

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 | C |
| 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, B |
| 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, B |
| 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, B |
| 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, B |
| 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, B |

| | | | | |
|---------------------------|---|---|--|---------|
| 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> | A, D |
| 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, D |
| 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> | A, D |
| 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, B |
| 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, D |
| 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,B |
| Restaurant / Bar | A facility that prepares and sells food and drink and serves alcohol for on-premise consumption only. | C | See "Eating Establishment" | A, B |
| 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, B |

| | | | | |
|-----------------------------------|--|---|---|------------|
| 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, B |
| 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, C |
| 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, B |
| 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, C, D |

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 (McCarty Lane & Hunter Road), Minimum: | 25 feet |
| Front Yard Setback (All other streets), Minimum: | 10 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 5: BLOCK REQUIREMENTS

The intent of the maximum block perimeter and connectivity regulations is to provide a well-connected street network. Block perimeter is measured along the edge of the property adjoining the public right-of-way or trail. The maximum block perimeter within the development shall be 3,000 ft. Individual block perimeters may exceed the maximum by twenty-five (25%) percent provided that the average of the block perimeters does not exceed the maximum.

DIVISION 6: VEHICULAR ACCESS

Where the Project adjoins unsubdivided land, a stub street within the subdivision shall be extended. The stub street must be extended to the boundary of the abutting property to the point where the connection to the anticipated street is expected. Where the stub streets are provided, a barricade must be constructed at the end of the stub street, pending the extension of the street into the abutting property.

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

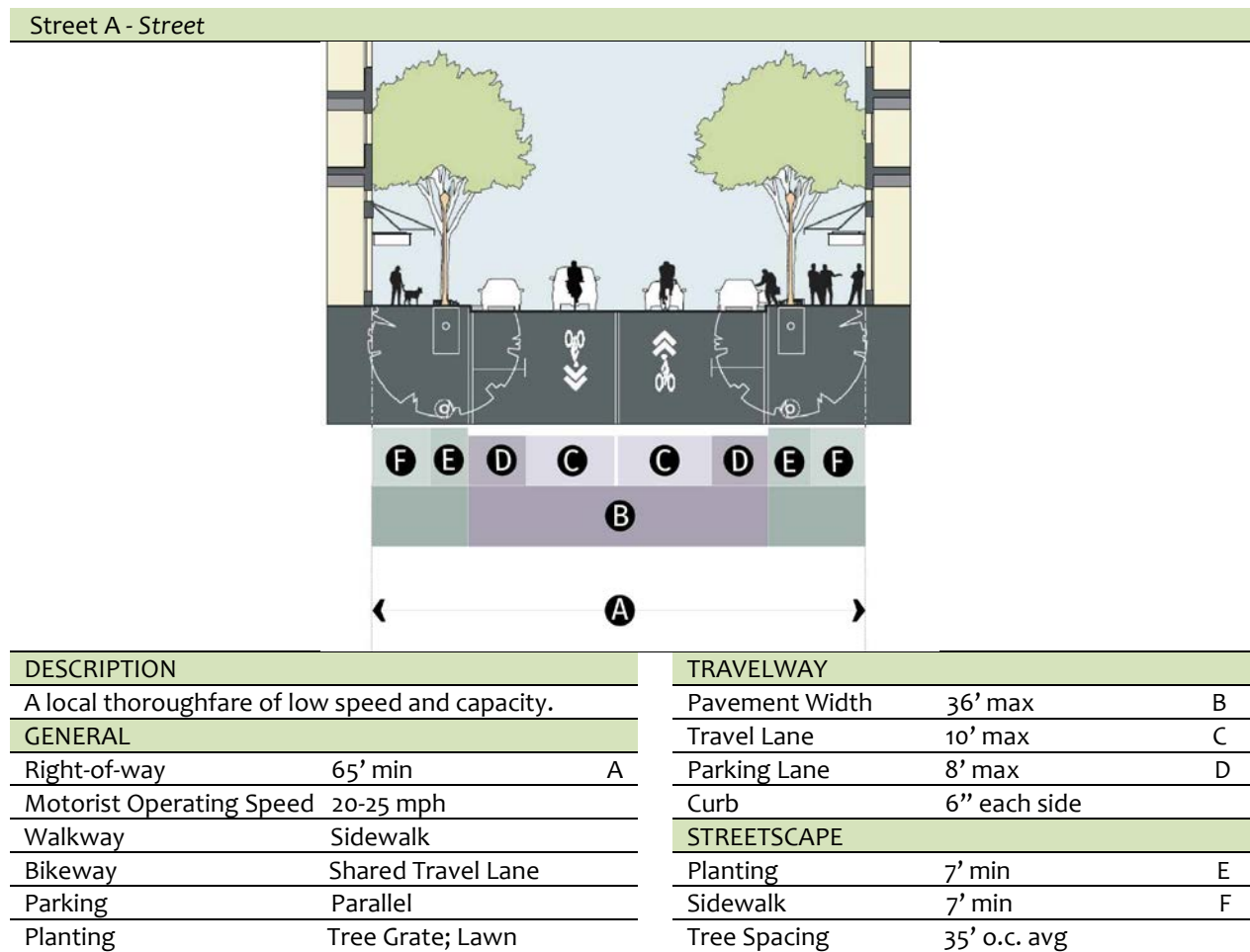
Additional Standards

- 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')

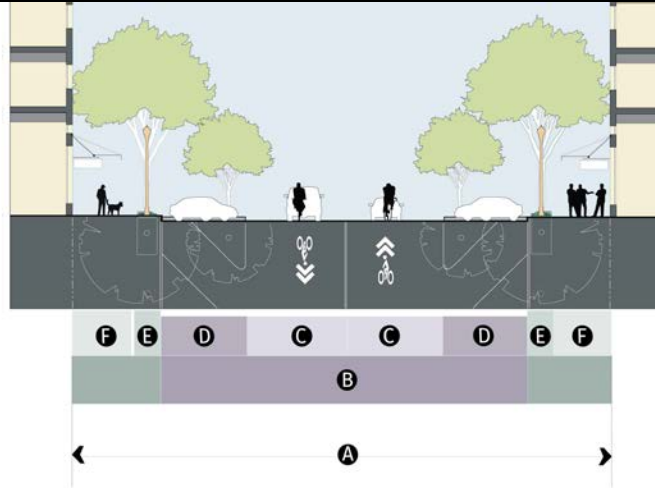
- The pedestrian access surface located on private property shall be constructed of concrete, asphalt or other fixed, firm and nonslip material as approved by the Engineering Director.
- Pedestrian access routes between buildings and public rights-of-way shall be physically separated from vehicular surface 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: STREET CROSS-SECTIONS

“Exhibit B” illustrates the location of public streets within the Project. Public streets shall remain permanently open to the public. The below cross-sections and streetscapes shall be used for public streets.



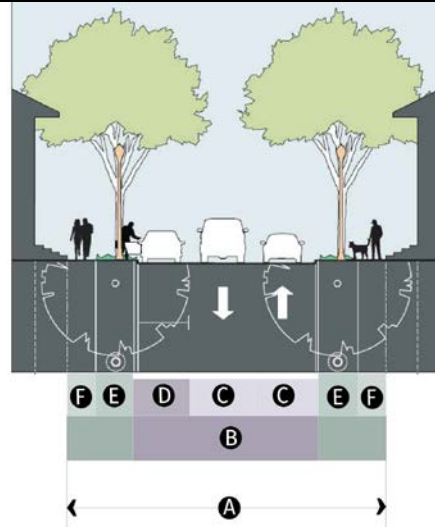
Street B – Commercial Street



| DESCRIPTION | | |
|---|--------------------|---|
| A local thoroughfare of low speed & parking capacity. | | |
| GENERAL | | |
| Right-of-way | 85 - 90' max | A |
| Motorist Operating Speed | 20-25 mph | |
| Walkway | Sidewalk | |
| Bikeway | Shared Travel Lane | |
| Parking | Angled | |
| Planting | Tree Grate; Lawn | |

| TRAVELWAY | | |
|----------------|--------------------|---|
| Pavement Width | 61' max | B |
| Travel Lane | 11' min, 13.5' max | C |
| Parking Lane | 17' max | D |
| Curb | 6" each side | |
| STREETSCAPE | | |
| Planting | 7' min | E |
| Sidewalk | 7' min | F |
| Tree Spacing | 35' o.c. avg | |

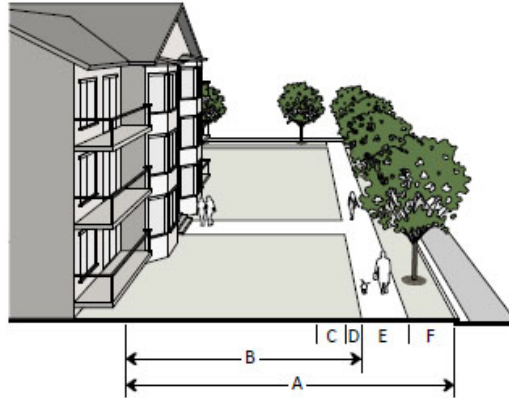
Street C – Neighborhood Street



| DESCRIPTION | | |
|---|--------------------|---|
| A local thoroughfare of low speed and capacity. | | |
| GENERAL | | |
| Right-of-way | 53' min | A |
| Motorist Operating Speed | 20-25 mph | |
| Walkway | Sidewalk | |
| Bikeway | Shared Travel Lane | |
| Parking | Parallel | |
| Planting | Tree Grate; Lawn | |

| TRAVELWAY | | |
|----------------|--------------|---|
| Pavement Width | 28' max | B |
| Travel Lane | 10' max | C |
| Parking Lane | 8' max | D |
| Curb | 6" each side | |
| STREETSCAPE | | |
| Planting | 7' min | E |
| Sidewalk | 5' min | F |
| Tree Spacing | 35' o.c. avg | |

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.

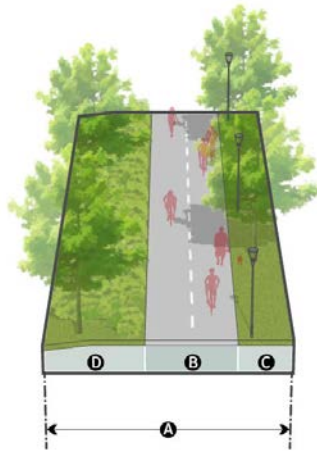
- All required open space and parkland shall be improved at the owner's expense and maintained by the owner or property manager.
- Any parkland which is proposed for dedication to and/or maintained by the City must first be approved by the City's Parks Board or Parks Department
- All open space and parkland shall be easily accessible for the public and open to public view.

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 path shall be constructed of concrete or asphalt. Alternative materials may be approved by the Director of Engineering upon request.
- A multi-use greenway not located within public ROW shall be located within a public access easement. If located within a public access easement, 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.

DIVISION 3: DRIVEWAYS

Independent Living Homes shall have no more than one (1) driveway per unit. The driveway shall meet the following driveway dimensional standards. Driveway dimensions shall be measured at the street right-of-way:

| | |
|-----------------------------------|-----|
| Width, Minimum: | 10' |
| Width, Maximum: | 18' |
| Radius, Maximum | 5' |
| Depth, Minimum | 20' |
| Depth, Minimum for Tandem Parking | 36' |

DIVISION 4: LIMITATIONS ON CUT AND FILL

In order to help reduce stormwater runoff, and resulting erosion, sedimentation and conveyance of nonpoint source pollutants, the layout of the street network, lots and building sites shall, to the greatest extent possible, be sited and aligned along natural contour lines, and shall minimize the amount of cut and fill on slopes within the limits of construction of the project site. Cut and/or fill shall be limited to a maximum of eight feet (8') in accordance with the Land Development Code in order to minimize the amount of land area that is disturbed during construction and to ensure that the post construction layout is integrated into the natural environment provided, however, that certain areas be exempt in accordance with the Land Development Code.

EXHIBITS

Exhibit A: Concept Plan

Exhibit B: Streets and Trail Plan

Exhibit C: Metes and Bounds

Exhibit A: Concept Plan

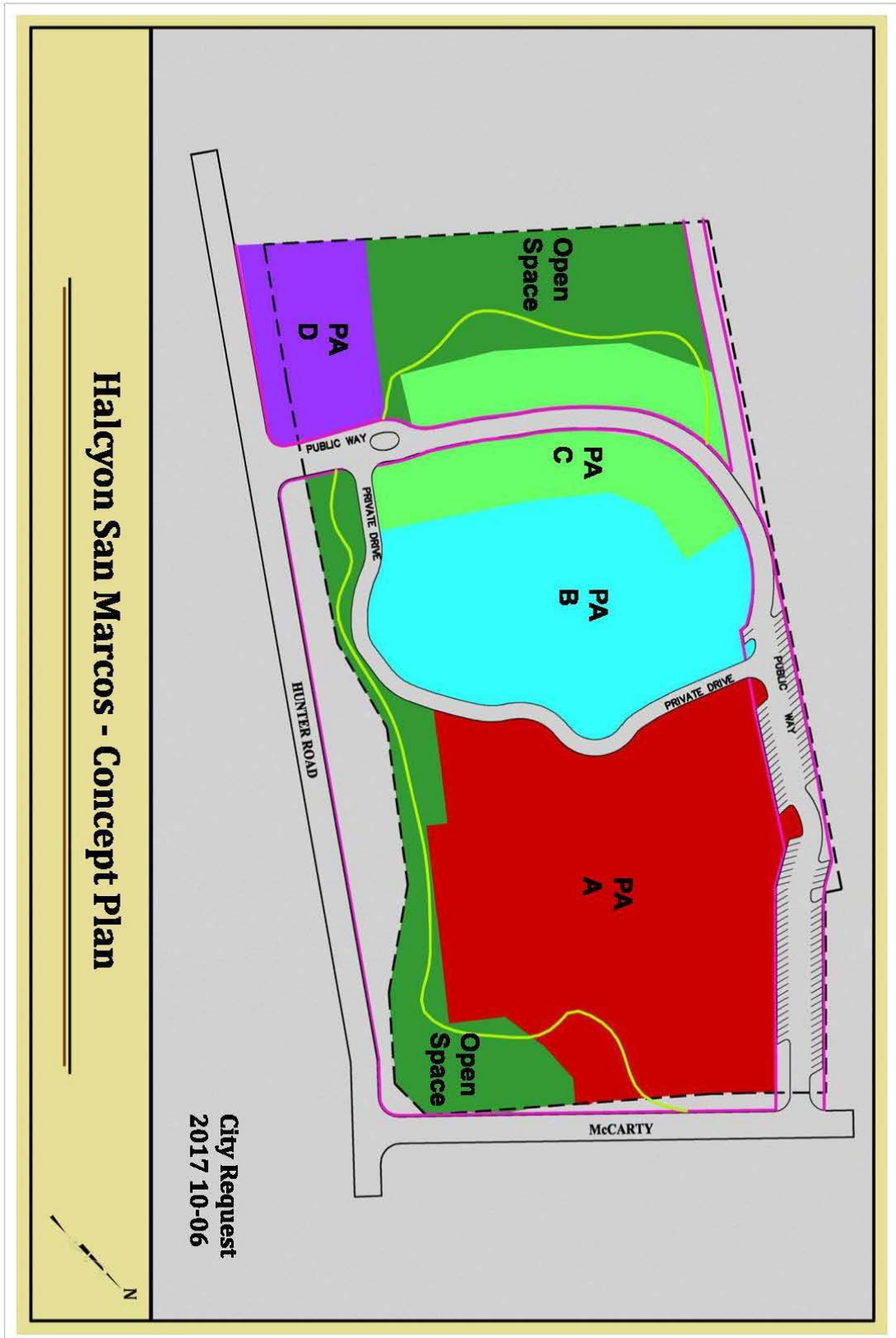


Exhibit B: Street and Trail Plan

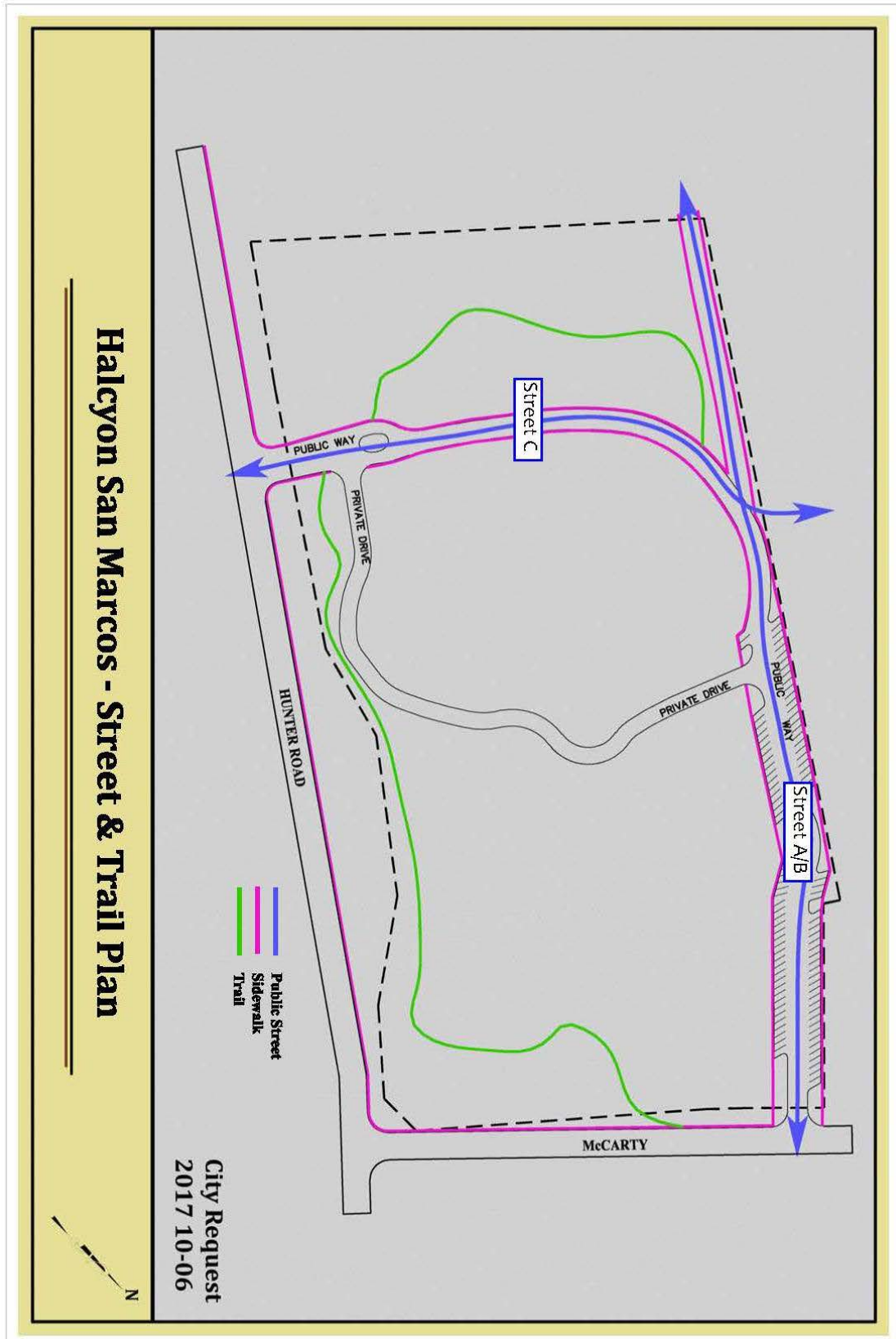




EXHIBIT C: Metes and Bounds

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 Northwesternly 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 Northwesternly 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;

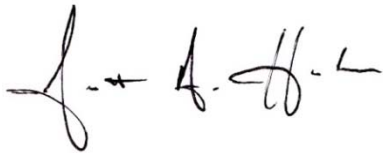
1. S 46° 26' 28" E, 69.68 feet to a found iron rod with cap stamped "BYRN SURVEYING", (FIRC), said point being accepted as the beginning of a curve to the left concave Northeasterly having a radius of 3050.00 feet;
2. Southeasterly along said curve through a central angle of 1° 59' 42" and an arc length 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 Northwesternly 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;

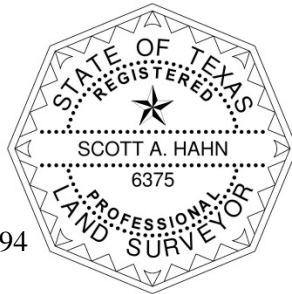
1. S 1° 19' 26" E, 30.64 feet to a found iron rod with cap, illegible;
2. S 39° 49' 05" W, 139.85 feet to a found iron rod with cap, illegible;
3. S 53° 24' 15" W, 167.36 feet to a found (TxDOTBDM);
4. S 35° 55' 53" W, 242.45 feet to a found (TxDOTBDM);
5. S 13° 13' 32" W, 150.35 feet to a (FIRC);
6. 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

SURVEY SKETCH



- BASIS OF BEARINGS:*


SURVEYORS NOTE:

SURVEYORS NOTE.
ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

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.

RESERVATIONS AND RESTRICTIONS THAT MAY BE OF INTEREST TO THE PUBLIC

 2017/08/06

SCOTT J. HAHN DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 6375 - TBPLS FIRM NO.: 10193894
SPOT ON SURVEYING
614 JERRYS LANE
BUDA, TX. 78610

