

SECTOR PLAN NO. 7: PLANNING REPORT

1 APPLICATION SUMMARY

SITE DETAILS

Address	Portion of 1624 Dewberry Lane, New Braunfels, TX 78163 (Legal Description: A- 3 SUR- 2 J M VERAMENDI, ACRES 499.751)
Sector Area	±465.54 acres

APPLICATION DETAILS

PROJECT DESCRIPTION

Sector Plan No. 7 seeks to facilitate single-family residential, a resort, HOA facilities, a community park, neighborhood parks, landscape amenity parks, HOA amenities and new right-of-way.

APPLICANT

Applicant	Veramendi PE Gold Coast LLC c/- ASA Properties LLC
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REVIEW & DECISION MAKING AUTHORITY

Planning Director	Review
Planning Commission	Review with one public hearing
City Council	Decision with one public hearing
Public Notice	Newspaper, mailed notice and posted notice

ASSESSMENT FRAMEWORK

Master Framework Plan Land Use Designations:

- Resort Planning Area
- Neighborhood (Mixed Density) Residential Planning Area.

RELEVANT CODES

- 13 – Sector Design Code.
- 26 – Park Use Code.
- 27 – Guadalupe River Interface Code.
- 29 – Stream Buffer Code.
- 34 – Vegetation Protection Code.

A response to the above Codes is included in Section 4. A response to the proposed alternate development standards is included in Section 5.

EXHIBITS

Exhibit A: Sector Plan

Exhibit B: Sector Plan Cover Sheet & TIA Worksheet

Exhibit C: Continued Outstanding Development Standards – Resort Planning Area

Exhibit D: Specialized Area Plan & Specialized Area Informative Plan – Resort Planning Area

Exhibit E: Specialized Area Plan – Community Park (Informal Use)

OTHER INFORMATION

CONTACTS

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2 SECTOR PLAN 7 OVERVIEW & KEY PLANNING ELEMENTS

2.1 SIZE & LOCATION

Sector Plan 7 encompasses approximately 466 acres of land in the northern section of the Veramendi project area between River Road, the Guadalupe River, Sector Plan 5 and Veramendi's north-eastern project boundary adjoining Preiss Heights Subdivision.

Sector Plan 7 includes five (5) precincts:

- Precinct 23 – approximately 37 acres; and
- Precinct 24 – approximately 95 acres;
- Precinct 25 – approximately 92 acres;
- Precinct 26 – approximately 125 acres; and
- Precinct 29 – approximately 116 acres.

2.2 PLANNING FRAMEWORK

2.2.1 Specialized Areas

Under s3.2.5 of the Development Agreement, the applicant is required to provide the 'Continued Outstanding Development Standards for Specialized Areas' when a Specialized Area(s) is included in a sector plan application. A 'Specialized Area Plan' is also required to be submitted per the requirements of DDCD Appendix1, Section 1.3.1.

Sector Plan 7 contains two Specialized Areas – the Resort Planning Area, and Parks Planning Area (Community Park – Informal Use). A Specialized Area Plan has been prepared for both areas and is included with the Sector Plan 7 application. The required Continued Outstanding Development Standards have been prepared for the Resort Planning Area and are included Exhibit C of the Sector Plan application. None of the Continued Outstanding Development Standards related to the Parks Planning Area apply to the Community Park in Sector Plan 7. Upon approval of the Continued Outstanding Development Standards and Specialized Area Plan for the Resort Planning Area as part of the Sector Plan process, the DDCD will be updated and provided to the City within 30 days of the decision.

The Specialized Area Plan for each Specialized Area provides an overarching framework and general design principles that future development must adhere to. Each plan has been prepared in accordance with Appendix 1, Section 1.3.1 of the DDCD. Additionally, Appendix 1, Section 1.2.6 of the DDCD requires the preparation of a Specialized Area Informative Plan where Continued Outstanding Development Standards are prepared for a Specialized Area as a means of illustrating the application of the proposed standards. Given the duplication of plan requirements, the Specialized Area Plan and Specialized Areas Informative Plans have been consolidated into one plan set.

The design elements and spatial configurations represented in the Specialized Area Plans express overarching intent for the development of these areas, which will be further refined post-approval through detailed design. The Continued Outstanding Development Standards that have been prepared in Exhibit C Section 13.4.4 provide the written governance to which the Specialized Area Plan conforms. Per the DDCD, the illustrative concept plan, elevations and perspective renderings are provided to demonstrate one possible application of the development standards. They are conceptual in nature, not formally approved and shall be non-binding. An explanation of the design principles for each Specialized Area is outlined in the following sections.

2.2.2 Framework Plans

Per the Development Agreement, a sector plan is required to conform to the Master Framework Plan. The planning for Sector Plan 7 requires that some minor amendments be made to the Master Framework Plans and Supporting Framework Plans. Per the Development Agreement, Minor Amendments to the Master Framework Plan and amendments to the Supporting Framework Plans do not require a separate Planning Commission recommendation and Council decision.

Per Sector Plans 4 and 5, the minor amendments to the Framework Plans will be prepared and submitted following completion of the City's review of the Sector Plan application and advice has been provided that the Sector Plan will be referred to the Planning Commission for a recommendation to Council. The updated Framework Plans will be provided within 7 days of the notice being provided.

2.3 LAND USE

Per Master Framework Plan and Sheet 1 of the Sector Sheets, Sector Plan 7 is primarily designated as 'Neighborhood (Mixed Density) Residential Planning Area', Resort Planning Area' and 'Park Planning Area'.

The proposed residential density within the Neighborhood (Mixed Density) Planning Area ranges from 2.5 to 5.0 dwellings per acre (average of 3.75 dwellings per acre), with an indicative yield of 851-1701 dwellings. The residential blocks closest to the Guadalupe River are intended to have a minimum of 60% of the future lots with a frontage of 100 ft or greater. Additional residential development ('Multi Family Residential and Single Family Residential typologies) will be accommodated within the Resort Planning Area – the DDCD states that these uses are permitted in the Resort Planning Area.

The Master Framework Plan also identifies an Activity Node within the Precinct at the northern intersection of River Road and Gold Coast Drive. A Community Facility (HOA Amenity Center) is provided within Precinct 24 and located within 1,000 ft of the location shown in the Master Framework Plan. Two other HOA Amenities are provided adjoining the Guadalupe River.

Several areas of park and open space are included in each neighborhood (see Section 2.6), including a Community Park (Informal Use) adjoining the western boundary of the Resort and two (2) private HOA Amenities along the Guadalupe River.

2.4 URBAN DESIGN

Sector Plan 7 has been designed to satisfy the Guiding Principles for Veramendi and the Planning Area Objectives for the Neighborhood (Mixed Density) Residential Planning Area, Resort Planning Area and Park Planning Area, as outlined in the DDCD.

At a broad-level, Sector Plan 7 incorporates five distinct neighborhoods that create opportunities for varied lot sizes and dwelling types suitable for a range of residents. Each neighborhood is supported by a functional local street network that respects its residential setting, terrain and natural features, and balances access, permeability, connectivity and safety. The HOA Amenity Center is located centrally within Precinct 24, serving as a hub for the neighborhoods.

The design of Sector Plan 7 also promotes a high-level of pedestrian and bicycle movement via an integrated network of accessways. At a neighborhood level, pedestrian and bicycle connectivity has been provided in locations where safe and logical linkages can be made to the district wide network of accessways and linear open spaces that connect with key centers, activity nodes and recreational areas.

2.4.1 Resort Planning Area

The resort planning area within Sector Plan 7 borders the Guadalupe River with access and views along its banks. The design concept of Sector 7 is built upon celebrating the original history of the Veramendi Ranch, using agrarian vernacular and scales and clustering the development areas to maintain open spaces and dense woodlands, as they are found on the site today. The entry drive into the property is meant to be reminiscent of typical ranch entry drives found throughout Hill Country.

The winding drive culminates in the resort's main amenity complex, which could include the lobby, restaurant, retail, spa and potentially an event space or dance hall. The central cluster would gather itself around a grove of existing and new Live Oaks, along with other native landscaping elements to create an outdoor gathering area with terraces and views that open down to the Guadalupe River below. The hotel rooms and other program elements are disbursed at lower densities across the site and are nestled into pockets of existing woodlands or open grasslands. The structures would be sited and designed with an emphasis of connecting hotel guests and visitors to the outdoors.

Connecting the program elements across the site would be an extensive network of trails which connect to the other sectors of the Veramendi development. The scale, vernacular and materiality of the buildings would recall Texas Hill Country architecture. The use of metal roofs, wood siding, corrugated metal and screen porches would be used extensively throughout the complex.

2.4.2 Community Park

The Community Park (Informal Use) within Sector Plan 7 will serve the residents and visitors with a variety of amenities. The park is centered around the natural drainage of the site, where an aesthetically designed pond (which may include a permanent pool) serves both water management and recreational purposes responding to the natural topography. It includes a variety of extensive trails that connect activation sources (such as picnic areas, playgrounds, and nature play for all ages) as well as shady and open lawns. The Community Park concept has two central buildings that will serve the purpose of (1) a picnic pavilion and restroom facility; and (2) a performance pavilion that opens to a great amphitheater lawn, allowing for a variety of outdoor events to take place. Surrounded by green natural buffers and planting beds with native plants, the park is envisioned to allow residents and visitors to have an immersive experience with nature.

2.5 DRAINAGE & WATER QUALITY

Stormwater Management has been designed to conform to the requirements of the Development Agreement and the DDCD.

Stormwater detention is being provided for the portion of Sector Plan 7 draining towards Blieders Creek by the existing Veramendi Regional Detention Facility. Detention will be provided for the watershed draining towards the existing Preiss Heights Subdivision. Per the previously approved "Veramendi (River Pasture) Supplement report to Stormwater Management Plan dated May 2012," detention is not recommended within the watershed draining towards the Guadalupe River since it will cause increases in both flows and water surface elevations during the 100-year storm event. Therefore, no detention will be provided for the watershed drainage to the Guadalupe River.

Water quality treatment is being provided for the entirety of Sector Plan 7. Primary BMP's will be provided for all improvements in accordance with the TCEQ's Technical Guidance Manual. Secondary water quality treatment will be required for Sector Plan 7 and will be provided in accordance with requirements in the Development Agreement and DDCD. Section 5.14.1 of the Development Agreement allows 25% of the overall developed land to forgo the requirement for a secondary BMP. Should the developer decide to forgo provision of a second BMP for any portions of the aforementioned balance of this sector, such will be designated at a later date with the plat/design submittal and tracked on the summary spreadsheets included with each plat submittal. Conceptual locations of proposed BMP's are depicted on Sector Plan, Sheet 3. The final design of the proposed developments within each precinct will determine the actual location and configuration of primary and secondary BMP's. The BMP's depicted on the Sector Plan may be combined or divided into multiple BMP's as required by the final design.

2.6 PARKS & OPEN SPACE

Sector Plan 7 provides 74.48 acres of parks and open space, including:

- A Community Park (Informal Use);
- Two (2) Neighborhood Parks – one adjoining the HOA Amenity Centre and the other within Precinct 23.
- A number of Landscape Amenity Parks, including along the bluff sections of the Guadalupe River east and west of the Resort Planning Area.

The Community Park (Informal Use) exceeds the minimum requirements outlined in the DDCD, with the exception of the western portion which has a minimum width of less than 160 ft due to the irregular shape of the lot. An Alternative Development Standard has been prepared as part of the Sector Plan application to address this. The Community Park Specialized Area Plan identifies the proposed activation sources, which exceed the minimum number required in the DDCD for Informal Use Community Parks.

The Neighborhood Parks have been designed to satisfy the location and size requirements of the DDCD, including not less than 90% of lots being within a ¼ mile radius. Alternative Development Standards are proposed for certain elements of Parks 28 and 29 – see Section 5. Activation sources will be identified as part of the park planning process at plat stage.

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3 RELATIONSHIP TO VERAMENDI GUIDING PRINCIPLES

Sector Plan 7 is consistent with the Veramendi Guiding Principles outlined in the DDCD, as discussed below:

3.1 GUIDING PRINCIPLE 3.1: DEVELOPMENT PATTERN

Principle: Create a new community that will complement and enhance the existing qualities of the City, including its natural environment, economy and overall Texas Hill Country character.

Conformance: Sector Plan 7 conforms to the approved Veramendi Master Framework Plan. The Sector will deliver a range of lot sizes and housing typologies within close proximity of the Guadalupe River, Resort and HOA Amenity Center. Residents will also benefit from close access to the future Town Centre via Hill Country Drive, which extends into the Sector. Connectivity and movement to and from the Sector is accommodated via River Road, Gold Coast Drive and Hill Country Drive, with local streets providing for internal circulation. The Sector also links into the district wide pedestrian and bicycle amenities. The spatial configuration of the sector is also respectful of the natural features, and reflects the vernacular of the Texas Hill Country and the riverine setting.

3.2 PRINCIPLE 4.1: NATURAL ENVIRONMENT & STEWARDSHIP

Principle: Work towards a sustainable future where the economic and social needs of the community are balanced with a healthy ecosystem.

Conformance: Environmental best practice is a central foundation of the design of Sector Plan 7. The design and layout of the Sector seeks to maximize the retention of existing significant vegetation, minimize disruption of significant environmental features, allow dedicated and controlled private access points to the Guadalupe River, and ensure the effective management of stormwater and run-off. The implementation of environmental best practice will also occur at development implementation stage through the adherence to the DDCD development standards for the design, preparation and construction of individual development parcels and associated buildings.

3.3 PRINCIPLE 5.1: COMMUNITY IDENTITY, HEALTH & DIVERSITY

Principle: Create a new community around a diverse mix of civic, commercial and public activities that complement and enhance the City's 'home town feel'. Create an active and engaged community environment where each resident is connected throughout the project's centers and neighborhoods, and existing City residents feel welcome to utilize the community's cultural, entertainment, recreation, employment and education facilities. Provide a range of quality community services and facilities that provide the same strong sense of identity, safety and security enjoyed by other residents of the City.

Conformance: Sector Plan 7 delivers new residential neighborhoods in the northern section of Veramendi. All neighborhoods are well-located and connected with key community nodes, including a HOA Amenity Centre, Resort, Community Park, and the future Town Centre (accessible via Hill Country Drive). The Large Format Retail and Mixed Use Employment Planning Sub Areas established in Sector Plan 2 will provide local residents with close proximity and access to commercial services and employment opportunities.

In addition to the Community Park, Sector Plan 7 incorporates a two (2) Neighborhood Parks, two (2) Landscape Amenity Parks, and a connected network of pedestrian walkways and bicycle paths. The parks and movement network will present ample opportunities for informal active and passive recreational opportunities. Public domain features and building design elements will have a prevailing theme that will help ensure a distinguishable character.

3.4 PRINCIPLE 6.1: ECONOMIC ACTIVITY & EMPLOYMENT CENTERS

Principle: Create retail, business, educational, institutional and tourism centers and facilities that will provide investment opportunities for residents and contribute to the regional economy of the City.

Conformance: Sector Plan 7 contains the community's sole tourism center – the Resort. It additionally includes an HOA Amenity Center which satisfies the Activity Node and Community Facility designations in the Framework Plans.

The Sector will also deliver new residential development that will facilitate local consumer base for the economic and employment elements of Veramendi established in Sector Plan 2, as well as the future Town Centre. Workers at Veramendi will benefit from a variety of housing choices near to their workplaces.

3.5 PRINCIPLE 7.1: ACCESS & CONNECTIVITY

Principle: Create a convenient and safe network of streets, bikeways and walkways. Provide a compact center with density that will support future public transit and contribute to a cohesive public realm.

Conformance: Access, movement and connectivity within Sector Plan 7 generally aligns with the Master Framework Plan. The Sector is well connected with the district road network via River Road, Hill Country Drive and Gold Coast Drive. This Sector completes the full extent of Gold Coast Drive (which is identified in the Framework Plans), as well as extends Hill Country Drive into the Resort, thereby providing a direct access to the Town Centre and further westward beyond the Veramendi project area. The local street network has been designed around the principles of access, permeability and safety for vehicles, pedestrians and bicycles.

In addition to the street network, Sector Plan 7 will deliver important project wide pedestrian and bicycle accessways within the road and park network. While transit is not presently available at Veramendi, the design of the Sector facilitates future opportunities.

3.6 PRINCIPLE 8.1: INFRASTRUCTURE & SERVICES

Principle: Provide efficient water, wastewater, drainage, electricity, natural gas and telecommunication infrastructure and encourage economically feasible best practice initiatives for reducing energy, waste and water use.

Conformance: Utilities and infrastructure associated with Sector Plan 7 has been laid out to ensure it can be delivered in a timely, cost effective and equitable manner. Infrastructure items have been determined with collaboration with NBU in pursuance of the Utility Construction Cost Sharing Agreement, and long-term master planning for water, wastewater and electrical services. Stormwater will be managed in an integrated way through a series of water quality basins and the delivery of the regional dam. All infrastructure and services have been designed, and will be implemented with, best-practice approaches and industry standards.

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4 DD CD CODE RESPONSE

4.1 SECTION 13. SECTOR PLAN DESIGN CODE

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
13.3.1 COMMUNITY LAYOUT			
Planning Areas	1.1	The location of planning areas shall be consistent with the Master Framework Plan.	<p>Conforms with the intent of the Master Framework Plan:</p> <ul style="list-style-type: none"> • The majority of the Sector is Neighborhood Residential (Mixed Density) Planning Area; • The Resort Planning Area is in the same location, however has increased in size. • The Activity Node (proposed HOA Amenity Center) has been re-positioned to an internal location within the Sector (approximately 1,000 ft north). <p>Refer to Exhibit A, Sheet 1.</p>
Access	2.1	Each neighborhood cell shall have a minimum of two ingress/egress points to a major roadway.	Conforms. All neighborhood cells have a minimum of two ingress/egress points to a major roadway – refer to Exhibit A, Sheet 2.
Dwelling Density	3.1	<p>Where residential uses are proposed, the average residential density shall be a minimum of:</p> <ul style="list-style-type: none"> ▪ Town Center Planning Area: 20 dwellings/acre. ▪ Town Center Frame Overlay: 18 dwellings/acre. ▪ Mixed Use Employment Planning Sub Area: 10 dwellings/acre. ▪ Large Format Retail Planning Sub Area: 10 dwellings/acre. ▪ Neighborhood Center Planning Area: 10 dwellings/acre. ▪ Resort Planning Area: 10 dwellings/acre ▪ High Density Residential Planning Area: 16 dwellings/acre. ▪ Neighborhood (Mixed Density) Residential Planning Area: 3.3 dwellings/acre. 	<p>Conforms:</p> <ul style="list-style-type: none"> • Neighborhood (Mixed Density) Residential Planning Area: 2.5-5 dwellings/acre, which is an average of 3.75 dwellings/acre. • Resort Planning Area: 1-20 dwellings/acre, which is an average of 10 dwellings/acre.
Parks	4.1	Parks shall conform with the Park Use Code – refer to Section 26.	Conforms. Refer to Page 21-28 of this report.
13.3.2 GATED NEIGHBORHOODS			
Not applicable to Sector Plan 7.			

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
13.3.3 BLOCKS			
Block Orientation	1.1	<p><i>All Planning Areas abutting a Park:</i></p> <p>Where a block abuts a park and no esplanade road is provided, the orientation of the block shall facilitate that future lots either front or side onto the park lot unless otherwise set forth in this Code.</p>	Conforms. Sections of blocks abutting parks without an esplanade road facilitate lot orientations that can front or side onto the park – refer to Exhibit A, Sheet 1.
		<p><i>Neighborhoods abutting a Regional Park or Community Park.</i></p> <p>Where a neighborhood abuts a regional park and/or community park, block structure within that planning area shall facilitate no more than one consecutive block that adjoins the park without providing an esplanade road separating the regional park or community park from the planning area – refer to Figure 13-1.</p>	Conforms. All sides of the Community Park abutting the Neighborhood Residential (Mixed Density) Planning Area are bound by an esplanade road.
		<p><i>Neighborhoods abutting a Linear Open Space Park:</i></p> <p>Where a neighborhood abuts a linear open space park, block structure within that planning area shall facilitate no more than three consecutive blocks that adjoin the park without providing an esplanade road separating the linear open space park from the planning area.</p> <p>In accordance with the above block structure, where no esplanade road is provided, an esplanade road must be provided on the opposite side of the linear open space park – refer to Figure 13-2.</p> <p>Note:</p> <p>Where a Sector Plan does not extend to the full width of the Linear Open Space Park, and block structure requires an esplanade road to be provided on the opposing Linear Open Space boundary, a Sector Plan Note shall be required stating that an esplanade road is required on the opposing boundary to the Linear Open Space Park.</p>	Not applicable to Sector Plan 7 – no Linear Open Space Parks are located within the Sector.
Block Length	2.1	<p>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>Partially conforms. Sector 7 is located wholly outside of a ¼ mile of the Town Center and Neighborhood Center. The Sector is made up of:</p> <ul style="list-style-type: none"> • 12 blocks that will have 60% of the frontages greater than 100 ft (maximum 850 ft), primarily adjoining the Guadalupe River; and • 44 blocks that will not have 60% of the frontages greater than 100 ft (maximum 750 ft).

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
		<p>The maximum block length for blocks abutting SH Loop 337 ROW shall be 1,500 ft.</p> <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>Eight (8) blocks do not meet the Block Length requirements of the DDCD, as outlined below. An Alternative Development Standard is proposed, as outlined in Part 5 of this report.</p>
	2.2	No maximum block length shall apply within the Resort Planning Area.	Noted.
	2.3	No maximum block length shall apply within the Park Planning Area; however a block shall be of a size and shape capable of accommodating a park lot to the dimensions stated in Table 14-1.	<p>Partially conforms:</p> <ul style="list-style-type: none"> Community Park – area 19.4 ac, minimum width 160 ft. An Alternative Development Standard is proposed, as outlined in Part 5 of this report. Neighborhood Park 28 – area 1.3 ac, minimum width 190 ft. Conforms. Neighborhood Park 29 – area 3.8 ac, minimum width 240 ft. Conforms. <p>Refer to Exhibit A, Sheet 5.</p>
	2.4	Where a block is formed by the extension of a stub street from an adjacent subdivision outside of the project, the length of the block within the project may exceed the maximum block length set forth Development Standard 2.1 above, where the proposed block is maintaining the same or shorter block length as the adjoining subdivision.	Noted – to be confirmed as part of plat submittal.
	2.5	<p>Where a block abuts a Park Planning Area, vehicular or pedestrian access shall be provided at a distance equal to the minimum block length for that planning area – refer to Figure 13-3.</p> <p>The width of the pedestrian access area (including a multi-purpose accessway and landscaped area) shall be the same width as either the street that terminates into the park, or where no street terminates into the park, the adjoining perpendicular street.</p>	Conforms – refer to Exhibit A, Sheet 1.
13.3.4 STREETS			
Traffic Impact Assessment	1.1	A TIA Update or TIA Worksheet shall be submitted in accordance with Appendix 1, Section 1.16.	Conforms – refer to Exhibit B.
Street Layout	2.1	The alignment of major roadways shall be consistent with the Master Framework Plan.	Conforms – refer to Exhibit A, Sheet 1.

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
	2.2	Arterial and collector roads shall provide at least one route connecting activity centers, activity nodes and the City's thoroughfare network external to the project.	Conforms – refer to Exhibit A, Sheet 2.
	2.3	Minor roadways shall interconnect with major roadways to provide secondary routes for local traffic and distribute vehicle trips across multiple routes to minimize cut through traffic.	Conforms – refer to Exhibit A, Sheet 2.
Street Orientation	3.1	All streets shall terminate at another street or at a park lot, except for a cul-de-sac or stub street where provided in accordance with Development Standards 5.1 and 10.1-10.4 below.	Conforms – refer to Exhibit A, Sheet 2.
	3.2	Design and orient the streets within a neighborhood cell, such that 30 percent or more of the blocks, have one axis within plus or minus 15 degrees of geographical east/west, and the east/west length of those blocks are at least as long as the north/south length of the block.	Conforms – refer to Exhibit A, Sheet 8 – 31 percent of the blocks satisfy the solar orientation requirement.
Relation to Abutting Street System	4.1	Oak Run Parkway shall be continued into the project.	Not applicable to Sector Plan 7.
	4.2	For road stubs that connect to Edwards Boulevard, all connections shall be continued into the project.	Partially conforms. Two of the five road stubs connecting to Edwards Boulevard are proposed to continue into the project – refer to Exhibit A, Sheet 1. An Alternative Development Standard is proposed, as outlined in Part 5 of this report.
Projection of Streets	5.1	Where abutting an unplatted tract, the arrangement of roadways in the sector shall make provision for the projection of roadways into such tracts, including curb returns and associated pavement, ramps, crosswalks and drainage features in the same manner as determined by the City Engineer in similarly situated areas of the City.	Conforms – refer to Exhibit A, Sheet 2.
Street Names	6.1	Names of new streets shall not be duplicated or cause confusion with the names of existing streets, unless new streets are a continuation of, or in alignment with, existing streets in which case names of existing streets shall be used.	Will conform. Street names will be provided at plat submittal.
	6.2	Street names should be continuous throughout the entire length of the street, even if it changes directions.	Will conform. Street names will be provided at plat submittal.
	6.3	Street name lengths shall be limited in length so that the maximum number of characters for the street sign plate will be fourteen characters (including spaces).	Will conform. Street names will be provided at plat submittal.

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
	6.4	Each primary street name should be used only once, except that a short loop or circle may have the same root name as the street it intersects.	Will conform. Street names will be provided at plat submittal.
	6.5	Multiple names with the same primary name are limited to 14 occurrences per subdivision (e.g. Oak Way Drive, Oak View Street, Oak Tree Avenue, Oak Hills Lane).	Will conform. Street names will be provided at plat submittal.
Street Jogs	7.1	Where a street jog is provided, the centerline offset shall be 250 ft. or greater.	Conforms. No street jogs proposed – refer to Exhibit A, Sheet 2.
Street Intersections	8.1	Street intersection interior angles shall be no greater than 100 degrees or no less than 80 degrees.	Conforms – refer to Exhibit A, Sheet 2.
	8.2	Intersection sight distance shall be provided in accordance with the <i>American Association of State Highway and Transportation Officials Policy on Geometric Design of Highways and Streets</i> .	Conforms – refer to Exhibit A, Sheet 2.
Dead-end Streets	9.1	Permanent dead end streets shall be prohibited, except as stub streets to permit future expansion as required by Development Standard 5.1 above. Such stub streets shall not exceed a length of 250 ft. and a temporary turnaround shall be provided.	Not applicable to Sector Plan 7 – no permanent dead-end streets are proposed.
Culs-de-sac	10.1	No more than one cul-de-sac shall be provided consecutively – refer to Figure 13-4. Where a cul-de-sac is provided, the length of one side of the block may exceed the maximum block length set forth in Section 13.3.3, Development Standard 2.1, where a multi-use accessway is provided connecting the cul-de-sac with the abutting street or park lot. The location of the intersection of the accessway and the street/park lot shall be in accordance with the maximum block length requirement set forth in Section 13.3.3, Development Standard 2.1.	Conforms – refer to Exhibit A, Sheet 2 – two (2) culs-de-sac are proposed
	10.2	A cul-de-sac shall not exceed a length of 450 ft.	Conforms – refer to Exhibit A, Sheet 2.
	10.3	In neighborhoods, culs-de-sac shall have a minimum ROW radius of 65 ft. and a minimum driving surface radius of 55 ft. If the City adopts a smaller minimum ROW radius than as set forth above, the smallest radius requirement shall apply.	Conforms – refer to Exhibit A, Sheet 2.

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
	10.4	<p>In the Town Center and Mixed Commercial & Business Planning Areas and Town Center Frame Overlay, culs-de-sac shall be prohibited unless, as determined by the Planning Director:</p> <ul style="list-style-type: none"> the Applicant does not own or control the property that would allow access from the project to Independence Way, or the City has not secured the ROW to facilitate a connection to Independence Way; to avoid a sensitive feature; or to terminate a road into a park lot as permitted by Development Standard 3.1 above. 	Not applicable to Sector Plan 7.
Limited Access	11.1	Residential lots that abut arterial and collector roads shall not have direct access to that road. Access shall be provided by a secondary street or alley.	Conforms – to be demonstrated as part of plat submittal.
	11.2	Major driveway approaches with peak hour trips greater than 100 PHT shall be shared between different property owners or tenants when necessary to maintain minimum spacing required by Table 13-1.	Not applicable to Sector Plan 7.
ROW Widths	12.1	ROW widths shall conform with Table 13-2, and Figure 13-5.	Conforms – refer to Exhibit A, Sheet 2. Gold Coast Drive & the extension of Hill Country Drive into Precinct 29 (Collector with Bike Lanes) have a minimum ROW width of 86 ft. Street B, Street O and Street S (Collector without Bike Lanes) have a minimum ROW width of 84 ft. All other streets in Sector 7 are local streets and have a minimum ROW width of 52 ft. for Local A streets and 58 ft for Local B streets.
13.3.5 ACCESSWAYS			
Project Connectivity	1.1	Major accessways shall be provided in accordance with Plan 7-1.	Will conforms – refer to Exhibit A, Sheet 6. The major accessways proposed for Sector Plan 7 meet the intent of the conceptual layout in the Supporting Framework Plans. Minor amendments will be made to the Framework Plans following completion of the City's review.
	1.2	Sidewalks, bike paths and bike lanes located within street ROW shall be provided in accordance with Table 13-2.	Conforms – refer to Exhibit A, Sheet 2. A 6 ft sidewalk is proposed along Gold Coast Drive, with 4 ft sidewalks proposed along Local Streets
	1.3	<p>Sidewalks shall be required on both sides of a street.</p> <p>Where a path or trail is provided in a park and:</p> <ul style="list-style-type: none"> that park has full frontage to the street; and 	Conforms – refer to Exhibit A, Sheet 2.

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
		<ul style="list-style-type: none"> the path provides continuous connectivity to the sidewalk network that path or trail may satisfy the requirement for a sidewalk on that side of the street. 	
	1.4	Accessways within parks, lots or access easements shall link with adjoining sidewalks and major accessways so as to provide a connected pedestrian and cycle network – refer to Plan 6-1.	Conforms – refer to Exhibit A, Sheets 2 & 5.
	1.5	Multi-use paths and trails shall be a minimum width of 10 ft.	Will conform. To be verified as part of subsequent related applications.
	1.6	Bike paths and bike trails shall be a minimum of 8 ft.	Will conform. To be verified as part of subsequent related applications.
	1.7	Paths and trails, where for the exclusive use of pedestrians, shall be a minimum width of 6 ft.	Will conform. To be verified as part of subsequent related applications.
	1.8	<p>In the Mixed Commercial & Business Planning Area, through-block accessways shall be provided every 400 ft. – refer to Figure 13-6.</p> <p>In the Large Format Retail Planning Sub Area, through-block accessways shall not be required every 400 ft. where such would be adjoining, or traverse service entrances and loading areas.</p>	Not applicable to Sector Plan 7.
	1.9	Pedestrian crossings shall be provided at the intersection of major roadways and SH Loop 337 in accordance with TxDOT standards.	Not applicable to Sector Plan 7.
13.3.6 UTILITY EASEMENTS			
Location & Design	1.1	The location and width of trunk wastewater, water, and other such utility easements shall be determined by NBU in accordance with standards published by NBU under §§118-18 and 118-31 of the Code of Ordinances or an alternative development standard proposed by the Master Developer and approved by NBU & the City.	Will conform. Utilities will be designed and provided in accordance with the Utility Agreement.
	1.2	Where abutting local streets, electrical and communication provision shall be underground or in alleys in accordance with standards published by NBU under §§118-18 and 118-31 of the Code of Ordinances or an alternative development standard proposed by the Master Developer and approved by NBU & the City.	Will conform. To be verified as part of construction plan submittal.

	MINIMUM DEVELOPMENT STANDARD	RESPONSE
1.3	<p>Where abutting minor arterial and collector roads, electrical and communication provision shall be either:</p> <ul style="list-style-type: none"> ▪ underground; ▪ in alleys; ▪ on poles 30 ft. or greater in height; or ▪ set back 10 ft. or greater from street trees in accordance with standards published by NBU under §§118-18 and 118-31 of the Code of Ordinances or an alternative development standard proposed by the Master Developer and approved by NBU & the City. 	Will conform. To be verified as part of construction plan submittal.
1.4	Where abutting to principal arterials, electrical and communication provision shall be provided in accordance with standards published by NBU under §§118-18 and 118-31 of the Code of Ordinances or an alternative development standard proposed by the Master Developer and approved by NBU & the City.	Will conform. To be verified as part of construction plan submittal.
1.5	<p>Where easements are required by private utility entities, the following Sector Plan Note shall be added:</p> <p>“The location and width of any private utility easement shall be to the standard recommended by the applicable private utility entity and the City Engineer. “</p>	Conforms – see Exhibit A, Sheet 1.
1.6	Where a proposed sector abuts an unplatted tract and a utility easement is required to be dedicated on the abutting property, the adjoining property owner shall join in the dedication of the easement, which shall be shown on the Plat.	Noted. To be verified as part of construction plan submittal.
1.7	Where utility easements are not themselves straight within each block, or if such easements do not connect on a straight course with the utility easements of abuts blocks, then an additional easement shall be provided for the placing of guy wires on lot division lines in order to support utility poles.	Will conform. To be verified as part of construction plan submittal.
1.8	Where any public or private utility line is required to be adjusted in location or elevation, the applicable utility entity and the City Engineer shall approve such adjustment in the same reasonable manner as similarly situated areas of the City.	Will conform. To be verified as part of construction plan submittal.

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
	1.9	Where two utility easements intersect or turn at a right angle, a cutoff or corner clip of not less than 10 ft. from the normal intersection of the lot line or easement boundary line shall be provided along each lot line or easement boundary line as required by the applicable utility entity.	Will conform. To be verified as part of construction plan submittal.
13.3.7 WATER, WASTEWATER AND STORMWATER FACILITIES			
General	1.1	<p>The Applicant or Master Developer shall dedicate any such ROW or easements, and construct any such water mains, water lines, fire hydrants, sanitary sewers, storm sewers, and drainage of such, as sized to adequately service the area being subdivided, as required by the Utility Construction Cost Sharing Agreement and this DDCD.</p> <p>All ROW, easements and facilities shall be constructed to the standard required by the Utility Construction Cost Sharing Agreement, Chapter 118 of the Code of Ordinances and approved construction plans.</p>	Will conform. Water and sewer infrastructure will be provided in accordance with the Utility Agreement.
Water	2.1	All subdivisions shall be provided with water supply and connected to the water distribution system, to the standard required by the Utility Construction Cost Sharing Agreement and Chapter 118 of the Code of Ordinances.	Will conform. To be verified as part of construction plan submittal.
	2.2	Fire hydrants shall be installed as part of the water distribution system to the standard required by Chapter 118 of the Code of Ordinances.	Will conform. To be verified as part of construction plan submittal.
	2.3	Fire flow shall be provided to all lots to the standard required by Chapter 54 of the Code of Ordinances.	Will conform. To be verified as part of construction plan submittal.
Wastewater	3.1	All subdivisions shall be connected to the sanitary sewer system, to the standard required by the Utility Construction Cost Sharing Agreement and Chapter 118 of the Code of Ordinances.	Will conform. To be verified as part of construction plan submittal.
Extension to Abutting Undeveloped Tracts	4.1	Where a subdivision abuts an undeveloped tract, utilities shall be extended to the abutting lot line to allow connection of these utilities by adjoining property owners.	Will conform. To be verified as part of construction plan submittal.

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
Drainage Easement	5.1	<p>Natural streams and channels shall be used to carry runoff for watersheds 64 acres or greater.</p> <p>Where a subdivision is traversed by a drainage way, natural channel or stream, there shall be provided an easement or ROW conforming substantially to the 100-year flood event floodplain limits of the waterway, assuming fully developed watershed conditions, calculated in the same manner of the Stormwater Management Report.</p> <p>For watersheds less than 64 acres, use of natural channels and streams to convey runoff shall be permitted, but not required.</p> <p>Note:</p> <p>Where utilizing natural channels and streams to convey runoff, low impact development measures are encouraged. In the context of this Development Standard, an application may not be denied or rejected based on failure to implement low impact development measures.</p>	Conforms – refer to Exhibit A, Sheet 3.
	5.2	<p>Stormwater easements of 15 ft. minimum width shall be provided for existing and proposed enclosed stormwater facilities and improvements. Easements shall be centered on the improvement.</p> <p>Larger easements for enclosed stormwater facilities shall be provided to the extent required for multiple box culverts, or other wider storm sewers to allow for future access and maintenance as approved by the City Engineer.</p>	Will conform. To be verified as part of construction plan submittal.
	5.3	<p>Stormwater easements shall be provided along one side of proposed or existing constructed open channels to provide ingress and egress of maintenance equipment, clearance from fences and space for utility poles, maintenance of the channel bank, and adequate slopes, as defined by the <i>Drainage and Erosion Control Design Manual</i>, necessary along the bank.</p> <p>The minimum width of such easements shall be in accordance with the <i>Drainage and Erosion Control Design Manual</i> or fully developed 100-year flood event floodplain limits plus 14 ft. Easement width should be measured outward from the centerline of the watercourse, ½ of the dimension to the right and ½ to the left of center; additional access easement shall be 10 ft. on one side and 4 ft. on the other for future access and maintenance.</p>	Will conform. To be verified as part of construction plan submittal.

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
		Cross slope of said 14 ft. access area shall not exceed 5 percent.	
	5.4	Stormwater easements shall provide emergency overflow drainage ways of sufficient width to contain within the easement stormwater resulting from a 100-year flood event assuming fully developed upstream watershed internal to the project less the amount of stormwater carried in any enclosed system.	Will conform. To be verified as part of construction plan submittal.
Installation of Drainage System	6.1	<p>Stormwater management shall be consistent with the requirements of Section 5 of the Development Agreement and the Stormwater Management Report.</p> <p>Stormwater management systems may consist of pipes, swales, natural features, manmade improvements, and low impact development measures outlined in Table 13-3.</p> <p>New or innovative measures, not listed in Table 13-3 shall be subject to the recommendation of the City Engineer.</p> <p>NOTE:</p> <p>Any Applicant may, at their election, propose a new or innovative drainage measure. An application shall not be denied or rejected based on the Applicant's decision not to utilize a drainage measure not identified in Table 13-3.</p>	Conforms – refer to Exhibit A, Sheet 3.
	6.2	Stormwater management and water quality measures shall conform with Section 5 of the Development Agreement.	Will conform. To be verified as part of construction plan submittal.
	6.3	The integration of low impact development measures in parks shall be permitted so long as the integration of such measure does not compromise the achievement of a standard set forth in this Section – refer to Figure 13-7.	Noted. To be verified as part of construction plan submittal.
	6.4	The integration of low impact development measures in ROW shall be permitted so long as the integration of such measures does not compromise the achievement of a standard set forth in this Section – refer to Figure 13-8.	Noted. To be verified as part of construction plan submittal.
Flood Hazard - General	7.1	Where a residential or non-residential lot is located within the 100-year flood event floodplain, such lots shall nominate a building envelope that shall be located entirely outside the floodplain.	<p>Conforms – refer to Exhibit A, Sheets 4 and 5.</p> <p>The 100-year floodplain follows the alignment of the Guadalupe River.</p>

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
			<ul style="list-style-type: none"> • Neighborhood (Mixed Density) Residential Planning Area – The 100 year floodplain is primarily located within a Landscape Amenity Park. Portions of residential blocks within the 100-year flood event floodplain will have a building envelope nominated at plat stage. • Resort Planning Area – A building envelope for the Resort Planning Area has been identified within the Resort Planning Area Specialized Area Plan and is located wholly outside of the 100-year floodplain.
	7.2	All public utilities and associated easements such as water, wastewater, gas and electric shall conform with §58-30 of the Code of Ordinances, and any applicable NBU policy at the time of submittal.	Will conform. To be verified as part of construction plan submittal.
	7.3	Stormwater management systems shall be provided in accordance with Section 5 of the Development Agreement and the Stormwater Management Report.	Will conform. To be verified as part of the construction plan submittal.
Flood Hazard – General	8.1	Where a residential or non-residential lot is located within a dam breach zone as defined by the Stormwater Management Report, such lots shall nominate a building envelope that shall be located entirely outside the dam breach zone.	Not applicable to Sector Plan 7.
Flood Hazard - Water and Wastewater Systems	9.1	Watertight manholes shall be provided for proposed sanitary wastewater mains that are located within the fully developed 100-year flood event floodplain.	Will conform. To be verified as part of the construction plan submittal.
Flood Hazard - Floodplain	10.1	When a proposed subdivision has within it a drainage way where no regulatory floodway has been designated, no new construction, substantial improvements or other development, including fill, shall be permitted in an area that may have flood hazards, unless it is demonstrated that the cumulative effect of the proposed development or improvements, when combined with all other existing and anticipated development and improvements will not increase the 100-year flood event floodplain, except as allowed by Development Standard 10.5 below.	Will conform. To be verified as part of the construction plan submittal.
	10.2	In areas where a floodway is mapped and approved by the City, Applicant shall designate a drainage easement/s for the floodway.	Will conform. To be verified as part of the construction plan submittal.

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
	10.3	In areas where a floodway is mapped and approved by the City, any proposed disturbance or alteration of the terrain shall require a flood study or demonstration of no flood height increase for the FEMA 100-year floodplain.	Will conform. To be verified as part of the construction plan submittal.
	10.4	<p>If a proposed subdivision is within an area where flooding may occur, where there is no floodplain shown on a City-approved map, or where there is located an approved floodplain but no floodway, the Applicant shall:</p> <ul style="list-style-type: none"> conduct a study of where the 100-year flood event elevation would be, assuming a fully developed watershed; show a drainage easement on the Plat, and show the elevation of the flood plain at intervals of every 500 linear ft.; and conduct a study, using HEC or similar modeling that is approved by the City, to ensure that the proposed development would not increase the elevation of the 100-year flood event; or request a waiver from the above requirement. The request for waiver shall be to assess the proposed density, land use, lot sizes, building sizes, anticipated impervious cover, and the width and depth of the existing floodplain. All waiver requests shall be considered and decided by the Planning Commission. 	Not applicable to Sector Plan 7.
	10.5	All development shall adhere to requirements of the <i>Flood Damage Prevention Ordinance</i> approved between the City and FEMA.	Will conform. To be verified as part of the construction plan submittal.
Flood Hazard System Design	11.1	Stormwater management improvements shall be designed to convey runoff from the upstream drainage area in its anticipated maximum 'built out' or 'fully developed' condition, calculated in the same manner as the Stormwater Management Report.	Will conform. To be verified as part of the construction plan submittal.
Alterations to Existing Drainage Ways	12.1	<p>Where alterations to existing drainage ways are required, the following Sector Plan Note shall be added:</p> <p>"No individual or entity shall deepen, widen, fill, reclaim, reroute or change the course or location of any existing ditch, channel, stream or drainage way without the approval of the City or in accordance with an approved engineering or Stormwater Management Report.</p>	Conforms – refer to Exhibit A, Sheet 3.

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
		A grading permit shall be obtained from the City Engineer in addition to any other applicable agency having jurisdiction, such as FEMA or USACE."	
Access to Subdivisions	13.1	New 'island' subdivisions, lots or streets that would be surrounded by floodwater of a fully developed 100-year flood event shall not be allowed unless the area is accessible to high ground by a street elevated above the fully developed 100-year flood event level and dam breach zone and this street and embankment is designed to withstand a fully developed 100-year flood event and dam breach zone.	Not applicable to Sector Plan 7.
Drainage and Flood Plat Easements	14.1	The following Sector Plan Note shall be added: "All storm drainage and flood easements and all 100-year flood event elevations shall be shown on the Final Plat with a plat note stating that no development, building or structure is permitted within the easement and stating who will be responsible for maintaining the easement. Flood and storm drainage easements shall be of adequate width to accommodate drainage flows and the width of such easement shall be determined by the City Engineer in the same manner as similarly situated areas of the City."	Conforms – refer to Exhibit A, Sheet 3.

SECTION 26. PARK USE CODE

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
26.3.1 ALL PARKS – GENERAL			
General	1.1	A Park Plan, prepared in accordance with Appendix 1, Section 1.7.2, by a certified landscape architect, shall be submitted as part of a Sector Plan application for regional and community parks, and as part of a Plat application for all other parks.	Conforms – a Specialized Area Plan has been prepared for the Community Park and included with the sector plan application.
	1.2	Where a park is proposed to be dedicated to the City, such parks shall conform with §118-60 (e) – (h) of the Code of Ordinances.	Will conform at the time of annexation.

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
Total Acreage	2.1	A minimum of 480 acres of land is open to the public over the life of the project. This is to be achieved through a combination of regional parks (minimum of 100 acres), community parks (minimum of 73 acres), neighborhood parks, pocket parks, linear open space parks and landscape amenity parks.	Will conform. Sector Plan 7 provides for 67.85 acres of park and open space.
Internal Vehicular Circulation	3.1	Internal vehicular circulation shall be consistent with an approved Park Specialized Area Plan.	Conforms – no vehicular circulation is proposed within the Community Park Specialized Area Plan included with the sector plan application.
	3.2	Internal vehicular circulation is prohibited in neighborhood parks, pocket parks and landscape amenity parks.	Will conform. To be verified as part of subsequent related application.
Planting of Shade Trees	4.1	A high value tree or new shade tree planting shall be located every 40 ft. along paths and trails (pedestrian, cycle or multi-use) to provide shade to pedestrians and cyclists.	Community Park – will conform, to be verified as part of subsequent related application. Neighborhood Parks & Landscape Amenity Parks – will conform, to be verified as part of subsequent related application.
	4.2	A minimum of 20 percent of each seating area and playscape must be in filtered shade at noon on June 21 by either an existing high value tree, a new shade tree planting, or a pavilion/shade structure. Note: For calculation purposes, the shade area for a new shade tree planting shall use ¾ of the average canopy size of the shade tree species at maturity.	Community Park – will conform, to be verified as part of subsequent related application. Neighborhood Parks & Landscape Amenity Parks – will conform, to be verified as part of subsequent related application.
	4.3	Where located within parks, electrical and communication provision shall be either: <ul style="list-style-type: none"> ▪ underground; ▪ on poles 30 ft. or greater in height; or ▪ set back 10 ft. or greater from shade trees in accordance with standards published by NBU under §§118-18 and 118-31 of the Code of Ordinances or an alternative development standard proposed by the Master Developer and approved by NBU & the City. 	Community Park – will conform, to be verified as part of subsequent related application. Neighborhood Parks & Landscape Amenity Parks – will conform, to be verified as part of subsequent related application.

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
View Fencing	5.1	<p>Where fencing is proposed along the common lot line with adjoining residential or non-residential uses, view fencing shall be utilized.</p> <p>Where a park is adjoining a residential or non-residential use, a fence may be provided along the common lot line in lieu of a view fence when a majority of the adjoining property line (measured in length of shared property line) presents a written petition from the adjoining property owners indicating the specifics of a solid fence that will be administratively authorized along that linear property line. This petition is necessary to ensure the type of fence is consistent along a single linear property line. The developer or builder can petition as part of a plat if the fence will be constructed as part of the initial development.</p>	<p>Community Park – will conform, to be verified as part of subsequent related application.</p> <p>Neighborhood Parks & Landscape Amenity Parks – will conform, to be verified as part of subsequent related application.</p>
Siting of Facilities/Improvements in Floodplains	6.1	<p>Parks may be located within the 100-year flood event floodplain with the following provisions:</p> <ul style="list-style-type: none"> any wall exceeding 3 ft. in height shall be located out of the 100-year flood event floodplain; for regional parks, picnic tables, pavilions/shade structures, playscapes, restrooms and drinking fountains shall be located out of the 5-year flood event floodplain and shall be built to be resilient to flood impacts; for regional parks, a minimum of 25 percent of activation sources by item count are located out of the 25-year flood event floodplain, with the remainder to be designed to be resilient to flood impacts; for community, neighborhood and pocket parks, a minimum of 50 percent of activation sources by item count are located out of the 25-year flood event floodplain, with the remainder to be designed to be resilient to flood impacts; internal roads, paths, trails and parking areas shall be located out of the 5-year flood event floodplain and have a minimum of two ingress/egress points. 	<p>Community Park – conforms, refer to Community Park Specialized Area Plan.</p> <p>Neighborhood Parks & Landscape Amenity Parks – will conform, to be verified as part of subsequent related application.</p>
26.3.2 REGIONAL PARK			
Not applicable to Sector Plan 7.			

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
26.3.3 COMMUNITY PARK			
Location	1.1	<p>At least one community park shall be located to the north/east of River Road.</p> <p>Note:</p> <p>The Master Developer reserves the right to determine the location of such park and no development approval shall be withheld or delayed in relation to such park unless the final Sector Plan for the area to the north/east of River Road is filed and the standard has not yet by satisfied in that Sector Plan or a prior Sector Plan.</p>	Conforms – see Exhibit A, Sheet 1.
Pedestrian & Bicycle Accessibility	2.1	<p>Pedestrian and cycle access to community parks shall be via sidewalks and bike lanes along streets; and where adjoining a community park, pedestrian and cycle access shall also be provided via linear open space parks and major accessways.</p>	Conforms – see Exhibit A, Sheet 5.
Programming Schedule	3.1	<p>Park improvements shall be provided in accordance with Table 26-1.</p> <p>Note:</p> <p>The discretionary component of this Listed Minimum Development Standard is limited so as not to include any design specifications that relate to the appearance, materials or theming of an improvement, unless directly related to the maintenance, durability and/or safety of the improvement.</p>	Conforms – refer to Exhibit E.
	3.2	<p>The following shall be added as a Park Specialized Area Plan Note:</p> <p>“Amendments to the park programming schedule, including but not limited to the provision of additional improvements or substituting improvements, shall be administratively approved by the Parks Director”.</p>	Conforms – refer to Exhibit E.
	3.3	<p>A minimum of 15 park activation sources shall be provided per park.</p> <p>The provision of more than one of the same park activation source shall be calculated as multiple activation sources for the purposes (e.g. the provision of two athletic fields/playfields shall be calculated as two activation sources.)</p>	Conforms – refer to Exhibit E.

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
26.3.3.1 COMMUNITY PARK - SPORTS PARK, ACTIVE USE PARK AND INFORMAL USE PARK			
Location	1.1	A minimum of one sports park shall be provided over the life of the project. Note: The Master Developer reserves the right to determine the location of such park and no development approval shall be withheld or delayed in relation to such park unless the final Sector Plan for the development is filed and the standard has not yet been satisfied in that Sector Plan or a prior Sector Plan.	Not applicable to Sector Plan 7 – the Community Park is classified as an Informal Use Park.
	1.2	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 major and/or minor roadway.	Conforms – see Exhibit A, Sheet 5.
Finished Surface Gradient	2.1	For a sports parks and active use parks, a minimum of 7.5 acres of the park shall have a maximum finished surface gradient of 2 percent and shall be suitable for playing fields.	Not applicable to Sector Plan 7 – the Community Park is classified as an Informal Use Park.
26.3.3.1 COMMUNITY PARK – URBAN COMMON PARK			
Not applicable to Sector Plan 7.			
26.3.4 NEIGHBORHOOD PARK			
Location	1.1	A neighborhood park shall be located within a ¼ mile walking distance of 90 percent of residential use lots within the Project.	Conforms – refer to Exhibit A, Sheet 5. 4 percent of residential lots are located within a ¼ mile of a Community or Neighborhood Park.
	1.2	Neighborhood parks shall not be located adjacent to major roadways unless the portion of the Neighborhood Park adjacent to the major roadway is to provide an integrated water quality facility.	Partially conforms – refer to Exhibit A, Sheet 5: <ul style="list-style-type: none"> Park 28 is not located adjacent to major roadways. Park 29 abuts Gold Coast Drive, which falls within the definition of a major roadway. An Alternative Development Standard is proposed, as outlined in Part 5 of this report.
	1.3	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.	Partially conforms – refer to Exhibit A, Sheet 5: <ul style="list-style-type: none"> Park 28 within Precinct 24 does not conform. Park 29 within Precinct 23 does not conform. Alternative Development Standard is proposed – see Section 5. An Alternative Development Standard is proposed, as outlined in Part 5 of this report.

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
Finished Surface Gradient	2.1	A minimum of ¾ acre of each park shall have a maximum finished surface level gradient of 2 percent.	Will conform. To be verified as part of subsequent related application.
Pedestrian & Bicycle Accessibility	3.1	Pedestrian and cycle access to neighborhood parks shall be via sidewalks and bike lanes along streets; and where adjoining a neighborhood park, pedestrian and cycle access shall also be provided via linear open space parks and major accessways.	Will conform. To be verified as part of subsequent related application.
Programming Schedule	4.1	Park improvements shall be provided in accordance with Table 26-1. Note: The discretionary component of this Listed Minimum Development Standard is limited so as not to include any design specifications that relate to the appearance, materials or theming of an improvement, unless directly related to the maintenance, durability and/or safety of the improvement.	Will conform. To be verified as part of subsequent related application.
	4.2	The following shall be added as a Park Specialized Area Plan Note: “Amendments to the park programming schedule, including but not limited to the provision of additional improvements or substituting improvements, shall be administratively approved by the Parks Director”.	Will conform. To be verified as part of subsequent related application. A note has also been included in Exhibit A, Sheet 5.
	4.3	A minimum of 5 park activation sources shall be provided per park. The provision of more than one of the same park activation source shall be calculated as multiple activation sources for the purposes (e.g. the provision of two athletic fields/playfields shall be calculated as two activation sources.)	Will conform. To be verified as part of subsequent related application.
26.3.5 POCKET PARK			
Not applicable to Sector Plan 7.			
26.3.6 LINEAR OPEN SPACE PARK			
Not applicable to Sector Plan 7.			
26.3.7 LANDSCAPE AMENITY PARK			
Location	1.1	A minimum of two landscape amenity parks are provided adjacent to the bluffs along the Guadalupe River.	Conforms – refer to Exhibit A, Sheet 5.

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
	1.2	No direct pedestrian access shall be provided between a landscape amenity park and the Guadalupe River unless otherwise conforming with Section 27.3.1, Development Standard 3.1 and/or Section 27.3.2, Development Standard 2.1.	Will conform. To be verified as part of subsequent related application.
Programming Schedule	2.1	Park improvements shall be provided in accordance with Table 26-1. NOTE: The discretionary component of this Listed Minimum Development Standard is limited so as not to include any design specifications that relate to the appearance, materials or theming of an improvement, unless directly related to the maintenance, durability and/or safety of the improvement.	Will conform. To be verified as part of subsequent related application.
	2.2	The following shall be added as a Park Specialized Area Plan Note: "Amendments to the park programming schedule, including but not limited to the provision of additional improvements or substituting improvements, shall be administratively approved by the Parks Director".	Will conform. To be verified as part of subsequent related application. A note has also been included in Exhibit A, Sheet 5.
	2.3	All improvements within landscape amenity parks are carefully designed to maintain the environmental character in its natural form.	Will conform. To be verified as part of subsequent related application.
26.3.8 HOA FACILITY			
Location	1.1	HOA facilities may be integrated within public parks.	Noted.
Programming Schedule	2.1	HOA facilities that are intended to function as private parks, shall comply with the development standards required for public parks. HOA facilities, such as clubhouses, gyms, standalone swimming pools and tennis courts etc., which are not intended to function as a private park, shall not be required to comply with this Code.	Will conform. To be verified as part of subsequent related application.
	2.2	The following shall be added as a Park Specialized Area Plan Note: "Amendments to the park programming schedule, including but not limited to the provision of additional improvements or substituting improvements, shall be administratively approved by the Parks Director".	Will conform. To be verified as part of subsequent related application.

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
26.3.9 TRAILHEAD			
Location	1.1	A major trailhead shall be located at the intersection of a trail and a major roadway.	Will conform. To be verified as part of subsequent related application.
	1.2	A minor trailhead shall be located at the intersection of a trail and a minor roadway.	Will conform. To be verified as part of subsequent related application.
	1.3	A major trailhead shall be located at the ingress/egress point of a trail at a regional or community park.	Will conform. To be verified as part of subsequent related application.
	1.4	A minor trailhead shall be located at the ingress/egress point of a trail at a neighborhood park.	Will conform. To be verified as part of subsequent related application.
	1.5	Minor trailheads shall be located at 3 miles intervals along trails.	Will conform. To be verified as part of subsequent related application.
Amenities	2.1	Major trailheads shall include shade (either via plantings or a formal structure), a bench, trash receptacle including pet waste receptacle, directional signage with park/trail rules, and a drinking fountain, including a pet drinking fountain.	Will conform. To be verified as part of subsequent related application.
	2.2	Parking shall be provided within the 600 ft. of a major trailhead provided in accordance with Development Standard 1.1. Where on-street parking is permitted in accordance with Table 13.2, on-street parking shall satisfy the requirements of this development standard.	Will conform. To be verified as part of subsequent related application.
	2.3	Minor trailheads shall include shade (either via plantings or a formal structure), trash receptacle including pet waste receptacle and directional signage with park/trail rules.	Will conform. To be verified as part of subsequent related application.

SECTION 27. GUADALUPE RIVER INTERFACE OVERLAY CODE

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
29.3.1 GENERAL – APPLICABLE TO A SECTOR PLAN AND SUBSEQUENT RELATED APPLICATIONS			
Location	1.1	A 30 ft. buffer shall be provided along the edge of the riverbank/bluffs of the Guadalupe River. For development with direct river access, the 30 ft. buffer shall be from the edge of the riverbank. For development located on the bluffs, the 30 ft. buffer shall be from the edge of the bluffs.	Conforms – refer to Exhibit A, Sheet 1.

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
Development within Buffers	2.1	To the extent required to be identified in a Sector Plan, roads, facilities, structures and improvements such as paths, trails, sidewalks, public utilities, stormwater management facilities and water quality measures shall be permitted within buffer areas.	Noted.
	2.2	Where buffers are located within parks, the buffer shall count towards overall park acreage.	Noted.
River Access	3.1	Public access to the river is discouraged. To the extent required to be identified in a Sector Plan, public connectivity to the Guadalupe River shall be restricted to: <ul style="list-style-type: none"> amenity landscape parks on the bluffs; public and private paths and trails along the bluffs; private multi-use paths and trails where associated with a hotel/resort or residential uses; and HOA facilities. 	Conforms – refer to Exhibit A, Sheet 5 and Resort Planning Area Specialized Area Plan.
27.3.2 GENERAL – APPLICABLE TO A PLAT AND SUBSEQUENT RELATED APPLICATIONS ONLY			
To be addressed as part of subsequent related applications.			
27.3.3 GENERAL – APPLICABLE TO BUILDING PERMIT AND SITE PLAN APPLICATIONS ONLY			
To be addressed as part of subsequent related applications.			

SECTION 29. STREAM BUFFER OVERLAY CODE

		MINIMUM DEVELOPMENT STANDARD	RESPONSE										
29.3.1 GENERAL – APPLICABLE TO A SECTOR PLAN AND SUBSEQUENT RELATED APPLICATIONS													
Exemptions	1.1	<div>Buffers shall be provided as follows:</div> <table><thead><tr><th>STREAM</th><th>MINIMUM BUFFER</th></tr></thead><tbody><tr><td>Identified streams draining 640 acres or greater.</td><td>300 ft. from the centerline.</td></tr><tr><td>Identified streams draining 320 – 639 acres.</td><td>200 ft. from the centerline.</td></tr><tr><td>Identified streams draining 128 – 319 acres</td><td>100 ft. from the centerline.</td></tr><tr><td>Identified streams draining less than 128 acres.</td><td>No Buffer requirement.¹</td></tr></tbody></table> <div>¹ Where abutting the Guadalupe River, development shall still be subject to any applicable buffer requirements set forth in Section 27.</div>	STREAM	MINIMUM BUFFER	Identified streams draining 640 acres or greater.	300 ft. from the centerline.	Identified streams draining 320 – 639 acres.	200 ft. from the centerline.	Identified streams draining 128 – 319 acres	100 ft. from the centerline.	Identified streams draining less than 128 acres.	No Buffer requirement. ¹	Conforms – refer to Exhibit A, Sheet 4.
	STREAM	MINIMUM BUFFER											
	Identified streams draining 640 acres or greater.	300 ft. from the centerline.											
Identified streams draining 320 – 639 acres.	200 ft. from the centerline.												
Identified streams draining 128 – 319 acres	100 ft. from the centerline.												
Identified streams draining less than 128 acres.	No Buffer requirement. ¹												
1.2	To the extent required to be identified in a Sector Plan, roads, facilities, structures and improvements such as paths, trails, public utilities, stormwater management facilities and water quality measures are permitted within buffer areas.	Noted.											
1.3	Where stream buffers are located within parks, or are subject to a public easement, the buffer shall count towards overall park acreage.	Noted.											
29.3.2 GENERAL – APPLICABLE TO A PLAT AND SUBSEQUENT RELATED APPLICATIONS ONLY													
To be addressed as part of subsequent related applications.													
29.3.3 GENERAL – APPLICABLE TO BUILDING PERMIT AND SITE PLAN APPLICATIONS ONLY													
To be addressed as part of subsequent related applications.													

SECTION 34. VEGETATION PROTECTION CODE

		MINIMUM DEVELOPMENT STANDARD	RESPONSE
34.3.1 GENERAL – EXEMPTIONS			
Exemptions	1.1	If either the Urban Forester or a certified arborist determines a high value tree to be causing danger or be in a hazardous condition due to a natural disaster such as a tornado, fire, storm, flood or other act of God that endangers public health, welfare or safety, the requirement of this Section shall be waived.	Not applicable to Sector Plan 7. An urban forester or certified arborist has not inspected the land subject to this application. The Applicant reserves the right to request this exception at the time of submitting a plat and subsequent related application should such an exemption be considered applicable.
	1.2	If the Urban Forester or certified arborist determines, based on site inspection that a high value tree is already dead, dying or fatally diseased prior to starting a development, the provision of the mitigation requirement will not apply and such determination shall be provided in writing.	Not applicable to Sector Plan 7. An urban forester or certified arborist has not inspected the land subject to this application. The Applicant reserves the right to request this exception at the time of submitting a plat and subsequent related application should such an exemption be considered applicable.
34.3.2 GENERAL – APPLICABLE TO SECTOR PLANS AND SUBSEQUENT RELATED APPLICATIONS			
Reporting	1.1	A Preliminary Tree Survey, prepared in accordance with Appendix 1, Section 1.11 shall be submitted as part of a Sector Plan application. A Preliminary Tree Survey shall not be required if a certified arborist confirms that no high value trees are located within that part of the project subject to the Sector Plan application.	Conforms – refer to Exhibit A, Sheet 6.
32.3.3 GENERAL – APPLICABLE TO PLATS AND SUBSEQUENT RELATED APPLICATIONS ONLY			
Not applicable to Sector Plan 7 – to be addressed as part of subsequent related applications.			
32.3.4 GENERAL – APPLICABLE TO BUILDING PERMIT AND SITE PLANS APPLICATIONS ONLY			
Not applicable to Sector Plan 7 – to be addressed as part of subsequent related applications.			
32.3.5 TREE MITIGATION – APPLICABLE TO PLATS AND SUBSEQUENT RELATED APPLICATIONS ONLY			
Not applicable to Sector Plan 7 – to be addressed as part of subsequent related applications.			

* * *

5 REQUESTED ALTERNATE DEVELOPMENT STANDARDS APPLICABLE TO SECTOR PLAN AND SUBSEQUENT RELATED APPLICATIONS IN SECTOR PLAN 7

Five (5) Alternative Development Standards are proposed as part of Sector Plan 7. The proposed Alternative Development Standards and their conformance to the Guiding Principles are outlined below (new text and ~~deleted text~~).

5.1 13 – SECTOR DESIGN CODE

PROPOSED ALTERNATIVE DEVELOPMENT STANDARD 1

		MINIMUM DEVELOPMENT STANDARD	ALTERNATE DEVELOPMENT STANDARD
13.3.3 BLOCKS			
Block Length	2.1	<p>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>The maximum block length for blocks abutting SH Loop 337 ROW shall be 1,500 ft.</p> <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>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, <u>excluding Blocks 184, 188, 195 and 217 within Sector Plan 7;</u> 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, <u>excluding Blocks 177, 219, 221 and 222 within Sector Plan 7;</u>. <p>The maximum block length for blocks abutting SH Loop 337 ROW shall be 1,500 ft.</p> <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>

CONFORMANCE TO ALTERNATIVE DEVELOPMENT STANDARD GUIDANCE

ALTERNATIVE DEVELOPMENT STANDARD GUIDANCE	APPLICANT RESPONSE
<p>GUIDING PRINCIPLE OBJECTIVES 3.2 IV, VI; 5.2 III. CODE PURPOSE 13.2 I, II, III</p> <ul style="list-style-type: none"> ▪ Create a compact, self-contained development pattern that makes efficient use of land. ▪ Create a convenient and safe network of streets, bikeways and walkways. ▪ Create neighborhoods and centers that provide a high level of amenity and safety through the use of contemporary urban design principles ▪ Ensure the Guiding Principles and Planning Area Objectives are met. ▪ Facilitate the logical and efficient use of land for residential, non-residential and mixed use development. ▪ Encourage safe, convenient and attractive neighborhoods and centers, that meet the diverse and changing needs of the project, including: <ul style="list-style-type: none"> › a cohesive neighborhood structure that facilitates permeability; › a block structure that supports transition and evolution of uses over time; › a range of housing opportunities to accommodate a diverse range of lifestyles; › protection of specific local site conditions, such as existing vegetation, slope, orientation and other design variables; › access to non-residential and community facilities; › a street network that functions both as the principal movement network and an important aspect of the public realm; › streets that create an enjoyable experience for vehicular traffic, pedestrians and cyclists; › access to parks and recreation; › a quality development preserving the sense of place and Texas Hill Country character; and › adequate on-site and off-site (where necessary) stormwater management. 	<p>The proposed Alternative Development Standard satisfies the Guiding Principles and Code Purpose.</p> <p>The intent of this development standard is to promote high-levels of accessibility, connectivity and permeability for pedestrians throughout Veramendi. The development standard also encourages more compact development around activity nodes.</p> <p>The neighborhoods in Sector Plan 7 are intended to be primarily low-density due to the proximity and adjacency to the Guadalupe River.</p> <p>Blocks 177, 219, 221 and 222 adjoin ether the Guadalupe River, Resort and/or the Preiss Heights Subdivision. These are all areas where there is a need for pedestrian access and connectivity to be more intentionally designated as part of the connecting road network, the Community Park and the HOA Amenities located on the Guadalupe River. Additional block breaks to facilitate pedestrian connectivity is not considered to present any additional benefit.</p> <p>In relation to Blocks 184, 188, 195 and 217, access for pedestrians, bicycle and vehicles has been defined around logical and safe connection points taking into account the adjoining major roadways, local streets, parks and open spaces, and accessways. Achieving block lengths that satisfy the Minimum Development Standard of 750 ft. for these blocks is not considered to result in substantially more superior design outcomes than what is proposed.</p>

PROPOSED ALTERNATIVE DEVELOPMENT STANDARD 2

		MINIMUM DEVELOPMENT STANDARD	ALTERNATE DEVELOPMENT STANDARD
13.3.4 STREETS			
Relation to Abutting Street System	4.2	For road stubs that connect to Edwards Boulevard, all connections shall be continued into the project.	For road stubs that connect to Edwards Boulevard, <u>all a minimum of two (2)</u> connections shall be continued into the project.

CONFORMANCE TO ALTERNATIVE DEVELOPMENT STANDARD GUIDANCE

ALTERNATIVE DEVELOPMENT STANDARD GUIDANCE	APPLICANT RESPONSE
<p>Guiding Principle Objectives: 3.2 VI, VII; 7.2 I.</p> <p>Code Purpose: 13.2 I, II, III.</p> <ul style="list-style-type: none"> ▪ Create a convenient and safe network of streets, bikeways and walkways. ▪ Support future public transit that connects the project to the City. ▪ Establish a hierarchy of streets that are efficient in both vehicular movement and circulation, and provide street spaces that form an integral part of the community's public realm, being: <ul style="list-style-type: none"> › SH Loop 337, which connects the project to the City and the immediate region; accommodates project, City and regional transit; and provides accessways within a landscaped frontage that announces the community; › principal and minor arterials that move vehicular, bicycle and pedestrian traffic efficiently through the project and connect to the City's arterial system; provide tree-lined landscaped street spaces that define the edges of neighborhoods and centers; and facilitate future public transit; › collector roads through centers that establish a network of streets and sidewalks that connect and integrate retail and commercial areas with the high density residential development within a single urban center; and provide tree-lined landscaped street spaces with convenient short term parking; › a retail-focused promenade (or equivalent) in the Town Center that creates a signature street and pedestrian promenade that is connected to secondary plazas and parks, with a street landscape that attracts residents and visitors to the adjoining shops, restaurants and community activities; › neighborhood collector streets that provide the transition between centers and the surrounding neighborhoods; 	<p>The proposed Alternative Development Standard satisfies the Guiding Principles and Code Purpose.</p> <p>The intent of this development standard is to ensure that development at Veramendi can appropriately integrate with adjoining residential neighborhoods outside of the project boundary. There are presently five (5) stubs that extend from Edwards Boulevard to the Veramendi project boundary.</p> <p>The planning for Sector 7 has determined that requiring only two (2) stub connections achieves a suitable level of integration and connectivity between Veramendi and Preiss Heights while balancing and mitigating the potential impacts on existing Preiss Heights residents from additional traffic flows. The proposed stub connections are Dewberry Lane and Mockingbird Hill, which have been selected as the most suitable streets for allowing for connectivity between the two developments without promoting extensive "cut through" traffic.</p>

ALTERNATIVE DEVELOPMENT STANDARD GUIDANCE	APPLICANT RESPONSE
<ul style="list-style-type: none"> › local streets that provide circulation within neighborhoods and multiple connections between neighborhoods; have reduced width to respond to the scale of the neighborhoods; and have sidewalks separated from the curb by planting strips that create landscaped street spaces; and › paseos that provide opportunities for pedestrian streets without cars. ▪ Ensure the Guiding Principles and Planning Area Objectives are met. ▪ Facilitate the logical and efficient use of land for residential, non-residential and mixed use development. ▪ Encourage safe, convenient and attractive neighborhoods and centers, that meet the diverse and changing needs of the project, including: <ul style="list-style-type: none"> › a cohesive neighborhood structure that facilitates permeability; › a block structure that supports transition and evolution of uses over time; › a range of housing opportunities to accommodate a diverse range of lifestyles; › protection of specific local site conditions, such as existing vegetation, slope, orientation and other design variables; › access to non-residential and community facilities; › a street network that functions both as the principal movement network and an important aspect of the public realm; › streets that create an enjoyable experience for vehicular traffic, pedestrians and cyclists; › access to parks and recreation; › a quality development preserving the sense of place and Texas Hill Country character; and › adequate on-site and off-site (where necessary) stormwater management. 	

5.2 14 – PLAT DESIGN CODE

PROPOSED ALTERNATIVE DEVELOPMENT STANDARD 1

	MAXIMUM LOT SIZE	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH	MINIMUM STREET FRONTAGE
Community Park (Sports Park, Active Use Park and Informal Use Park) Lot	None.	10 ac.	<u>Average not less than 300 ft.</u> with the ability to locate two full size multipurpose fields (225 x 360 ft.).	<u>Average not less than 300 ft.</u> with the ability to locate two full size multipurpose fields (225 x 360 ft.).	In accordance with Section 26.3.3.1, Development Standard 1.2.

CONFORMANCE TO ALTERNATIVE DEVELOPMENT STANDARD GUIDANCE

ALTERNATIVE DEVELOPMENT STANDARD GUIDANCE	APPLICANT RESPONSE
<p>Guiding Principle Objectives: 3.2 III, IV, V, 5.2 IV.</p> <p>Code Purpose: 14.2 I, II, III.</p> <ul style="list-style-type: none"> Develop contemporary neighborhoods that provide a mix of housing types and are each organized around activity focal points. Create a compact, self-contained development pattern that makes efficient use of the land - refer to Plan 3-1. Design the community to respond to the natural topography, vegetation and environmental constraints and carry these themes through the development of the entire community. Create a rich fabric of neighborhoods, each with their own diversity of living options and housing types, which are attractive to residents at all stages of their lives. Ensure the Guiding Principles and Planning Area Objectives are met. Facilitate the logical and efficient use of land for residential, commercial and mixed use development. Encourage safe, convenient and attractive neighborhoods and centers, that meet the diverse and changing needs of the project. 	<p>The proposed Alternative Development Standard satisfies the Guiding Principles, Code Purpose and Planning Area Objectives.</p> <p>The intent of this development standard is to ensure that Community Parks lots are of adequate size and dimension to facilitate the intended usage and recreational outcomes. This includes mandating a minimum width and depth of 300 ft.</p> <p>Per Exhibit A and E, the Community Park will be classified as Informal Use. At 19.4 acres, the overall acreage of the park well exceeds the minimum lot size of 10 acres, and its maximum width. However, due to the shape of the park, at its narrowest point the Park will have a minimum width of 130 ft, which does not meet the minimum width of 300 ft. Taking into account the widest portions of the Park (1,000 ft and 650 ft), the average width is 595 ft, which well exceeds the DDCCD requirement.</p> <p>The Specialized Area Plan demonstrates that the Community Park can be adequately programmed and developed to meet the DDCCD objectives and the expectations for the local community to which it will service.</p>

5.3 26 – PARK USE CODE

PROPOSED ALTERNATIVE DEVELOPMENT STANDARDS 2 & 3

		MINIMUM DEVELOPMENT STANDARD	ALTERNATE DEVELOPMENT STANDARD
26.3.4 NEIGHBORHOOD PARK			
Location	1.2	Neighborhood parks shall not be located adjacent to major roadways unless the portion of the Neighborhood Park adjacent to the major roadway is to provide an integrated water quality facility.	Neighborhood parks shall not be located adjacent to major roadways unless the portion of the Neighborhood Park adjacent to the major roadway is to provide an integrated water quality facility <u>or the park activations are located adjacent to a local road.</u>
	1.3	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.	For that part of a park's perimeter that does not share a common lot line with a Park Planning Area, the Guadalupe River, <u>or a school use, Gold Coast Drive or the Amenity Center in Sector Plan 7 Precinct 24,</u> a minimum of 50% of the park's perimeter shall abut a minor roadway.

CONFORMANCE TO ALTERNATIVE DEVELOPMENT STANDARD GUIDANCE

ALTERNATIVE DEVELOPMENT STANDARD GUIDANCE	APPLICANT RESPONSE
<p>GUIDING PRINCIPLE OBJECTIVES: 3.2 V; 4.2 III; 5.2 VI</p> <p>3.2 V: Design the community to respond to the natural topography, vegetation and environmental constraints and carry these themes through the development of the entire community.</p> <p>4.2 III: Create a system of public and private landscapes that reflect the natural themes and images of the Texas Hill Country.</p> <p>5.2 VI: Create a wide variety and equitable distribution of attractive, functional parks, active and passive recreation, formal sports fields, cultural pursuits and community facilities, which encourage an active lifestyle and a sense of community – refer to .</p>	<p>The proposed Alternative Development Standards satisfy the Guiding Principles, Code Purpose and Planning Area Objectives.</p> <p>The intent of this development standard is to ensure that Neighborhood Parks are safe and clearly defined community features that are located within close proximity of residential neighborhoods by having sufficient vehicular and pedestrian access and minimizing the amount of built edge.</p> <p>Per Exhibit A, Sheet 5, Neighborhood Park 28 adjoins the proposed HOA Amenity Center, which is a Community Facility. For the purpose of this standard, the HOA Amenity Center should be considered as similar in function to a park and school, whereby the built form and site features can reasonably and appropriately interface and integrate with the common boundary of the Neighborhood Park. Buildings will be sited in a landscaped setting, and suitable pedestrian access will be provided, as evidenced by the location of the proposed Major Accessway traversing the Amenity Center block and into the Neighborhood Park (see Exhibit A, Sheet 5). An opportunity will exist for reciprocal vehicle access and parking to be provided between the Amenity Center and Neighborhood Park.</p> <p>While Park 29 adjoins Gold Coast Drive, it has been positioned in this location to be central to its intended catchment and be located along a major accessway. Interface treatments will be considered as part of the park design to ensure adequate safety and amenity for park users.</p>

EXHIBIT A

Sector Sheets

EXHIBIT B

Sector Plan Cover Sheet
& TIA Worksheet

EXHIBIT C

Continued Outstanding Development Standards –
Resort Planning Area

EXHIBIT D

Specialized Area Plan & Specialized Area Informative
Plan – Resort Planning Area

EXHIBIT E

Specialized Area Plan – Community Park
(Informal Use)