

Halcyon PDD Ordinance 2017-63

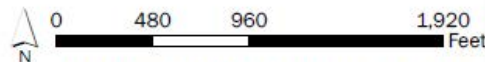
Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2017-63, amending the Official Zoning Map of the City by rezoning 20.246 acres of land, more or less, out of the John Williams Survey, Abstract 471, located at 3200 Hunter Road from “P” Public and Institutional District to “PDD” Planned Development District with a base zoning classification of Mixed Use “MU”; including procedural provisions; and providing for penalties; and consider approval of Ordinance 2017-63, on the first of two readings.



- Approximately 20.246 acres
- Current Zoning: “P” Public & Institutional
- Proposed Zoning: “PDD” Planned Development District with base zoning of “MU” Mixed Use
- *Area of Stability – New Development on Preferred Scenario Map*
 - Does **not** require a Preferred Scenario Amendment (PSA)
- Proposing a Continuing Care Retirement Community (CCRC)
- Uses include professional office, Independent Living Homes/Apartments, Assisted Living, Nursing, Adult Day Care, etc.



PDD-17-01
Halcyon PDD
Expanded Aerial
Map Date: 10/24/2017



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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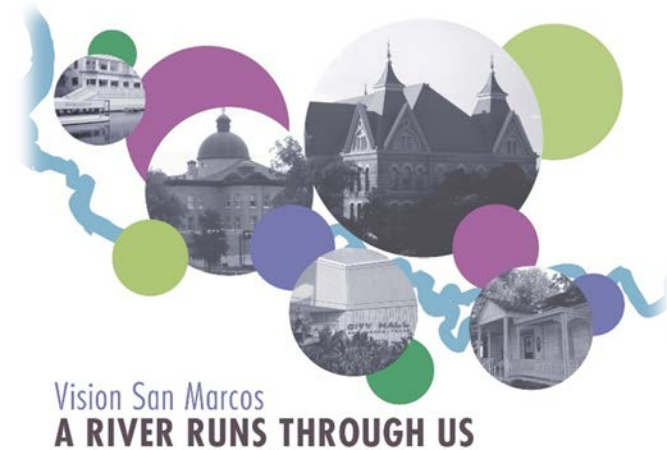
Intent Statements

Vision San Marcos Comprehensive Plan:

- “Being located in an area of stability . . . means that zoning requests or public improvements should be carefully planned and implemented so that the character of the area remains.”

Land Development Code – PDD intent

- “intended to encourage flexible and creative planning, to ensure the compatibility of land uses . . . and to result in a higher quality development for the community than would result from the use of conventional zoning districts.”



Summary of Proposed PDD Standards as submitted by staff

Land Use Matrix – flexibility for a mix of uses specific to a Continuing Care Community

Multifamily Design Standards – Waives material/design standards for independent living homes; Waives site/block standards; requires building material/design standards for Independent Living Apartments;

Setbacks – allows reduced setbacks on internal streets

Parking – refines parking amounts, allows shared parking for uses; Requires bike parking

Streets – Multimodal based on Code SMTX and 2017 Draft TMP. Connections to adjacent properties.

Trails / Open Space – 20% Open Space; Trail Connections

Ex: Trail Cross-Section

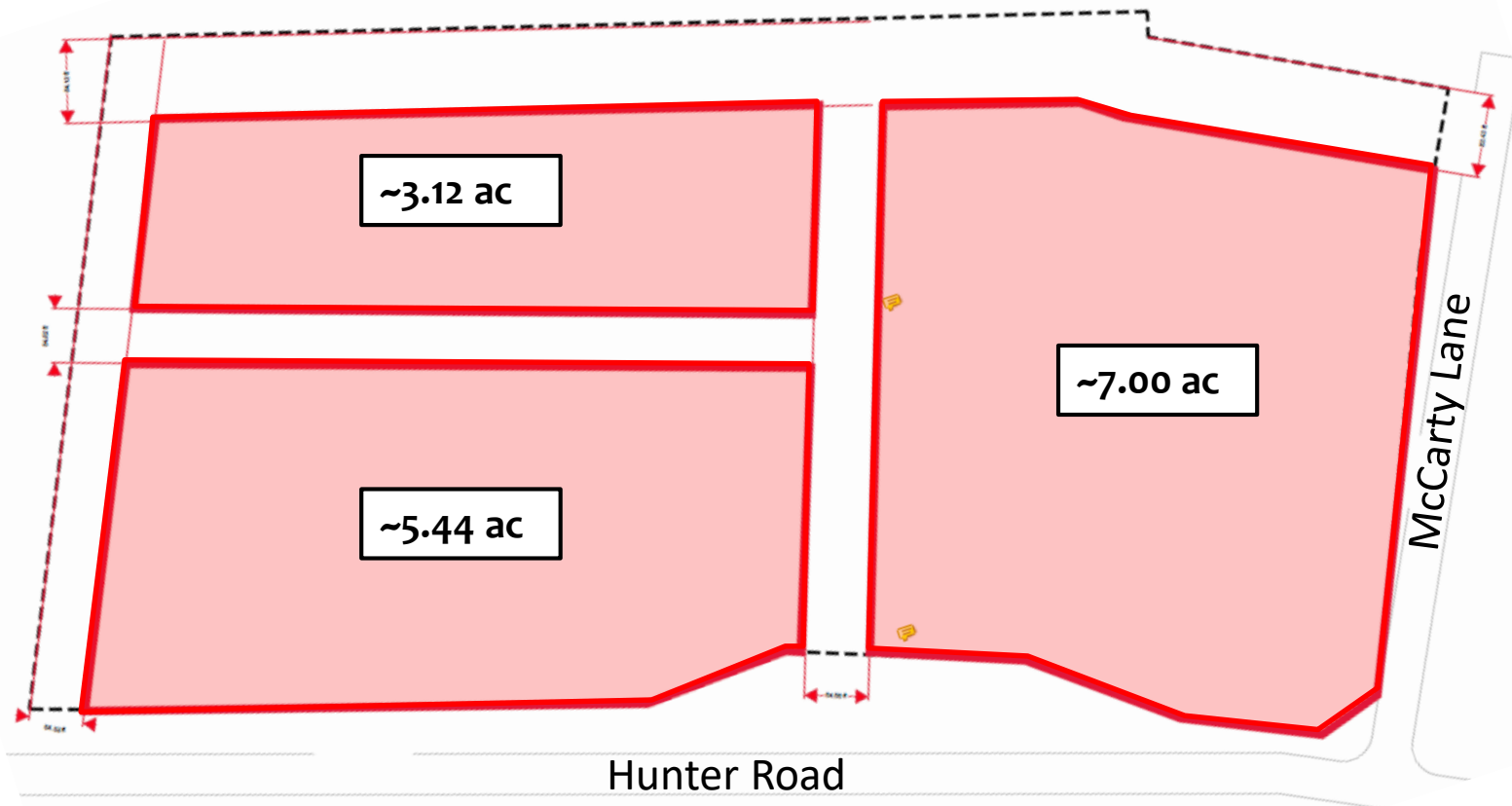
Multi-Use Greenway



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

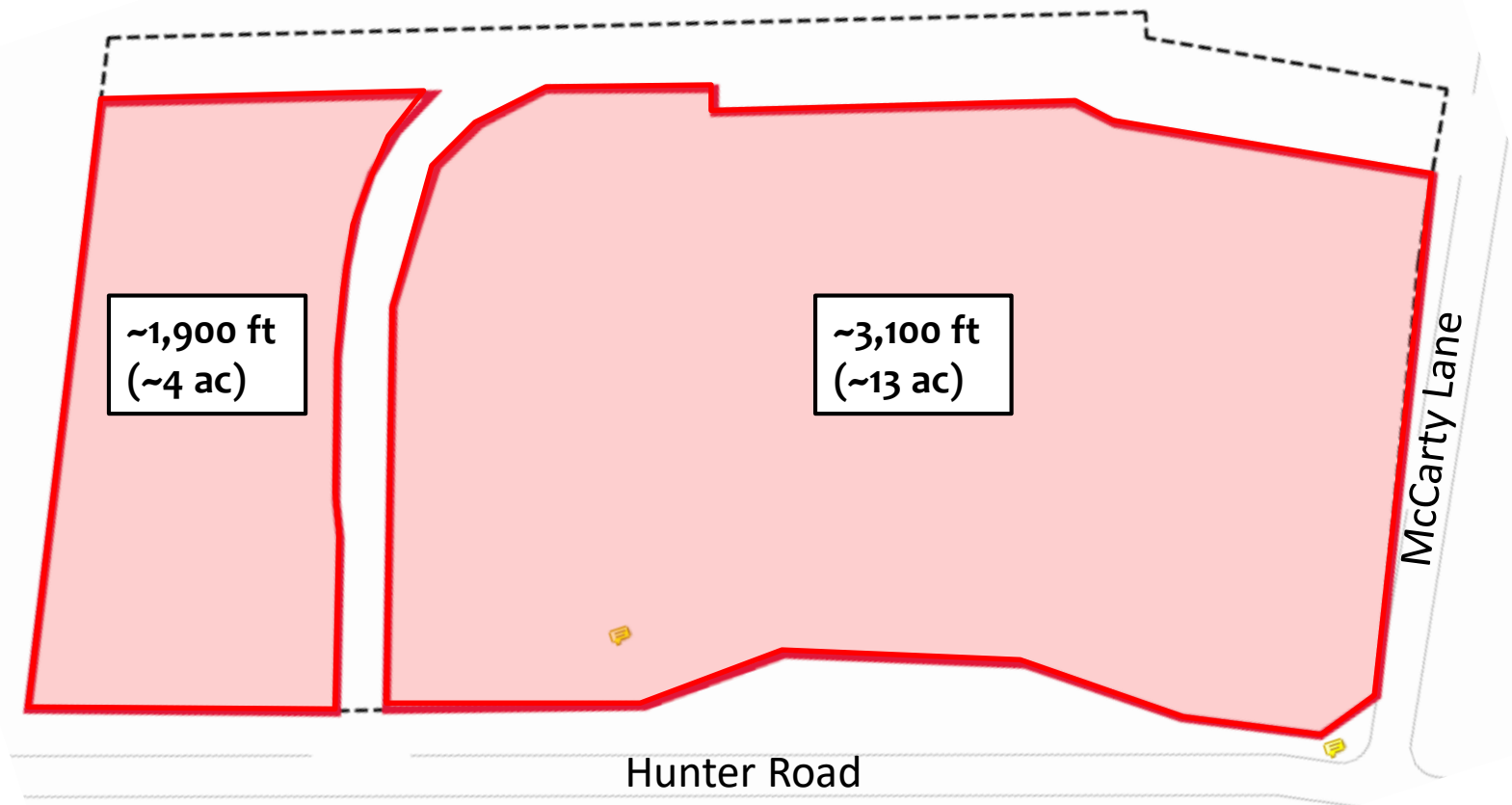
Streets/Blocks - Current Code

- Developed in a series of complete blocks
- **Max Block Size = 7 acres**
- Blocks are created with Public Streets or Street-like Private Drives (public access)
- May receive waiver of up to 2 sides of a block – floodplain, high-voltage lines, etc.

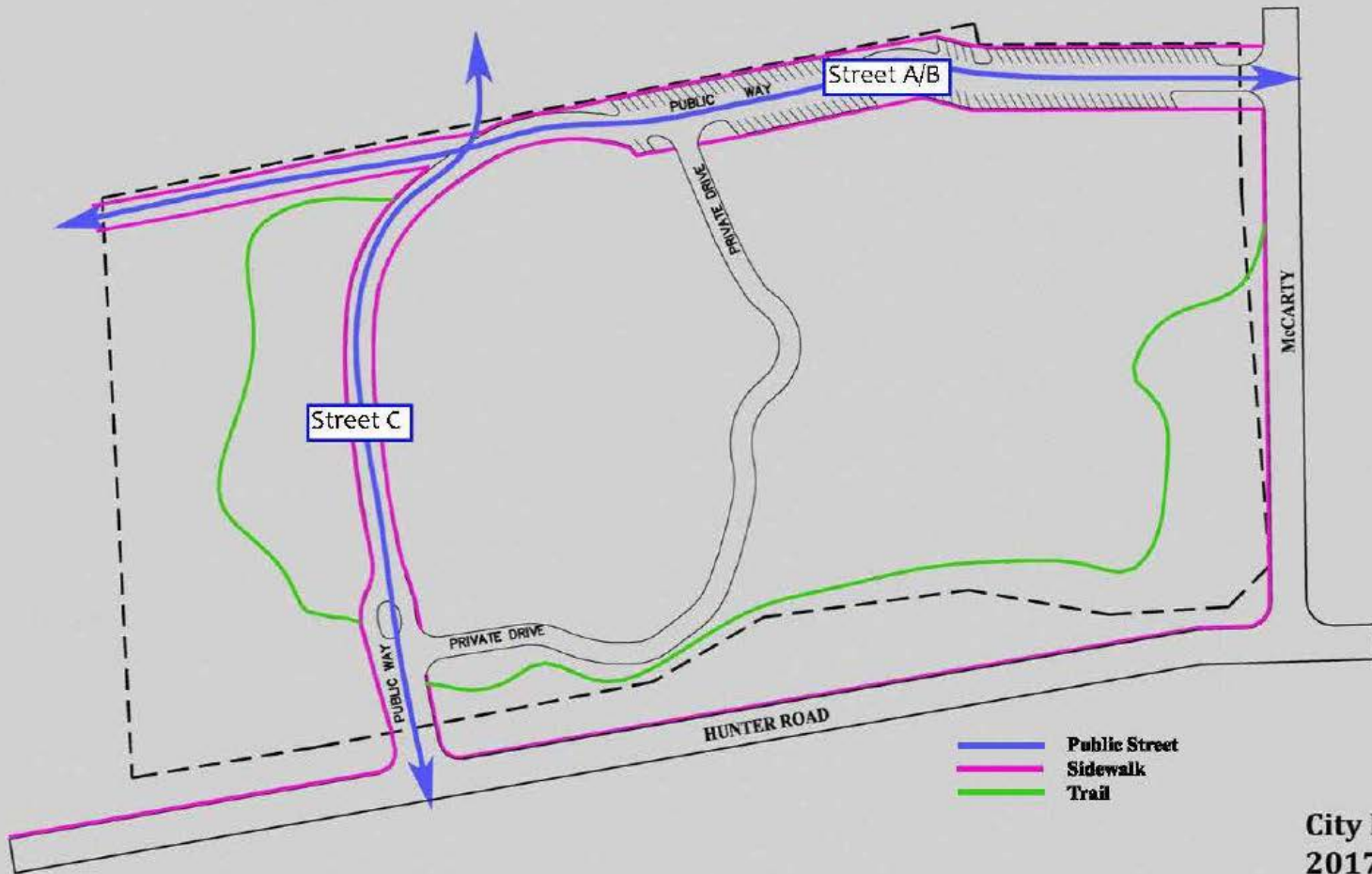


Streets/Blocks – Proposed PDD as submitted by staff

- Developed in a series of complete blocks
- **Max Block Perimeter of 3,000 feet**
- Block developed as a Public Street
- Allows 25% deviation



PDD "Exhibit B" – Street and Trail Plan (as submitted by staff)



City Request
2017 10-06

Halcyon San Marcos - Street & Trail Plan



PDD "Exhibit A" - Concept Plan (as submitted by staff)



Halcyon San Marcos - Concept Plan

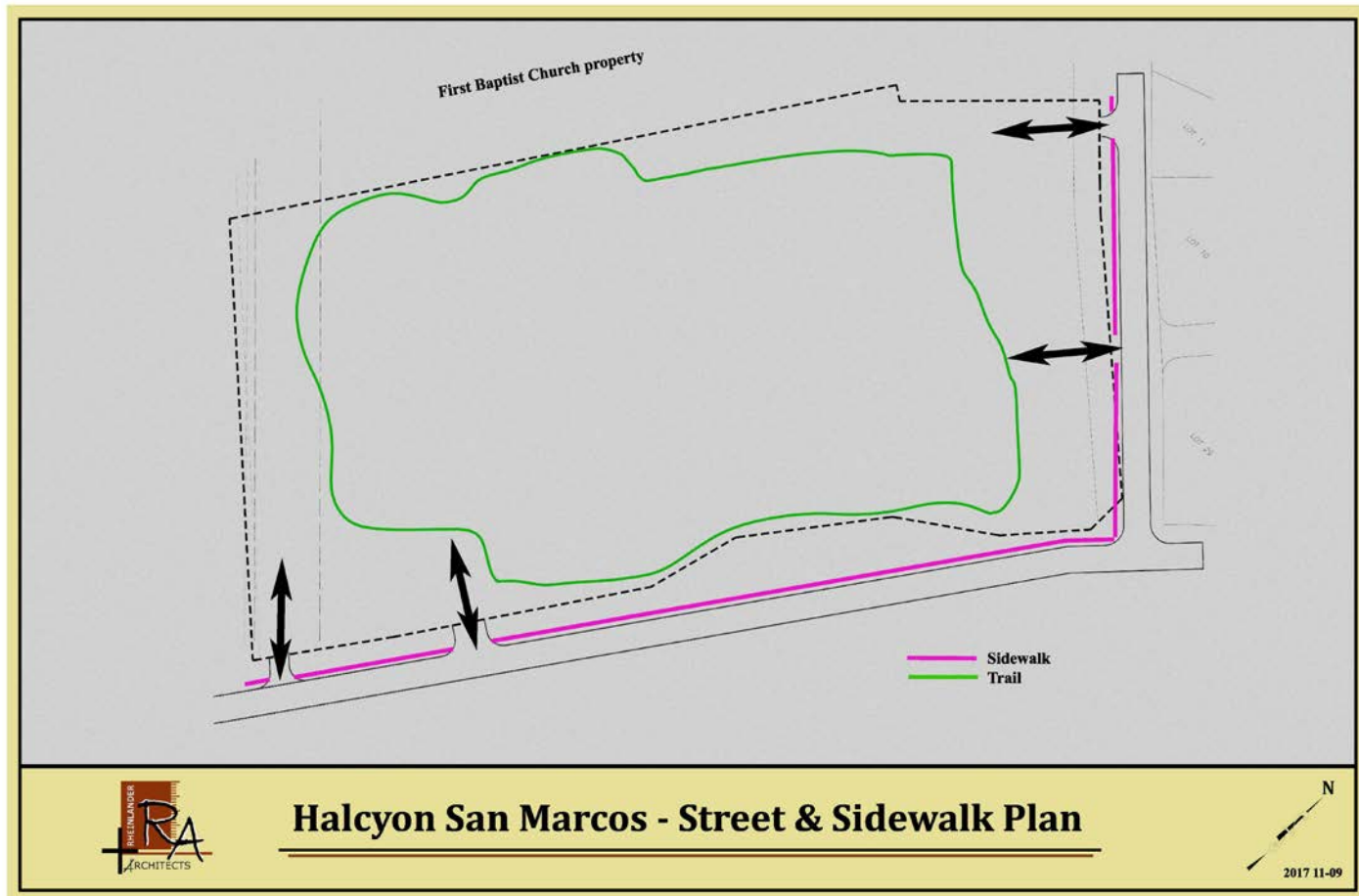


PDD Example Site Plan

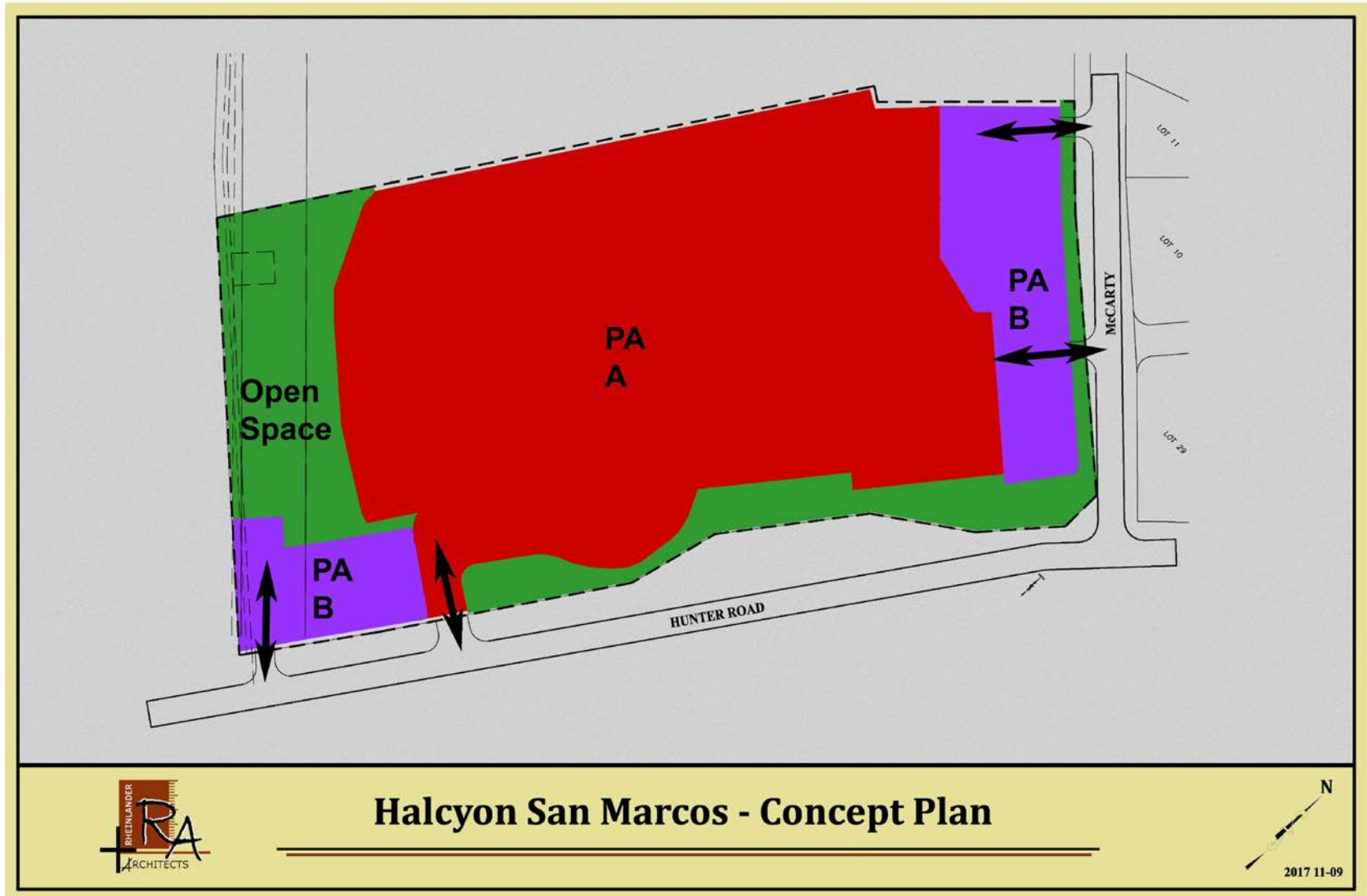


Revised PDD – as recommended by P&Z

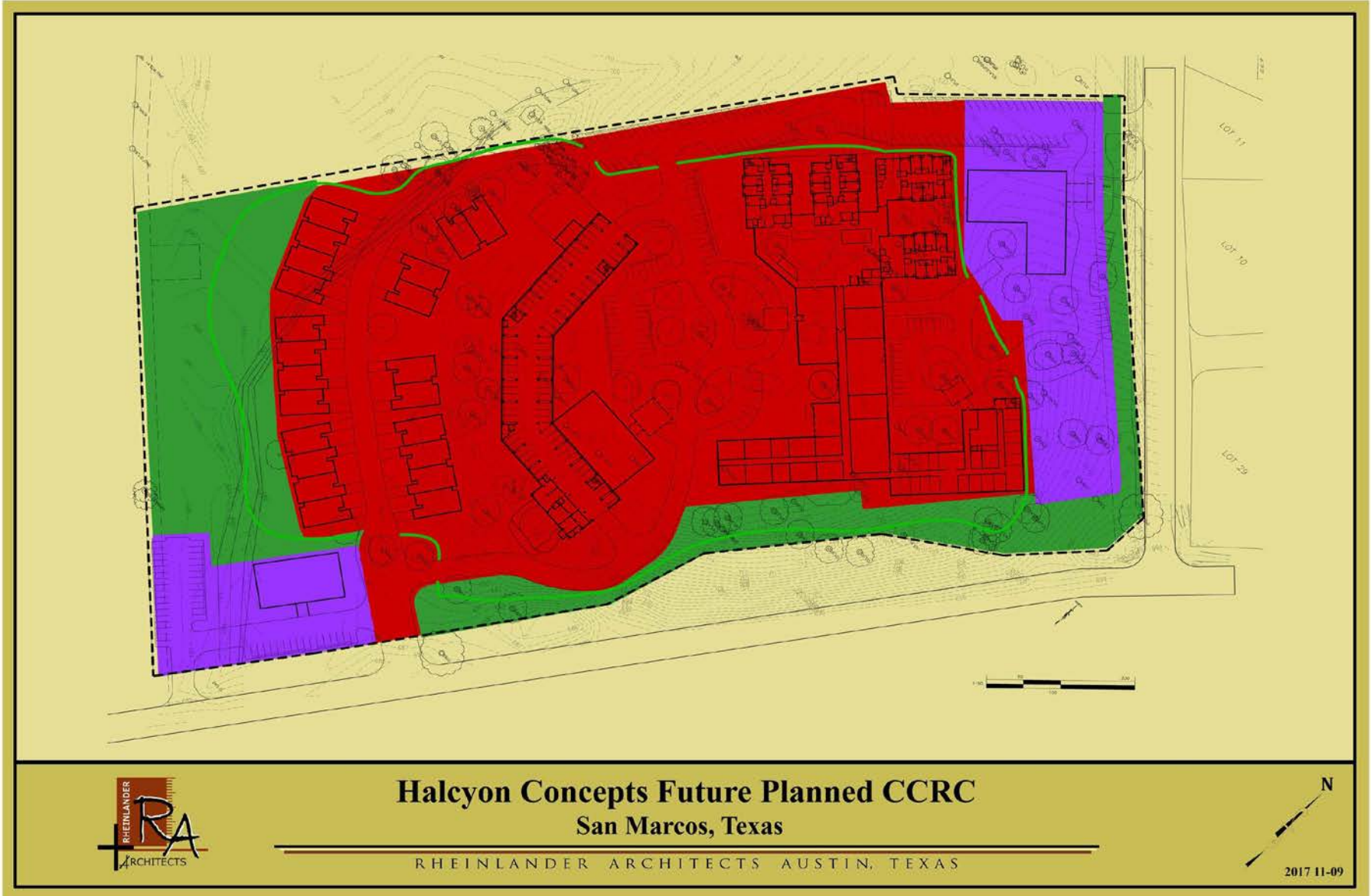
P&Z Motion: approved PDD-17-01 with the condition that the PDD exclude the interior public roads and block perimeter requirements.



Revised PDD – as recommended by P&Z



Revised PDD Example Site Plan (with Concept Plan)

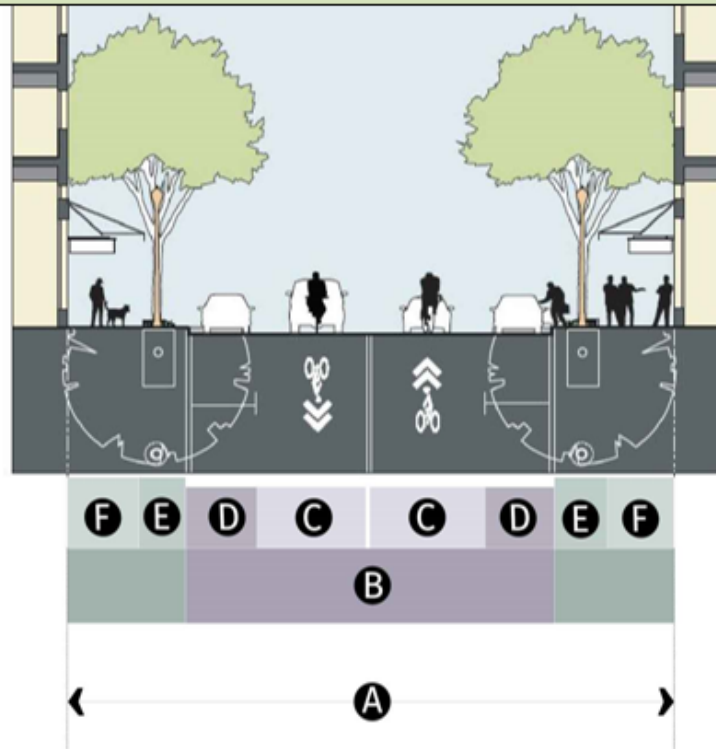


PDD-17-01

Staff Recommendation

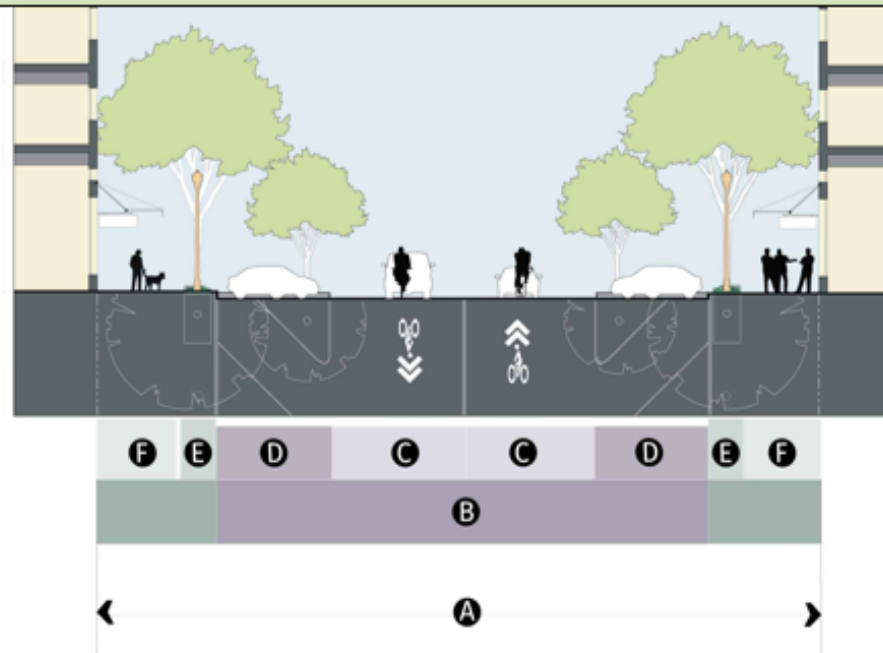
Staff recommends **approval** of PDD-17-01 as submitted by staff.

Street A - Street



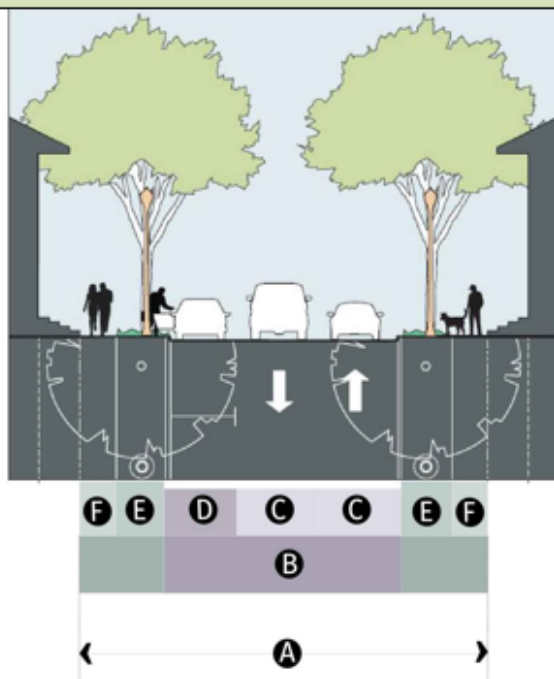
DESCRIPTION			TRAVELWAY		
A local thoroughfare of low speed and capacity.			Pavement Width	36' max	B
GENERAL			Travel Lane	10' max	C
Right-of-way	65' min	A	Parking Lane	8' max	D
Motorist Operating Speed	20-25 mph		Curb	6" each side	
Walkway	Sidewalk		STREETSCAPE		
Bikeway	Shared Travel Lane		Planting	7' min	E
Parking	Parallel		Sidewalk	7' min	F
Planting	Tree Grate; Lawn		Tree Spacing	35' <u>o.c. avg</u>	

Street B – Commercial Street



DESCRIPTION			TRAVELWAY		
A local thoroughfare of low speed & parking capacity.			Pavement Width	61' max	B
GENERAL			Travel Lane	11' min, 13.5' max	C
Right-of-way	85 - 90' max	A	Parking Lane	17' max	D
Motorist Operating Speed	20-25 mph		Curb	6" each side	
Walkway	Sidewalk		STREETSCAPE		
Bikeway	Shared Travel Lane		Planting	7' min	E
Parking	Angled		Sidewalk	7' min	F
Planting	Tree Grate; Lawn		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	

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	100% Multifamily	100% Multifamily	Meets LDC Standards
	80% Commercial (Independent Living Homes exempt)	CD4 80%	80% Commercial	
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

Topic	Halcyon PDD Standard	Proposed CodeSMTX Requirement	Land Development Code Requirement	Code Comparison
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
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

Topic	Halcyon PDD Standard	Proposed CodeSMTX Requirement	Land Development Code Requirement	Code Comparison
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