

SECTOR PLAN 3 AMENDMENT SUMMARY

SUMMARY OF CHANGES

The proposed changes relate **only to Precinct 16.2** of Sector Plan 3 (boundary identified in plans below). The remainder of Sector Plan 3 is either constructed, or under construction.

The proposed amendments, which are in response to constraints associated with the comal county flowage easement, are an amended block layout and associated redesign of linear open space and the neighborhood park to align with the new block layout. The proposed block structure will facilitate larger lots (70-100ft).

SECTOR PLAN 3.1 (CURRENT APPROVED SECTOR PLAN)



SECTOR PLAN 3.2 (PROPOSED)



DDCD COMPLIANCE

The proposed amendments comply with the purpose and intent of the DDCD Sector Plan Code, Park Use Code, Vegetation Protection Code. The Planning Report, included as part of the original submittal includes an assessment against the development standards of the above-mentioned codes.

ALTERNATE DEVELOPMENT STANDARDS

To facilitate the proposed layout, two Alternative Development Standards are proposed.

MINIMUM DEVELOPMENT STANDARD		
Location	1.3	<p>For that part of a park’s perimeter that does not share a common lot line with a Park Planning Area, the Guadalupe River or a school use, a minimum of 50% of the park’s perimeter shall abut a minor roadway.</p>
		<p>ALTERNATIVE DEVELOPMENT STANDARD</p> <p><i>For that part of a park’s perimeter that does not share a common lot line with a Park Planning Area, the Guadalupe River or a school use, a minimum of 50% of the park’s perimeter shall abut a minor roadway, except for Park 20 in Sector Plan 3, which shall be a minimum of 25 percent, and Park 15 in Sector Plan 3, which shall be a minimum of 10 percent, when park improvements, such as play equipment and shelters, are located in proximity to the street.</i></p> <p>Sector Plan 3, as initially approved include an Alternate Development Standard, which allowed Park 20, a neighborhood park to have a reduced road frontage due to the park largely being encompassed by linear open space, which meant for the non-park frontage, it was a significant constraint to achieve a minimum 50 percent road frontage. Similarly, Park #15, which is located in Precinct 16, as a similar constraint due to the park only have a road frontage on one side. This is because the park ultimately abuts future parkland, and the depth of the adjoining residential lots are necessitated due to site-specific easement requirements. Due to the depth of the lot, and that it will ultimately be part of a larger park network, it is considered Park 15 remains visible to the street, with improvements being located closer to Street H.</p>

MINIMUM DEVELOPMENT STANDARD	
<p>Block Length</p>	<p>2.1 Block length, except where abutting SH Loop 337 ROW, shall not exceed:</p> <ul style="list-style-type: none"> ▪ 550 ft. where within ¼ mile of the Town Center or Neighborhood Center Planning Areas; ▪ 750 ft. in the balance of the project unless otherwise set forth herein; or ▪ outside a ¼ mile of the Town Center or Neighborhood Center Planning Areas, 850 ft. where 60 percent of the lot frontages on a street are 100 ft. or greater. <p>Exceptions to these block lengths are allowed only where set forth elsewhere in this Code e.g. provision of cul-de-sac and extensions of existing stub streets.</p> <p>Note:</p> <p>The block length development standards listed above apply to local streets within precincts.</p>
	<p>Blocks 49, 50 & 51 are 750ft or less in length.</p> <p>ALTERNATE DEVELOPMENT STANDARD FOR BLOCK 48:</p> <p><i>Block length, except where abutting SH Loop 337 ROW, shall not exceed:</i></p> <ul style="list-style-type: none"> • <i>550 ft. where within 1.4 mile of the Town Center or Neighborhood Center Planning Areas, excluding Blocks 58, 60, 64, 75, 76, 77 & 79 within Sector Plan 3;</i> • <i>750 ft. in the balance of the project unless otherwise set forth herein, excluding Blocks 48 51 & 53 within Sector Plan 3; or</i> • <i>outside a ¼ of the Town Center 850 ft. where 60 percent of the lot frontages on a street are 100 ft. or greater.</i> <p>Sector Plan 3, as initially approved include an Alternate Development Standard, including for Block 51, which is included within Precinct 16-2. This amendment proposes to request that except be instead applied to Block 48 (Block 51 complies with the DDCC requirement). Block 53 has been designed out as part of the amendment so the reference to it has been removed from the draft alternative standard.</p> <p>Regarding Block 48, access for pedestrians, bicycles and vehicles has been defined around logical and safe connection points, considering adjoining major roadways, local streets, parks and open spaces, and accessways.</p> <p>The length of Block 48 directly responds to fact that the Block abuts land outside of the Project, and providing a mid-block break would provide a pathway that would stub out at the property line and would ultimately result is a concealed portion of land that is unlikely to be utilized by the public to circulate throughout the community. Future pedestrian and bicycle connections to land outside of the Project, should it be developed later, can achieved via Blieders Creek.</p> <p>While Development Standard 2.4 does not state a specific length, it does allow for blocks adjoining the Project boundary to be wider in length. The proposal to have Block 48 exceed 750 ft is in keeping with allowances that have been permitted in like circumstances throughout the Project.</p>