

HALCYON PDD CODE COMPARISON

*Items in red reflect PZ
Recommendation

Topic	Halcyon PDD Standard	Proposed CodeSMTX Requirement	Land Development Code Requirement	Code Comparison
Block Standards	As submitted by staff: Connections to provide blocks that are measured by block perimeter. 3,000 ft max Block Perimeter with 25% deviation. Block Perimeter is measured along a public road.	Connections to provide blocks that are measured by block perimeter. 3,000 ft max block perimeter in "MU" Legacy District. Block Perimeter is measured along a public road.	Connections every 1,600 ft (major roads) 1,200 ft (all other roads) and Multifamily Standards (max 7 acres bounded by public street or street like private drive)	As submitted by staff: Hybrid of LDC and Code SMTX Standards
	As recommended by P&Z: Excludes interior public roads and block perimeter requirements			As recommended by P&Z: Varies from LDC Standards
Vehicular Access	As submitted by staff: Requires stub street to connect to adjacent properties	Requires stub street to connect to adjacent properties	Connections based on LDC Block Standards	As submitted by staff: Hybrid of LDC and Code SMTX Standards
	As recommended by P&Z: Excludes interior public roads and block perimeter requirements			As recommended by P&Z: Varies from LDC Standards
Material Standards	100% Multifamily 80% Commercial (Independent Living Homes exempt)	100% Multifamily CD4 80%	100% Multifamily 80% Commercial	Meets LDC Standards
Multifamily Location Restriction	No restriction on location (must comply with Concept Plan)	No restrictions on location	No restrictions on location	Meets LDC Standards
Dumpster & Utility Screening	Minimal requirements	Specific Requirements	Minimal requirements	Meets LDC Standards
Parking Lot Landscaping	Distance from Parking to landscaping with trees	Requires islands with landscaping, trees and pedestrian access	Distance from Parking to landscaping with trees	Meets LDC Standards
Building Height	4 stories maximum	3 stories maximum	4 stories maximum	Meets LDC Standards
Lot Dimensions	Vary based on Zoning Type	Vary based on building type	Vary based on Zoning District	Meets LDC Standards
Sign Dimensions	Sign dimensions based on street frontage	Signs are much smaller than currently permitted	Sign dimensions based on street frontage	Meets LDC Standards
Zoning	MU – allows flexible location of uses with more defined standards	CD4, CD5, EC	MU, MF-12, HC	Meets LDC Standards

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Impervious Cover	60% allowed	80% allowed in CD-4	60% allowed	Meets LDC Standards
Parking Area Screening	is required with minimal standards	is required with options for compliance provided	is required with minimal standards	Meets LDC Standards
Non Residential Parking & Access	Minimal requirements	Limits access to larger roadways and requires cross access	Minimal requirements	Meets LDC Standards
Parking Location	No location standards	Surface parking not allowed in the 1 st layer except for single family	No location standards except for Multifamily	Varies from LDC Requirements
Multifamily Design Standards	References Ord. 2014-35, or successor ordinance for building material and façade design. Waives block requirements	Similar to LDC	Ord. 2014-35	Varies from LDC Standards
Setbacks	Based on Zoning District	Based on Character Districts	Based on Zoning District	Meets LDC Standards
Parking Standards	Similar to LDC with bicycle parking requirement	Similar to LDC with bicycle parking requirement	Based on size, seating, and/or beds	Hybrid of LDC & CodeSMTX Standards
Streets	As submitted by staff: Multimodal based on Code SMTX and 2017 Draft Transportation Master Plan	Multimodal based on the 2017 Draft Transportation Master Plan	Typical auto-centric cross sections with minimal sidewalks	As submitted by staff: Hybrid of CodeSMTX and TMP
	As recommended by P&Z: excludes interior public roads and block perimeter requirements			As recommended by P&Z: Varies from LDC Standards
Trails	Cross-section based on Code SMTX	Cross-section and design standards	Minimal requirements	Hybrid of LDC and CodeSMTX Standards