


Lindsey Hill PDD Summary 9/11/2018

Topic	PDD Summary	Staff Comments
Vesting	Proposed Vesting Date of PDD Application (April 27, 2015)	Legal Department determined a vesting date of 2016 *
Land Uses Section 1.1	Proposing Multifamily, Retail / Commercial, Office	Hotel Removed ✓
	States that On premise consumption <u>will</u> be allowed in the retail area with a CUP	On premise consumption <u>may</u> be allowed in the retail area with a separate CUP *
	Office use is allowed, but not required	✓
Apartment Restrictions Section 1.1.B	Occupancy: No more than 2 unrelated (ages 18-22) in one & two bedroom units No more than 3 unrelated (ages 18-22) in 3 bedroom units	Suggest occupancy restrictions per code, not based on unit type (no more than 2 unrelated per unit) *
	Credit History: Minimum 5 years credit history; or Minimum 3 years credit history plus full time employment	✓
	No subleasing permitted	✓
	Lease language required regarding violations, with City review of leases at any time and enforcement on Tenant, not Landlord	Concerns with enforcement of this section *
Parkland Section 2.1	Proposing three private open spaces One is proposed to be open for public use	Parkland dedication or fee-in-lieu required *
	Requesting to receive credit towards fee-in-lieu payment for Poet's Corner improvements	Parkland dedication or fee-in-lieu required ⚡
Pedestrian & Bicycle Section 3.1	Project is generally not open to the public	Poet's Corner is open to the public ✓
	Bicycle Parking Provided	Bicycle parking required ✓
Fences & Gates Section 3.1	Fences & gates taller than 6' are 50% transparent 6' tall fences are 25% transparent	Recommend 8' maximum fence & gate height *
Tree Preservation Section 3.2	One heritage tree is proposed to be removed	Tree mitigation will be required ✓
Parking Garage Section 3.4.B	One garage provided for Apartments & Retail One garage provided for Condo Building	✓
On-Street Parking Section 3.4.A	Requesting that on-street parking on the Blanco frontage be reserved for the Lindsey Hill Project and count toward their requirement.	On street parking should remain public and not be counted toward the requirement ⚡

* POTENTIAL ACTION ITEM

✓ NO STAFF COMMENTS

⚡ DEVELOPER REQUESTS COUNCIL DETERMINATION

Off-Street Parking Requirement Section 3.4	Multifamily: 0.85 per bedroom / Condo: 1.5 per unit Retail: 1 per 250 square feet Office: 1 per 300 square feet	Multifamily: 1.05 per bedroom Retail: 1 per 250 square feet Office: 1 per 300 square feet	
	Resubmittal includes language referencing the ability to utilize Shared Parking and the Parking Occupancy Table per the Development Code	May further reduce parking requirements	
Vehicular Loading Section 3.5.A	Loading zones are provided along Burleson & Hutchison	Provide purpose for each loading zone (ex. move-in vs. retail deliveries)	
Signage Section 3.6	Propose to increase projecting sign dimension to 18 sf. vs. 9 sf currently permitted in code	Staff recommends projecting signs do not exceed 9 sf.	
Environmental Requirements Section 3.7-3.9	Overall Impervious Cover increases from 60% to 80%	Urban projects are typically 80-100% IC	
	Hillside Impervious Cover request provided as an image	Engineering staff will require additional analysis before considering approval of impervious cover on hillside	
	Water Quality & Erosion Control sections provided	More information needed on deviation and a variance granted by City Council is required to allow any Cut more than 8 ft.	
Streetscapes Section 4.0	PDD is lacking language regarding maintenance, irrigation, landscaping, warranty, and who is responsible.	Recommend adding language to address these concerns	
	Inconsistencies need to be addressed in the Streetscape Standards Matrix	Example: terminology, approved materials, parking orientation	
Blanco Street Fire Access Section 4.4	PDD includes language regarding IFC requirements for Blanco Street with regards to height.	This section requires re-review by the Fire Department/Fire Marshall	
Building Height Section 5.3	Three to Five Stories Proposed	Code permits 4 stories	
Building Design Section 5.0	Proposing: Contextual Height Stepdown, Expressions Tools, Glazing & Transparency, Balcony & Porch Standards	Similar to Code Requirements *note color is not regulated and renderings have not been included	
Building Material Section 5.10	Proposing LDC materials with slight deviations including: polyurethane, fiberglass, synthetic material, decorative, glass fiber reinforced concrete, nichihia, concrete, and / or metal. EIFS prohibited	Also include fibercement board as a prohibited material. *note color is not regulated and renderings have not been included	
Land Use Matrix Section 6.1.A	proposed deviations to MU base zoning uses	Concerns with some permitted uses as highlighted on page 58	

**Note: This table is intended to provide a summary of the Lindsey Hill PDD, there may be additional outstanding issues

 POTENTIAL ACTION ITEM

 NO STAFF COMMENTS

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