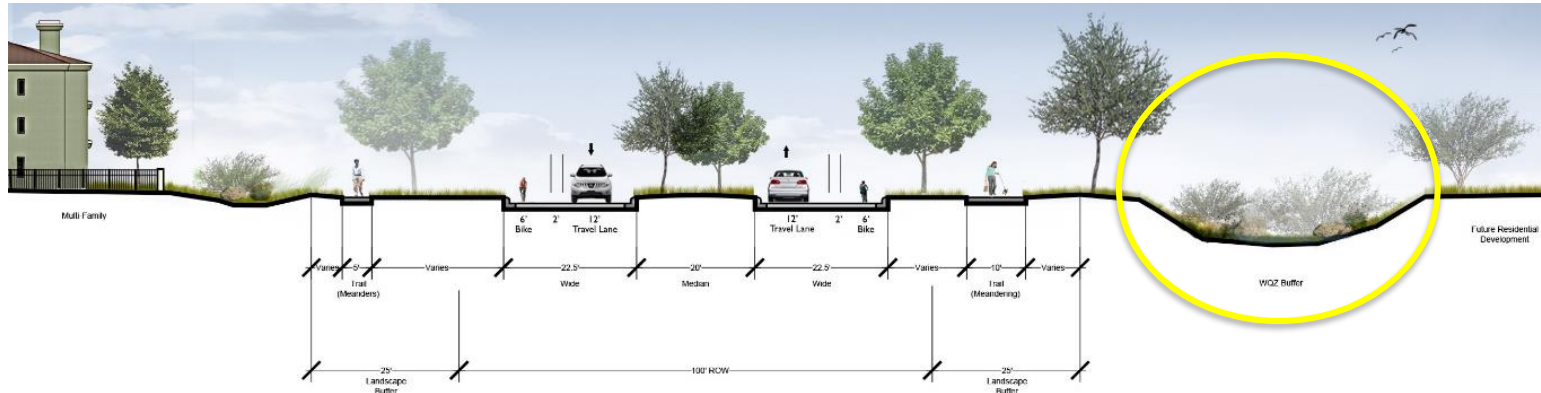


Illustration is identical to existing cross-section "EE" in the PDD but it shows the water quality zone buffer.

p.40

Section 4.6, Street Trees

Purpose: Minor text changes to reference that trees are required along the new cross-sections (FF, GG, and HH).



Section 5: Site Design

p.42

Section 5.1, Dimensional and Lot Standards

Purpose:

- SF-6 rear setback and lot depth revised to fix a typo and meet the original PDD intent
- This standards in this table conflict with Illustration 34 and the associated text adjacent to the illustration which indicate a 10' rear setback and a 12' lot depth

STANDARD CATEGORY	SF-6
Rear Yard Setback, Minimum	20 10
Lot Depth, Minimum Feet	100 120



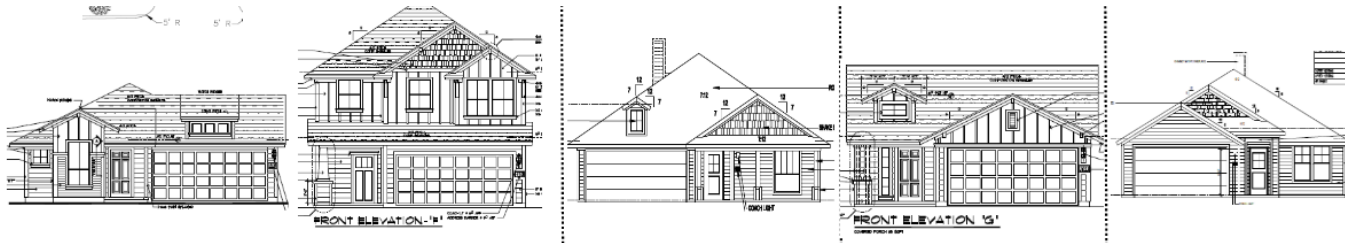
Section 6: Architectural Design

p.46

Section 6.1.1, Variation

Purpose: to clarify that the standards refer to a residential “block face”. This was the original intent of both staff and the applicant but was not specified directly.

- In a block face a maximum separation of 3 units shall be maintained between one and two story units.
- Each block face shall contain a variety of building elevations with no more than two of the same building elevation on repeating floor plans.
- Within a block face variety in building elevations shall be achieved along the main façade by utilizing a minimum of two (2) of the following: balcony, porch, dormer window, bay window, and/or single car garage bays.
- Within a block face a separation of at least 4 lots shall be maintained for any floor plan with repeating elevations.



Exhibits provided by homebuilders and reviewed by staff during permitting process



Section 6: Architectural Design

p.46-47 *Section 6.1.2, Form and Scale*

Purpose: to provide additional options to the list of architectural details. To allow additional flexibility for corner lot houses to achieve the intent of an attractive elevation.



Existing homes in Trace

- 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, decorative attic vents/windows, dormers, bay windows, shutters, corbels, shed roof over windows, or similar architectural details that provide scale and visual interest.
- Houses on corner lots shall be sited and designed so that they present attractive elevations to both streets. Wrap around porches, façade compositions, building and landscape elements and/or other design schemes should be employed. Enhanced landscape and/or wrap around stoop without a cover may be employed. Corner lots with an open space lot between it and the side yard street shall not require the wrap-around porch.



Section 6: Architectural Design

p.48

Section 6.1.3, Roof Design

Purpose: clarify the intent of the section. The 2015 PDD text of “Variation in roof material” on each individual house was not the original intent.

- ~~Variation in roof color or material shall be employed.~~ Roof material shall employ color variation.



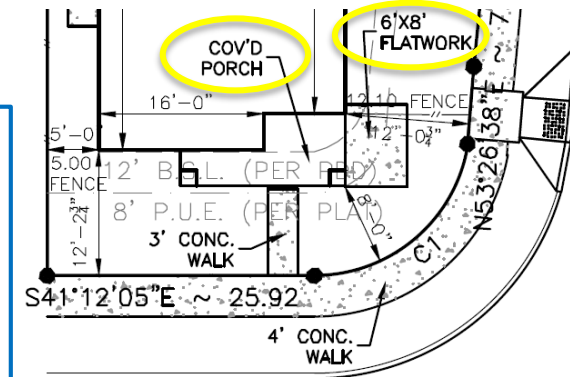
Roof of house in Trace

p.49

Section 6.1.4, Porches

Purpose: to align with the revision proposed in section 6.1.2.

- Houses on corner lots shall be sited and designed so that they present attractive elevations to both streets. Wrap around porches, façade compositions, building and landscape elements and/or other design schemes should be employed. Enhanced landscape and/or wrap around stoop without a cover may be employed. Corner lots with an open space lot between it and the side yard street shall not require the wrap-around porch.



Planset of house in Trace



Section 6: Architectural Design

p.50

Section 6.1.6, Garages, Pool Equipment, Trash Containers, Misc. Accessory Structures

Purpose

- Revised the text and added a new illustration to clarify the garage standards.
- This revision reflects how the section has been interpreted by staff and the applicant and merely provides clarification for future reviewers by using similar terminology as the existing Development Code garage standards.

Illustration 37.1 (Newly Added)





Section 6: Architectural Design

p.50

Section 6.1.7, Requirements for Accessory Dwelling Units

Purpose

- New section to create standards for the use of Accessory Dwelling Units (ADUs)
- Proposing for ADUs to be “permitted” instead of “conditional” (section 13.2)
- Planning and Zoning Commission approved two Conditional Use Permits (CUPs) in 2021
- New standards in this section match the CUP conditions

- The maximum height of the accessory dwelling unit shall not exceed 24 feet.
- The maximum square footage of the habitable area of the accessory dwelling unit shall be limited to ½ the habitable area of the primary building or 1,000 square feet, whichever is smaller.
- One additional on-site parking space located within the second or third layer of the lot shall be provided.



Section 6: Architectural Design

p.51

Section 6.2, Multifamily Residential

Purpose:

- the requested use of “Senior/Age Restricted Dwelling Apartments, Senior Housing Apartments” shall follow the regulations of this section.
- This ensures that the buildings have design variation similar to multifamily housing.



Section 9: Landscaping & Environmental

p.57

Section 9.1.1, Street Trees

Purpose: Removed text to emphasize that shade trees are required on all lots regardless of lot width.

- On all single family lots ~~40 feet in width or less~~, two shade trees are required per lot by Section 6.1.1.4(d) (1);



Section 11: Signage

p.60

Section 11, Signage

Purpose:

- to clarify that the signage illustrations are diagrammatic and provide flexibility in their exact location
- reference the City Council license agreement process regarding requesting signage in the right-of-way.

- Conceptual locations and sign types are included in that illustration. The Illustration is diagrammatic, and the exact location may be altered at the subdivider's discretion. The number, sizes, and types of signs will be limited to the number shown on the exhibit.

- All signs shall be subject to applicable ordinances except as specifically varied herein and no private signs shall be permitted in any public right-of-way without approval or permission.



Screenshot from
Illustration 40, Entry
Monument and Signage
Plan



Section 11: Signage

p.61,62

Section 11.1, Entry Monuments

Purpose:

- to clarify that a sign may have other columns or support structures that are not included in the sign square footage.
- to clarify that the images in the section are examples and that not all signs may be installed

- Ma, Mi, and N designations may entail the use of multiple components such as columns or other supporting structures, however the sign square footage shall be calculated as a compilation of all logo and lettered elements to calculate the square footage.

- The subdivider is not required to install all signs.
- The examples shown are for representation only and not meant to guide design of actual sign.



Entry Monument example
images from PDD



Section 11: Signage

p.63,64

Section 11.1.3, Minor Entry Monumentation (Mi-B)

Purpose:

- Clarified that this section should reference the photo examples in the previous section.
- Added text to allow public art at this location with associated standards.
 - *Located at the corner of Esplanade Parkway and Old Bastrop Highway*
- In addition to signage, the developer may install public art such as multiple lighted steel pillars (columns), similar to the adjacent image, in the landscape lots within the main boulevard landscaping. The steel pillars (columns) shall not exceed 24' in height and no steel pillar (column) shall be closer to any residential dwelling than a distance equal to twice the height of the pillar (column).

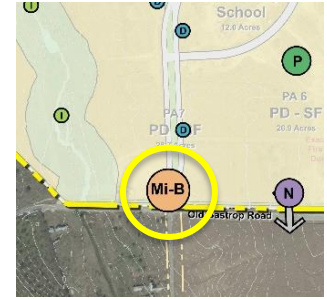


Image from PDD



Section 11: Signage

p.64-65

Section 11.2, Commercial Signage

Purpose:

- Added reference to Van Horn Trace to provide sign standards along that road.
- “Plastic and fiberglass” can be used as a sign material
- New image and standards related to digital gas price signage was added (Mirrors that of current code)

- Signage along other roads (Posey, Old Bastrop, [and Van Horn Trace](#)) will be limited to 120 sf (each side if two sided) and 12’ height.

- [Digital signage that advertises the grade or price of fuel is allowed as a commercial sign as indicated in the adjacent example image.](#) The sign shall be a monument sign limited to 7’ in height and 80 sf. The portion of the sign containing the digital grade or price of fuel shall not exceed 25 percent of the maximum allowable area.



New example image added to PDD



Section 11: Signage

p.65

Section 11.3, Temporary Marketing Signage

Purpose:

- Increasing the number of temporary marketing signs at Trace which will be used while construction is ongoing. (Depicted in Illustration 40.)

The symbols indicated as “C” and the symbols indicated “MI-A, [MI-B](#), [MI-C](#), [MI-D](#), [MI-E](#)” will be used for temporary marketing purposes while construction is ongoing. These signs will be removed by subsequent permanent monuments as the project progresses. [The symbols indicated as “C” will be used to advertise spaces for lease and will be removed when spaces are fully leased.](#)

- Increasing the allowable square footage of temporary signs on certain roads.

- Temporary Signage for premises located along [Van Horn Trace](#), Posey and Old Bastrop Roads will be limited to ~~120 sf~~ [260 sf](#) (each side if two sided) and 15’ height.
- ~~Temporary signs for all other premises shall not exceed 32 square feet.~~



Temporary Marketing Signage at Trace



Section 11: Signage

p.66

Section 11.5, Parkland Signage (P)

Purpose: Adds flexibility to not have to provide a sign at every park

It may not be appropriate for all parks to have signage. The subdivider may, and their discretion, determine which parks require parkland signage.



Parkland Signage example image from PDD

p.67

Section 11.6, Directional Signage (D)

Purpose: Minor text change to state that signage will be concise, directional “and/or” informative.

These signs will be concise, directional and/or informative to offer assistance to visitors to orient themselves to the major elements of Trace.



Directional Signage example image from PDD

p.68

Section 11.7, Interpretive Signage (I)

Purpose: Minor text change to state that signage must be durable

- lzone or ~~similar~~ appropriately durable signage material for print



Interpretive Signage example image from PDD



Section 11: Signage

p.69

Section 11.8, Signage Comparisons

Purpose:

- Renamed subdivision identification to “neighborhood signage”
- Increased allowable height from 8’ to 10’ for visibility

City of San Marcos Article 3, Signs

Signage Requirements for - On-Premises Freestanding Signs	Height	Square Feet	Height	Square Feet
Along I-35	42.5	260	35.0	260
Commercial Signage along I-35	42.5	260	20.0	260
Along Highways 123, 21 and 80	30.0	160	n/a	n/a
Along All Other Roadways	25.0	120	16.0	96
Subdivision Identification			8.0	
Neighborhood Signage	4.0	96	10.0	40



*Neighborhood Signage
example image from PDD*



Section 13: Appendixes

p.78-84 Section 13.2, Land Use Matrix

Purpose: To provide additional use allowances in Trace as indicated below:

PDD Sub-District (Base LDC Zoning)	PD-SF (SF-6)	PD-MF-24 (MF-24)	PD-MF-24/GC (MF-24)	PD-P (P)	PD-NC (NC)	PD-CC (CC)	PD-GC (GC)
Accessory Dwelling (One Accessory Dwelling Per Lot)	€ P			P	C	C	C
Hotel/Motel			C			€ P	P
Senior/Age Restricted Dwelling Senior Housing Apartments					P		

Changes proposed in the Land Use Matrix



Recommendation

- The Planning and Zoning Commission recommended **approval** of the request with a 9-0 vote.
- Staff recommends **approval** of the PDD amendment as presented.



