

**EXHIBIT B**  
**PLANNED DEVELOPMENT DISTRICT STANDARDS**

**HALCYON CONCEPTS CONTINUING CARE RETIREMENT COMMUNITY (CCRC)**

**ARTICLE 1: INTRODUCTION**

**DIVISION 1: PROJECT SUMMARY**

The Halcyon Concepts Continuing Care Retirement Community (CCRC) (“Project”) is a fully integrated, seniors and disabled community with multiple living options and associated amenities and community facilities. This development is proposed for approximately 20 acres out of a larger tract at the southwest corner of McCarty Lane and Hunter Road currently owned by the First Baptist Church as shown on “Exhibit A”. This location complements the civic activities of the adjacent property owner as well as providing synergy between the age-restricted community of Kissing Tree at Centerpoint Road and Hunter Road.

**DIVISION 2: CONFLICTS WITH CITY CODE**

The Land Development Code (LDC) as it exists at the time of approval of these development standards, shall be applicable to and control the development of the Project. In the event of any conflict with the development standards contained within the City’s Land Development Code (LDC), the standards within this document shall prevail.

**DIVISION 3: AMENDMENTS**

In order to provide flexibility with respect to certain details of the development of the Project, minor changes may be made with approval of the Director of Planning and Development Services. A minor change may be approved if it does not affect or change this agreement by more than 10%.

Changes of more than 10% shall be considered major and shall be presented to the Planning and Zoning Commission and/or City Council for review and approval as an amendment to this document. The following shall be considered major changes, even if the 10% threshold is not met: addition of land area, density beyond what is permitted by this document or the LDC in accordance with Division 2 above and a change in base zoning.

**ARTICLE 2: PLANNED DEVELOPMENT DISTRICT (PDD) STANDARDS**

**DIVISION 1: ESTABLISHING BASE ZONING**

The “Project” shall have a proposed base zoning of Mixed Use (MU) District. The following uses, regulations, and requirements overlay the base zoning district requirements and shall apply to the property.

**DIVISION 2: PLANNING AREAS**

“Exhibit A” indicates the Project Planning Areas (PA). Allowable uses in each Planning Area are outlined in Division 3 of this section.

### DIVISION 3: LAND USES

The Project shall be restricted to the following uses and associated off-street parking requirements. On-street public parking that is located directly adjacent to the property may be counted towards the minimum parking requirements. (P = Permitted Use; C = Conditional Use)

Use	Definition	PDD	Minimum Parking	Allowable Planning Area (PA)
Independent Living Homes	Age-restricted dwelling units providing housing within self-contained living units for older adults who are able to care for themselves. These dwelling units are intended to provide a more conventional housing option for seniors looking to interact with others their age.	P	2 spaces per dwelling unit	A
Independent Living Apartments	Age-restricted multi-family housing with self-contained living units for older adults who are able to care for themselves.	P	1 space per dwelling unit	A
Assisted Living Center	A state licensed facility offering assistance with daily living activities. This facility may have medical personnel assisting with medication, administration, dressing, bathing, and social activities as well as optional levels of care that offer a variety of extra services. Building will consist of one and two bedroom suites with common living and dining facilities ( <i>no kitchen facilities within suites</i> ).	P	1 space per 2 beds	A
Alzheimer Licensed Assisted Living Center	An assisted living facility specializing in the care of persons with Alzheimer Disease. Will consist of one bedroom suites with common living and dining facilities ( <i>no kitchen facilities within suites</i> ).	P	1 space per 2 beds	A
Skilled Nursing Center	A state-licensed long-term care facility offering 24-hour medical care provided by registered nurses (RN), licensed practical nurses (LPN) and certified nurse assistant (CNA). This facility cares for residents who are totally dependent on nursing care. This facility may have a short-term rehabilitation unit for residents needing rehab between hospital and home. Will consist of one bedroom suites with common area facilities ( <i>no kitchen facilities within suites</i> ).	P	1 space per 2 beds	A
Hospice Center	A specialized type of care to lessen the physical and emotional discomfort of the terminally ill provided within an independent area within a larger building or within an independent structure. These services are offered to caregivers and families, as well. Will consist of one bedroom suites with common areas/facilities ( <i>no kitchen facilities within suites</i> ).	P	1 space per 2 beds	A

Private/Montessori School	A school under the sponsorship of a private agency or corporation, other than a religious agency, which offers a curriculum that is generally equivalent to public elementary and/or secondary schools.	P	1 space per classroom plus 1 for each 15 students; <i>Bike: 3 spaces per classroom, min 4</i>	B
Adult Day Care	Daily structured programs in a community setting with activities as well as health-related and rehabilitation services for seniors who are physically or emotionally disabled and need a protective environment. This care is provided during the day, and the senior receiving the care returns home in the evening.	P	1 space per 300 sf GFA	A, B
Professional Offices	Professional offices for doctors, dieticians, attorneys, service groups, etc. providing services primarily for residents but may offer services to the public.	P	1 space per 300 sf GFA; <i>bike: 1 space per 5,000 sf GFA, min 4</i>	B
Activities Center	An inclusive amenity and community facility that contains a variety of uses including, but not limited to, fitness center, spa and salon, restaurant, movie theater, common rooms, etc. for use by residents and their guests.	P	N/A	A
Management Offices	Offices utilized by on-site management, staff and personnel for the operations and administration of services associated with the property.	P	1 space per 300 sf GFA; <i>Bike: 1 space per 5,000 sf GFA, min 4</i>	A, B
Eating Establishment	A facility that prepares and sells food and drink. ( <i>No alcohol sales.</i> )	P	1 per 100 sf GFA, or 1 space for each 4 seats, whichever is less. Where permanent outdoor seating areas including decks, patios or other unenclosed spaces are provided, those area shall be included in the calculation of gross floor area and total number of seats. <i>Bike: 1 space per 5,000 sf GFA, min 4</i>	A
Restaurant / Bar	A facility that prepares and sells food and drink and serves alcohol for on-premise consumption only.	C	See "Eating Establishment"	A
Spa and Salon	A facility contained within the Activities Center that provides spa and salon services to residents and their guests.	P	N/A	A

Fitness Center/Pool/Sports Courts	Indoor or combination of indoor/outdoor facilities for use by residents providing daily or regularly scheduled recreation-oriented activities within a controlled recreation setting. Recreation uses may provide activities, services, and instruction for the entertainment of residents and their guests.	P	1 space per 300 sf GFA of indoor facilities, plus 1 space per 1,000 sf of outdoor use area.	A
Physical Therapy	A primary care specialty for the treatment of and/or recovery from disease, injury, surgery or other medical treatment provided for residents on a long or short term basis as needed.	P	N/A	A, B
Movie Theatre	An indoor facility contained within the Activities Center that provides entertainment through the playing of movies or shows for residents and their guests.	P	N/A	A
Structured Parking Facility	Structured parking within or below buildings or as freestanding structure.	P	N/A	A, B
Carports	A freestanding or attached structure consisting of a roof supported by columns or posts for the purpose of providing shelter for vehicles.	C	N/A	A, B
Mini Warehouse/Self Storage	Maximum of 30 units of mini warehouse/self-storage restricted to use by residents and meeting the design requirements of commercial buildings.	C	N/A	A
Accessory Structure	A structure less than 625 sf in area enclosing or covering usable space where the use of such structure is incidental and subordinate to one or more principal buildings.	P	N/A	A, B

#### **DIVISION 4: DIMENSIONAL AND DEVELOPMENT STANDARDS**

The Project shall be developed in accordance with the following Dimensional and Development Standards:

Lot Area, Minimum:	6,000 sq. ft.
Lot/Parcel Area, Maximum Acres:	N/A
Units per Acre, Maximum Gross:	12 Units/Acre
Lot Frontage, Minimum:	50 feet
Lot Width, Minimum:	50 feet
Lot Depth, Minimum:	100 feet
Front Yard Setback, Minimum:	25 feet
Side Setback, Minimum Interior:	5 feet
Side Setback, Minimum Corner:	15 feet
Rear Setback, Minimum:	5 feet
Impervious Cover, Maximum Gross:	60%
Building Height, Maximum:	4 stories

#### **DIVISION 7: PEDESTRIAN ACCESS**

The Project must provide safe, direct and convenient pedestrian access connecting main entrances of buildings, establishments or uses on a site that allows for public access with all other such entrances and with available access points including parking, streets, sidewalks, and transit stops with the exception of the following exempted uses:

- Single-or two-unit Independent Living Homes
- Parks, Open Space, and Greenways
- Accessory Structures

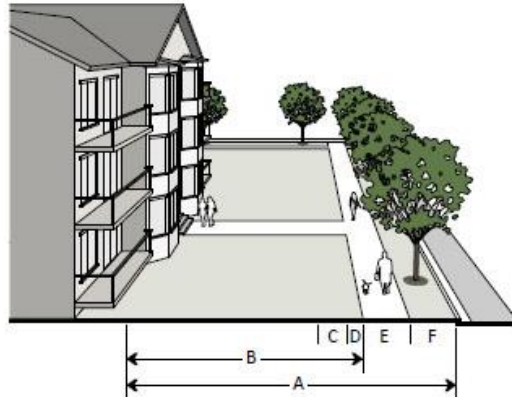
#### **Additional Standards**

- Pedestrian Access shall consist of an accessible, easily-discernible and ADA compliant walkway or multi-use path with a minimum width of four feet (4')
- The pedestrian access surface located on private property shall be constructed of concrete, asphalt or other fixed, firm and nonslip material as approved by the Engineering Director.
- Pedestrian access routes between buildings and public rights-of-way shall be physically separated from vehicular surface areas, except where required to cross a drive aisle; such crossings shall be perpendicular wherever practicable.
- Crosswalks shall be distinguished from driving surfaces via painted striping or materials such as pavers, bricks, stamped concrete, etc. as approved by the Engineering Director.

## DIVISION 8: STREETSCAPE

The below streetscape shall be utilized along McCarty Lane and Hunter Road.

### Streetscape – McCarty Lane and Hunter Road



Streetscape Width	Varies
Streetscape Elements in Right-of-Way or Easement	B Building Setback: Varies C Utility Placement: 5' D Maintenance Strip: 2' E Sidewalk (min): 6' F Planting Area (min): 7'
Planting Type	Tree Lawn
Tree Spacing	40' o.c. avg

## DIVISION 9: OPEN SPACE

The City's current Land Development Code requires that a minimum of 20 percent of the gross land area within the entire PDD Project shall be devoted to Open Space. The Project shall devote 4 acres (20% of 20 acres). The attached "Exhibit A" illustrates the location of proposed open space.

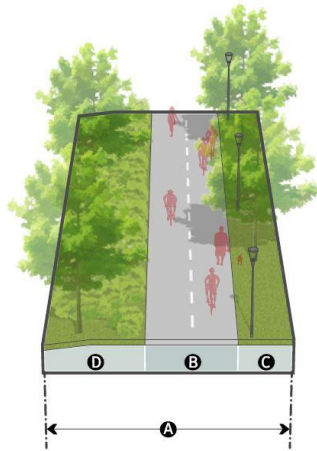
- All required open space and parkland shall be improved at the owner's expense and maintained by the owner or property manager.
- Any parkland which is proposed for dedication to and/or maintained by the City must first be approved by the City's Parks Board or Parks Department
- All open space and parkland shall be easily accessible for the public and open to public view.
- In addition, the property owner shall be responsible for the construction of a minimum of ten (10) public parking spaces to serve the public open space and public trails. These parking spaces shall be located in an area that is accessible to the public and shall include appropriate signage indicating the use of the parking spaces for public Open Space / Trail Use.

### Trails

"Exhibit B" outlines locations of trails within the Project. The below cross-section shall be utilized for trail construction shown on "Exhibit B":

- The Multi-Use Greenway shall be constructed of concrete or asphalt. Alternative materials may be approved by the Director of Engineering upon request.
- The Multi-Use Greenway shall be located within a public access easement and the property owner is responsible for maintenance of the Multi-Use Greenway. The maintenance requirements shall be memorialized on the plat.

## Multi-Use Greenway



### DESCRIPTION

Provides connected network of recreational trails and protected bikeways throughout the Project.

### GENERAL

Right-of-way or Access Easement	Public	15' min	A
Walkway		Multi-Use Path	
Bikeway		Multi-Use Path	
Parking		N/A	
Planting		N/A	

### GREENWAY

Multi-Use Path	10' min	B
Greenway Shoulder	2.5' min	C/D

## ARTICLE 3: ADDITIONAL DEVELOPMENT STANDARDS

### DIVISION 1: OCCUPANCY RESTRICTIONS

The Project shall be restricted to occupancy by persons age 55 or greater or persons with disabilities requiring regular care. Each dwelling unit shall be occupied by at least one (1) person meeting these occupancy restrictions.

### DIVISION 2: EXTERIOR CONSTRUCTION AND DESIGN STANDARDS

Buildings shall be required to meet the Exterior Material and Design Requirements for Commercial districts as outlined in Chapter 4, Article 4, Division 2 of the Land Development Code. Independent Living Apartments shall be required to meet the following requirements from the Land Development Code regarding Multifamily Residential Design:

*Section 4.4.3.2(2)(a), Building Design Standards, 4.4.3.2(2)(b) Material Standards, 4.4.3.2(2)(d) Balconies and Stairwells, and 4.4.3.2(2)(g), Glazing and Transparency.*

Detached structures containing the use of Independent Living Homes are exempt from exterior construction and design requirements as they are meant to reflect a single-family residential design.

## **EXHIBITS**

Exhibit A: Concept Plan

Exhibit B: Street and Trail Plan

Exhibit C: Metes and Bounds



Exhibit A: Concept Plan

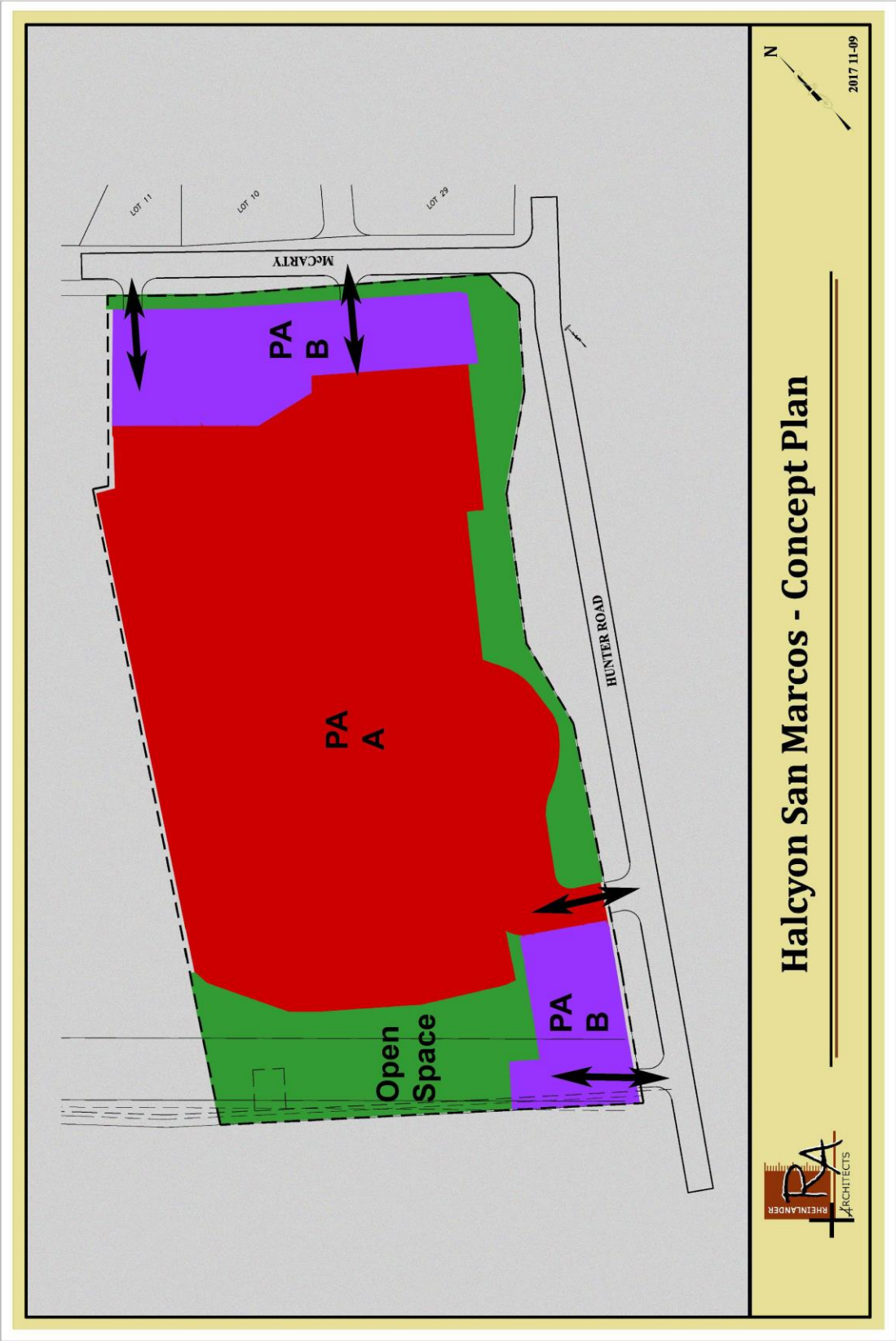


Exhibit B: Street and Trail Plan

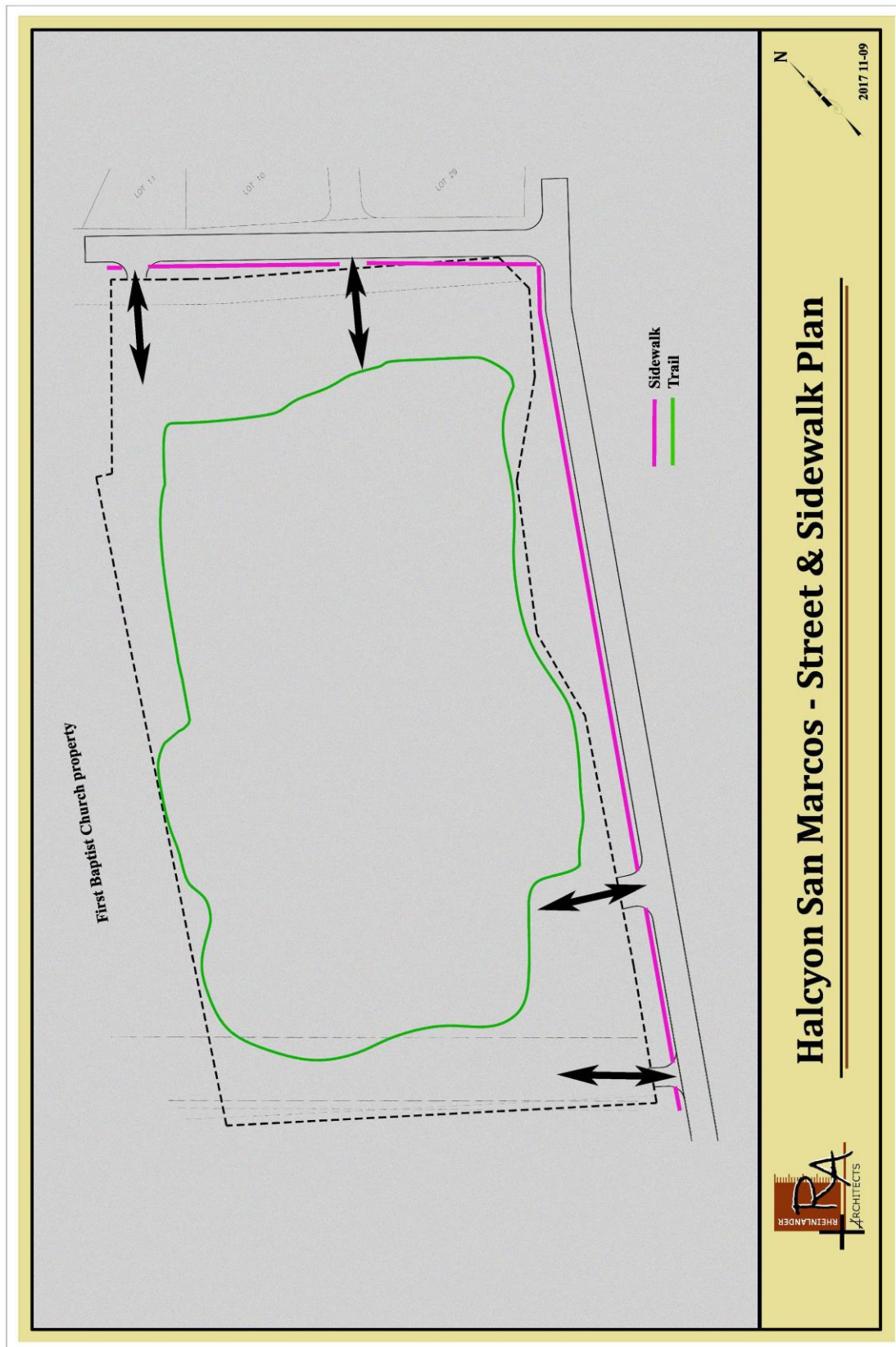


Exhibit C: Metes and Bounds



*Land Surveying & Mapping*

FIELD NOTES-METES AND BOUNDS DESCRIPTION

BEING 20.246 ACRES OF LAND OUT OF THAT 117.47 ACRES OF LAND IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 471, AND THE NATHANIEL HUBBARD SURVEY, ABSTRACT NO. 230, HAYS COUNTY, TEXAS AS CONVEYED TO THE FIRST BAPTIST CHURCH OF SAN MARCOS, TEXAS BY WARRANTY DEED WITH VENDORS LIEN AS DOCUMENT NO. 00014536, RECORDED IN VOLUME 1685, PAGE 68, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, (O.P.R.H.C.TX.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found brass disc TxDOT monument (TxDOTBDM), said point being accepted as the most Southerly corner of the remaining portion of said 117.47 acre tract of land, also being the common corner and Most Easterly corner of that 44.99 acre tract to Herold Abel, Jr. and wife Mildred Joyce McCormick Abel, per Volume 542, Pg. 593, Real Property Records, Hays County, Texas (R.P.R.H.C.TX.) and being accepted as a point in the Northwesterly Right-Of-Way by South Southeast corner of said Tract 2, also being a point along the Westerly Right of Way of Hunter Road (AKA F.M. 2439) per plan of proposed Right-Of-Way Account No. 8014-2-9 CSJ No. 2293-01-017 dated 3-28-2001;

THENCE N 49° 30' 41" W, 625.53 feet leaving said Right-Of-Way along the common lines of said 117.47 and 44.99 acre tracts of land to a found 3" brass disc monument stamped "U.S.D.I. Monument No. 11";

THENCE N 48° 46' 11" W, 44.78 feet continuing on said common line to a set iron rod with cap stamped "SPOT ON SURVEYING" said point being the most Westerly corner of the 20.246 acre tract of land described herein;

THENCE Northeasterly along the Northwesterly limits of the 20.246 acre tract of land described herein through the interior of said 117.47 acre tract the following 4 courses;

1. N 31° 45' 56" E, 984.18 feet to a (SIRC);
2. N 40° 59' 58" E, 63.34 feet to a (SIRC);
3. S 81° 59' 03" E, 15.41 feet to a (SIRC);
4. N 43° 22' 58" E, 288.93 feet to a found 1/2" iron rod, said point being accepted as a point on the Southwesterly Right-Of-Way line of McCarty Lane being the most Northerly corner of the 20.246 acre tract of land described herein and a point in the Northeasterly line of that remaining portion of said 117.47 acre tract of land as shown on the map or plat of the First Baptist Church Subdivision recorded in Volume 12, Pg. 397, Plat Records, Hays County, Texas (P.R.H.C.TX.);

THENCE Southeasterly along the Southwesterly Right-Of-Way line of said McCarty Lane the following 3 courses;

1. S 46° 26' 28" E, 69.68 feet to a found iron rod with cap stamped "BYRN SURVEYING", (FIRC), said point being accepted as the beginning of a curve to the left concave Northeasterly having a radius of 3050.00 feet;
2. Southeasterly along said curve through a central angle of 1° 59' 42" and an arc length of 106.20 feet to a (FIRC), having a chord bearing and distance to said point of S 47° 22' 59" E, 106.19 feet;
3. S 48° 28' 03" E, 462.10 feet to a (SIRC), said point being set in the Northwesterly Right-Of-Way line of said Hunter Road;

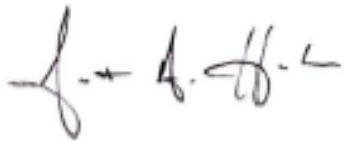


Thence Southwesterly along the Northwesterly Right-Of-Way line of said Hunter Road the following 7 courses;

1. S 1° 19' 26" E, 30.64 feet to a found iron rod with cap, illegible;
2. S 39° 49' 05" W, 139.85 feet to a found iron rod with cap, illegible;
3. S 53° 24' 15" W, 167.36 feet to a found (TxDOTBDM);
4. S 35° 55' 53" W, 242.45 feet to a found (TxDOTBDM);
5. S 13° 13' 32" W, 150.35 feet to a (FIRC);
6. S 32° 27' 20" W, 400.27 feet to a found (TxDOTBDM), said point being accepted as the beginning of a curve to the right concave Northwesterly having a radius of 1834.86 feet;
7. Southwesterly along said curve through a central angle of 6° 55' 04" and an arc length of 221.53 feet to the POINT OF BEGINNING hereof, having a chord bearing and distance of S 34° 00' 50" W, 221.40 feet to said point, containing a calculated area of 881,906.26 sq. ft., 20.246 acres;

Said field notes being described in accordance with a survey made on the ground by me or under my direction and shown on Exhibit "B" Survey Sketch attached hereto and made a part hereof.

All bearings shown are based on NAD 83 Texas State Plane Coordinate System, South Central Zone. All distances shown are surface or ground distances.



\_\_\_\_\_  
Scott A. Hahn, RPLS 6375  
Spot On Surveying-TBPLS Firm# 10193894  
614 Jerrys Lane, Buda, TX. 78610  
(512) 523-8092

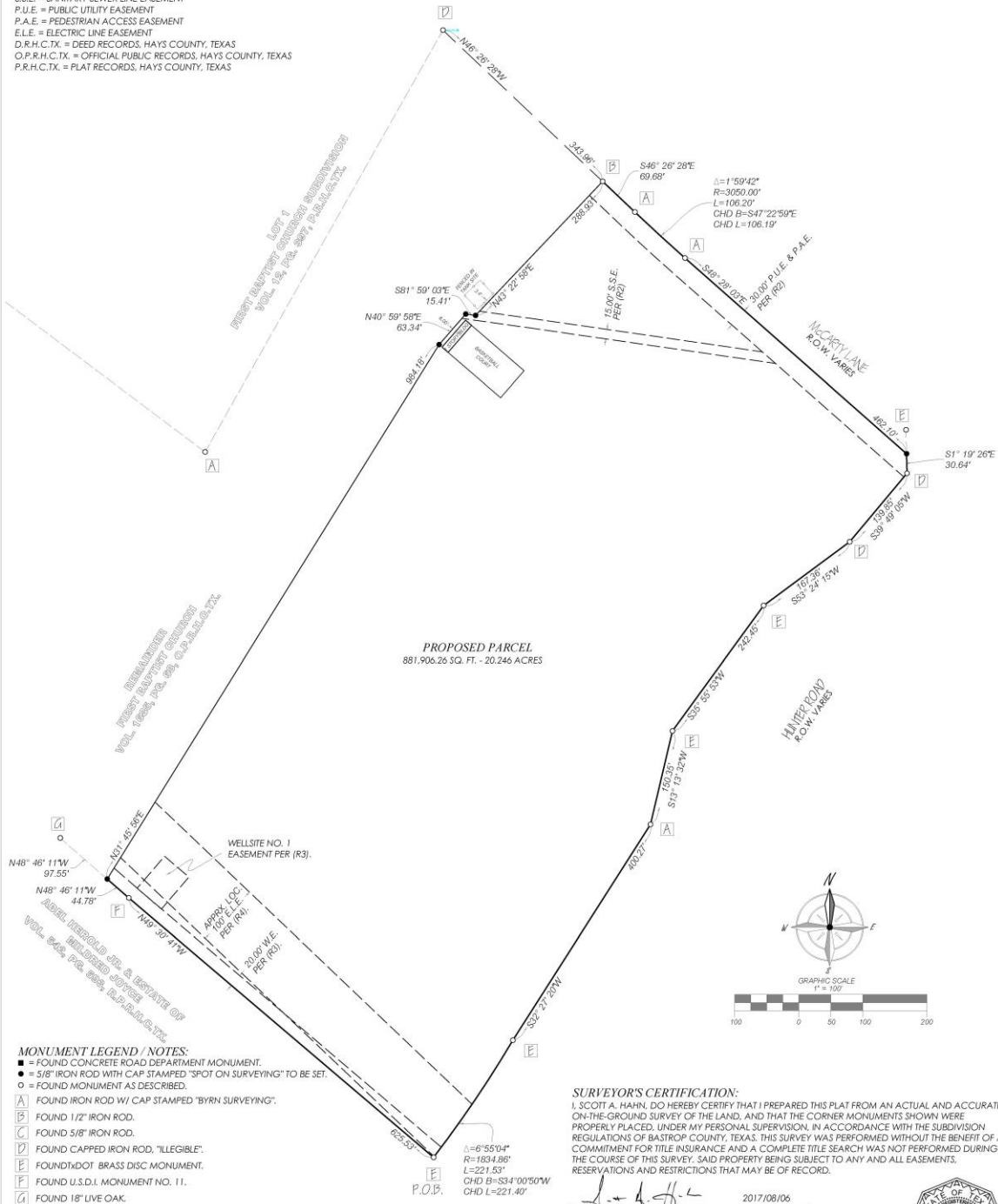


\_\_\_\_\_  
August 06, 2017

\_\_\_\_\_  
Date

# REFERENCE LEGEND:

(R1) = VOL. 1685, PG. 68, O.P.R.H.C.TX.  
 (R2) = FIRST BAPTIST CHURCH SUBDIVISION, VOL. 12, PG. 397, P.R.H.C.TX.  
 (R3) = VOL. 243, PG. 257, D.R.H.C.TX.  
 (R4) = VOL. 249, PG. 301, D.R.H.C.TX.  
 (R5) = VOL. 252, PG. 628, D.R.H.C.TX.  
 W.E. = WATERLINE EASEMENT  
 S.S.E. = SANITARY SEWER LINE EASEMENT  
 P.U.E. = PUBLIC UTILITY EASEMENT  
 P.A.E. = PEDESTRIAN ACCESS EASEMENT  
 E.L.E. = ELECTRIC LINE EASEMENT  
 D.R.H.C.TX. = DEED RECORDS, HAYS COUNTY, TEXAS  
 O.P.R.H.C.TX. = OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS  
 P.R.H.C.TX. = PLAT RECORDS, HAYS COUNTY, TEXAS



## MONUMENT LEGEND / NOTES:

- = FOUND CONCRETE ROAD DEPARTMENT MONUMENT.
- = 5/8\" IRON ROD WITH CAP STAMPED \"SPOT ON SURVEYING\" TO BE SET.
- = FOUND MONUMENT AS DESCRIBED.
- [A] FOUND IRON ROD W/ CAP STAMPED \"BYRN SURVEYING\".
- [B] FOUND 1/2\" IRON ROD.
- [C] FOUND 5/8\" IRON ROD.
- [D] FOUND CAPPED IRON ROD, \"ILLEGIBLE\".
- [E] FOUND/NOT FOUND BRASS DISC MONUMENT.
- [F] FOUND U.S.D.I. MONUMENT NO. 11.
- [G] FOUND 18\" LIVE OAK.

## BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, TEXAS SOUTH CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

## SURVEYORS NOTE:

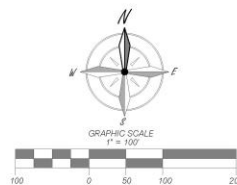
ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

PREPARED FOR:  
 RAMSEY ENGINEERING, LLC.  
 ATTN: STEVE RAMSEY  
 3206 YELLOWPINE TERRACE  
 AUSTIN, TX. 78757

## SURVEYOR'S CERTIFICATION:

I, SCOTT A. HAHN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF BASTROP COUNTY, TEXAS. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND A COMPLETE TITLE SEARCH WAS NOT PERFORMED DURING THE COURSE OF THIS SURVEY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD.

SCOTT A. HAHN  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 REGISTRATION NO. 6375 - TBPLS FIRM NO.: 10193894  
 SPOT ON SURVEYING  
 614 JERRY'S LANE  
 BUDA, TX. 78610



SOS J/N: 0033-17-002