Lindsey Hill Council Committee Meeting

I. Call To Order

II. Roll Call

The Lindsey Hill Council Committee will receive information and hold discussion related to the Lindsey Hill Development Project Preferred Scenario Map Amendment (PSA) and/or Planned Development District (PDD). Direction to Staff may be provided.

*Notice of Potential Quorum: This is not a meeting of the City Council, Planning and Zoning Commission or the Historic Preservation Commission, but it is possible that other members of these bodies may be present to receive information. No deliberation or voting will be allowed during this Committee Meeting by any of the aforementioned bodies. Only members of the Council Committee will be actively participating.

III. Adjournment.

POSTED ON FRIDAY, MARCH 15, 2019 AT 10:45AM

JAMIE LEE CASE, CITY CLERK

Notice of Assistance at the Public Meetings

The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 855-461-6674 or sent by e-mail to ADArequest@sanmarcostx.gov
AGENDA CAPTION:
The Lindsey Hill Council Committee will receive information and hold discussion related to the Lindsey Hill Development Project Preferred Scenario Map Amendment (PSA) and/or Planned Development District (PDD). Direction to Staff may be provided.

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Meeting date: March 18, 2019

Department: City Council

Background Information:
The City Council appointed a Council Committee on September 4, 2018 to review the Lindsey Hill Project submissions and provide the P&Z and Council with a recommended document.

This is the second committee meeting.
Lindsey Hill Council Committee Meeting

March 18, 2019
Overview

**Purpose:** Review and provide direction on outstanding items in the Lindsey Hill PDD

September Committee - Recap

Outstanding Items - Overview

1. Apartment / Condo Restrictions
2. On-Street Parking
3. Off-Street Parking
4. Building Height
5. Street Cross-Sections

Discuss PDD Consideration Schedule
September Committee Recap

- Reviewed Complete PDD
- Minutes: Discussion/Actions
- Summary of Action Items
- Discuss Outstanding Issues
## Action Item

Require occupancy restrictions be added per the current LDC (no more than 2 unrelated individuals per unit)

## Addressed?

No - language proposed is more restrictive than current LDC.

- Not "rent by the bedroom"
- Not "Purpose Built Student Housing"
- All occupants named in the lease
- No leasing to 22 years old or younger, unless either
  - living with a parent, legal guardian who is older than 22 years old or who meets below criteria:
    - Min 5 year credit, property rental, or property ownership history
    - Min 3 year credit, property rental, or property ownership history + full time job
- No subleasing
- City ability to review leases
Condo Occupancy (30 units / 66 bedrooms)

Action Item

Require occupancy restrictions be added per the current LDC (no more than 2 unrelated individuals per unit)

Addressed?

No - language proposed is more restrictive than current LDC.

- Owner-occupied, not rented unless approved by HOA
  - HOA can approve exceptions on a case-by-case basis
- No renting to undergraduate students
- Not "Purpose Built Student Housing"
- No leasing to 18 years - 22 years (inclusive) unless the individuals parent or legal guardian resides in the condo.
- Minimum of 30 condos allowed, conversions of multifamily units to condos can occur as desired

Council Direction?
Parking Ratios & Blanco Street

**Action Item**
Direction to increase multifamily parking ratio from 0.85 spaces/bed to 1.05 spaces/bed

**Action Item**
Blanco Street parking spaces shall be open to the public and shall not be credited to the Project's parking requirement.

**Addressed?**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Minimum Parking Ratio</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily</td>
<td>.85 spaces per bedroom</td>
<td>Main Garage</td>
</tr>
<tr>
<td>Retail/Commercial</td>
<td>1 space per 250 SF of retail area</td>
<td>Main Garage</td>
</tr>
<tr>
<td>Office</td>
<td>1 space per 300 SF of office area</td>
<td>Main Garage</td>
</tr>
<tr>
<td>Condominium</td>
<td>1.5 spaces per condo unit</td>
<td>Condo Garage</td>
</tr>
</tbody>
</table>

No - However, the developer is comfortable with on-street parking on Blanco being open to the public and not counted towards the project if allowed to park at 1.5 spaces per bedroom for condo.
Blanco Street Parking Spaces

- +/- 20 parking spaces

- Portion of parking spaces are within City ROW and portion are on private property

- ROW will be evaluated at the time of plat to ensure parking spaces are within ROW.
### Multifamily Parking @1.05/bedroom

Street parking **CREDITED** toward requirement

<table>
<thead>
<tr>
<th>Zoned Conventional Multifamily</th>
<th>Ratio (per BR or SF)</th>
<th>Spaces Req'd</th>
</tr>
</thead>
<tbody>
<tr>
<td>266 MF beds</td>
<td>1.05 per bedroom</td>
<td>279.3</td>
</tr>
<tr>
<td>8700 Retail SF</td>
<td>1 per 250 SF</td>
<td>34.8</td>
</tr>
<tr>
<td>30 Condos (66 beds)</td>
<td>1.05 per bedroom</td>
<td>69.3</td>
</tr>
<tr>
<td><strong>Total Parking Required:</strong></td>
<td><strong>383.4</strong></td>
<td></td>
</tr>
<tr>
<td>Minus 60 credited on-street</td>
<td></td>
<td>60</td>
</tr>
<tr>
<td><strong>Off-Street Parking Required:</strong></td>
<td></td>
<td><strong>323.4</strong></td>
</tr>
</tbody>
</table>

### Mixed Use Parking @1/unit

Street parking **CREDITED** toward requirement

<table>
<thead>
<tr>
<th>Zoned for Urban Mixed Use</th>
<th>Ratio (per BR or SF)</th>
<th>Spaces Req'd</th>
</tr>
</thead>
<tbody>
<tr>
<td>266 MF beds (184 units)</td>
<td>1 per unit</td>
<td>184</td>
</tr>
<tr>
<td>8700 Retail SF</td>
<td>1 per 250 SF</td>
<td>34.8</td>
</tr>
<tr>
<td>30 Condos (66 beds)</td>
<td>1 per unit</td>
<td>30</td>
</tr>
<tr>
<td><strong>Total Parking Required:</strong></td>
<td><strong>248.8</strong></td>
<td></td>
</tr>
<tr>
<td>Minus 60 credited on-street</td>
<td></td>
<td>60</td>
</tr>
<tr>
<td><strong>Off-Street Parking Required:</strong></td>
<td></td>
<td><strong>188.8</strong></td>
</tr>
</tbody>
</table>
**Lindsey Hill Parking Request**

**Conventional MF:** Total off-street parking required: **323.4**

**Mixed Use Urban:** Total off-street parking required: **188.8**

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1. **MF Parking @ .85/bedroom**
   2. **Condo Parking @ 1.5/unit**

<table>
<thead>
<tr>
<th>Ratio (per BR or SF)</th>
<th>Spaces Req'd</th>
</tr>
</thead>
<tbody>
<tr>
<td>266 Bedrooms 0.85 per bedroom</td>
<td>226.1</td>
</tr>
<tr>
<td>8700 SF 1 per 250 SF</td>
<td>34.8</td>
</tr>
<tr>
<td>30 Condo Units 1.5 per unit</td>
<td>45</td>
</tr>
</tbody>
</table>

   **Total Parking Required:** **305.9**

   **60 ON-STREET PARKING SPACES TO BE USED FOR PUBLIC USE**

---

2. **Blanco Parking Spaces to be counted towards their parking requirement exclusively for Lindsey Hill use**

<table>
<thead>
<tr>
<th>Ratio (per BR or SF)</th>
<th>Spaces Req'd</th>
</tr>
</thead>
<tbody>
<tr>
<td>266 Bedrooms 0.85 per bedroom</td>
<td>226.1</td>
</tr>
<tr>
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<td>34.8</td>
</tr>
<tr>
<td>30 Condo Units 1.5 per unit</td>
<td>45</td>
</tr>
</tbody>
</table>

   **Total Parking Required:** **305.9**

   **Minus 20 Credited Blanco on-street:** **20**

   **Off-Street Parking Required:** **285.9**

   **40 ON-STREET PARKING SPACES TO BE USED FOR PUBLIC USE**
# Parking Scenarios

## Hybrid Multifamily/Urban Mixed Use
- **MF Parking @ .85/bedroom**
  - Street parking CREDITED toward requirement

<table>
<thead>
<tr>
<th>Bedrooms or SF</th>
<th>Ratio (per BR or SF)</th>
<th>Spaces Req'd</th>
</tr>
</thead>
<tbody>
<tr>
<td>266</td>
<td>0.85 per bedroom</td>
<td>226.1</td>
</tr>
<tr>
<td>8700</td>
<td>1 per 250 SF</td>
<td>34.8</td>
</tr>
<tr>
<td>30 Condo Units</td>
<td>1.5 per bedroom</td>
<td>45</td>
</tr>
</tbody>
</table>

Total Parking Required: **305.9**
Minus Credited On-Street Parking: **60**
Total Off-Street Parking Required: **245.9**

## Conventional Multifamily
- **MF Parking @ 1.05/bedroom**
  - Street parking CREDITED toward requirement

<table>
<thead>
<tr>
<th>Bedrooms or SF</th>
<th>Ratio (per BR or SF)</th>
<th>Spaces Req'd</th>
</tr>
</thead>
<tbody>
<tr>
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</tr>
<tr>
<td>8700</td>
<td>1 per 250 SF</td>
<td>34.8</td>
</tr>
<tr>
<td>30</td>
<td>1.5 per bedroom</td>
<td>45</td>
</tr>
</tbody>
</table>

Total Parking Required: **359.1**
Minus On-Street Parking: **60**
Total Off-Street Parking Required: **299.1**

## Hybrid Multifamily/Urban Mixed Use
- **MF Parking @ .85/bedroom**
  - Street parking NOT CREDITED toward requirement

<table>
<thead>
<tr>
<th>Bedrooms or SF</th>
<th>Ratio (per BR or SF)</th>
<th>Spaces Req'd</th>
</tr>
</thead>
<tbody>
<tr>
<td>266 Bedrooms</td>
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<tr>
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<td>34.8</td>
</tr>
<tr>
<td>30 Condo Units</td>
<td>1.5 per bedroom</td>
<td>45</td>
</tr>
</tbody>
</table>

Total Parking Required: **305.9**

## Conventional Multifamily
- **MF Parking @ 1.05/bedroom**
  - Street parking NOT CREDITED toward requirement

<table>
<thead>
<tr>
<th>Bedrooms or SF</th>
<th>Ratio (per BR or SF)</th>
<th>Spaces Req'd</th>
</tr>
</thead>
<tbody>
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<td>1 per 250 SF</td>
<td>34.8</td>
</tr>
<tr>
<td>30</td>
<td>1.5 per bedroom</td>
<td>45</td>
</tr>
</tbody>
</table>

Total Parking Required: **359.1**

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Council Direction?
Committee uncomfortable exceeding 4-stories except for the retail mixed use on Hutchison. The Committee requested to review the 5th floor tuck-under construction at the corner of Moore and Burleson in order to better understand this approach.

No - Project is mostly 3 to 4 stories with a 5th story added below on Moore and Hutchison where grade drop permits for the added level below. No change in roof line maxing out at the 4th story.

**Developer provided renderings to show scale**
Building Height / Design

PDD
Figure 5-9; p. 57
Building Height / Design

PDD
Figure 5-9; p. 57

Hutchison Street
Burleson Street
Moore Street
Hutchison Street
PDD Requirements for Building Design

- Conceptual Design - not final building design

- Must be substantially similar to Figure 5-9

- Request for Alternative Design requires City Council approval
  
  - This can be requested if the developer proposes an alternative design; or if staff does not believe the proposed building design substantially conforms to Figure 5-9.
  
  - Must meet design to an equivalent or better degree
  
  - Financial Hardship is not the basis for the modification.
## Street Cross-Sections

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Addressed?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Engineering requests increases in lane widths to Moore, Burleson, and Blanco Street.</td>
<td>No - Applicant is requesting reduced lane widths</td>
</tr>
</tbody>
</table>

### Moore Street
All 3 lanes should be 12' in width. (36' pavement + 3' gutter)

### Burleson Street
Both lanes should be 12' in width. (21' pavement + 3' gutter)

### Blanco Street
On-street parking will need to be fully within the right-of-way. Right-of-way will be acquired at time of plat.
Wrap-Up

PSA Application
Request to change from "Area of Stability - Existing Neighborhood" to "Growth Area - High Intensity"

PDD Application
Zoning Change from "P" Public Zoning to "PDD" Planned Development District with a base zoning of "MU" Mixed Use

Possible Timeline

April 23: Planning & Zoning Commission
May 21: City Council (1st Reading)
June 4: City Council Reconsideration
Lindsey Hill Council Committee Meeting

March 18, 2019
<table>
<thead>
<tr>
<th>Topic</th>
<th>PDD Summary</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment / Condo Restrictions Section 1.1.B &amp; 1.1.C</td>
<td>Occupancy: No leasing to persons 22 years and under unless (a) they live with their legal guardian or spouse who is older than 22 or (b) have certain credit, property rental, ownership, or job/income history.</td>
<td>Applicant has provided language to limit occupancy within the development that is more restrictive than LDC occupancy restrictions.</td>
</tr>
<tr>
<td>On-Street Parking Section 3.4.A</td>
<td>The project is requesting that on-street parking on the Blanco frontage be reserved for the Lindsey Hill Project and count toward their requirement.</td>
<td>The Blanco street spaces shall be open to the public and shall not be credited to the Project’s parking requirement.</td>
</tr>
<tr>
<td>Off-Street Parking Requirement Section 3.4</td>
<td>Multifamily: 0.85 per bedroom / Condo: 1.5 per unit Retail: 1 per 250 square feet Office: 1 per 300 square feet</td>
<td>The Applicant is willing to not reserve the Blanco frontage parking spaces for the Lindsey Hill Project if the Council approves of 1.5 parking spaces per unit for the Condo use.</td>
</tr>
<tr>
<td>Building Height Section 5.3</td>
<td>Three to Five Stories Proposed with max heights</td>
<td>Project is mostly 3 to 4 stories with a 5th story added below on Moore and Hutchison where grade drop permits for the added level below. No change in roof line maxing out at the 4th story.</td>
</tr>
<tr>
<td>Street Cross-Sections Section 4.0</td>
<td>Primarily 11’ in width drive lanes</td>
<td>Engineering is requesting increased lane widths on Moore, Burleson, and Blanco Street.</td>
</tr>
</tbody>
</table>
### Lindsey Hill

**Summary of Action Items**

**Purpose**
This document provides an overview of Action Items discussed at the Lindsey Hill Council Committee Meeting on Thursday, September 27, 2018. The tables below indicate the manner in which these items have been addressed by the Applicant in the Resubmittal PDD Document.

= Item Not Addressed

#### Multifamily Residential Apartments - Occupancy Restrictions Discussion (1.1.B)

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Item Addressed?</th>
<th>Pg. #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Add “inclusive” after the age indications throughout the section</td>
<td>Yes</td>
<td>8-9</td>
</tr>
<tr>
<td>(Different wording, but intent addressed)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amend to ensure age restrictions apply to all tenants</td>
<td>Yes</td>
<td>8-9</td>
</tr>
<tr>
<td>Add language to ensure that individuals aged 18-22, cannot be occupants unless parent or legal guardian is a primary leaseholder.</td>
<td>Yes</td>
<td>8-9</td>
</tr>
</tbody>
</table>

**Summary Table Line Item:** The Committee agreed with staff regarding requiring that occupancy restrictions be added per current LDC requirements in that no more 2 unrelated individuals per unit.

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>No – However, the applicant has provided language to limit occupancy within the development that is more restrictive than LDC occupancy restrictions.</td>
<td></td>
<td>8-9</td>
</tr>
</tbody>
</table>

#### Residential Condominiums Discussion (1.1.C)

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Item Addressed?</th>
<th>Pg. #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Add that the occupancy restrictions from section 1.1.B shall apply to condos.</td>
<td>No – However, the applicant has provided language to limit occupancy within the development that is more restrictive than LDC occupancy restrictions.</td>
<td>9</td>
</tr>
<tr>
<td>Add statement that they may not be rented. The HOA has ability to provide exceptions on a case by case basis. (ex: with sign off from a certain percentage of approval from other owners).</td>
<td>Yes The HOA can approve exceptions on a case-by-case basis</td>
<td>9-10</td>
</tr>
<tr>
<td>Require in the PDD that the occupancy restrictions above be added to the condo declarations.</td>
<td>No – However, proposed language is similar to multi-family occupancy restrictions.</td>
<td>9-10</td>
</tr>
</tbody>
</table>

#### Locations of Uses (Figure 1-1)

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Item Addressed?</th>
<th>Pg. #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Add flexibility in the PDD to allow the apartments to switch to condos if the market will dictate a switch.</td>
<td>Yes</td>
<td>6, 7, 10</td>
</tr>
</tbody>
</table>
Add language stating that the uses on the Concept Plan (Figure 1-1) will not move and the open space will remain. The building footprints can fluctuate slightly.

Yes 7

### Density bonus / ADA (Section: N/A)

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Item Addressed?</th>
<th>Pg. #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff will research and clarify what is currently required in building code in terms of ADA.</td>
<td>The IBC, Chapter 10, and by reference ICC A117.7 require that the common areas of a multifamily, condo and commercial building be accessible to the disabled. The multifamily requirements differ from the other areas in that all of the units are not required to be finished with accessibility features, but need to be constructed so that making them accessible is relatively easy. There is a percentage of units that need to be built to have this conversion potential and the percentage varies with the number of units in a building and in the entire project. That being said the Texas Department of Licensing and Regulation (TDLR) has assumed the enforcement of accessibility issues on projects of more than $50,000. TDLR publishes their regulations that are basically the same as the above referenced documents.</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### Open Space (2.1)

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Item Addressed?</th>
<th>Pg. #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Summary Table Line Item: The Committee provided direction that fee-in-lieu be required for parkland dedication and that credit shall not be granted towards the fee-in-lieu payment.</td>
<td>Yes</td>
<td>14</td>
</tr>
</tbody>
</table>

### Parking (3.4)

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Item Addressed?</th>
<th>Pg. #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Summary Table Line Item: the Committee provided direction to make the multifamily parking ratio 1.05 spaces per bedroom instead of the currently proposed .85 spaces per bedroom.</td>
<td>No Applicant is proposing: Multifamily: 0.85 spaces per bedroom Condo: 1.5 spaces per unit **Please Reference Parking Scenario Comparison Table in presentation</td>
<td>22</td>
</tr>
<tr>
<td>Summary Table Line Item: the Committee provided direction that the Blanco street spaces shall be open to the public and shall not be credited to the Project’s parking requirement.</td>
<td>No The Blanco street spaces shall be open to the public and shall not be credited to the Project’s parking requirement. *** The developer is comfortable with on-street parking on Blanco being open to the public if allowed to park condo at 1.5 spaces per bedroom</td>
<td>22</td>
</tr>
</tbody>
</table>
Staff will research surrounding plats to verify right-of-way.

Per Engineering, ROW will need to be acquired along a minimum of 3 sides of the property in order to accommodate for appropriate lane widths. Survey data will be required at the time of plat in order to ensure that streetscape and lanes are safely accommodated. Applicant will need to evaluate property lines on opposite side of Burleson Street during platting process.

N/A

Staff will confirm that Fire is OK with 1 garage entrance and will confirm required turning radius for garage entrance.

Yes – The number of vehicle exits from the garage is acceptable for the Fire Department.

N/A

Committee provided direction to indicate that turnaround space in the garage cannot be counted toward parking spaces.

Yes

23

**Signage (3.6)**

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Item Addressed?</th>
<th>Pg. #</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Summary Table Line Item:</strong> the Committee provided direction that the sign area for projecting signs within the Project shall not exceed nine square feet in size.</td>
<td>Yes</td>
<td>26, 27</td>
</tr>
<tr>
<td>Committee requested for staff to ask the developers the intent behind signage on Blanco Street.</td>
<td>Yes</td>
<td>26-30</td>
</tr>
<tr>
<td>(Developers indicated that the intent behind the Blanco Street signage was for the potential office use in the former gym/auditorium buildings. The applicants removed the allowance for canopy/awning signs and sandwich board signs along the Blanco frontage)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Committee provided direction to revise section to have 1 sign that is permanently affixed to identify the business, and 1 sandwich board that’s moveable or changeable.</td>
<td>Yes</td>
<td>26-30</td>
</tr>
</tbody>
</table>
### Impervious Cover / Environmental (3.7)

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Item Addressed?</th>
<th>Pg. #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ask developer what the current and proposed impervious cover is for the site.</td>
<td>Yes</td>
<td>31</td>
</tr>
</tbody>
</table>
| Developer provided the below response in comment letter:  
  - Existing IC =53% (+/- 111,400 SF)  
  - Estimated IC for buildings, garage, patios, exterior sidewalks: 60% (+/- 125,400 SF)  
  - Estimated IC for internal circulation in open spaces = 9% (+/- 19,000 SF)  
  - Estimated difference between existing conditions and proposed conditions = less than 1 acre of additional impervious coverage. | | |

### Street Design & Amenities (4.0)

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Item Addressed?</th>
<th>Pg. #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff to provide LOS maps to committee</td>
<td>Yes</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### Building Height (5.3)

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Item Addressed?</th>
<th>Pg. #</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Committee directed to set a maximum height to the top and for the Developer to figure out what that maximum is going to be.</td>
<td>Yes</td>
<td>46-47</td>
</tr>
</tbody>
</table>
| 5-story = max height of 68’ for habitable areas  
4-story = max height of 48’ for habitable areas  
3-story = max height of 36’ for habitable areas  
Condo = max height of 54’ for habitable areas | | |
| Pick either 16’ or 12’ per floor and reword section to identify what the maximum is going to be. | Yes | 46 |
| Max floor-to-floor height of 12’ for residential and 20’ for commercial | | |
| No | No | 57 |
| Project is mostly 3 to 4 stories with a 5th story added below on Moore and Hutchinson where grade drop permits for the added level below. No change in roof line maxing out at the 4th story.  
The developer provided the committee-requested renderings to see the scale of the 5-stories on Moore/Burleson corner. Developer has requested further consideration of this item. | | |
| The Committee requested to see a visual representation of what the building will look like driving down Moore and on each side of the building. | Yes | 57 |
| Applicant included renderings | | |
The Committee requested that the developer write into the PDD exactly what they need per story. Yes

Max floor-to-floor height of 12’ for residential and 20’ for commercial Yes

Discussed that the Developers are willing to tie the renderings to the PDD
Applicant included renderings and provided a process for Alternative Compliance.

Materials (5.10)

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Item Addressed?</th>
<th>Pg. #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Summary Table Line Item: The Committee was OK with these materials since they are only requesting to use them in quantities of 10%.</td>
<td>Yes</td>
<td>56</td>
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Street Level Glazing & Transparency (5.6)

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Item Addressed?</th>
<th>Pg. #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remove “maintain residential character” from the first paragraph of this section.</td>
<td>Yes</td>
<td>52</td>
</tr>
</tbody>
</table>

Use Standards (6.1)

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Item Addressed?</th>
<th>Pg. #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Committee asked developer to narrow down the list and the Committee will re-review once this has been revised.</td>
<td>Yes</td>
<td>59-60</td>
</tr>
<tr>
<td>Committee requested that “bar” be removed but that “restaurant” use is OK.</td>
<td>Yes</td>
<td>59-60</td>
</tr>
<tr>
<td>Committee requested that the use of “Fraternity or Sorority Building” be removed.</td>
<td>Yes</td>
<td>59-60</td>
</tr>
</tbody>
</table>

Other Discussions

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Item Addressed?</th>
<th>Pg. #</th>
</tr>
</thead>
<tbody>
<tr>
<td>The committee requested that language regarding a historical marker to indicate the history of the site be added to the PDD document. The developers will come up with a proposal.</td>
<td>Yes</td>
<td>32</td>
</tr>
</tbody>
</table>

Required during Phase 1 at the corner of Hutchison and Moore.
LINDSEY HILL
San Marcos, Texas

PDD Standards Book

Draft Filename: PDD Package 2019.03.11
Acknowledgements

Lindsey Hill Development Team: Guadalupe RE, LLC
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Mark Berins, Project Developer and Project Manager

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Architectural Engineers Collaborative – Structural Engineer
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Dakota Mawyer, Project Manager

R-K Traffic Engineering, LLC – Transportation Consultant
James Schwerdtfeger, Principal

The Parking Advisory Group – Parking Consultant
Jerry Marcus, Principal
Lindsey Hill PDD Zoning

This PDD Standards Book (the “PDD Standards Book” or the “Book”) applies to the property located at 500 W. Hutchison Street in San Marcos, Hays County, Texas, more particularly described by metes and bounds in Section 6.3 (the “Property” or the “Project Site”). The Property is zoned “PDD” Planned Development District, with a base zoning classification of “MU” Mixed Use District, as modified by the standards set forth within this document.

This Book describes a mixed-use project that is sometimes referred to in this document as “Lindsey Hill” or the “Project.”

Except as varied by this PDD Standards Book, the Property and the Project shall be subject to all use and development standards applicable to the “MU” Mixed Use District (the “Base Regulations”) of the City of San Marcos Land Development Code (the “LDC”) and to the procedural requirements outlined in the LDC and in other San Marcos Codes applicable as of June 21, 2016 (the “Applicable Regulatory Date”). Unless otherwise specifically noted herein, all references within this Book to the LDC or to other San Marcos codes, standards, and/or regulations shall mean and refer to codes, standards, and/or regulations in force on the Applicable Regulatory Date. In the event of any conflict between the standards, allowances, or any other item outlined in this PDD Standards Book and any requirements outlined within the LDC or within any other City of San Marcos codes, standards, and/or regulations, this PDD Standards Book shall govern and control.

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 provisions within this Book by more than 10%. Changes of more than 10% shall be considered major and shall be presented to the Planning and Zoning Commission and City Council for review and approval as an amendment to this PDD Standards Book. 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 and a change in base zoning.

In addition to other applicable health and safety ordinance requirements, each phase of the Project will be required to meet Emergency Access requirements (as defined by the International Fire Code) at all stages of development.
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<tr>
<th>Plan &amp; Design</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0 PLAN &amp; DESIGN</td>
</tr>
<tr>
<td>1.1 Land Use</td>
</tr>
<tr>
<td>1.2 Phasing</td>
</tr>
</tbody>
</table>
1.1 Land Use

This section provides an overview of the uses at Lindsey Hill, which are described in more detail in Section 6.1 – Use Standards. Additional details and requirements are more specifically described elsewhere in this PDD Standards Book.

Site Layout

*Figure 1-1* depicts the layout of land uses at Lindsey Hill. Construction of Lindsey Hill shall conform substantially to *Figure 1-1*, except that in the event of any conflict between *Figure 1-1* and other more detailed depictions or standards within this Book, such other more detailed depictions and standards shall govern and control. Any deviations from what is described in this Book shall be subject to the provisions of Section 4.2.6.5(b) of the LDC regarding “Subsequent Development Applications.”

Density and Area Summary

Lindsey Hill will contain a mix of multifamily residential (rental apartments and for-sale condominiums) and retail/commercial. Additionally, a portion of the area planned for retail/commercial and/or multifamily residential apartment use may instead be utilized as office space. Maximum residential density (multifamily rentals plus condos) is 45 units per acre. The uses permitted shall not exceed the following interior gross area and/or unit counts:

<table>
<thead>
<tr>
<th>Use</th>
<th>Units/SF/Bedrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily Residential Apartments</td>
<td>184 units / 266 bedrooms</td>
</tr>
<tr>
<td>Residential Condominiums</td>
<td>30 units / 66 bedrooms*See Section 1.1.C(3)</td>
</tr>
<tr>
<td>Retail/Commercial Space</td>
<td>8,700 SF</td>
</tr>
</tbody>
</table>

(Note: Any portion of the Retail/Commercial Space may be used as retail, restaurant, or commercial space)
Note: This drawing (or derivations of this drawing) appear at various places throughout this document. The purpose of this drawing is to depict the uses that will appear at the Project and the approximate building footprint locations where these uses will appear. These drawings do not reflect final committed design, however, the final project will be substantially similar.
1.1.A Retail/Commercial Spaces

*Figure 1-1* depicts in purple the location of ground floor retail/commercial spaces at the Project Site. The leasing office and other facilities related to the multifamily complex (such as the mail room, community space, maintenance area, etc.) may be located within a portion of that ground floor space. Retail and commercial spaces must meet all applicable code requirements including standards for grease traps and sample ports.

The sale of alcohol for on-premise consumption at the Property may occur in the “retail/commercial” area identified in *Figure 1-1*, subject to the establishment obtaining a Conditional Use Permit ("CUP") in accordance with the LDC.

1.1.B Multifamily Residential Apartments

A combination of one, two, and three bedroom apartments will be developed within the multifamily residential portion of the Project. Lindsey Hill’s multifamily rental apartments shall be subject to the following restrictions and requirements:

1. Lindsey Hill’s multifamily landlord shall not be permitted to lease apartments on a “rent by the bedroom” basis.
2. The Project shall not be constructed as Purpose Built Student Housing, which is defined as one or more buildings, each containing two or more living units that are designed, marketed, or used for the primary purpose of housing college students.
3. All multifamily leases at Lindsey Hill shall require all occupants to be named within the tenant lease.
4. Subject to the requirements of applicable state and federal law, as the same may change from time to time, Lindsey Hill’s multifamily landlord shall not be permitted to lease any apartment to individuals twenty-two (22) years of age or younger, unless either:
   a. such person or persons live in a unit with their parent, legal guardian, or spouse/partner who is above the age of twenty-two (22) or who qualifies under Subsection b below; or
   b. such occupant or occupants have:
      i. a minimum five (5) year credit, property rental, or property ownership history; or
      ii. a minimum three (3) year credit, property rental, or property ownership history and a full-time job with income...
sufficient to satisfy the multifamily landlord’s income threshold.

5. Lindsey Hill’s multifamily landlord shall not permit subleasing.

6. Tenant leases shall include a statement informing tenants that Landlord shall not be responsible for tenant violations of any City of San Marcos codes, including for tenant violations of the requirements of this section. Tenant leases shall further state that in the event of any such violations, the City of San Marcos may issue directly to tenant notices of violations, which may include monetary penalties that tenant alone shall be responsible to pay.

7. Upon reasonable notice, the City of San Marcos shall be permitted to review tenant leases (limited to those sections of the leases pertaining to these lease requirements) at any time during normal business hours at Lindsey Hill’s leasing office.

In the event that there is a possible breach of the requirements of this section, the City of San Marcos shall notify: (i) the tenant; and (ii) Lindsey Hill’s multifamily landlord. So long as the tenant lease provides for the requirements of this section, no action shall be taken against Lindsey Hill’s multifamily landlord while the landlord is using its best efforts to cure any such breach pursuant to legal and other remedies that may be available to the landlord.

1.1.C Residential Condominiums

1. Lindsey Hill will include up to 30 residential condominium units with up to 66 total bedrooms. Condominium units will be offered for sale and the condo complex will be managed by a homeowners association (HOA) that will be created prior to or during construction. A vertical and horizontal condominium regime shall be created at the time of Final Platting.

2. In addition, the following requirements shall apply and shall be required to be included in the HOA rules and regulations:
   a. The Residential Condominiums shall be owner-occupied and shall not be rented, unless otherwise approved by the HOA. The HOA has the ability to provide exceptions to this standard on a case-by-case basis, but in no event shall condominiums be rented to undergraduate students.
   b. The Residential Condominiums shall not be constructed as Purpose Built Student Housing, which is defined as one or more buildings, each containing two or more living units that are designed, marketed, or used for the primary purpose of housing college students.
c. No individuals between the ages of eighteen (18) and twenty-two (22), inclusive, shall be occupants of any unit within the Residential Condominiums unless that individual’s parent, legal guardian, or spouse/partner is the unit owner and resides in the condo with such individual.

3. If at such time as additional condominiums are desired in excess of the thirty (30) currently permitted, the Project shall be allowed, from time to time, to convert additional portions of the Project from Multifamily Residential Apartment units to Condominium units.

1.1.D Office Space

A portion of the multifamily section of the Project may be designed as alternative office use space—so that if, during development, an office user expresses interest, that space instead can be completed as office. Alternatively, if no office users are secured, that space will be absorbed into the multifamily portion of Lindsey Hill. If a portion of the multifamily component is developed as office space, the multifamily component shall be reduced accordingly.

The alternative office use space may be located in the auditorium, gymnasium, and/or in the levels above or adjacent to the retail/commercial areas fronting Hutchison Street (as depicted above in Figure 1-1). Regardless of whether office or residential space is provided during initial project construction or at a later date: (a) all laws and life safety requirements must be followed specific to any type of space; and (b) sufficient parking shall be provided as required in Section 3.4 – Parking of this PDD Standards Book.
1.2 Phasing

The Project is intended to be constructed in a single phase and in a manner that is consistent with the Concept Plan (but with allowances for deviation pursuant to LDC Section 4.2.6.5(b)). However, Lindsey Hill may be completed in phases and in that event, the following phasing plan shall apply. All applicable LDC development and permitting regulations shall apply to all Project phases.

1.2.A Phase 1

At a minimum, Phase 1 will include:
- Platting and all associated approvals (pursuant to LDC requirements)
- Demolition of all buildings other than the existing auditorium and gymnasium.
- Either construction of the parking garage, retail/commercial area, and multifamily rental community (labeled as “Option 1” in Figure 1-2) or construction of the residential condominium building (labeled as “Option 2” in Figure 1-2).
- Public Improvements include completion of Poet’s Corner and construction of the “Street-Facing Improvements” (on-street parking, street-tree zone, and sidewalk zone improvements) along all rights-of-way adjacent to the entire Project Site. Notwithstanding anything herein to the contrary, Street-Facing Improvements may be phased as the development of the site occurs, so long as fiscal surety has been provided. Water, wastewater, electric, transformers, meters, and other applicable utilities shall be placed in appropriate easements for accessibility (as required under the LDC and within other existing applicable codes).

1.2.B Phase 2

Phase 2 will consist of construction of the improvements not started in Phase 1.

Work related to Phases 1 and 2 may occur simultaneously.
Figure 1-2 Phasing plan depiction. Project sections that may be completed during either Phase 1 or Phase 2 are labeled Option 1 and Option 2.
2.0 OPEN SPACES
2.1 General Parkland Dedication Requirements
2.2 Description of Open Spaces
2.1 General Parkland Dedication Requirements

The LDC requires the public dedication of one (1) acre of parkland per ninety-four (94) multifamily dwelling units at the time of Final Plat. As this document specifies a maximum of two hundred fourteen (214) dwelling units, approximately 2.27 acres would be required to be publicly dedicated to parkland. This exceeds the twenty percent (20%) minimum requirement of Open Space that must be dedicated for a PDD. However, since open space will not be dedicated, the developer agrees to pay a fee-in-lieu based on $266 per unit constructed.

2.2 Description of Open Spaces

2.2.A Poet’s Corner

Poet’s Corner, located at the corner of Hutchison and Moore Streets, will be privately owned, managed, maintained and controlled by the Project owner, but shall be open for public use (in accordance with rules and regulations of the Project owner, including but not limited to restrictions as to manner of use and hours of use).

Poet’s Corner may include an amphitheater-type element that can be utilized for, among other things, artistic performances, special events, lounging, reading, and interacting with neighbors.

Poet’s Corner Requirements and Checklist:
1. Preservation and maintenance of specimen trees.
2. The Project shall be responsible for ongoing maintenance of Poet’s Corner.
3. Terracing to define various recreational areas.
4. Landscaping, bike racks, seating (may be built-in, moveable, benches, chairs, etc.), public drinking water fountain, trash receptacles, and dog waste receptacles.
2.2.B **The Grove**

The Grove (see *Figure 2-2* for location) will be a privately owned open space that will be available for the exclusive use of Project residents and tenants and their guests. The Project shall be responsible for the ongoing maintenance of The Grove.

2.2.C **The Courtyard**

The Courtyard (see *Figure 2-2* for location) will be a private open space reserved for the exclusive use of Project residents and tenants and their guests. The Project shall be responsible for the ongoing maintenance of the Courtyard.
3.0 SITE DESIGN
    3.1 Pedestrian and Bicycle Site Design
    3.2 On-Site Landscaping
    3.3 Exterior Lighting
    3.4 Parking
    3.5 Vehicular Loading and Access
    3.6 Signage
    3.7 Impervious Coverage
    3.8 Water Quality & Permanent Best Management Practices
    3.9 Erosion Control
    3.10 Historical Marker
3.1 Pedestrian and Bicycle Site Design

3.1.A Pedestrian Access

While Poet’s Corner will be open to the public as described above, other areas of the Lindsey Hill Project Site will generally be closed to the public. Figure 3-1 depicts entrances that will be available to the pedestrian, and includes detail about whether such entrance will be gated or secured in some other manner. Gates or fences shall not block the public sidewalks surrounding the Project Site.

Figure 3-1: Approximate pedestrian access points. Note that building entrances are not denoted within this figure.

Pedestrian Gates
1. Gates shall be a maximum of eight feet (8’) high. Any gate six feet (6’) high or above shall be at least fifty percent (50%) transparent. All other gates below six feet (6’) in height shall be at least twenty-five (25%) percent transparent. Notwithstanding the foregoing, there shall be no transparency requirement for the waste management area gate.
2. Figure 3-2 provides examples of acceptable and unacceptable gates.
3. Gates along streetscapes shall be setback a minimum of four feet (4’) from the adjacent building front (other than gates serving Moore Street forecourts which may be “in-line” with the forecourt wall).
4. Fencing shall be allowed as needed adjacent to the gates illustrated above in Figure 3-1. Fencing adjacent to gates shall not exceed eight feet (8’) in height and shall be subject to the transparency requirements outlined in this section.

5. All gates shall have a Knox Box for fire and police access and shall be easily accessible for emergency services.

6. Solid wood or chain link gates or fencing is not allowed.

Figure 3-2: Examples of acceptable and unacceptable gate and fencing types within the PDD. Note that other styles and designs of gates and fencing are permitted so long as they follow the basic guidelines described in this section.
3.1.B Fences and Walls

Fences and walls at the Project will be sited in the locations outlined within Figure 3-3 below.

Fencing/Wall Requirements
1. Fencing six feet high or above shall be at least fifty percent (50%) transparent.
2. The maximum height of fencing shall be eight feet (8’).
3. Fencing/walls permitted materials list: stone, brick, concrete, masonry, wood, or metal. Chain link or solid wood fencing is not permitted.
4. The Moore Street fence/wall will provide screening and noise abatement from the adjacent busy, noisy roadway. The following applies to the Moore Street fence/wall:
   a. Entry gates may be incorporated into and “in-line” with the wall.
   b. Entry gates and fence/wall have a max height of 66”.
   c. No transparency requirement for this fence/wall.
   d. Inclusion of this wall and related landscaping shall fully satisfy the screening requirement under LDC Section 6.1.2.1(b)(1) related to multifamily use on the Moore Street frontage.

Figure 3-3: Approximate location of fences and walls.
3.1.C Bicycle Parking

Bicycling will be encouraged by creating convenient bike storage locations, some of which will include covered bicycle parking for guests, and secured bicycle storage for residents.

Bicycle Parking Requirements and Checklist:
1. A minimum of sixteen (16) bicycle parking spaces shall be located within the street tree zone along the Hutchison frontage, not more than one hundred feet (100') from the ground floor entrance of the Project’s retail/commercial component as measured from the front ground floor entrance and along approved pedestrian paths.
2. A minimum of sixteen (16) bicycle parking spaces shall be located within the parking garage.
3. In the event of a city-wide bike sharing program, space shall be provided for a bike-share rack or designated bike-share parking area.

3.2 On-Site Landscaping

Landscaping shall be governed by the Base Regulations except as modified in this PDD.

Landscape Requirements and Checklist:
1. One hundred percent (100%) of Lindsey Hill’s new plantings shall be chosen from San Marcos Preferred Plant List (as adopted in the 2018 San Marcos Development Code rewrite).
2. At least sixty-five percent (65%) of new plantings (other than grass and trees) shall be drought-tolerant, flowering plants.
3. The Project shall not be subject to the requirement that a minimum of seventy-five percent (75%) of the required landscaping be installed between the property line and the building façade. Instead, landscaping shall be achieved within the open spaces illustrated within Figure 1-1. This area shall not be permitted to be 100% paved.
4. The property owner, condo association, or HOA shall maintain all landscaped areas in a healthy, neat, and orderly manner free of refuse and debris, including, as necessary, replacement of plants and trees.
5. All trees shall be maintained in accordance with the ANSI A300 Pruning Standard and ANSI Z133.1 Safety Standards.
Tree Preservation

The Project Site currently contains ten (10) specimen trees with canopy sizes of at least 30’. The tree along Hutchison Street adjacent to the condo building (depicted in Figure 3-4 with a red “X”) may be removed during demolition of the adjacent existing building or construction of the condominium building and will need to be mitigated as part of the Site Preparation Permit pursuant to LDC requirements. An updated tree survey will be provided at the time of site plan.

3.3 Exterior Lighting

The Project shall provide pedestrian scaled lighting along Lindsey Hill’s pedestrian pathways. Light fixtures shall be pole or building mounted, and lighting may be integrated into the trees and landscaped areas. Pole mounted light fixtures shall not exceed twenty feet (20’) in height.

The Project shall follow the photometric and illumination requirements of the LDC.
3.4 Parking

The following chart provides a detailed analysis of the parking requirements for each land use within the Lindsey Hill project.

Minimum Parking Requirements

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Minimum Parking Ratio</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily</td>
<td>0.85 spaces per bedroom</td>
<td>Main Garage</td>
</tr>
<tr>
<td>Retail/Commercial</td>
<td>1 space per 250 SF of retail area</td>
<td>Main Garage</td>
</tr>
<tr>
<td>Office</td>
<td>1 space per 300 SF of office area</td>
<td>Main Garage</td>
</tr>
<tr>
<td>Condominium</td>
<td>1.5 spaces per condo unit</td>
<td>Condo Garage</td>
</tr>
</tbody>
</table>

Overall parking requirements at the Project shall be calculated using the above minimums and reduced pursuant to Section 7.1.3.1 - Shared Parking, and Table 7.3 – Parking Occupancy Table as outlined in the San Marcos Development Code adopted in 2018.

3.4.A On-Street Parking

In addition to the parking spaces in the Main Garage and the Condo Garage, on-street parking will surround this two-block large property on three sides. Figure 3-5 depicts the approximate on-street parking areas along Hutchinson, Burleson, and Blanco Streets.

**Blanco Street Frontage:** The Blanco street spaces shall be open to the public and shall not be credited to the Project’s parking requirement. Right-of-way will be evaluated at the time of platting to ensure that the on-street parking spaces are within the public right-of-way. The prior school use was supported by parking that was fully within the Property’s boundaries. As part of the planned Lindsey Hill redevelopment, at the request of the City, the Project’s Blanco frontage expands the pedestrian right-of-way by including wide sidewalks with landscape/tree well zones on each side of the sidewalk causing the existing Blanco parking spaces to turn into a hybrid where a portion of each space is within the Project Site and a portion extends into the public right-of-way. Since the developer is creating an improved condition by providing an enhanced pedestrian frontage, Blanco spaces will be credited to the Project’s parking requirement and any or all of those spaces may be reserved for the exclusive use of the residential condominium building and/or for other Lindsey Hill uses.

3.4.B Parking Garages
Lindsey Hill’s main parking garage, located in the center of the Project Site, will have a vehicular access point and an adjacent pedestrian access point on Burleson. The residential condominium building’s parking garage, located in the ground level of the condo building, will have a vehicular access point (and possibly pedestrian access) on Blanco Street.

**Parking Garage Requirements:**
1. Main parking garage vehicular access point may be positioned anywhere along the garage edge along Burleson Street.
2. Parking garage vehicular access points may be no wider than 24’ (plus adjacent pedestrian access).
3. Main parking garage may include below-grade parking.
4. Main parking garage will be substantially obscured from public view through the positioning of other buildings and/or through the use of special architectural features.
5. Recreational amenities and other facilities (which may include a pool, pool deck, community space, sport courts, terrace, green roof, gardens, solar panels, etc.) may be on the main parking garage’s rooftop level.
6. Parking garage entrance/exit gates, doors, etc. shall be recessed from the main building façade a minimum of four feet (4’).
7. Curb stops will be provided as necessary throughout the parking garages.
8. Parking spaces within the garages shall be a minimum of 8’6” wide.
9. No parking spaces shall be required to be marked as “visitor” parking spaces.
10. To provide for turnaround space at a garage’s dead end, a 12’ x 18’ area at the dead end shall be reserved as a “no parking, dead end turnaround space.”
11. Spaces or sections within the garages can be blocked off with signage, gates, etc. as necessary for resident use and/or other purposes, however, required retail/commercial spaces shall not be blocked off other than by the garage’s main access gates.
12. A portion of the parking spaces within the condo garage may be tandem.

**3.5 Vehicular Loading and Access**

Vehicle loading and access shall be restricted to the short-term vehicle loading zones on Burleson and Hutchison Streets, and the waste management area along the Blanco Street frontage. Additionally, parking spaces along Blanco may be utilized as a new resident move-in area.
3.5.A **Short Term Vehicle Loading Zones on Burleson and Hutchison**

One loading zone may be provided on each of the Burleson and Hutchison Street frontages. Those loading zones may be used for resident moves, retail/commercial deliveries, car service loading, and other similar vehicular loading purposes. As depicted in *Figure 3-5*, the Burleson loading zone shall be located east of the parking garage access point near a planned pedestrian entrance on Burleson near Moore Street. Also in *Figure 3-5*, the Hutchison loading zone shall be located near where the condo building meets the multifamily/retail building.

**Loading Zone Requirements and Checklist:**
1. Loading zones may be located within the on-street parking lane only.
2. Appropriate signage shall be installed at the Project’s expense.
3. Loading zones shall have a maximum length of forty feet (40’).

*Figure 3-5: Approximate locations of loading zones and street parking.*
3.5.8 Waste Management

Waste management for the Project is centralized in order to reduce public disruptions. Waste containers will be stored in the area adjacent to the gym building (as depicted in Figure 3-6). Additionally, waste management for the condo building may occur within the condo building’s garage.

Waste Management Area Requirements and Checklist:

1. To facilitate use of waste management areas, truck movement may occur within the public right-of-way.
2. Trucks will be permitted to cross the sidewalk in waste management areas in forward or reverse.
3. In the area where trucks cross the sidewalk, additional measures shall be taken in order to enhance pedestrian safety. Such measures shall include different pavement, special signage, special lighting and/or sound-making devices.
4. Waste management area gates, doors, etc. shall be setback a minimum of four feet (4’) from adjacent building frontages.
5. Waste management access area shall have a throat width (depicted in Figure 3-6) of up to sixteen feet (16’).
6. Waste management areas will be entirely screened from public view and will be located behind gates not to exceed eight feet (8’) in height. The waste management area access gates alone shall satisfy any loading dock screening requirements under LDC Section 6.1.2.4(a).
7. Trash access, chutes, and/or waste closets will be available inside buildings or in parking garages within 350’ of each multifamily unit.

Figure 3-6: Waste management area concept plan.
3.6 Signage

Signage within the Project Site shall be subject to the signage standards applicable under the Base Regulations as modified by the standards set forth below. Figure 3-7 depicts sign types and their permitted frontages within the PDD.

**Figure 3-7: Sign types and permitted frontages**

<table>
<thead>
<tr>
<th>Sign Type Defined</th>
<th>Depiction</th>
<th>Permitted Frontage(s) and Regulations</th>
</tr>
</thead>
</table>
| **Awning or Canopy Sign**: A sign painted on or attached flat or flush against the surface of an awning or canopy. | ![Depiction of Awning or Canopy Sign](image) | **Permitted Frontages**: Hutchison  
- One awning or canopy sign is permitted per business. If a business utilizes an awning/canopy sign, the business shall not be allowed to have a wall sign.  
- The sign may be placed on either the vertical valance flap, the sloped portion, or on a side panel of the awning or canopy.  
- The sign shall not extend below or above the awning or canopy to which it is attached.  
- When properly installed on canopies, canopy signs may extend into Setback Zones.  
- An awning or canopy sign shall not exceed three feet (3') in height.  
- An awning or canopy sign shall not exceed twelve feet (12') in length. |
| **Projecting Sign**: A sign that is attached directly to the building wall and which extends out from the face of the wall. | ![Depiction of Projecting Sign](image) | **Permitted Frontages**: Hutchison, Blanco, Moore, Burleson (on Burleson, limited to wayfinding signage for parking garage only)  
- One projecting sign is permitted per building façade.  
- Sign area shall not exceed nine square feet (9 SF) for each projecting sign. |

[continued on next page]
### Permitted Frontages
- Hutchison, Blanco
- Hutchison, Moore

#### Hanging Sign
A sign that is hanging or suspended (such as by chains or hooks) from a canopy, awning, or building overhang.

- One hanging sign is permitted per business.
- A hanging sign must maintain a minimum eight foot (8') clearance above the sidewalk or finished ground surface below the sign.
- Sign area shall not exceed six square feet (6 SF) for each hanging sign.
- Hanging Signs are permitted within Setback Zones adjacent to retail/commercial spaces.

#### Projecting Sign
[continued from prior page]

- A projecting sign must maintain a minimum eight foot (8') clearance above the sidewalk or finished ground surface below the sign.
- A projecting sign may be attached to the building façade.
- For single story buildings up to sixteen feet (16') in height, a projecting sign may extend no more than fifty percent (50%) of the sign height up to a maximum of two feet (2') above the parapet or roof of the structure to which it is attached. For all other building heights, a projecting sign may not extend above the parapet or roof of the structure to which it is attached.
- Projecting signs may penetrate the Setback Zone by up to thirty-six inches (36") from the building face.

#### Sandwich Board
A portable sign designed in an A-frame or other fashion, and having back-to-back sign faces.

- One sandwich board sign is permitted per business.
- The area of each face of sandwich board shall not exceed twelve square feet (12 SF).
- The overall sign shall be no taller than four feet (4').
- [continued on next page]
Wall Sign: A sign that is engraved, painted on, or attached directly to the building wall within a Sign Band on the building facade.

Sandwich Board
[continued from prior page]

Permitted Frontages: Hutchison, Moore (adjacent to Poet’s Corner)

- Two retaining wall signs are permitted near the corner of Hutchison and Moore Streets adjacent to Poet’s Corner.
- Signs shall be attached to the retaining wall. Three-dimensional signage is permitted, but shall not extend more than twelve inches (12”) beyond the face of the wall.
- Signs shall not exceed four feet (4’) in height and sixteen feet (16’) in length.
- Signs shall not extend beyond or above retaining wall edges.
- Signs shall be located fully behind sidewalks.

Retaining Wall Sign: A sign that is engraved, painted on, or attached directly to a retaining wall.

Permitted Frontages: Hutchison, Blanco, Moore

- One wall sign is permitted per business. If a business utilizes a wall sign, the business shall not be allowed to have an awning/canopy sign.
- Wall signs shall be located within a single external sign band located on the first story façade. Additionally, in the event that office space is incorporated into the Project, signage for office tenants may be located within a second sign band near the top of the building on the Hutchison or Blanco Street frontage.

[continued on next page]
| Wall Sign | c. Wall signs should be attached flat to the wall. Three-dimensional signage is permitted, but shall not extend more than twelve inches (12") beyond the face of the wall.  
 | | d. The sign band shall not exceed three feet (3’) in height. |
| Monument Sign: A sign that is erected on a solid base placed directly on the ground, and that is itself constructed of a solid material. | **Permitted Frontages:** Hutchison, Blanco, Moore  
 | a. Monument signs shall incorporate a supporting base that is at least seventy-five percent (75%) of the width of the sign face at its widest point. The supporting base shall be constructed of brick, stone, masonry, or scored concrete.  
 | | b. Sign area shall not exceed eighteen square feet (18 SF).  
 | | c. Sign height shall not exceed four feet (4’).  
 | | d. Monument signs may be installed within Setback Zones, but shall be at least two feet (2’) behind sidewalks. |
| Directory Sign: A sign that displays the tenant name and location for a building containing multiple tenants. | **Permitted Frontages:** All  
 | a. One directory sign is permitted at each street-level entrance to upper-floor businesses and residences, and on facades facing entrances to alleys, rear lanes and parking lots.  
 | | b. The area of a directory sign shall not exceed six square feet (6 SF).  
 | | c. Directory signs shall be no taller than three feet (3’).  
 | | d. Digital, internally lit signs permitted. |
1. Calculating Sign Area: The sign area is calculated as the largest area of the sign visible at any one time from any one point and enclosed by a rectangle, including any framing or trim, but not including any structural parts lying outside the limits of the sign and which do not form an integral part of the display. If the copy is enclosed by a box, outline or frame, area is the total area of the enclosure. If the sign consists of individual letters, numbers or symbols, on a surface or having no frame, area shall be the sum of the areas of the rectangles which can encompass each portion of the copy. The area of four-side signs is considered the same as two double-faced signs.

2. Illumination
   a. Signage within the PDD shall be externally illuminated, except for the following signage, which may be lit by neon, LED, halo, or Diffused Internal Illumination (defined below) or by later emerging lighting/illumination technologies as may be approved in future iterations of the San Marcos Development Code:
      i. Signage within the shopfront glazing.
      ii. Signage located along Moore Street and signage at the corner of Moore and Hutchison Streets.
      iii. Wall signs serving retail/commercial or office tenants on the Hutchison or Blanco frontages.
   b. Diffused Internal Illumination: A source of illumination entirely within the sign which makes the sign content visible at night by means of the light being transmitted through a translucent material, but wherein the source of the illumination is diffused by a solid front panel.

3. Temporary Signage

---

**Window Sign**: Signs affixed, painted, or etched to windows or hanging inside of windows that are visible to the exterior of the building.

**Permitted Frontages**: Hutchison, Blanco

Shopfront window signage may be up to 30% of the window area.

**Pole Sign**: Signs mounted on one or more freestanding supports, such as a frame, column, mast, pole, or similar support such that the bottom of the sign face or lowest sign module is not in contact with the ground.

**Permitted Frontages**: None – Pole signs are not permitted at the Project Site.

---

**PDD Signage Standards**

---

**Sandwich board signs allowed (with restrictions)**
3.7 Impervious Coverage

<table>
<thead>
<tr>
<th>Allowable Impervious Cover (max)</th>
<th>MU</th>
<th>PDD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hillside Impervious Cover</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- 15-25% Slopes</td>
<td>35%</td>
<td></td>
</tr>
<tr>
<td>- Greater than 25% Slopes</td>
<td>20%</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Allowable Impervious Cover (max)</th>
<th>MU</th>
<th>PDD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hillside Impervious Cover</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- 15-25% Slopes</td>
<td>35%</td>
<td></td>
</tr>
<tr>
<td>- Greater than 25% Slopes</td>
<td>20%</td>
<td></td>
</tr>
</tbody>
</table>

See Figure 3.8

Figure 3-8: Hillside impervious coverage.
3.8 Water Quality and Permanent Best Management Practices

The base Mixed Use zoning regulations limit impervious cover to sixty percent (60%). 80% is permitted for the Project. Increased impervious cover may have negative impacts on water quality. In an attempt to reduce potential water quality impact, the following standards shall apply to the Project Site:

A. That portion of impervious cover that is greater than sixty percent (60%) of the Project Site shall be designed and operated to achieve storm-water pollutant removal through the use of PBMPs reasonably approved by the City.

B. Removal of a minimum of seventy percent (70%) of the Project’s increase of Total Suspended Solids ("TSS") shall be achieved for that portion of impervious cover that is greater than sixty percent (60%) of the Project Site.

3.9 Erosion Control

Cuts between 4 feet and 8 feet are allowed with approval of the Director of Engineering and Capital Improvements. Cuts greater than 8 feet require approval of a variance by City Council. It is anticipated that construction of Poet’s Corner may require significant grading which would require such a variance to implement the amphitheater concept in the PDD.

3.10 Historical Marker

On or before the completion of Phase 1, the Project developer, at its expense, shall install an historical marker ("Historical Marker") on the Project Site in a location visible from the public right-of-way. That Historical Marker shall be located along Hutchison Street within three hundred feet (300’) of the intersection of Hutchison and Moore Streets. The Historical Marker shall be made of durable, long-lasting materials and shall be maintained and/or replaced so that at all times it remains visible, legible, and in good condition and repair. The Historical Marker shall, at a minimum, provide a brief description and outline of: (a) the Project Site’s prior use as the Coronal Institute; and (b) information related to the Project Site having been the former location of San Marcos High School, which was one of the first schools in the State of Texas to integrate.
4.0 STREET DESIGN & AMENITIES
4.1 Hutchison Street Streetscape
4.2 Moore Street Streetscape
4.3 Burleson Street Streetscape
4.4 Blanco Street Streetscape
4.5 Streetscape Standards Matrix
4.0 **Street Design & Amenities**

The street sections below are provided to illustrate required elements that will be part of Lindsey Hill’s streetscape. These illustrations are also intended to establish minimum dimensions of required streetscape elements on the Project Site and in the right-of-way. All travel lanes widths indicated below that are adjacent to curb are measured to face of curb. The Project shall be responsible for providing the fair share of adequate public facilities in accordance with the LDC. Additional right-of-way may be required at the time of platting. Furthermore, appropriate turning radius must be provided for fire access. The Project shall also incorporate a designated area of the Project Site for public transit services at the reasonable request of the City at the time of site permit.

4.1 **Hutchison Street Streetscape**

*Figure 4-1* depicts streetscape design on the Hutchison Street frontage.

*Figure 4-1:* Hutchison Street streetscape design.
4.2 **Moore Street Streetscape**

*Figure 4-2* depicts streetscape design along the Moore Street frontage. Forecourts will be included adjacent to multifamily buildings fronting Moore Street (forecourt wall requirements are outlined in Section 3.1.B – Fences and Walls).

*Figure 4-2*: Moore Street streetscape design concept adjacent to multifamily building.

*Commented [VA1]*: Per Engineering, update all 3 drive lanes to a minimum of 12' in width (36’ pavement + 3’ gutter). Please provide a new rendering that reflects this.
4.3 Burleson Street Streetscape

Figures 4.3 and 4.4 depict streetscape design along the Burleson Street frontage.

Figure 4-3: Burleson Street streetscape design concept adjacent to existing gymnasium building.

Commented [VA2]: Please update cross section: 10.5’ of pavement needed for lane widths + 1.5 gutter on each side (3’ total gutter). Please update cross-section to reflect this.
Figure 4-4: Burleson Street streetscape design concept adjacent to new construction.
4.4 Blanco Street Streetscape

The Blanco Street frontage includes the repurposed gymnasium and auditorium buildings, the narrow side of the condo building, waste management facilities, and parking. Figure 4-5 depicts streetscape design on Blanco.

Of additional note with regard to Figure 4-5, the 2015 version of the International Fire Code (“IFC”) requires that buildings over thirty feet (30’) in height be setback no more than thirty feet (30’) from the nearest adjacent fire lane. Although the City of San Marcos Fire Marshal has some discretion regarding this requirement, Figure 4-5 provides a special note for an alternative Blanco Street design in the event that the above IFC requirement is determined to be an issue at the time of site and building permitting. Under that scenario, a portion of the street tree zone and/or bulbout shall instead be line-striped as a fire access lane so as to bring the building within 30’ of the roadway and to widen the roadway in order to permit access for fire department apparatus.

Street trees along the Blanco frontage may be clustered to allow for the needs of the condo building drive lane, the waste management area access point, and the parking areas. **All on-street parking shall be fully within right-of-way. This right-of-way will be obtained at the time of plat.**
If necessary to account for fire department requirements, street tree zone and bulbout may be reduced and line striping installed to create an appropriate fire zone, fire apparatus access, and allow condo building to be within 30’ of fire access area.
4.5 Streetscape Standards Matrix

Pedestrian Streetscape Standards

<table>
<thead>
<tr>
<th>City Standard</th>
<th>Hutchinson</th>
<th>Moore Street</th>
<th>Burleson Street</th>
<th>Blanco Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sidewalk Width (feet, minimum)</td>
<td>4</td>
<td>8</td>
<td>6</td>
<td>6</td>
</tr>
<tr>
<td>Sidewalks constructed of cast-in-place concrete, stamped concrete, pavers, tile, and/or other similar materials that meet City standards.*</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
</tr>
<tr>
<td>Pedestrian-scaled lighting along sidewalks.</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
</tr>
<tr>
<td>Street Tree Zone Width (feet, minimum)</td>
<td>7</td>
<td>7</td>
<td>7</td>
<td>7</td>
</tr>
<tr>
<td>Spacing Between Street Trees Required in Street Tree Zones (feet, minimum)</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td>30*</td>
</tr>
<tr>
<td>Waste Receptacles in Street Tree Zone*</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
</tr>
<tr>
<td>Bicycles Racks in Street Tree Zone*</td>
<td>R</td>
<td>P</td>
<td>R</td>
<td>R</td>
</tr>
<tr>
<td>Internal Landscape Edge (ILE)* (feet, minimum)</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
</tbody>
</table>

Commented [VAS]: Update section 4.5 to reflect comments above.

Vehicular Right-of-Way Standards

<table>
<thead>
<tr>
<th>City Standard</th>
<th>Hutchinson</th>
<th>Moore Street</th>
<th>Burleson Street</th>
<th>Blanco Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Vehicular ROW Width Including Parking Lane(s) (feet)*</td>
<td>53</td>
<td>40*</td>
<td>37</td>
<td>22, 30*</td>
</tr>
<tr>
<td>Number of Vehicle Travel Lanes</td>
<td>2</td>
<td>2</td>
<td>3</td>
<td>2</td>
</tr>
<tr>
<td>Travel Lane Width (feet)</td>
<td>10-11 (11-12)*</td>
<td>12 (with sharrow)</td>
<td>11 (east bound)</td>
<td>15 (west bound)</td>
</tr>
<tr>
<td>Parking</td>
<td>Yes - 2 sides (Restricted*)</td>
<td>2 sides</td>
<td>None</td>
<td>South side only*</td>
</tr>
<tr>
<td>Parking Type</td>
<td>Parallel</td>
<td>N/A</td>
<td>Parallel</td>
<td>Angled</td>
</tr>
<tr>
<td>Parking Lane Width (feet)</td>
<td>8*</td>
<td>None</td>
<td>8*</td>
<td>18.25* (depth, not width)</td>
</tr>
<tr>
<td>Vehicles May Back into Public Right-of-Way</td>
<td>U</td>
<td>U</td>
<td>U</td>
<td>P</td>
</tr>
<tr>
<td>Parking Spaces may be reserved or closed by Lindsey Hill, and may be blockedoff using signs, cones, temporary pylons, etc.</td>
<td>U</td>
<td>N/A</td>
<td>U</td>
<td>P</td>
</tr>
</tbody>
</table>

Commented [VA6]: - letter (f) needs to be removed as staff is not in agreement about the on-street parking on Blanco and the ROW line is still undetermined. The street tree zone should be dedicated to plantings and landscaping.
- Please also remove the "P" in the 2nd table on the Blanco frontage. As this would allow parking spaces to be reserved or closed off by Lindsey Hill. This is a topic that is not supported by staff.

* ILE adjacent to buildings may be at any elevation, or at multiple elevations (terrace, sloped, etc.). ILE adjacent to retail area may be at sidewalk grade, patio grade, or anywhere in between.
* - Bike racks and waste receptacles shall be located adjacent to retail spaces and Poet’s Corner, among other locations.
* - Except as necessary for handicapped accessibility, internal sidewalks may be constructed with any of these materials or with alternate materials as approved by the City Engineering Department.
* - Bike racks and waste receptacles shall be located convenient to access points and other pedestrian entrances.
* - Street trees shall be installed on average, 30’ on center in order to allow the street tree zone to be designed in a manner that accounts for the needs of parking, waste management area, and other Blanco frontage elements.
* - Proposed vehicular right-of-way alterations to existing city streets are based on City professional staff requests and feedback. Additional right-of-way may be required at the time of plat.
* - Moore Street only.
* - For streets with parking lanes.
* - Condition varies adjacent to existing gym building and in Burleson and Hutchinson St. Loading Areas. See Figures 4-3 and 4-4 for further detail.
* - Blanco St. parking may be added less than five feet (5’) from public ROW and/or may be partially within public ROW and partially on the Property. Because of that, vehicles may be required to back into the public ROW from the Property. Waste pickup vehicles also may back into public ROW.
5.0 ARCHITECTURAL GUIDELINES
5.1 Building Setbacks (for new construction)
5.2 Frontage
5.3 Building Height
5.4 Contextual Height Stepdown
5.5 Expression Requirements
5.6 Street Level Glazing & Transparency
5.7 Upper Floor Glazing & Transparency
5.8 Balconies and Porches
5.9 Retaining Walls at Street Level
5.10 Materials
5.11 Mechanical Equipment & Utilities
5.12 Garage Visibility
5.13 Building Design
5.1 **Building Setbacks (for new construction)**

The following minimum setbacks shall be applicable for new buildings along each frontage at the Project Site.

<table>
<thead>
<tr>
<th>Street Frontage</th>
<th>Building Setbacks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hutchison Street</td>
<td>Condo building: 10 feet</td>
</tr>
<tr>
<td></td>
<td>All other buildings: 16 feet</td>
</tr>
<tr>
<td>Moore Street</td>
<td>10 feet</td>
</tr>
<tr>
<td>Burleson Street</td>
<td>8 feet</td>
</tr>
<tr>
<td>Blanco Street</td>
<td>17 feet</td>
</tr>
</tbody>
</table>

5.1.A **Measuring Setbacks; Prohibited Features in Setbacks.** Setbacks shall be measured from the property line. All new buildings and projections (other than those items described in this PDD Standards Book that are specifically permitted within Setbacks) shall be located behind the Setback.

5.1.B **Permitted Features in Setbacks:** The following are permitted to encroach into Setbacks, however, the full width of the required sidewalks and right-of-way shall be maintained and no obstructions shall be allowed on the public sidewalk (other than a sandwich board sign as noted in Section 3.6 - Signage of this Book). All sidewalk cafes and similar special uses within the public rights-of-way shall be subject to the Streetscape Ordinance (2015-30) as applicable:

- lighting, fans, heaters, outdoor fireplaces, fountains, art, decorative elements, and all other similar elements and amenities;
- architectural features such as eaves, overhangs (including building roof overhangs), gutters and downspouts, bay windows, cornices, uncovered stairs and ramps, planters, retaining walls, canopies, shade structures, arbors, and awnings;
- signage (as specifically described in Section 3.6 - Signage of this Book);
- ground-floor forecourts and patios;
- seating, dining areas, knee walls and partition walls, and other elements associated with seating and dining areas; and
- adjacent to the retail/commercial areas on Hutchison Street, single-level or tiered decks, porches, and patios (and any associated railings, benches, or barriers), and patio-roof coverings.

Frontage (defined below in Section 5.2) elements also shall be allowed within Setbacks.
Figure 5-1: The following examples depict some of the elements permitted within Setbacks at Lindsey Hill.

- Patio dining, awnings and overhangs, and associated posts and structural elements.
- Shade covering, patio roof coverings, dining areas, heaters, lighting.
- Patio seating, awnings and associated structural elements, decorative features.
- Multi-level decks/patios serving retail/commercial ground floor uses, patio dining, fans, lighting, heaters.
5.2 **Frontage**

Frontage in this PDD Standards Book shall be considered the area between the building façade and the lot line. *Figure 5-2* depicts the various Frontage conceptual types that are permitted at the Project Site and on which streets those Frontage styles may be incorporated. Notwithstanding *Figure 5-2*, features including sidewalks, Setbacks, tree well and landscape zones, and parking may be located within the lot line. Detailed depictions of features located within and outside of the lot lines can be found above in Chapter 4 - Street Design & Amenities. Frontage elements and design shall be subject to the requirements and allowances within Section 5.1 - Building Setbacks and Chapter 4 - Street Design & Amenities standards described above.

---

**Figure 5-2:** Frontage conceptual types.

<table>
<thead>
<tr>
<th>Permitted Frontage(s)</th>
<th>All</th>
</tr>
</thead>
</table>
| a. Common Yard: a planted Frontage wherein the façade is set back substantially from the Frontage Line. This front yard created remains landscaped and may be visually continued with adjacent yards, supporting a common landscape. The deep setback provides a buffer from the higher speed through-traffic.
| b. Perch & Fence: an elevated Frontage wherein the façade is set back from the Frontage Line with an attached perch and fence to screen. A fence may be added at the Frontage Line to maintain spatial definition. Perches shall be no less than 6 feet deep.
| c. Terrace or Lightwell: a Frontage wherein the façade is set back from the Frontage Line by an elevated terrace or a sunken Lightwell. This type buffers residential use from urban sidewalks and removes the privacy yard from public view. Terraces are available for convenience to outdoor college. Syn: Doorway.
| d. Forecourt: a Frontage wherein a portion of the façade is close to the Frontage Line and the central portion is setback. The Forecourt creates a suitable for vehicular drop-offs. The type should be applied in conjunction with other Frontage types. Large trees within the Forecourt may overhang the sidewalk.
| e. Bump: a Frontage wherein the façade is aligned close to the Frontage Line with the first Story elevated from the sidewalk sufficiently to screen privacy for the windows. The entrance is usually on the exterior stair and landing. This type is recommended for ground floor Residential use.
| f. Shopfront: a Frontage wherein the façade is aligned close to the Frontage Line with an attached (commercialized) or a lightweight colonnade overlapping the sidewalk. This type is conventional for Retail use. The Shopfront shall be no less than 10 feet wide and should overlap the sidewalk to within 2 feet of the Curb. Syn: Retail Frontage.
| g. Gallery: a Frontage wherein the façade is aligned close to the Frontage Line with an attached colonnaded and overlapping the sidewalk. This type is conventional for Retail use. The Gallery shall be no less than 10 feet wide and should overlap the sidewalk to within 2 feet of the Curb. Syn: Retail Frontage.

**Pedestrian Streetscape and Building Entrances Checklist (to be identified on future building plans)**

1. Street facing windows or other openings on all levels.
2. A minimum of fifty percent (50%) of windows in multifamily buildings shall be operable.
3. A minimum of fifty percent (50%) of ground-floor apartment entrances along Burleson Street to be along the street. A minimum of fifty percent (50%) of ground-floor apartment entrances along Moore Street to be along the street.
4. Awnings or overhangs protecting street level entries.

**5.2.A Retail/Commercial Frontage**

![Retail/Commercial Frontage](image)

**Retail/Commercial Frontage Requirements and Checklist:**

1. Outdoor seating and dining opportunities on terraces and decks are permitted. Outdoor seating in the public right-of-way will require a license agreement in accordance with city ordinances.
2. Retail decks and/or terraces are permitted to front Hutchison Street only.
3. Decks/terraces may be a single level or may be tiered with multiple levels.
4. Retail/commercial areas may also include decks and/or terraces along the edges of and facing into Poet’s Corner.

**5.2.B Condominium Building Frontage**

Balconies may be incorporated into portions of the upper floor designs. Upper floor balconies not contained within the footprint of the building shall follow the requirements outlined in Section 5.8 – Balconies and Porches of this Book.

**5.2.C Multifamily Frontage**
Balconies may be incorporated into portions of the upper floor designs. Upper floor balconies not contained within the footprint of the building shall follow the requirements outlined in Section 5.8 – Balconies and Porches of this Book.

5.3 Building Height

Building heights and the calculation of building heights shall be as described in this PDD Standards Book, notwithstanding any provision of the LDC and without the need for a conditional use permit (“CUP”).

Building Heights Requirements and Checklist:

1. Maximum building height within the PDD shall be five (5) stories with a maximum height of sixty-eight feet (68’) for habitable building areas. Non-habitable areas (e.g., roof elements, etc.) may extend above the sixty-eight foot (68’) height limit. Residential floors within the multifamily residential apartments shall have a maximum floor-to-floor height of twelve feet (12’) and retail/commercial levels shall have a maximum floor-to-floor height of twenty feet (20’).

2. Other than the condo building which is permitted to have a maximum height of fifty-four feet (54’) for habitable areas, four story buildings within the PDD shall have a maximum permitted height of forty-eight feet (48’) for habitable areas and buildings up to three stories shall have a maximum permitted height of thirty-six feet (36’) for habitable areas.

3. For gabled, hipped, and pitched roofs, building height shall be measured from finished floor elevation at grade level to a point at the bottom of the roof eave at the upper most floor. Figure 5-4 depicts how to measure building height for these types of roofs.

4. For roofs with a parapet, building height shall be measured from finished floor elevation at grade level to the highest point of the parapet wall.

5. Architectural features such as attics, spires, cupolas, towers, gabled, hipped, and pitched roofs, green roofs, rooftop gardens, and mechanical equipment shall not be calculated as part of building height calculations. Such features shall have a maximum additional height of up to sixteen feet (16’). Roofs shall be measured vertically from a point at the bottom of the eave, to the roof ridge.

6. The following design guideline pertains to ground level residential units on the Burleson frontage (“Burleson 1st Floor Units”). As illustrated in Figure 5-3, if the proposed finished floor elevation of any Burleson 1st Floor Unit exceeds five feet (5’) measured from the grade of the immediately abutting sidewalk, the portion of the building in which
that unit is located shall be set back from the property line a minimum of twelve feet (12’). To accommodate this change in grade, a retaining wall having a maximum height of five feet (5’) may be built adjacent to the sidewalk, followed by a landscaped terrace. The landscaped terrace area may be utilized by adjacent apartments. Railings that follow the requirements set forth in Section 5.8 – Balconies and Porches of this Book may be installed above the retaining wall. Knee walls up to five feet (5’) high may be installed perpendicular to the building within the landscaped terrace in order to separate one apartment’s landscaped terrace from another.

7. A basement with 50% or more of its perimeter wall area (measured from finished floor elevation) surrounded by finished grade is not considered a story and shall not be included when calculating building height. An example of this condition is illustrated below in Figure 5-5.

8. Retail/commercial spaces may have a maximum interior height up to 25’.

*Figure 5-3: Burleson First Floor Units where first finished floor is at an elevation 5’ or higher than the adjacent sidewalk.*
Figure 5-4: Buildings shall be measured from finished floor elevation of first above-ground floor, to bottom of roof eave.

Figure 5-5: Example of basement with 50% or more of wall area surrounded by finished grade.
Figure 5-6: Maximum building heights throughout the Project Site.
5.4 **Contextual Height Stepdown**

For new construction of buildings 4 stories or taller, a maximum building height of forty-two feet (42') is permitted within twelve feet (12') of the property line. This requirement applies to any portion of the building, including multi-story balconies not contained within the primary building footprint. Height at step down shall be measured from the lowest point of the natural grade of the adjacent road, along a line that is, as close as possible, perpendicular to the roadway, to the building’s highest point that is within twelve feet (12') of the property line (except for buildings with pitched roofs, which shall be measured to the underside of roof eaves). Overhanging eaves of buildings affected by the Contextual Height Stepdown requirement may extend no more than thirty-six inches (36") into the required twelve foot (12’) setback. Notwithstanding the foregoing, a forty-two inch (42") tall semi-transparent railing (constructed of the railing materials permitted in Section 5.8 – Balconies and Porches of this Book) is permitted above the maximum height in order to allow use of the stepped-back area above. An example of the Contextual Height Stepdown is depicted in *Figure 5-7*.

*Figure 5-7*. Example of Contextual Height Stepdown at Burleson Street.
5.5 **Expression Requirements**

All new buildings within the PDD shall incorporate a minimum of two Horizontal Expression Tools from the matrix below. Additionally, all new buildings shall incorporate Wall Offsets as a Vertical Expression Tool.

<table>
<thead>
<tr>
<th>Horizontal Expression Tool</th>
<th>Pictorial Depiction</th>
<th>Frontage</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Varied Roof Height: An</td>
<td><img src="image" alt="Pictorial Depiction" /></td>
<td>Hutchison, Moore, Burleson, Blanco</td>
</tr>
<tr>
<td>offset in parapet height (for flat roofs) or varied roof structure heights (for gabled or hipped roofs) of at least 2 ft. spaced at a minimum of every 60 ft. across the building frontage.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Canopy: Canopies or awnings which run across the full width of fenestrations on the first floor façade.</td>
<td><img src="image" alt="Pictorial Depiction" /></td>
<td>Hutchison, Blanco</td>
</tr>
<tr>
<td>c. Second Floor Expression Line: A line prescribed at a certain level of a building for the major part of the width of a façade, expressed by a variation in material or by a limited projection such as a molding or balcony.</td>
<td><img src="image" alt="Pictorial Depiction" /></td>
<td>Hutchison, Moore, Burleson, Blanco</td>
</tr>
<tr>
<td>d. Cornice: A cornice detail of at least 18 in. height and 6 in. in depth for the entire width of the frontage.</td>
<td><img src="image" alt="Pictorial Depiction" /></td>
<td>Hutchison, Moore, Burleson, Blanco</td>
</tr>
</tbody>
</table>
5.6 Street Level Glazing & Transparency

The following glazing and transparency requirements will be applicable for the street level (first floor) of building facades facing public streets.

**Commercial street level (first floor) of building facades facing public streets:**
1. Retail facades shall be glazed with clear glass no less than seventy percent (70%) on the first story.
2. Non-retail facades shall be glazed with clear glass no less than fifty percent (50%) of the first story.
3. Spacing between windows shall not exceed ten feet (10’) on all new buildings.
4. For existing buildings, existing windows may be enlarged and/or relocated and additional windows may be added. However, the total window area shall not be decreased on such existing buildings. This requirement shall apply to existing windows on all floors and all levels of existing buildings.

**Residential street level (first floor) new building facades facing public streets:**
1. All residential facades shall be glazed with clear glass no less than thirty percent (30%) of the first story.
2. Windows shall have a lower sill not more than five feet, six inches (5’6”) above finished floor.
3. Spacing between windows shall not exceed ten feet (10’).

**Condo building garage facing public streets**
Along public street frontages, the condo building garage level shall be at least thirty percent (30%) open and include openings that are spaced not more than ten feet (10’) apart. No glass shall be required within condo garage openings, but decorative elements are permitted.
### 5.7 Upper Floor Glazing & Transparency

For any new construction at the PDD, all upper floors of street-facing facades shall have a minimum glazed area of thirty percent (30%) and shall use a minimum of one upper floor window design tool specified in the table below.

<table>
<thead>
<tr>
<th>Upper Floor Window Design Table</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. <strong>Window Inset</strong>: The window pane is inset a minimum of 3 in. behind the surface of the wall.</td>
</tr>
<tr>
<td><img src="image1" alt="Window Inset" /></td>
</tr>
<tr>
<td>b. <strong>Window Frame</strong>: Each window opening is framed with trim that is a minimum of 1 in. depth and 2 in. width.</td>
</tr>
<tr>
<td><img src="image2" alt="Window Frame" /></td>
</tr>
<tr>
<td>c. <strong>Window Sill</strong>: Each window opening is defined by a sill, which extends a minimum of 2 in. from the wall surface, with a height of 3 in. and runs a minimum width equal to each window.</td>
</tr>
<tr>
<td><img src="image3" alt="Window Sill" /></td>
</tr>
<tr>
<td>d. <strong>Traditional Vertical Proportions</strong>: The window is proportioned similar to that of traditional buildings, with a height to width ratio of between 1.75:1 and 2.5:1. Traditionally proportioned windows may be “ganged” to create larger fenestration areas where the dividers between the windows have a depth of at least 2” and project at least 2” in front of the surface of the glass.</td>
</tr>
<tr>
<td><img src="image4" alt="Traditional Vertical Proportions" /></td>
</tr>
<tr>
<td>e. <strong>True Divided Lights</strong>: Windows shall use true muntins.</td>
</tr>
<tr>
<td><img src="image5" alt="True Divided Lights" /></td>
</tr>
</tbody>
</table>
5.8 **Balconies and Porches**

Balconies and porches either within the building façade or protruding from the building edge may be used throughout the Project, including along street frontages and adjacent to Lindsey Hill’s open spaces.

Balconies and Porches shall not protrude into the right-of-way or Setbacks (other than as specifically described above in Section 5.1 – Building Setbacks) and may not overhang sidewalks.

**Balconies and Porches Checklist:**
1. Railings must be 50% transparent or greater.
2. Railings for balconies not contained within the primary building envelope and attached to the building’s exterior shall be composed of ornamental metal, including but not limited to steel, aluminum, and/or cast iron. Concrete, metal, and/or wood may be used for decking and/or as structural components.
3. Balconies and railings shall be designed so that they blend into the buildings’ architectural form.

5.9 **Retaining Walls at Street Level**

Additional design consideration shall be given to retaining walls that may occur at street level adjacent to sidewalks due to the Project Site’s diverse and varying topography.

**Requirements for Retaining Walls at Street Level Adjacent to Sidewalks:**
1. Shall not exceed five feet (5’) in height, as measured from the grade of the immediately abutting sidewalk.
2. Shall be articulated or broken by pilasters, piers, benches, planters, entrances, steps, or a similar feature or architectural design treatment at intervals of not less than twenty feet (20’).
3. Shall be articulated by a landscape bed that is a minimum of twenty-four inches (24”) in depth measured from the sidewalk face of the retaining wall.
4. Retaining walls shall be maintained in good condition and repair by the property owner.

*Figure 5-8 depicts the landscape bed and retaining wall height requirements.*
Figure 5-8: Sidewalk-adjacent retaining wall requirements.
5.10 **Materials**

All new buildings within the PDD shall be subject to the materials standards under LDC Section 4.4.2.1 Exterior Requirements for Buildings (as adopted on September 20, 2016). In addition to the materials permitted in LDC Section 4.4.2.1(c), the following material types are permitted to be mixed into new building exterior design on a secondary basis (less than ten percent [10%] of any façade) in order to allow for additional architectural detail: polyurethane, fiberglass or other synthetic materials, decorative, glass fiber reinforced concrete (GFRC), Nichiha, concrete (pre-cast or otherwise), and/or metal. EIFS is prohibited.

5.11 **Mechanical Equipment & Utilities**

With the exception of mechanical equipment installed behind the waste management area gates and fences, all mechanical equipment shall be subject to the provisions of Section 4.4.3.2(1)(f) of the LDC. As noted above in Section 5.3 – Building Height, rooftop mechanical equipment shall not be calculated as part of building height calculations and may extend to an additional height of up to sixteen (16') above the maximum allowable habitable building height for that portion of the building, and without any additional setback requirement. Rooftop mechanical equipment shall not be permitted to be mounted to gabled, hipped, or sloped roofs. Regardless, all rooftop mechanical equipment, including new and existing mechanical equipment mounted to existing buildings, shall be screened in accordance with LDC Section 4.4.3.2(1)(f).

New electrical, cable, telephone, and other similar lines required to service the Project shall be buried. Such new lines serving the Project shall not be aerially mounted.

5.12 **Garage Visibility**

All garage parking levels, including rooftop parking (if applicable), shall be surrounded by buildings or other architectural elements so that the parking structure is substantially obscured from street-level view. However, if amenities are located on the garage’s rooftop level, rooftop-level openings that permit views of the street below from the rooftop amenity deck are permitted.
5.13 Building Design

Buildings at the Project Site shall conform to a design that is substantially similar to that which is shown in the images depicted below as Figure 5-9 (note, however, that Figure 5-9 provides images of conceptual design, but is not final building design). In the event that: (a) an alternative design is proposed by the Project developer; or (b) City Staff does not believe that proposed building design substantially conforms with this section, the City Council may approve a modification to the Building Design shown in Figure 5-9, subject to the following findings:

a. The approved alternate meets the intent of this Section 5.13 to an equivalent or better degree; and

b. Financial Hardship is not the basis for the modification to the Building Design in Figure 5-9.

The request shall be submitted shall require published and personal notice in accordance with Section 1.3.2.1 of the LDC.

Figure 5-9: Building design at the Project Site
6.0 APPENDIX
   6.1 Use Standards
   6.2 Variances & Enhancements Matrix
   6.3 Legal Description
6.1 Use Standards

6.1.A: Permitted/By-Right Uses Within the PDD

1. Adult or child day care, assisted living facility, hospice, nursing/convalescent home, retirement home, home for aged.
2. Amusement services or venues (indoors)
3. Antique shop (indoor storage only)
4. Armed services recruiting center
5. Artist or artisan studios (including manufacturing as part of an artist’s or artisan’s studio and/or retail operation), woodworking shop (ornamental), indoor or outdoor galleries and exhibitions, art markets, craft and food markets and festivals (and other similar public markets).
6. Bank or savings and loan (without drive-thru), automatic teller machines (ATM’s)
7. Barber, beauty, cosmetology, and/or haircutting shops
8. Bike sales, rental, and/or repair
9. Civic, civic support, and similar gathering uses including but not limited to outdoor parks, playgrounds, gardens, civic spaces, public art, fountains, libraries, and indoor or outdoor auditoriums and assembly spaces, community gathering spaces, and other similar spaces whether at grade, on amenity decks, or on rooftops, and any storage, improvements, or amenities related to such spaces.
10. Convenience, food, or grocery store without gas sales, retail liquor stores, retail store without drive thru (up to 10,000 SF)
11. Educational uses including automobile driving schools (including defensive driving); barber, beauty, cosmetology schools and/or colleges; adult and/or child education classes; dance, drama, music, and/or other performing arts schools; martial arts schools; public or private K-12 school; vocational, business, and/or trade school.
12. Electrical substations, generators, and/or similar or related equipment ancillary to the needs of the Project, but not for offsite purposes.
13. Exterminator service (no outdoor sales or storage)
14. Farmers markets, retail plant nursery (no outdoor storage)
15. Government (municipal, state, or federal), bus shelters, fire or police stations, private or public post office.
16. Health club, indoor and outdoor health and fitness facilities (including, but not limited to indoor facilities that may open to the outdoors)
17. Kiosk providing a retail product or service, push carts, transient vendors
18. Laundry/dry cleaning (drop-off/pick-up)
19. Medical supplies and equipment, pharmacy, clinic, emergency care clinic, and research labs (non-hazardous or up to and including BSL-2 labs as defined by the Center for Disease Control).
20. Multifamily apartments, loft apartments, live/work spaces
21. Offices including, by way of illustration and not limitation, law offices, accounting offices, health offices, medical offices, call service center, R&D offices, and other business and professional offices.
22. Outdoor conference, meeting, gathering, exhibit, theater, movie, entertainment, and event spaces as part of the condo, apartment complex, open spaces, or mixed-use complex.
23. Outdoor/sidewalk sales as an ancillary part of a retailer’s existing operations within the PDD or in connection with special events at the Project Site.
24. Photocopying/duplicating/copy shop
25. Place of religious assembly, church, meeting place (religious or non-religious), rectory, parsonage, civic/conference center, fraternal organization, civic club.
26. Public garage/parking structure; surface parking (along Blanco Street only), parking for shared car services similar to Car2Go, ZipCar, etc.
27. Recycling kiosk
28. Restaurant/prepared food sales, caterer
29. Storage units and areas for tenants or residents of the Project (so long as such storage areas are not visible from the public right-of-way)
30. Studio for radio or television, motion picture theater (indoor), live performance theater, museum, wireless transmitters and radio/communication towers extending not more than 15’ above the highest element where it is sited (provided such elements are located horizontally within 150’ of the Moore Street right-of-way line)
31. Temporary outdoor retail sales/commercial promotion (4-day time limit; permit required by Building Official)
32. Tool rental (indoor storage only)
33. Veterinarian (without kennels)

6.1.8 **Conditional Uses Within the PDD**

a. On-premises consumption of alcohol at a restaurant/eating establishment.
b. Microbreweries and micro-distilleries as part of an on-site retail or food service operation
6.2 Variances & Enhancements Matrix

Note: This Matrix is offered as a “quick-reference” tool to make navigation of the PDD Standards Book easier and more convenient. Please refer to PDD Standards Book for complete details. Variances, enhancements, modifications, and other rights described either in the PDD Standards Book or in this matrix shall apply to the PDD, even if any such item is not expressly mentioned both in this document and also in the PDD Standards Book.

<table>
<thead>
<tr>
<th>PDD Sections</th>
<th>CoSM Sections</th>
<th>Subject</th>
<th>Existing Regulation</th>
<th>PDD Modification</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.1 6.1.A 6.1.B</td>
<td>LDC 4.3.1.2 4.2.2.1(b)</td>
<td>Permitted Uses</td>
<td>Land Use Matrix includes numerous conditional and permitted uses.</td>
<td>Various use changes consistent with Lindsey Hill’s vision and mixed-use goals.</td>
</tr>
<tr>
<td>5.1</td>
<td>LDC 4.1.6.1 4.2.2.1(d)(4) 4.4.1.1(d)(3)</td>
<td>Setbacks, Front Yard Measurement</td>
<td>25’ front yard setback 7.5’ side yard setback 15’ corner side setback 5’ rear yard setback Additional rear setback for heights greater than 24’.</td>
<td>Setbacks by frontage and as described in PDD Book. Hutchison – 16’ and 10’ Moore – 10’ Burleson – 8’ Blanco – 17’ No additional setback required for permitted building heights.</td>
</tr>
<tr>
<td>5.3 5.11</td>
<td>LDC 4.4.1.2(b)</td>
<td>Maximum Building Height; Calculation of Building Height</td>
<td>4 stories (with CUP required for greater height). Heights calculated based on street grade and roof height.</td>
<td>5 stories maximum, no CUP needed.</td>
</tr>
<tr>
<td>5.3 5.4</td>
<td>LDC 4.4.3.2(1)(a)</td>
<td>Mechanical Equipment, Pitched Roofs, and Decorative Features Heights</td>
<td>Up to 50’ above average grade line of building, but in some cases with additional setback requirements.</td>
<td>Up to 16’ above building for pitched roofs, mechanical equipment and architectural features. No additional setback requirements for these special heights.</td>
</tr>
<tr>
<td>5.3</td>
<td>LDC 4.4.3.2(1)(a)(ii)</td>
<td>Residential Compatibility</td>
<td>Maximum building height of 30 feet shall apply to portions of a structure within 70 feet of a single family zoning designation (measured from centerline of street).</td>
<td>Maximum height of 42’ is permitted within 12 feet of the property line along all street frontages. For pitched roofs, height measured to underside of eave.</td>
</tr>
<tr>
<td>5.3</td>
<td>LDC 4.1.6.1</td>
<td>Maximum Floor Height</td>
<td>14’ from finished floor to finished ceiling.</td>
<td>Rental apartments have max 12’ floor-to-floor height and retail/commercial spaces have a max floor-to-floor height of 20’. Gym and auditorium buildings permitted to keep existing ceiling heights.</td>
</tr>
<tr>
<td>3.7</td>
<td>LDC 4.1.6.1 4.2.2.1(c) 5.1.1.5 Table 4.1.6.1</td>
<td>Impervious Cover</td>
<td>60% maximum</td>
<td>80% maximum impervious cover permitted. Impervious cover over 60% to include pollutant removal through PBMPs and enhanced TSS removal.</td>
</tr>
<tr>
<td>1.1</td>
<td>LDC 4.1.6.1</td>
<td>Units Per Acre</td>
<td>5.5</td>
<td>214 total multifamily units permitted. (45/ac)</td>
</tr>
<tr>
<td>PDD Sections</td>
<td>CoSM Sections</td>
<td>Subject</td>
<td>Existing Regulation</td>
<td>PDD Modification</td>
</tr>
<tr>
<td>--------------</td>
<td>--------------</td>
<td>---------</td>
<td>---------------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>LDC 5.1.1.3 7.5.1.7</td>
<td>Runoff Attenuation; Impervious Cover Calculation</td>
<td>Project receives credit for remaining and/or replacement of existing impervious coverage.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.1 6.4</td>
<td>LDC 5.1.1.5 and 7.5.1.4</td>
<td>Hillside Impervious Cover</td>
<td>Limits hillside impervious cover based on slope: 35% coverage permitted for 15-25% slopes, 20% coverage permitted for slopes greater than 25%.</td>
<td>15-25% slopes and slopes greater than 25% permitted additional impervious coverage pursuant to Section 3.7.</td>
</tr>
<tr>
<td>5.1</td>
<td>LDC 4.4.1.1(d)(3) Figure 4-8</td>
<td>Front Porch Dimensional Limits</td>
<td>Up to 30” above grade within front yard. Porch without posts may extend into front yard up to 4’.</td>
<td>No height or distance limits within front yard, but must follow Section 5.1 – Building Setbacks requirements. Other than as specifically permitted in retail area, no porch posts permitted in setback.</td>
</tr>
<tr>
<td>5.5 5.6 5.7</td>
<td>LDC 4.4.3.2(2)(a) 4.4.2.2(c)</td>
<td>Façade Design Criteria</td>
<td>Requires certain minimum façade articulation and design elements in order to maintain visual interest.</td>
<td>Supplements with additional façade articulation methods, windows, balconies, and other façade-related requirements along with overall architectural design requirements.</td>
</tr>
<tr>
<td>5.10</td>
<td>LDC 4.4.2.1 4.4.3.2(2)(b)i)</td>
<td>Exterior Materials</td>
<td>Provides a list of materials allowed to be utilized within new building exteriors.</td>
<td>Allows Lindsey Hill to utilize recently-adopted (2016) materials standards while also permitting additional materials that may be added for additional architectural detail (limited to 10% of exteriors).</td>
</tr>
<tr>
<td>Figure 1.1</td>
<td>LDC 4.4.3.2(2)(f)</td>
<td>Street-Facing Garages</td>
<td>No garages allowed on facades facing street.</td>
<td>Main parking garage entrance and condo garage will face street.</td>
</tr>
<tr>
<td>5.6</td>
<td>LDC 4.4.3.2(2)(g)</td>
<td>Residential Glazing &amp; Transparency</td>
<td>Multifamily street facing facades shall have minimum glazed area of 20%.</td>
<td>Residential facades shall have minimum glazed area of 30% at ground level.</td>
</tr>
<tr>
<td>5.6</td>
<td>LDC 4.4.2.2</td>
<td>Commercial Glazing &amp; Transparency</td>
<td>No standard.</td>
<td>1. Retail facades shall have minimum glazed area of 70% at ground level. 2. Non-retail facades shall have minimum glazed area of 50% at ground level. 3. Specific allowances for repurposed buildings and for condo garage.</td>
</tr>
<tr>
<td>5.2</td>
<td>LDC 4.4.3.2(2)(g)</td>
<td>Operable Windows</td>
<td>All walls and elevations on all floors of MF buildings must contain operable windows.</td>
<td>A minimum of 50% of multifamily building windows shall be operable.</td>
</tr>
<tr>
<td>4.5 4.4</td>
<td>LDC 6.1.1.4(b)(2)</td>
<td>Street Trees; Street Tree Clustering</td>
<td>Street trees required every 50’ on average.</td>
<td>Street trees required every 30’, except along Blanco Street where street tree distances will be averaged.</td>
</tr>
<tr>
<td>3.2</td>
<td>LDC 6.1.1.4(c)</td>
<td>Location of Landscaping</td>
<td>75% of required landscaped area in Table 6.1.1.4 to be within streetscape areas.</td>
<td>No minimum percentage required along streetscapes. Landscaping shall be achieved within the open spaces outlined in Figure 1-1.</td>
</tr>
<tr>
<td>PDD Sections</td>
<td>CoSM Sections</td>
<td>Subject</td>
<td>Existing Regulation</td>
<td>PDD Modification</td>
</tr>
<tr>
<td>--------------</td>
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<td>------------------</td>
</tr>
<tr>
<td>4.0 4.2 4.3 5.1</td>
<td>LDC 6.1.2.1(b)(1) 6.1.2.1(b)(2)</td>
<td>Non-residential and Multifamily Screening and Setback Requirements</td>
<td>6’ opaque fence and additional setbacks required for screening of MF or commercial uses.</td>
<td>Screening and setbacks throughout the Project Site shall be as required within the PDD Standards Book.</td>
</tr>
<tr>
<td>4.4</td>
<td>LDC 4.2.2.1(d)(7) 6.1.2.2</td>
<td>Parking Area Screening</td>
<td>Nonresidential parking areas to be screened from SF uses. Parking spaces shall be buffered from street view and from adjacent properties.</td>
<td>No screening or buffering required for portion of Blanco St. parking area.</td>
</tr>
<tr>
<td>4.2</td>
<td>LDC 6.1.2.3</td>
<td>Screening Along Roadways</td>
<td>Where rear or side yards of a subdivision are adjacent to an arterial, a 6’ tall masonry wall or other form of screening is required. Any such screening requires a maintenance easement to HOA or City.</td>
<td>Each frontage of the Project shall be considered a front yard.</td>
</tr>
<tr>
<td>3.4.B 3.5.B</td>
<td>LDC 6.1.3.1(b)(1)</td>
<td>Gates for Vehicular Access</td>
<td>Gates for vehicle access to be set back 24’ from property line.</td>
<td>Parking garage and waste management area gates shall be setback a minimum of 4’ from the building face.</td>
</tr>
<tr>
<td>3.1.A</td>
<td>LDC 4.4.3.2(1)(ii)</td>
<td>Pedestrian Access</td>
<td>Pedestrian entrances shall connect sidewalks to internal walkways and shall not be gated.</td>
<td>The Pedestrian entrances illustrated in Figure 3-1 may be gated to separate public and private areas.</td>
</tr>
<tr>
<td>2.1</td>
<td>LDC 7.6.1.2 City Council Resolution</td>
<td>Parkland Dedication</td>
<td>Parkland dedication, or a fee-in-lieu shall occur when new residential subdivisions are developed. Credit toward fee-in-lieu shall be given for developer-provided improvements that benefit the quality and character of the subdivision.</td>
<td>Requirement under PDD – met Requirement under LDC – to be met with fee-in-lieu</td>
</tr>
<tr>
<td>3.4</td>
<td>LDC 6.2.1.2</td>
<td>Parking</td>
<td>1.05 parking spaces per bedroom for multifamily, 1 space per 250 SF for retail, and 1 space per 300 SF for office.</td>
<td>Multifamily: .85 spaces/bedroom Retail/Commercial: 1 space per 250 SF of retail area Office: 1 space per 300 SF of office area Condo: 1.5 spaces per condo unit Mixed-use parking reductions per Section 7.1.3.1 and Table 7.3 of the 2018-adopted Development Code.</td>
</tr>
<tr>
<td>PDD Sections</td>
<td>CoSM Sections</td>
<td>Subject</td>
<td>Existing Regulation</td>
<td>PDD Modification</td>
</tr>
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</tr>
<tr>
<td>3.5.B</td>
<td>LDC 6.2.1.2(j)</td>
<td>Loading Space and Maneuvering</td>
<td>All vehicular maneuvering required for use of loading spaces shall occur outside of ROW.</td>
<td>Waste management area and loading zones maneuvering allowed within ROW, but limited to PDD Standards Book requirements. Minimum of single-berth loading dock permitted for the PDD.</td>
</tr>
<tr>
<td>3.4.A</td>
<td>LDC 6.2.2.1(a)</td>
<td>Public Street Parking</td>
<td>Public street parking shall not be counted toward off-street parking requirements.</td>
<td>Street spaces touching the PDD on Blanco, shall be counted toward off-street parking requirements, but Burleson and Hutchison spaces shall remain available for public use.</td>
</tr>
<tr>
<td>3.4.B</td>
<td>LDC 6.2.2.1(d)</td>
<td>Parking Space Dimensions</td>
<td>Minimum 9’ parking space width for non-parallel spaces.</td>
<td>Minimum 8’6” parking space width for non-parallel spaces in parking garages.</td>
</tr>
<tr>
<td>3.5.B 4.5</td>
<td>LDC 6.2.2.1(g)</td>
<td>Backing into Public Streets and Sidewalks</td>
<td>No parking space shall require backing into a public street or across a sidewalk.</td>
<td>Blanco Street spaces (which mostly are within the ROW, but may partially be within the Project Site) only will back into public street. Waste management access will require backing across sidewalk.</td>
</tr>
<tr>
<td>3.4.B</td>
<td>LDC 6.2.2.1(l)</td>
<td>Dead ends in parking areas</td>
<td>Turnaround space of 9’ to be provided for dead ends within parking areas.</td>
<td>One parking space at any garage dead end shall be reserved as a turnaround space and 3’ shall be provided beyond that space for maneuvering.</td>
</tr>
<tr>
<td>4.5</td>
<td>LDC 6.2.2.1(n)</td>
<td>Parking Space Setbacks</td>
<td>Parking spaces must be set back a minimum of 5’ from ROW.</td>
<td>Blanco Street spaces are partially on the Project Site and partially within ROW.</td>
</tr>
<tr>
<td>3.6</td>
<td>LDC 6.3.1.2</td>
<td>Sign Standards Applicability</td>
<td>When two sign standards conflict, the more restrictive standards shall apply.</td>
<td>If PDD sign standards conflict with Base Regulation standards, PDD standards shall govern and control.</td>
</tr>
<tr>
<td>3.4.B 4.5</td>
<td>LDC 6.3.1.7(a)(5)</td>
<td>Signage Restrictions</td>
<td>Parking spaces may not be blocked off by signage except for public safety needs.</td>
<td>Spaces or sections within the parking garage and/or on Blanco Street can be blocked off for repair, special events, valet, etc. using signs, cones, pylons, etc.</td>
</tr>
<tr>
<td>3.6</td>
<td>LDC 6.3.1.7(a)(10)</td>
<td>Signage Restrictions</td>
<td>Sidewalk signs permitted only in CBA, but must maintain 5’ wide clear sidewalk path.</td>
<td>Sidewalk signs (sandwich board, spring base, etc.) permitted. 6’ wide clear sidewalk required.</td>
</tr>
<tr>
<td>3.6</td>
<td>LDC 6.3.1.7(a)(11)</td>
<td>Signage Restrictions</td>
<td>All signs to have a 5’ minimum setback from all property lines.</td>
<td>Monument signs, retaining wall signs, and canopy signs shall be installed behind sidewalks. Sandwich board signs permitted within sidewalk areas.</td>
</tr>
<tr>
<td>3.6</td>
<td>LDC 6.3.3.2(a)</td>
<td>Signage Area Calculation</td>
<td>Base Regulation does not provide clarity on how to measure façade to determine allowable sign area.</td>
<td>With some modification, line by line incorporation of SmartCode signage regulations, which are more restrictive.</td>
</tr>
<tr>
<td>PDD Sections</td>
<td>CoSM Sections</td>
<td>Subject</td>
<td>Existing Regulation</td>
<td>PDD Modification</td>
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<td>--------------</td>
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</tr>
<tr>
<td>3.6</td>
<td>LDC 6.3.3.2(a)(1)</td>
<td>Attached Signs</td>
<td>Attached signs shall not extend above roofline or into setback zone.</td>
<td>Canopy, projecting, hanging, retaining wall, sidewalk, and monument signs permitted within setback zones on a limited basis.</td>
</tr>
<tr>
<td>3.6</td>
<td>LDC 6.3.3.2  6.3.3.3</td>
<td>Sign Types</td>
<td>LDC includes two broad categories of permitted on-premises signage.</td>
<td>PDD Standards Book provides detailed descriptions of permitted signs in Section 3.6.</td>
</tr>
<tr>
<td>3.6</td>
<td>LDC 6.3.3.3(a)</td>
<td>Pole signs permitted in certain locations.</td>
<td></td>
<td>Pole signs are not permitted.</td>
</tr>
<tr>
<td>3.6</td>
<td>LDC 4.4.3.2(1)(n)ii(4)</td>
<td>Sign Illumination</td>
<td>Monument signs shall not be internally lit.</td>
<td>Signage located along Moore St. and at Moore and Hutchison may be neon (or LED equivalent), halo, internal illumination, and/or other future lighting/illumination technologies as may be permitted in future iterations of the San Marcos Development Code.</td>
</tr>
<tr>
<td>3.6</td>
<td>LDC 6.3.3.5(c)</td>
<td>Temporary Signs</td>
<td>Temporary signs limited to one per street frontage and two total per lot.</td>
<td>A maximum of two temporary signs shall be permitted on each of the Hutchison, Moore, and Blanco Street frontages with specified standards and permits.</td>
</tr>
<tr>
<td>1.1 3.4 3.5 4.4 4.5</td>
<td>LDC 4.4.3.2(1)(c)</td>
<td>Parking Site Design</td>
<td>Provides requirements for parking lot locations, curb stops, and visitor parking signage and location.</td>
<td>Permitted parking locations and parking requirements are detailed in PDD Standards Book. No requirement to label visitor parking.</td>
</tr>
<tr>
<td>3.1.B</td>
<td>LDC 4.4.3.2(1)(c)</td>
<td>Parking Site Design</td>
<td>Outlines requirements for bicycle parking.</td>
<td>Bicycle parking shall not be calculated redundantly. No distance-to-door requirements for bike parking. Covered bike parking shall be in parking garage.</td>
</tr>
<tr>
<td></td>
<td>LDC 4.4.3.2(1)(j)</td>
<td>Neighborhood Parking Programs</td>
<td>Developer to pay a fee toward neighborhood parking program based on project impact.</td>
<td>No fees required based on City’s review and approval of the Project’s parking program as being appropriate for Project’s overall mixed-use needs.</td>
</tr>
<tr>
<td></td>
<td>LDC 4.4.3.2(1)(k)</td>
<td>Public Transit Facility Lighting</td>
<td>Lighting to be provided along pedestrian walkway connections and adjacent to transit stops.</td>
<td>Lighting to be provided for pedestrian walkway connections and transit stops located at or immediately adjacent to the Project Site.</td>
</tr>
<tr>
<td>3.5.B</td>
<td>LDC 4.4.3.2(1)(m)ii</td>
<td>Trash/Dumpsters for Multifamily</td>
<td>Trash and recycling dumpsters to be provided within 500 feet of entrances to ground floor units.</td>
<td>Trash access or chutes are required within 350’ of each multifamily unit.</td>
</tr>
</tbody>
</table>
6.3 **Legal Description**

**METES & BOUNDS DESCRIPTION FOR BLOCK FOUR (4), LINDSEY AND HARVEY ADDITION**

A tract of land containing 4.8275 acres, being all of Block Four (4), of the Lindsey and Harvey Addition, a subdivision in Hays County, Texas, according to the plat recorded in Volume “E”, Page 416 of the Hays County Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a cotton gin spindle set at the intersection of the northeast right-of-way of Blanco Street with the southeast right-of-way of Burleson Street for the northwest corner of Block 4;

THENCE N 44° 04' 48" E, along Burleson Street right-of-way, a distance of 630.72 feet to an iron rod with a cap set at the intersection of the southeast right-of-way of Burleson Street with the southwest right-of-way of Ranch Road #12, Moore Street, for the northeast corner of Block 4;

THENCE S 46° 28' 52" E, along the Ranch Road #12 right-of-way, a distance of 333.68 feet to a cotton gin spindle set at the intersection of the southwest right-of-way of Ranch Road #12 with the northwest right-of-way of West Hutchison Street for the southeast corner of Block 4;

THENCE S 44° 04' 48" W, along the West Hutchison Street right-of-way, a distance of 629.73 feet to a cotton gin spindle set at the intersection of the northwest right-of-way of West Hutchison Street with the northeast right-of-way of Blanco Street for the southwest corner of Block 4;

THENCE N 46° 39' 05" W, along the Blanco Street right-of-way, a distance of 333.69 feet to the POINT OF BEGINNING, containing all of Block 4, 4.8275 acres.
PSA-18-04
Lindsey Hill—TDM Existing Daily
Map Date: 8/2/2018

TDM data update anticipated
Current model based on 2013 data

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.
PSA-18-04
Lindsey Hill—TDM Existing Peak
Map Date: 8/9/2017

TDM data update anticipated
Current model based on 2013 data

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.
PSA-18-04
Lindsey Hill—TDM Future Daily
Map Date: 8/2/2018

TDM data update anticipated
Current model based on 2013 data

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PSA-18-04
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