

PLANNING AND ZONING COMMISSION AGENDA ITEM REQUEST FORM

MEETING DATE: October 4, 2022

AGENDA PLACEMENT: **PUBLIC HEARING**
 UNFINISHED BUSINESS
 INDIVIDUAL

CAPTION:

Discussion of and action on a land use request by Killen, Griffin, Farrimond, PLLC for a Planned Unit Development (PUD) establishing Bandera Ranch, a proposed mixed-use commercial and residential project on property zoned General Business District (B-3), located at 15030 Bandera Road, Helotes, Texas 78023, and identified as BCAD Property ID No. 242013. (Recommendation Item; Applicant)

EXECUTIVE SUMMARY:

On June 7, 2022, SCC Development Company and Paravel Capital presented to the Planning and Zoning Commission a proposed mixed-use commercial and residential project to receive feedback on the option to submit a Planned Unit Development (PUD) application. The same proposal was presented to the City Council on June 9, 2022.

The subject property is a 31.45-acre tract of land located at the intersection of Bandera Road (S.H. 16) and Scenic Loop Road. The property is zoned General Business District (B3). Pursuant to Chapter 98 *Zoning*, Article VI *Planned Unit Development (PUD)*, commercial, residential, and recreation area/open space mixed-use are allowable upon approval by the City Council.

As previously communicated, the proposed mixed-use development, Bandera Ranch, intends to have retail buildings fronting Bandera Road (S.H. 16), single-family-like home rentals behind the retail spaces, and park/open space areas. The residential portion is approximately 22.97 acres (Parcel 1) and the commercial portion is about 8.48 acres (Parcel 2).

The applicant officially submitted a Planned Unit Development (PUD) application on July 29, 2022. Below are the updates made to the PUD, since its presentation and after a formal review. In accordance with Section 98-163, below are some of the updates to their original site plan:

- Per the City Engineer’s review, the Traffic Impact Analysis (TIA) and the detailed Storm Water Management Report (SWMP) can defer to the time of the platting process;
- Under Parcel 1, the developer has committed to Multi-Family Residential Uses that includes detached and attached single-family units and are in accordance with the density and lot requirements of this PUD;

- Under Parcel 2, the developer has committed to land uses identified in the PUD Development Regulations as permitted either by right or with a City Council based on allowable uses listed in the draft Ordinance;
- The building design shall comply with Chapter 98 *Zoning*, Article IX *Architectural Review By Planning and Zoning Commission and City Council*:
 - Items included are fencing, lighting, parking, and signs; and
- Per the open space requirement, the developer has committed to the dog park, recreation park, and an enhanced buffer.

The purpose of this item is to submit a preliminary conceptual site plan for review, prompting the Planning and Zoning Commission to provide a recommendation to City Council. The City Council will review the same and take final action on the conceptual site plan and an Ordinance. If approved, the following reviews shall take place prior to the issuance of permits for construction:

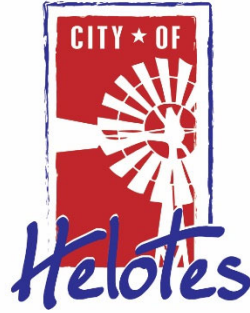
- City Arborist will administratively review and approve tree preservation and landscaping plans to ensure development complies with Municipal Code of Ordinances Chapter 94 *Vegetation*;
- Building Official shall review complete building construction plans for full compliance with the most recently adopted building code;
- Fire Marshal shall review complete building construction plans for full compliance with the most recently adopted Fire Code; and
- City Engineer shall review all civil construction plans to insure the project complies with all subdivision and storm water management regulations.

ATTACHMENTS:

Attachment A – Staff Report
Attachment B – PUD Application
Attachment B – Draft Ordinance

PREPARED BY: Michael Gallardo, Development Services Coordinator and Marian Mendoza, City Administrator

DATE SUBMITTED: September 23, 2022



Staff Report
(Bandera Ranch PUD)
 October 4, 2022

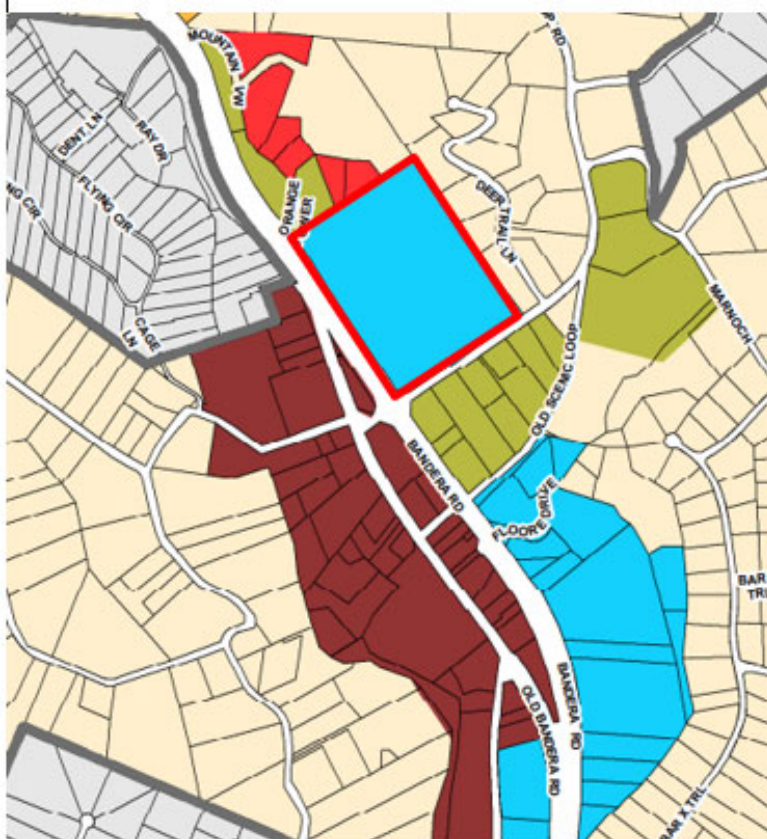
<u>Planning Commission</u> Hearing Date	October 4, 2022
Request From:	B-3 General Business (31.45 acres)
Request To:	PUD (Planned Unit Development) (31.45 acres)
Proposed Use	Planned Unit Development to allow multifamily, retail, and park/open space
Location	Northeast intersection of Bandera Rd and Scenic Loop Rd.
Applicant	Killen, Griffin, Farrimond, PLLC













Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	General Business	B-3
North	Office and Professional; Neighborhood Service	B-1, B-2
South (across Scenic Loop)	Neighborhood Service	B-2
East	Single Family Residential	R-1
West (across SH16)	Mixed-Used Village, Service Village	OTHSD

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 31.45-acre site located at the northeast intersection of Bandera Rd and Scenic Loop Rd from B-3 (Business District) to PUD (Planned Unit Development) to allow single-family residential (rental), commercial, retail, and park/open space.



City of Helotes Zoning Classification			
	B1		I-1
	B1-PRUD		OTHSD
	B2		PDD
	B3		R-TH
	B3-OD		R1
	B4		Helotes ETJ

Source: City of Helotes Zoning Map

EXISTING CONDITIONS & SURROUNDING ZONING

2. The subject site is currently is undeveloped.

NORTH

North of the site, zoned B-1 (Office and Professional District) and B-2 (Neighborhood Service District) – currently single-family residents' access from Orange Tower.

SOUTH

South of the site, across Scenic Loop, is zoned B-2 (Neighborhood Service District) – recently replatted for a neighborhood gas station and 2 undeveloped lots, and east of this, a private drive leading to two single-family residential homes and a paint & body shop off Scenic Loop.

EAST

East of the site, zoned R-1 (Single Family Residential District).

WEST

West of the site, across SH16, zoned OTHSD (Old Town Special District) – office spaces.

The proposed PUD is consistent with the surrounding land uses and zoning districts and will provide additional housing and retail options in the community. Further, the proposal is consistent with the character of the surrounding properties, including building design and height.

PROPOSAL

3. The proposal was developed utilizing the PUD zoning designation. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach proposes standards and guidelines that are tailored to the context of a site on a case-by-case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

CONCEPTUAL SITE PLAN

4.



Source: Robert Hidey Architects

The PUD proposes development standards designed to accommodate single-family residential rental homes with a maximum height of 35 feet (two stories) with a retail/commercial component along SH16. The single-family residential area (Parcel 1) of the development will have a density not to exceed 10 dwelling units per acre, with a total of 230 units depicted on the conceptual site plan. All on-site parking will be provided by garage spaces, carports/driveways, or on-street parking spaces. The proposal will add two driveways along SH16 and two along Scenic Loop. The commercial/retail area (Parcel 2) depicted on the conceptual site plan is subject to change depending on businesses. It illustrates conceptual buildings, potential users, and a potential site configuration; however, the type of business, as well as the size, location, and the number of buildings, is subject to change as commercial users are selected for the property.

The conceptual site plan submitted with the development narrative depicts the commercial/retail component of the project on the west portion of the parcel, nearest to the SH16. Residential units are depicted on the east portion of the property behind the commercial/retail component, as well as along Scenic Loop. Central Amenities Courtyard will be located on the southeastern portion of the property, with a dog park in the northeastern portion of the property. There will be sidewalk connectivity from the commercial/retail component to the residential units.

Staff Report: Bandera Ranch PUD

September 30, 2022

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LAND USE5. *Permitted Uses*

This PUD proposes a mixed-use development that permits single-family residential uses and all uses listed in the draft Ordinance; several uses that are deemed incompatible with the envisioned development, such as car washes, animal shelter, auditorium, and pawn shops, are not allowed. All temporary and accessory uses shall be subject to the provisions of the Helotes Zoning Ordinance. Additional permitted uses include outdoor dining, outdoor food preparation and cooking, indoor and outdoor alcohol consumption. The outdoor uses shall be permitted in the outdoor retail areas as depicted in Exhibit C-2 of the draft Ordinance. They are intended to facilitate the activation and use of the street frontages, thus enhancing the pedestrian realm.

6. As described in the attached PUD draft Ordinance, the PUD would allow commercial/retail and single-family residential uses on the site. Many of the proposed development standards were designed to allow for a high-density, urban mixed-use development that seeks to activate the street frontages.

Table of Proposed Development Residential Standards

<u>Standard</u>	<u>Proposed</u>
<i>Density</i>	Maximum 10 dwelling units per acre
<i>Building Height</i>	35 feet maximum
<i>External Property Boundary</i>	
Minimum Front Building Setback	40 feet
Minimum Side Building Setback	25 feet
Minimum Rear Building Setback	100 feet
<i>Interior Spacing Between Structures</i>	
Minimum Front Yard Setback	10 feet
Minimum Side Yard Setback	5 feet
Minimum Rear Yard Setback	10 feet
<i>Parking</i>	
Residential	2 spaces per unit
<i>Park/Open/Green Space</i>	Minimum 35 percent

Table of Proposed Development Commercial Standards

<u>Standard</u>	<u>Proposed</u>
<i>Building Setbacks</i>	
Minimum Front Building Setback	40 feet
Minimum Side Building Setback	25 feet
Minimum Rear Building Setback	20 feet
<i>Building Height</i>	35 feet maximum
<i>Maximum Building Lot Coverage</i>	35 percent (including patio area)
<i>Buffer Zone</i>	To PD, R-1, R-2 or R-3 – 100 feet, or a street plus 40 feet or 30 feet plus approved eight-foot privacy fence shall be maintained
<i>Parking</i>	
General Office	1 space per 300 square feet
General Retail	1 space per 200 square feet
Restaurants/Bars	1 space per 100 gross square
Hotels	1 space per guest room, plus 1 space per 500 square feet of common area

LANDSCAPE STANDARDS

7. Landscaping shall comply with Chapter 94, Article II of the Code of Ordinance and consist of a twenty-five-foot (25') landscape buffer along the northern edge of the Property as shown in Exhibit "C-5" of the draft Ordinance. Additional landscaping shall be provided in accordance with Exhibit "C-5".

Fencing

Fencing shall conform with the proposed Fence Layout shown in Exhibit "C-4" of the draft Ordinance. The proposed fencing will consist of 8' wooden privacy fencing along the north and south boundaries of the property and open face fencing comprised of metal or wrought iron and may include masonry columns along Scenic Loop Rd and between Commercial/Retail and Residential Units.

Sidewalks

Extensive and wide sidewalks throughout the property to promote walkable streets and connectivity.

OPEN SPACE AND AMENITIES

8. This PUD proposes to provide a minimum of 35 percent of its gross area for outdoor common space, park and open/green space. The amenities proposed in this PUD include the following elements:
- Clubhouse, leasing facility, including meeting areas, work rooms, and fitness center;
 - Outdoor courtyard with pool, spa, outdoor kitchen, and grill/gathering spaces; and
 - Pet park

DESIGN GUIDELINES

9. This PUD contains several design guidelines intended to provide an urban, walkable project by providing ground-level walk-up units and placing commercial and retail uses that face the street and utilize the outdoor space.

Building Design

Residential buildings shall contain design elements that substantially comply with the depictions contained in Exhibit “C-3” of draft Ordinance, including but not limited to elevation variation, roof pitch and orientation.

Guidelines for the commercial building design in this PUD include provisions to ensure three-sided architecture, continuity in color and materials, building articulation to break up massing, and doors on ground floor units that face the street frontage. Additionally, this PUD requires that a minimum of three finish materials be utilized on exterior elevations and that no more than 70 percent of each elevation be comprised of stucco. The projects color pallet will consist of brown and grey tones to blend with the surrounding terrain and developments.



Source: Robert Hidey Architects

Pedestrian Accessways

This PUD also includes extensive standards to enhance the pedestrian experience and ensure pedestrian safety throughout the site. Pedestrian pathways shall all be fully accessible, will connect all elements of the development utilizing the shortest possible distance, and will be lighted for safety.

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SIGNAGE

10. The PUD proposes:
- Two (2) multi-tenant commercial signs located on Bandera Road and one (1) multi-tenant commercial sign on Scenic Loop Road at the associated ingress/egress drives with a maximum height of twelve feet (12') from average grade, including a base which is not less than 18 inches above the average grade.
 - One (1) residential subdivision entry sign along Scenic Road in accordance to Section 66-43 of the Code.
 - A Master Sign Plan shall be provided to the City prior to platting the PUD in accordance to Section 66-50(10) and Section 66-71(c) of the Code.

COMMUNITY INPUT SUMMARY

11. At the time this Staff report was written, the City had not received any written comments regarding this PUD Application.

INTERDEPARTMENTAL COMMENTS

12. The Helotes Fire Department has noted no concerns with street width and that the site and/or buildings shall comply with the Helotes Fire Code.
13. The Building Official has noted no concerns with the conceptual site plan and that the site and/or building shall comply with the 2021 International Residential Code (IRC) and 2021 International Building Code (IBC).
14. The City Engineer has deferred the Traffic Impact Analysis (TIA) and Drainage Study (SWMP) till the platting process.

OTHER

15. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground-disturbing activities must cease within 33 feet of the discovery, and the U.S. Fish and Wildlife Services (USFWS) must be notified immediately and allowed time to properly assess the materials.
16. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements.



Project Application (Page 1 of 2)

City of Helotes · Development Services
12951 Bandera Rd, Helotes, TX 78023 · 210-695-8877

A. Project Information *please complete all items*

Project Name: Bandera Ranch
 Project Address: 15030 Bandera Road, Helotes, Texas 78023
 Tax ID number(s): 242013

Application Type

- Annexation Concept Plan Minor Plat Vacation (circle one: plat,
 Zoning Preliminary Plat Replat easement or building line)
 PUD Final Plat Amended Plat Donation

Revision of Approved Plan/Plat? Y N Name: _____

Jurisdiction: City Limits ETJ Total Acres: 31.5 No. of Lots: 1

Original Survey & Abstract No.: ABS 645

Legal Description: CB 4524 P-3 ABS 645

Current Zoning: B-3 Proposed Zoning: B-3 with PUD land use

Location: 15030 Bandera Road, Helotes, Texas 78023

Proposed Use(s): The proposed development will include both residential and commercial uses.

Applicant's Signature

Applicant's role: Owner Developer Other: Colegas Ventures, LLC

I hereby Certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge.

Signature: 

Printed Name: Ashley Farrimond Date: 7/29/2022

Please Complete Page 2

Staff Use Only Application No: PUD-22-01 Bandera Ranch Date: 8/1/2022



Project Application (Page 2 of 2)

City of Helotes · Development Services Department
12951 Bandera Rd, Helotes, TX 78023 · 210-695-8877

B. Contact Information *(please complete all items - attach additional pages as necessary)*

I. Property Owner(s)

Firm Name (if applicable): N/A
Owner Name(s): Balous T. Miller
Address: P.O. Box 839925 San Antonio, Texas 78283
Phone: Please contact representative Fax: _____ Email: Please contact representative

II. Owner's Agent/Engineer *(main contact person responsible for application)*

Role: Engineer Agent Other: Representative
Firm Name (if applicable): Killen, Griffin & Farrimond, PLLC
Address: 10101 Reunion Place, Suite 250 San Antonio, Texas 78216
Primary Contact Name: Ashley Farrimond
Phone: (210) 960-2750 Fax: _____ Email: ashley@kgftx.com
Secondary Contact Name: Delaney Honaker
Phone: (210) 960-2750 Fax: _____ Email: delaney@kgftx.com

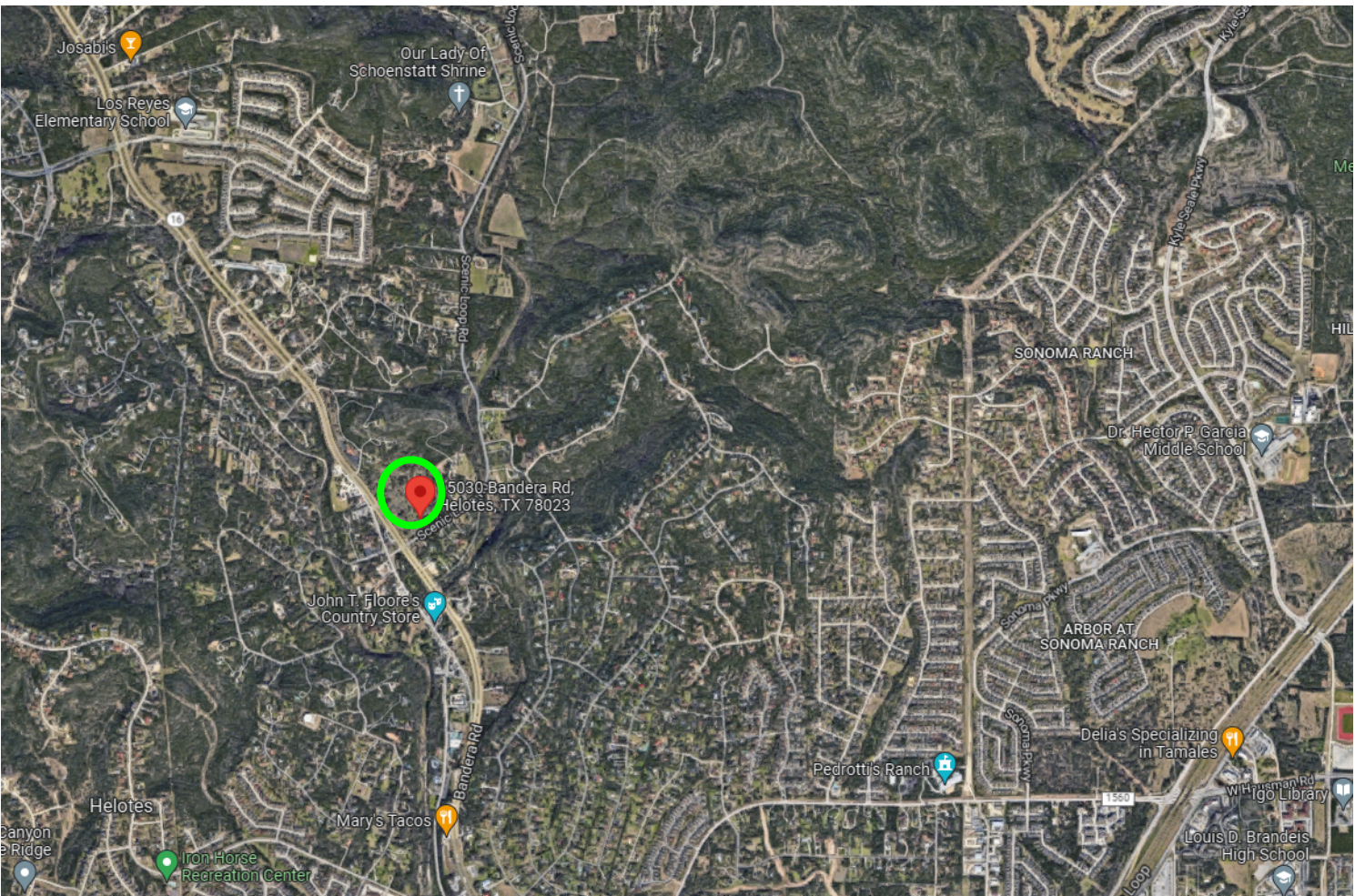
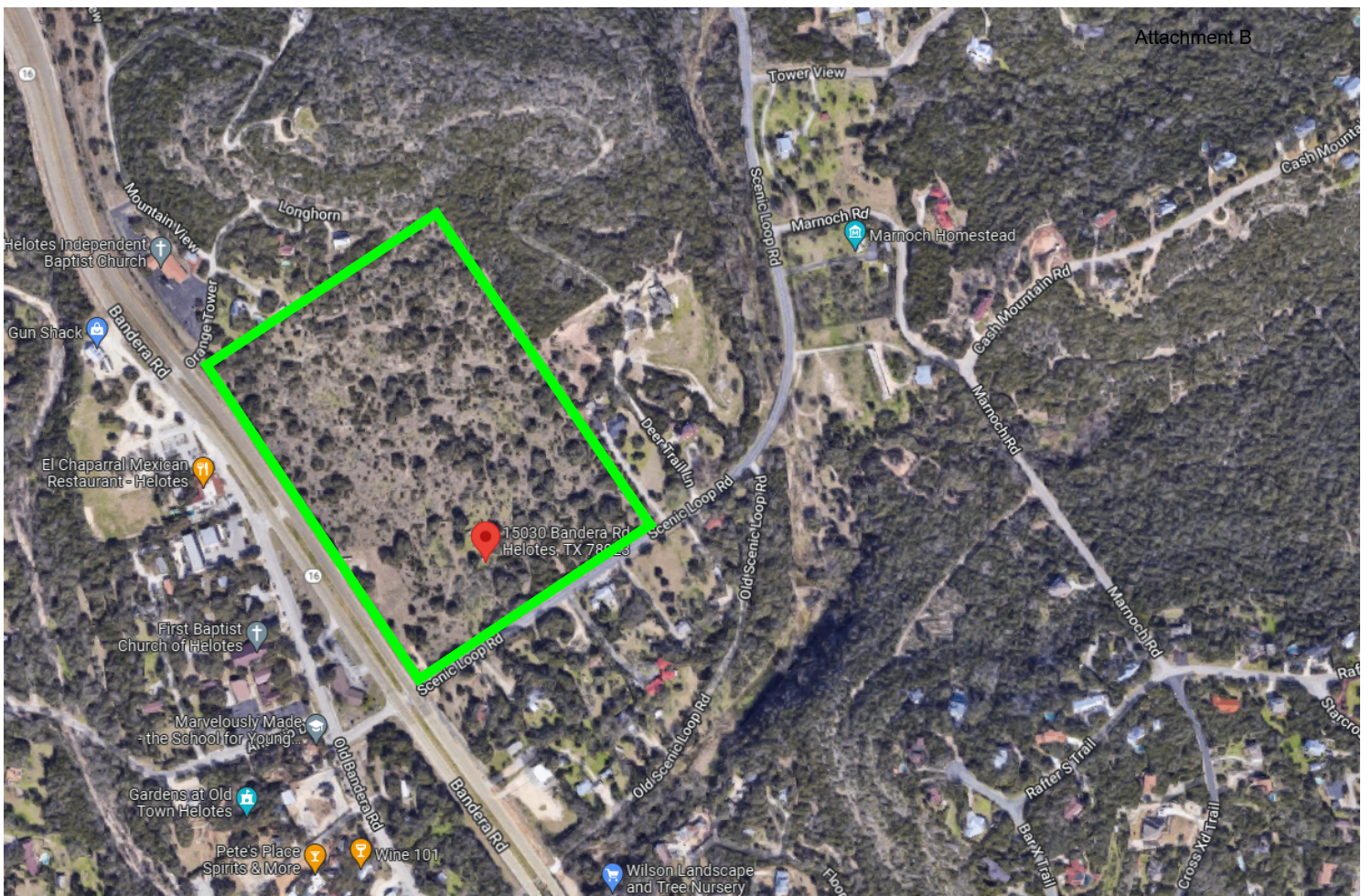
III. Developer

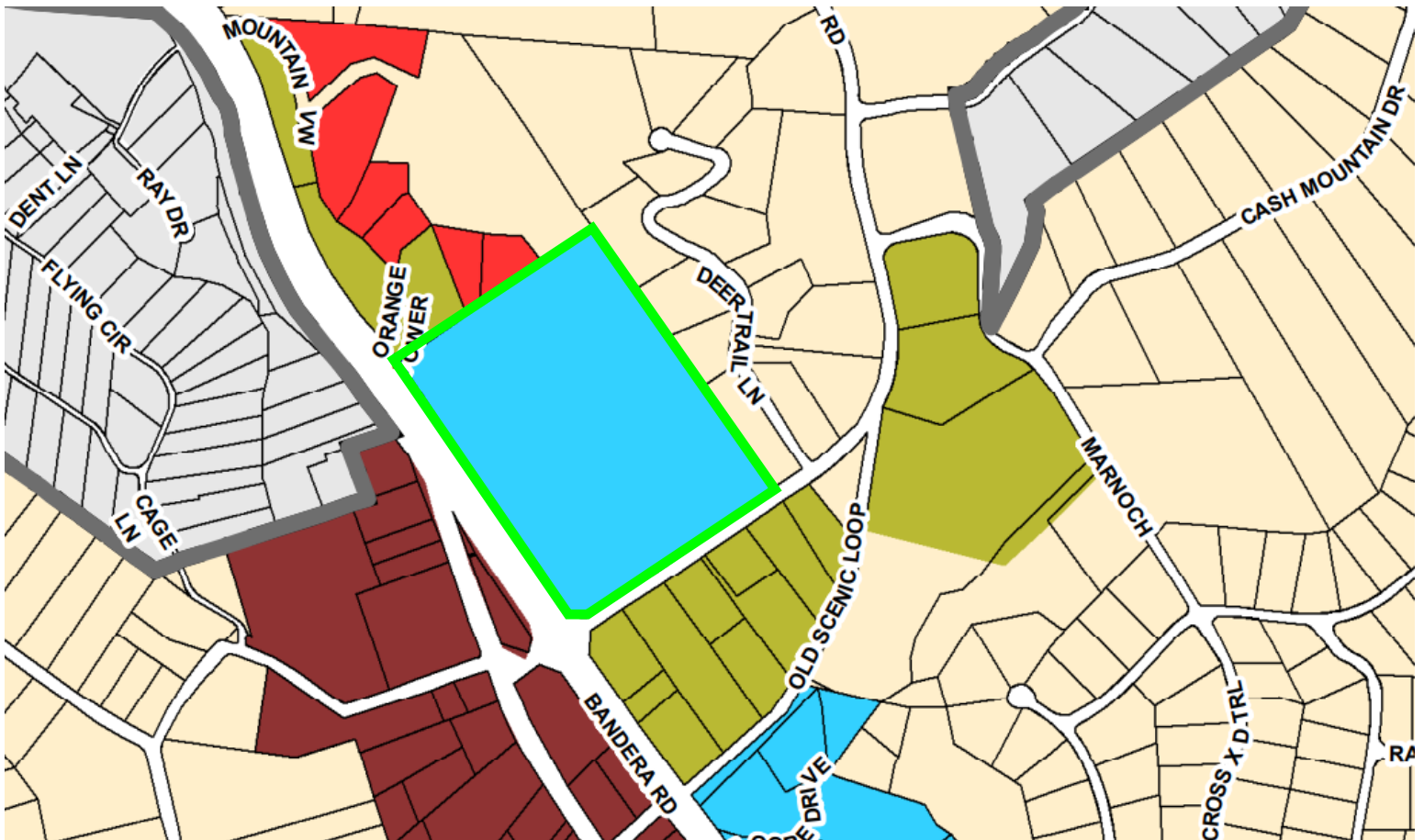
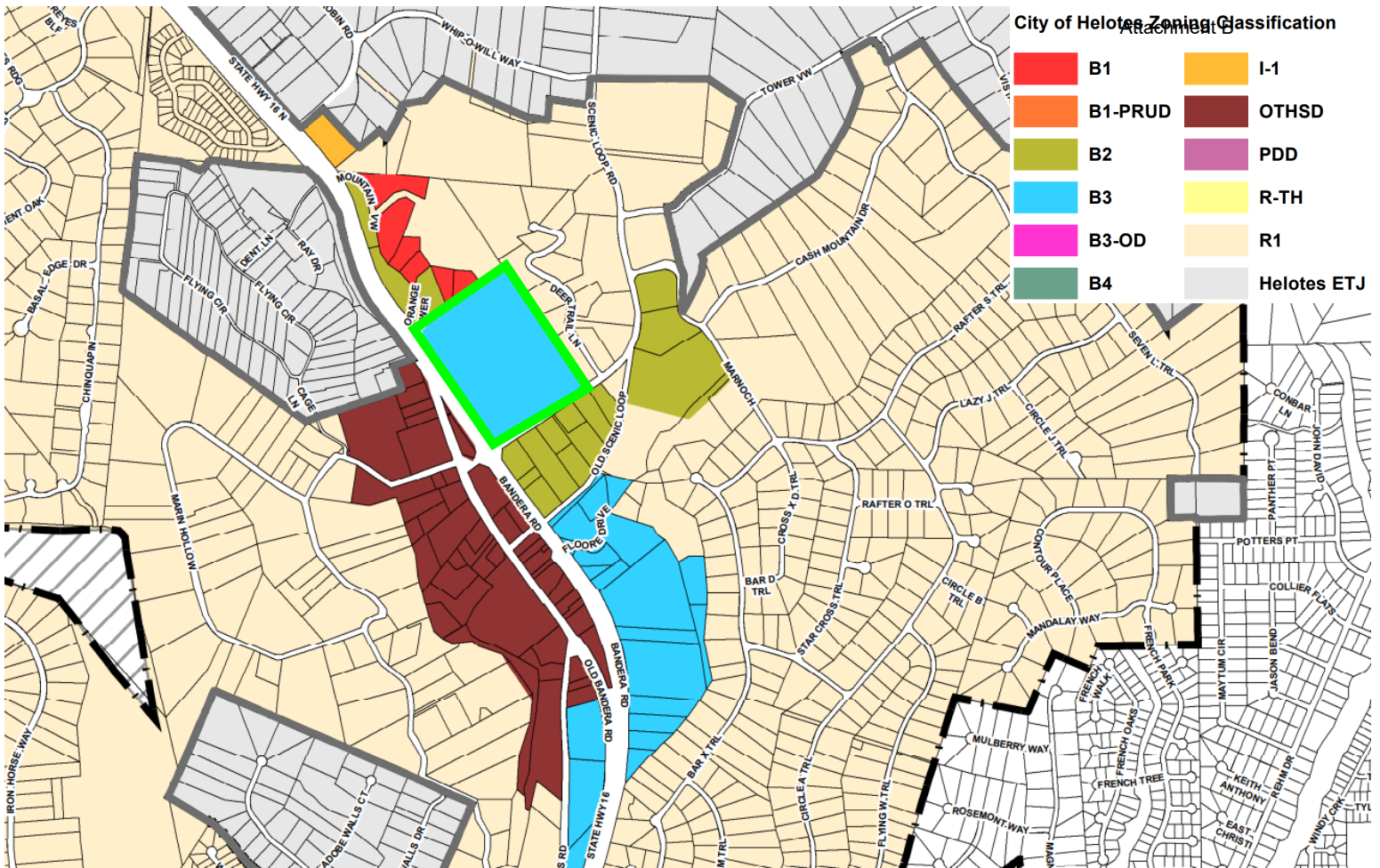
Firm Name (if applicable): Colegas Ventures, LLC
Owner Name(s): _____
Address: 100 Coventry Lane, San Antonio, Texas 78209
Phone: Please contact representative Fax: _____ Email: Please contact representative

IV. Developer's Agent/Engineer *(main contact person responsible for application)*

Role: Engineer Agent Other: Representative
Firm Name (if applicable): Killen, Griffin & Farrimond, PLLC
Address: 10101 Reunion Place, Suite 250 San Antonio, Texas 78216
Primary Contact Name: Ashley Farrimond
Phone: (210) 960-2750 Fax: _____ Email: ashley@kgftx.com
Secondary Contact Name: Delaney Honaker
Phone: (210) 960-2750 Fax: _____ Email: delaney@kgftx.com

Maps





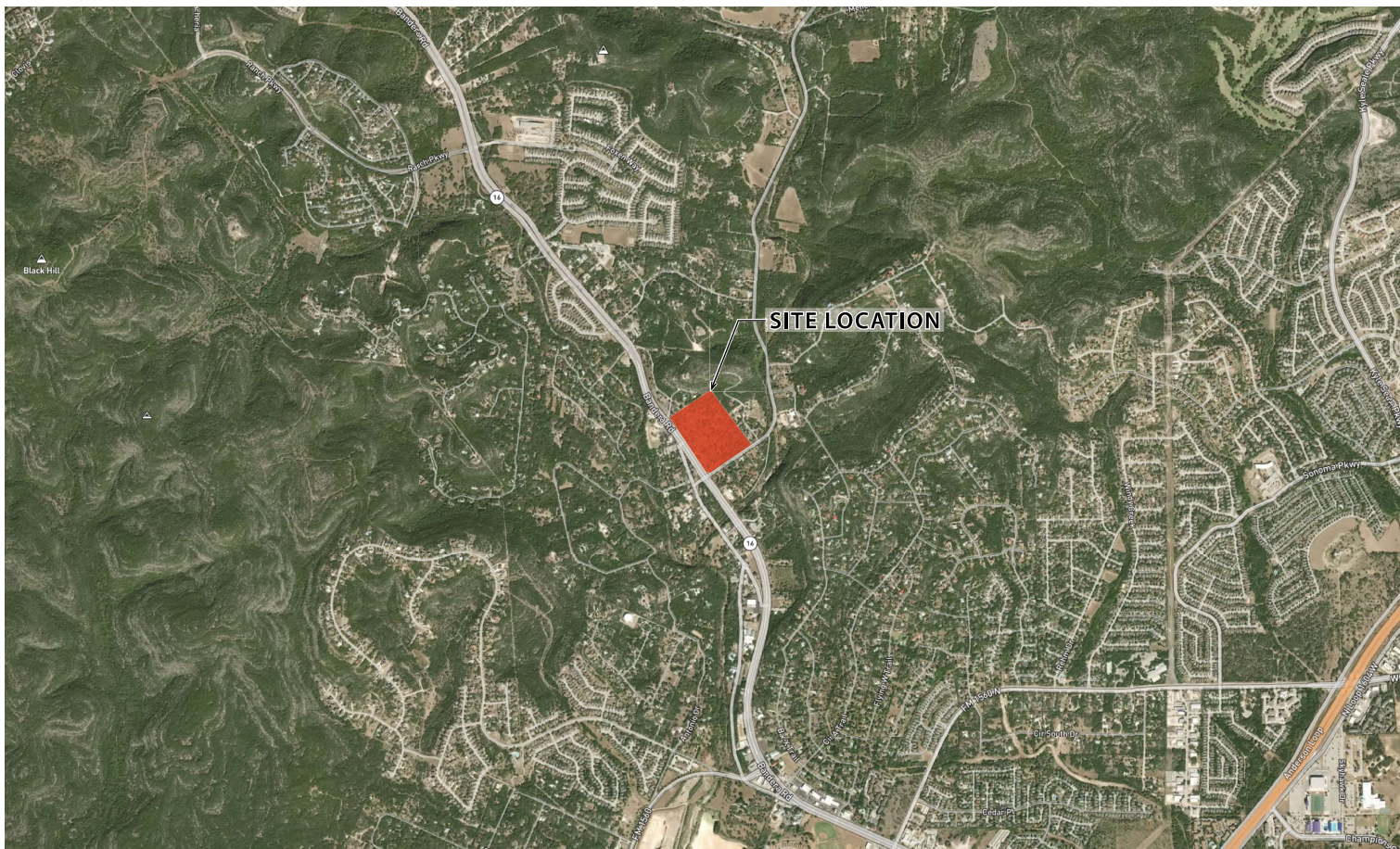
Proposed PUD Development

R H A
ROBERT HIDEY ARCHITECTS

BANDERA RANCH SITE

HELOTES, TX

 **PARAVEL**
PROJECT NUMBER 22035.01 07/29/2022



SITE LOCATION

BANDERA RANCH SITE
HELOTES, TEXAS





BANDERA RANCH
SITE BOUNDARY 31.46 ACRES (1,370,397.6 SF)

SITE ADDRESS: BANDERA RD & SCENIC LOOP RD
CURRENT ZONE: GENERAL BUSINESS DISTRICT (B3)
GENERAL PLAN LAND USE: SINGLE RESIDENTIAL (R-1)

MINIMUM LOT SIZE: 32,000 SQ FT
MAX. HEIGHT: 35 FEET, 2-STORY MAX

SETBACKS:
FRONT YARD SETBACK: 40'-0" MIN.
SIDE YARD SETBACK: 25'-0" MIN. WIDTH, SIDE YARD BOTH SIDES
REAR YARD SETBACK: 25'-0" MIN.

OFF-STREET PARKING

SINGLE FAMILY: 2 SPACES PER UNIT
DUPLEX HOUSING UNITS: 2 SPACES PER UNIT

PARKING DIMENSIONS
90 DEGREE PARKING: 6'-0" WIDTH MINIMUM, 180 SF MINIMUM
PARALLEL PARKING: 6'-0" WIDTH X 22'-0" LENGTH

FIRE APPARATUS ACCESS
ROAD WIDTH: 26'-0"
ROAD SLOPE: 2% STANDARD CROSS SLOPE, 1% MINIMUM CROSS SLOPE
5% MAXIMUM CROSS SLOPE
GRADE: 12% MAXIMUM
ROADWAY RADIUS: 25'-0" INSIDE RADIUS
DEAD ENDS: 49'-0" UNOBSTRUCTED RADIUS (CUL-DE-SAC)

TOTAL ACREAGE: 31.45 ACRES (1,370,397.6 SF)
RESIDENTIAL ACRES: 22.97 ACRES (1,000,654.26 SF)
RESIDENTIAL TOTAL: 230 UNITS
RESIDENTIAL DENSITY: 10 DU/ACRE

RETAIL ACRES: 8.48 ACRES (369,564.48 SF)

2-4 STORY TOWNHOMES

UNIT MIX	TARGET MIX	ACTUAL MIX	NO. OF UNITS
1 BD	25%	30%	70
1 BD W/ DRIVEWAY	14%	13%	30
2 BD	24%	30%	70
2 BD W/ DRIVEWAY	15%	13%	30
3 BD W/ GARAGE & DR	14%	8%	16
3 BD W/ GARAGE	8%	6%	14
		100%	230

PLAN TYPE	PROGRAM	UNIT SIZE	UNIT COUNT	TOTAL
PLAN 1	1 BD/1.5 BA	851 SF	100	85,100 SF
PLAN 2	2 BD/2.5 BA	1,207 SF	100	120,700 SF
PLAN 3 (FARMHOUSE)	2 BD/2.5 BA	1,220 SF	16	19,520 SF
PLAN 4	3 BD/2.5 BA	1,387 SF	14	19,418 SF
TOTAL			230	244,738 SF

PARKING REQUIRED (RESIDENTIAL)

TOTAL PARKING REQUIRED: 230 UNITS x 2 SPACES/UNIT = 460 SPACES REQUIRED

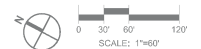
PARKING PROVIDED

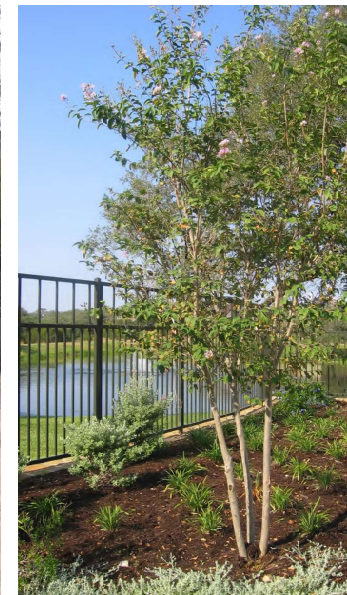
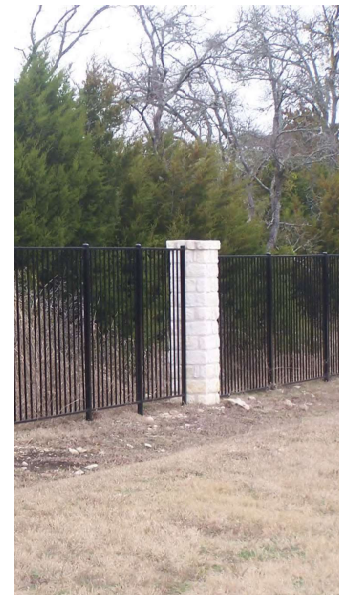
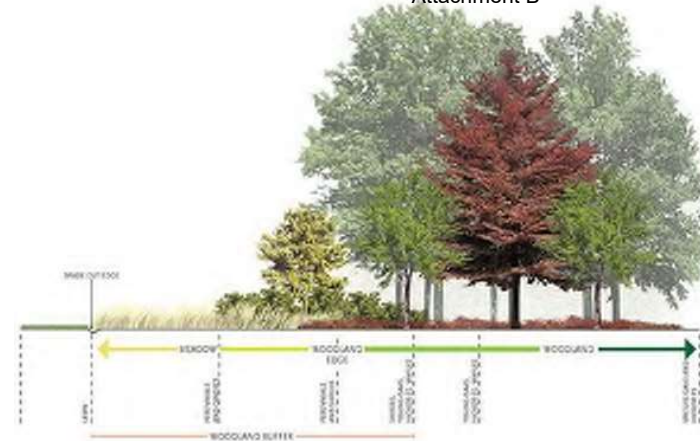
GARAGE SPACES: 44 SPACES
ON-SITE GUEST SPACES: 421 SPACES
TOTAL PARKING PROVIDED: 465 SPACES (2.02 SPACES PER UNIT)

*Setback requirements shall be to the external Property boundary and are not intended to apply to interior lot lines.
**The residential units are shown in the proposed general location, but may shift slightly in location and size; however, the residential structures shall not change in a way that will impact setbacks or parks/open space shown on the plan.
***The commercial portion of the site plan illustrates conceptual buildings, potential users, and a potential site configuration; however, type of business, as well as the size, location, and number of buildings, is subject to change as commercial users are selected for the Property.

BANDERA RANCH SITE
HELOTES, TEXAS

PROPOSED SITE PLAN

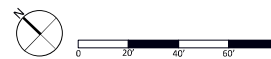




KEY LEGEND

— 6' WROUGHT IRON FENCE WITH 7' MASONRY COLUMN AT +/- 100' O.C.

— ENHANCED LANDSCAPE BUFFER





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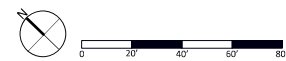
Fence Layout Diagram and Imagery - Subject to Change





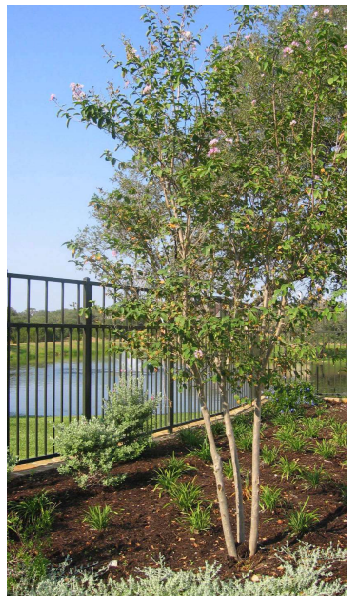
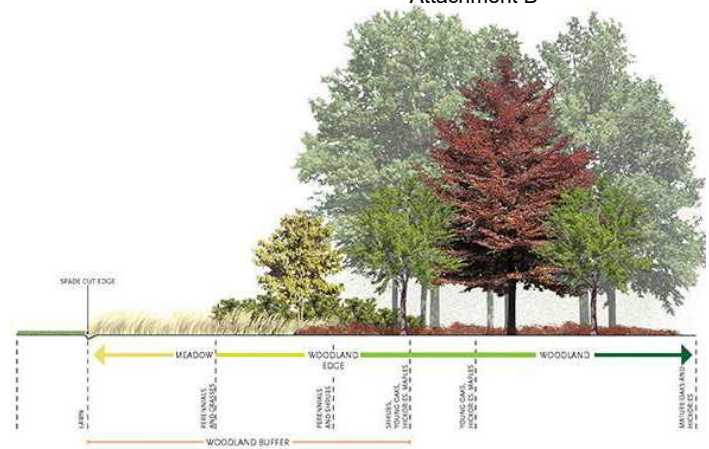
KEY LEGEND

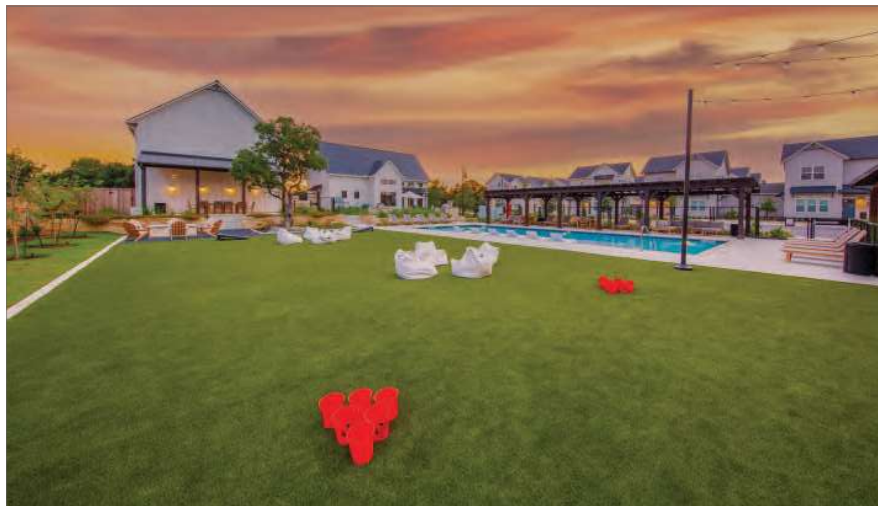
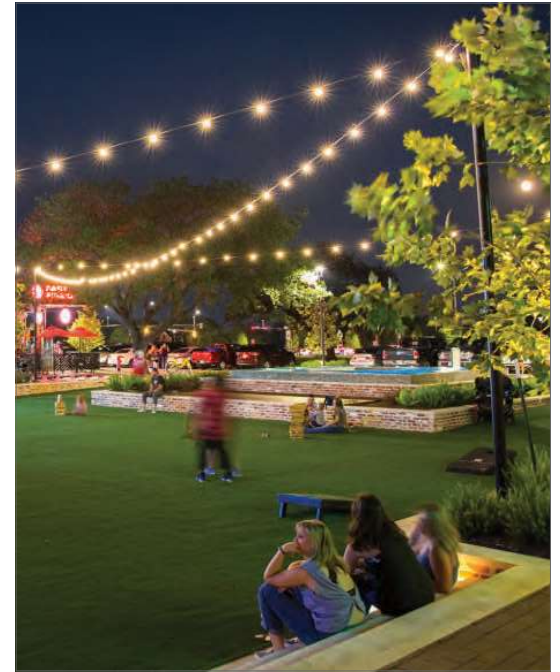
-  6' WROUGHT IRON FENCE WITH 7' MASONRY COLUMN AT +/- 100' O.C.
-  ENHANCED LANDSCAPE BUFFER



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Fence Layout Diagram and Imagery - Subject to Change







ORDINANCE 22-_____

AN ORDINANCE OF THE CITY COUNCIL OF CITY OF HELOTES, TEXAS AMENDING THE ZONING MAP OF THE CITY OF HELOTES, TEXAS FOR AN APPROXIMATELY 31.45-ACRE PROPERTY, LOCATED AT 15030 BANDERA ROAD; REZONING SAID PROPERTY FROM B-3-GENERAL BUSINESS DISTRICT TO PUD 01 DISTRICT, GENERALLY FOR MIXED USES INCLUDING COMMERCIAL, RETAIL, AND RESIDENTIAL; ADOPTING THE PUD FINAL PLAN RELATED TO PUD 01; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in accordance with Section 78-139 and Chapter 98, Article VI of the Code of Ordinances, City Council may approve an application for an Official Zoning Map Amendment and a Planned Unit Development (PUD) to provide some flexibility to traditional zoning by offering a mechanism to balance specific site constraints and development plans with the larger interest of the community and the integrity of the Zoning Ordinance; and

WHEREAS, Chapter 211.003 of the Texas Local Government Code provides that the City Council may regulate the height, number of stories, size of buildings, percentage of a lot that may be occupied, the size of yards, courts, and other open spaces, population density, the location and use of buildings, and land for business; and

WHEREAS, Chapter 211.006 of the Texas Local Government Code provides the procedures that the City Council must follow to exercise the authority relating to zoning regulations and zoning district boundaries; and

WHEREAS, the City received a request by Colegas Ventures, LLC for the approval of a Zoning Map Amendment and a Planned Unit Development for approximately 31.45-acre tract assigned the physical address of 15030 Bandera Road, Helotes, Texas, generally located northeast of the intersection of Bandera Road and Scenic Loop Road, which is more fully depicted and legally described on Exhibits "A" and "B", attached hereto, from B-3-General Business District to PUD 01 District, generally for mixed-uses, including commercial, retail, and residential; and

WHEREAS, after proper delivery of notice, the Planning and Zoning Commission conducted a public hearing on the application for the Zoning Map Amendment and Planned Unit Development on _____, 2022, during which parties in interest and citizens were afforded a full and fair hearing and had an opportunity to be heard on the matter; and

WHEREAS, on _____, 2022, the City's Planning and Zoning Commission made a recommended approval of the Owner's application for the Zoning Map Amendment and Planned Unit Development; and

WHEREAS, after proper publication of notice and receipt of the Planning and Zoning Commission's recommendation, the City Council conducted a public hearing on the applications for the Zoning Map Amendment and Planned Unit Development on _____, 2022 during which parties in interest and citizens had another opportunity to be heard on the matter; and

WHEREAS, the City Council has reviewed the proposed Plan and determined that it promotes the health, safety, and general welfare of the citizens of Helotes and that it complies with the intent of the Planned Unit Development Ordinance of the City; provided there is full compliance with the conditions set out in Section Four of this Ordinance; and

WHEREAS, the City has complied with the laws of the State of Texas and ordinances of the City of Helotes and all conditions precedent necessary to take this action, has properly noticed and conducted all public hearings and public meetings pursuant to the Texas Local Government Code and Texas Government Code, as applicable; and

WHEREAS, the City Council in the exercise of its legislative discretion, has concluded that the Zoning should be amended in accordance with this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HELOTES, TEXAS:

SECTION 1. Recitals. The recitals set out above are adopted herein for all purposes.

SECTION 2. The Property. The real property (“Property”) subject to the amendments authorized by this Ordinance is a 31.45-acre tract, more or less, assigned the physical address of 15030 Bandera Road, Helotes, Texas, generally located northeast of the intersection of Bandera Road and Scenic Loop Road, which is more fully depicted and legally described on **Exhibits “A” and “B”**, attached hereto.

SECTION 3. The Zoning Map Amendment. The City’s Official Zoning Map is hereby amended by revising the Zoning Classification of the Property from B-3-General Business District as shown on the Zoning Map to PUD 01 District, generally for mixed-uses, including commercial, retail, and residential.

SECTION 4. The Planned Unit Development. The Property shall develop in accordance with the PUD 01 Development Regulations, including the approved PUD Final Plan, as provided for in **Exhibit “C”**, which shall include among other things, the permitted uses, lot development standards, and the following Exhibits:

- Exhibit “C-1” – PUD Plan
- Exhibit “C-2” – PUD Requirements
- Exhibit “C-3” – Building Design
- Exhibit “C-4” – Fence Layout
- Exhibit “C-5” – Landscape Plan
- Exhibit “C-6” – Lighting Plan
- Exhibit “C-7” – Drainage Patterns
- Exhibit “C-8” – Open Space Plan & Parks/Recreation Plan

SECTION 5. That the subject Property shall be used only in the manner and for the purposes authorized by the Planned Unit Development 01 District of the City as heretofore amended herein by granting this zoning change and as may be amended in the future.

SECTION 6. Map Revision. The City Administrator is hereby authorized and directed to revise the Official Zoning Map and take all other steps reasonably necessary to facilitate the purpose of this ordinance.

SECTION 7. Continuation Clause. All provisions of the Code of Ordinances of the City of Helotes not herein amended or repealed shall remain in full force and effect.

SECTION 8. Repealer Clause. All other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent that they are in conflict.

SECTION 9. Severability Clause. If any provisions of this ordinance shall be held void or unconstitutional, it is hereby provided that all other parts of the same which are not held void or unconstitutional shall remain in full force and effect.

SECTION 10. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or a provision of the City Code.

SECTION 11. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 12. It is officially found, determined, and declared that the meeting at which this Ordinance was adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 13. Effective Date. This ordinance will take effect upon its passage and approval.

PASSED AND APPROVED, by the City Council of the City of Helotes on this the ____ day of _____ 2022.

City of Helotes

Rich Whitehead, Mayor

Attest:

Approved as to form:

Celina Perez, City Secretary

Frank Garza, City Attorney

EXHIBIT "A"
NOTIFICATION MAP

DRAFT

200 Foot Property Owners Exhibit

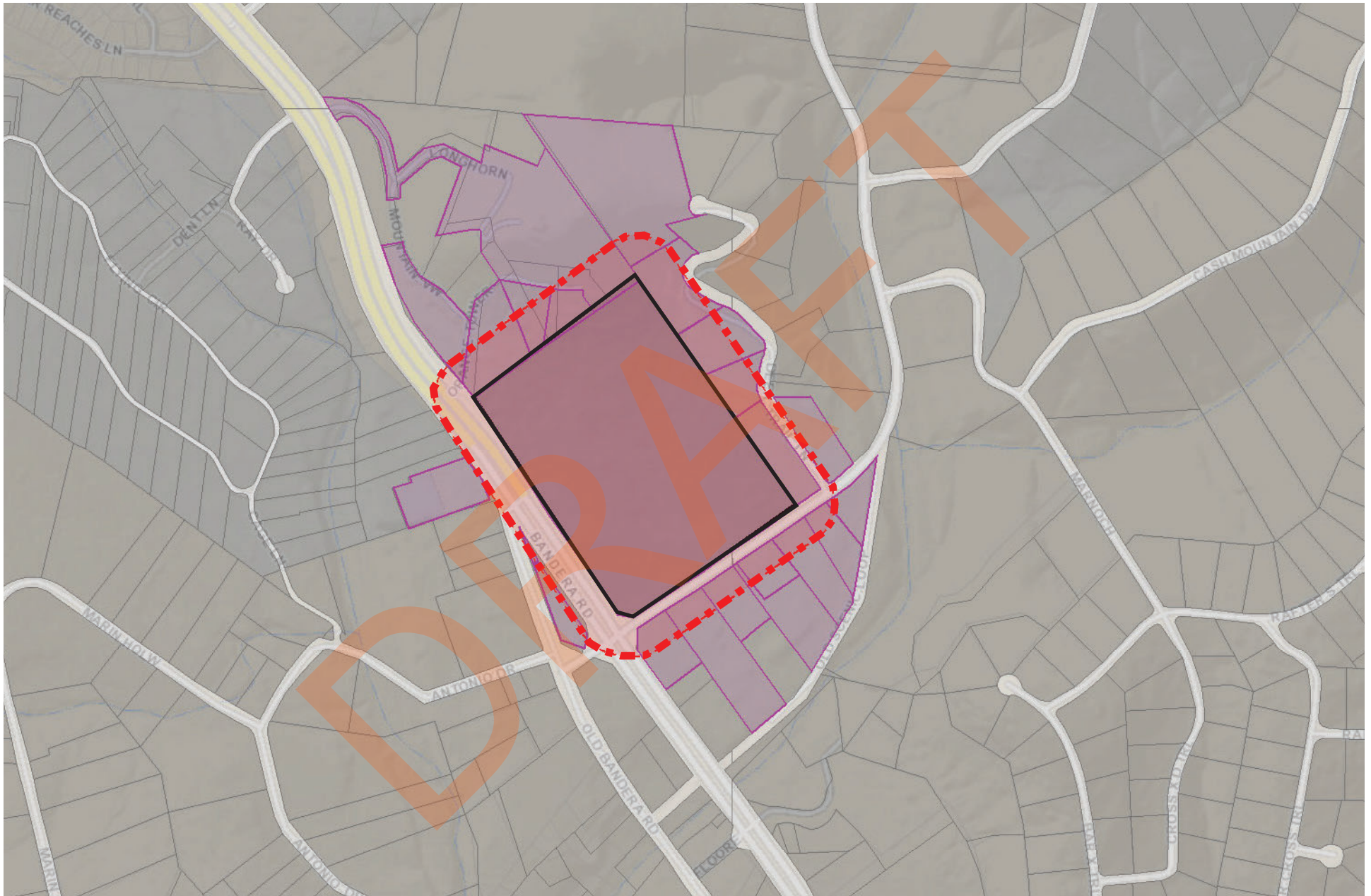


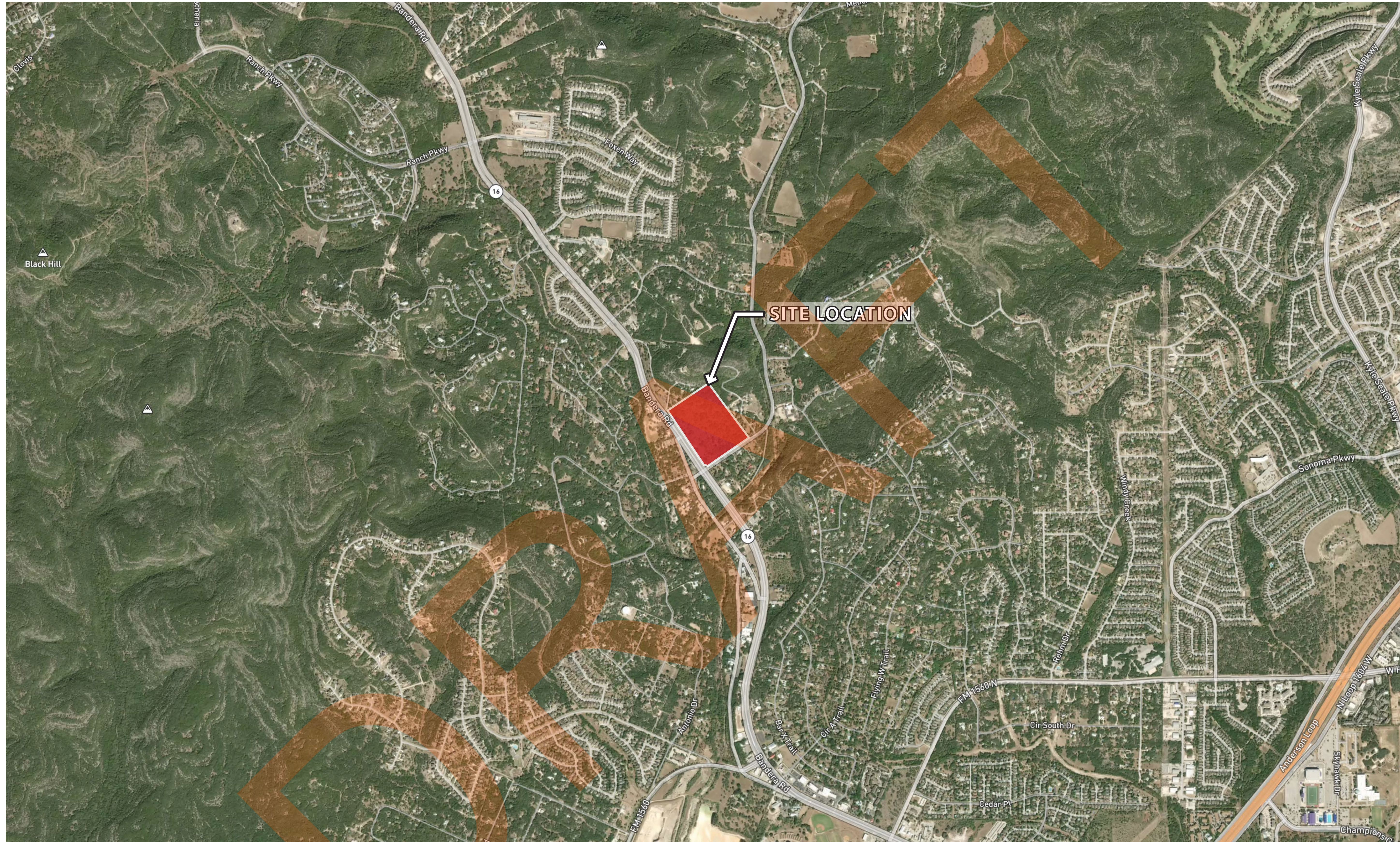
EXHIBIT "B"
LEGAL DESCRIPTION

DRAFT

EXHIBIT “C-1”

PUD 01 PLAN

DRAFT



SITE LOCATION

BANDERA RANCH SITE HELOTES, TEXAS





BANDERA RANCH
SITE BOUNDARY 31.46 ACRES (1,370,397.6 SF)

SITE ADDRESS: BANDERA RD & SCENIC LOOP RD
CURRENT ZONE: GENERAL BUSINESS DISTRICT (B3)
GENERAL PLAN LAND USE: SINGLE RESIDENTIAL (R-1)

MINIMUM LOT SIZE: 32,000 SQ FT

MAX. HEIGHT: 35'-0", 2-STORY MAX
BUILDING DESIGN HEIGHT: 30'-0"

SETBACKS:
FRONT YARD SETBACK: 40'-0" MIN.
SIDE YARD SETBACK: 25'-0" MIN. WIDTH, SIDE YARD BOTH SIDES
REAR YARD SETBACK: 25'-0" MIN.

OFF-STREET PARKING

SINGLE FAMILY: 2 SPACES PER UNIT
DUPLEX HOUSING UNITS: 2 SPACES PER UNIT

PARKING DIMENSIONS
90 DEGREE PARKING: 9'-0" WIDTH MINIMUM, 180 SF MINIMUM

PARALLEL PARKING: 8'-0" WIDTH X 22'-0" LENGTH

FIRE APPARATUS ACCESS
ROAD WIDTH: 26'-0"
ROAD SLOPE: 2% STANDARD CROSS SLOPE, 1% MINIMUM CROSS SLOPE
5% MAXIMUM CROSS SLOPE

GRADE:
ROADWAY RADIUS: 25'-0" INSIDE RADIUS
DEAD ENDS: 48'-0" UNOBSTRUCTED RADIUS (CUL-DE-SAC)

TOTAL ACREAGE: 31.45 ACRES (1,370,397.6 SF)
RESIDENTIAL ACRES: 22.97 ACRES (1,000,654.66 SF)
RESIDENTIAL TOTAL: 230 UNITS
RESIDENTIAL DENSITY: 10 DU/ACRE

RETAIL ACRES: 8.48 ACRES (369,564.48 SF)

2-STORY DUPLEX

UNIT MIX	UNIT TYPE	TARGET MIX	ACTUAL MIX	NO. OF UNITS
1 BD		25%	30%	70
1 BD W/ DRIVEWAY		14%	13%	30
2 BD		24%	30%	70
2 BD W/ DRIVEWAY		15%	13%	30
2 BD W/ GARAGE & DR		14%	8%	16
3 BD W/ GARAGE		8%	6%	14
		100%		230

PLAN TYPE	PROGRAM	UNIT SIZE	UNIT COUNT	TOTAL
PLAN 1	1 BD/1.5 BA	851 SF	100	85,100 SF
PLAN 2	2 BD/2.5 BA	1,207 SF	100	120,700 SF
PLAN 3 (FARMHOUSE)	2 BD/2.5 BA	1,220 SF	16	19,520 SF
PLAN 4	3 BD/2.5 BA	1,387 SF	14	19,418 SF
TOTAL			230	244,738 SF

PARKING REQUIRED (RESIDENTIAL)

TOTAL PARKING REQUIRED: 230 UNITS x 2 SPACES/UNIT = 460 SPACES REQUIRED

PARKING PROVIDED

GARAGE SPACES: 30 SPACES
CARPORTS: 76 SPACES
ON-STREET PARKING SPACES: 354 SPACES
TOTAL PARKING PROVIDED: 460 SPACES (2.0 SPACES PER UNIT)

PARKING REQUIRED (RETAIL)

TOTAL RETAIL SF: 43,164 SF
TOTAL PARKING REQUIRED: 1 SPACE/200 SF = 216 SPACES

PARKING PROVIDED

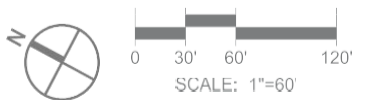
ON-SITE GUEST SPACES: 221 SPACES

TOTAL AREA	31.46 ACRES	(1,370,397.6 SF)	100%
DETENTION POND	-	102,030 SF	
ADJUSTED TOTAL AREA	29.11 ACRES	1,268,367.6 SF	

IMPERMEABLE	STREETS	400,642.36 SF	
SIDEWALKS	108,079.72 SF		
AMENITY	11,895 SF		
BUILDINGS	47,719.91 SF		
TRASH ENCLOSURES	1,000 SF		
TOTAL	13.07 ACRES	(569,336.99 SF)	45%

PERMEABLE	16.04 ACRES	(610,602.27 SF)	55%
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PROPOSED SITE PLAN



BANDERA RANCH SITE
HELOTES, TEXAS

**EXHIBIT “C-2”
PUD 01 DEVELOPMENT REGULATIONS**

**CITY OF HELOTES
PLANNED UNIT DEVELOPMENT NO. 01**

THE STATE OF TEXAS §

COUNTY OF BEXAR §

THIS DEVELOPMENT PLAN (this “**Plan**”) is made and entered by and between the CITY OF HELOTES, TEXAS, a political subdivision of the State of Texas (“**City**”) and xx, their successors and assigns, (“**Owner**”). The City and Developer shall sometimes hereinafter be referred to collectively as the “**Parties**”.

**ARTICLE I
GENERAL PROVISIONS**

1. The subject property shall be zoned “PUD 01 District” and shall conform to the development regulations contained herein. This planned unit development is intended to allow flexibility in planning and designing a mixed-use development, including commercial, retail and residential units. The residential portion is approximately 22.97 acres (“Residential Area”), and the commercial portion is approximately 8.48 acres (“Commercial Area”), as further shown in the PUD Plan.
2. **CHANGES AND MODIFICATIONS** – No changes or modifications will be made to this Plan unless in accordance with all provisions pertaining to changes or modifications as stated in Section 98-164, Code of Ordinances, City of Helotes, Texas, as amended.
3. **ZONING VIOLATION** – Owner understands that any person, firm, corporation or other entity violating any conditions or terms of the Plan shall be subject to any and all penalties for the violation of any zoning ordinance provisions at stated in Section 98-466, Code of Ordinances, City of Helotes, Texas, as amended.
4. **APPLICABILITY OF CITY ORDINANCES**
 - 6.1. **Other Ordinances** – All the other Ordinances within the Code, as applicable and as amended, shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.

**ARTICLE II
DEVELOPMENT STANDARDS**

1. **DEFINITIONS** – Words and terms used herein shall have their usual force and meaning, or as defined in the City of Helotes Code of Ordinances, as amended, hereinafter referred to as “the Code”.
2. **PROPERTY** - This plan covers approximately 31.47 acres of land, located within the City of Helotes, Texas, and more particularly described in Exhibit “A” and “B”. The

property is divided into Parcel 1 and Parcel 2, more particularly described in Exhibit “C-1”.

3. **SITE PLAN** – Exhibit “C-1” shall serve as the Site Plan for the project, in accordance of Section 98-163 of the Code.
4. **PERMITTED LAND USES** – Only land uses identified in this section shall be permitted (either by right or with a Specific Use Permit) on the subject property. All other uses shall be prohibited. The approval of a Specific Use Permit by the City Council shall not be considered a modification to the PUD that will require a PUD amendment.

Use Table

P = Permitted use

CC = City Council Approval

Use	PUD 01 (Helotes PUD)
PARCEL 1 - RESIDENTIAL USES	
Multi-Family Residential Uses (in accordance with the density and lot requirements of this Plan)	
<ul style="list-style-type: none"> • Residential housing product that includes detached and attached single family units on one platted lot. A maximum of two units may be attached in the same building. The units are arranged around common parking areas, alleys or private drives, and walkways similar to an apartment complex. Amenity features and common maintenance are provided for residents. 	P
PARCEL 2 - COMMERCIAL USES	
Air Conditioning Sales, Retail, and Service (Completely Enclosed)	P
Alcoholic Beverage (Microbrewery) Manufacturer (With Food and On-premises Consumption)	P
Alcoholic Beverage (Retail) Sales (No On-premises Consumption)	P
Apparel/Accessories/ Alteration & Repair (Retail)	P
Appliance Repair and Sales (Completely Enclosed)	
Art Gallery and/or Museum	P
Auto Parts Sales (Completely Enclosed)	P
Bakery (Retail)	P
Barber and Beauty Equipment Sales (Retail)	P
Barber and Beauty Shop	P
Bicycle and/or lawn mower (sales and service)	P
Blueprinting, Photostatting/Reproduction/Print Shop	P
Book and Stationery Store	P

Use	PUD 01 (Helotes PUD)
Candle Shop (Retail)	P
Coffee Roasting (Retail)	P
Dairy Products (Retail)	P
Delicatessen	P
Department Store	P
Drug Sales (Retail)	P
Dry Goods (Retail) (Completely Enclosed)	P
Electric Repair Shop	P
Farm/Ranch/Feed Supply (Completely Enclosed)	CC
Farm Equipment (completely enclosed)	CC
Fish Market (Retail) (Completely Enclosed)	P
Floor Covering Sales (Retail) (Completely Enclosed)	P
Floral Shop (Retail)	P
Food Products (Retail)	P
Furniture Sales, Service, and Repair (Retail) (Completely Enclosed)	P
Gift Shop (Completely Enclosed)	P
Grocery (Retail)	P
Hair and Nail Salon	P
Hobby Supply Sales	P
Hotel	P
Ice Cream Parlor/Store	P
Indoor Entertainment/Amusement	CC
Interior Decorator	P
Jewelry Sales and Service	P
Leather Goods or Luggage Store	P
Massage Therapy	P
Medical Supply (Retail)	P
Music Store	P
Nursery/Daycare	CC
Office (General/Medical/Professional Within Multi-Tenant Building)	CC
Paint and Wallpaper Store	P
Post Office	P
Pet Shop and Supply (Completely Enclosed)	P
Picture Framing (Completely Enclosed)	P
Real Estate Sales Office	P
Restaurant (Alcoholic Beverages Incidental to Food Sales)	P
Restaurant with Drive Thru (Alcoholic Beverages Incidental to Food Sales)	CC
Shoe Sales and Repair (Retail)	P
Sporting Goods Sales and Service	P
Tanning Salon	P
Tavern	P

Use	PUD 01 (Helotes PUD)
Tavern with Outdoor Area for Patrons/Entertainment Purposes	CC
Tobacco Store	CC
Veterinary office and hospital	CC
Watch Sales and Service	P

5. LOT DEVELOPMENT STANDARDS

A. Parcel 1 - Residential Standards

Maximum Building Height – 35 feet / 2 stories (Refer to Section 98-4 of the Code)

Minimum Lot Size – 32,000 square feet

Maximum Density – not to exceed 10 units per acre or 230 total residential units

External Property Boundary

Minimum Front Building Setback – 40 feet

Minimum Side Building Setback – 25 feet

Minimum Rear Building Setback – 100 feet

Interior Spacing Between Structures

Minimum Front Yard Setback – 10 feet

Minimum Side Yard Setback – 5 feet

Minimum Rear Yard Setback – 10 feet

B. Parcel 2 - Commercial Standards

Minimum Building Front Setback – 40 feet

Minimum Building Side Setback – 25 feet

Minimum Building Rear Setback – 20 feet

Maximum Building Height – 35 feet / 2 stories (Refer to Section 98-4 of the Code)

Maximum Building Lot Coverage – the combined Maximum Building Lot Coverage, including patio areas, shall not exceed 30% of the Commercial Area.

- i. The Commercial Area of the PUD may be subdivided into one or more lots with no minimum lot size.

Buffer Zone - to PD, R-1, R-2, or R-3 - 100 feet, or a street plus 40 feet or 30 feet plus an approved eight-foot privacy fence shall be maintained.

Fire Lane - Minimum fire lane of 16 feet shall be maintained adjacent to one side of the building having doors.

1. Constructions and Building Standards

- a) 2021 IRC for residential units
- b) 2021 IBC for commercial buildings
- c) Fire Radiant Construction for all buildings.

2. The residential units (Parcel 1) shown in the Exhibit “C-3” are the proposed general location but may shift slightly in location and size; however, the residential structures shall not change in a way that will impact setbacks or parks/open space shown in the PUD.
3. The Commercial Area (Parcel 2) of the Exhibit “C-3” illustrates conceptual buildings, potential users, and a potential site configuration; however, type of business, as well as the size, location, and number of buildings, is subject to change as commercial users are selected for the Property.

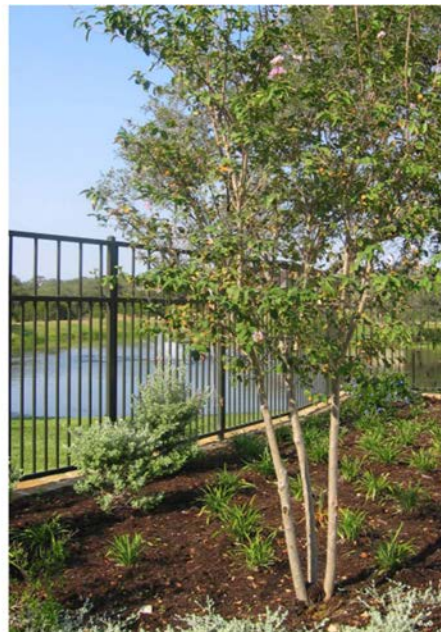
C. Building Design

Residential buildings shall contain design elements which substantially comply with the depictions contained in Exhibit “C-3”, including but not limited to elevation variation, roof pitch and orientation.

Guidelines for the commercial building design in this PUD include provisions to ensure three-sided architecture, continuity in color and materials, building articulation to break up massing, and doors on ground floor units that face the street frontage. Additionally, this PUD requires that a minimum of three finish materials be utilized on exterior elevations and that no more than 70 percent of each elevation be comprised of stucco. The projects color pallet will consist of brown and grey tones to blend with the surrounding terrain and developments.

6. FENCING/LANDSCAPING

- a. Fencing shall conform with the proposed Fence Layout shown in Exhibit “C-4”. The proposed fencing will consist of 8’ wooden privacy fencing and open face fencing comprised of metal or wrought iron and may include masonry columns.



The location of each type of fencing is further shown in Exhibit “C-4”.

- b. Landscaping shall comply with Chapter 94, Article II of the Code of Ordinance and consist of a twenty-five-foot (25’) landscape buffer along the northern edge of the Property as shown in Exhibit “C-5”. Additional landscaping shall be provided in accordance with Exhibit “C-5”.



7. LIGHTING

- 7.1 All lighting shall comply with Article III of the Unified Development Code. Additionally, a Lighting Plan shall be provided at the building permit phase and shall obtain Architectural Review by the Planning and Zoning Commission and City Council per Article IX of the Unified Development Code.
- i. Additionally, the proposed lighting devices will include the light fixtures included in Exhibit “C-6”, or materials similar.

8. PARKING

- 8.1 Residential development shall provide parking in accordance with the following parking schedule and depicted on Exhibit “C-1”:

BUILDING USE	RATIO REQUIREMENTS	UNITS/BUILDING SIZE	PARKING SPACES REQUIRED
RESIDENTIAL	2 SPACES/UNIT	230	460

- 8.2 Handicapped parking spaces shall be provided as required in the Unified Development Code.
- 8.3 All parking areas and vehicular travel lanes, to include fire lanes, in the front, sides and rear yards are required to be on an improved surface, which shall be surfaces made of concrete or asphalt; base gravel, crushed granite, chip seal, and/or caliche are not acceptable surfaces.
- 8.4 Commercial development shall provide parking consistent with UDC requirement for particular commercial uses.

9. SIGNS

- 9.1 The PUD shall include two (2) multi-tenant commercial signs located on Bandera Road and one (1) multi-tenant commercial sign on Scenic Loop Road at the associated ingress/egress drives with a maximum height of twelve feet (12') from average grade, including a base which is not less than 18 inches above the average grade
- 9.2 The PUD shall include one (1) residential subdivision entry sign along Scenic Road in accordance to Section 66-43 of the Code.
- 9.3 A Master Sign Plan shall be provided to the City prior to platting the PUD in accordance to Section 66-50(10) and Section 66-71(c) of the Code.
- 9.4 Nothing herein shall prevent the owner/developer of any portion of the Property from seeking a variance to the signage requirements of this PUD or City of Helotes Code of Ordinances Chapter 66.

10. RECORDED AND PROPOSED EASEMENTS

- 10.1 All proposed easements must be presented to the City and recorded prior to or simultaneously with final plat recordation.

11. DRAINAGE

- 11.1 A drainage study in line with the drainage patterns shown in Exhibit "C-7" must be submitted to the City prior to platting the PUD.

12. OPEN SPACE/PARKS & RECREATION

- 12.1 The PUD shall provide open space and parks/recreation in line with the proposed and submitted Open Space Plan and Parks and Recreation Plan shown in Exhibit "C-8".

EXHIBIT “C-3”
BUILDING DESIGN

DRAFT

Residential Features

- Unique design to live more like a single-family home
- Thoughtfully incorporated design features, like bedrooms with high windows to allow for privacy in the adjoining side yard
- Pedestrian friendly environment with ample deliberate green space
- Detached or partially attached with private entrances
- 1-, 2-, and 3-bedroom homes with attached garages



Residential Design Concepts



1 Bed + 1.5 Bath
851 SF



2 Bed + 2.5 Bath
1,207 SF



2 Bed + 2.5 Bath
1,200 SF



3 Bed + 2.5 Bath
1,387 SF



Clubhouse Design Concept



Color and Materials Selections Attachment C

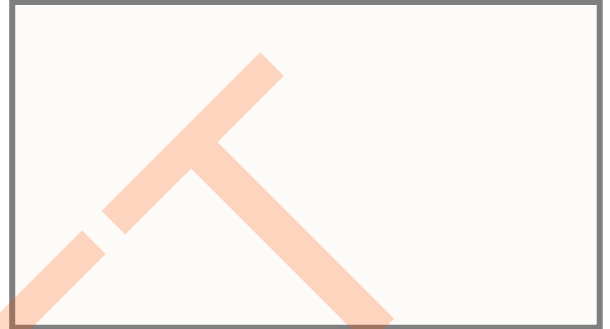
Composition Roof

Certainteed Landmark Shingles "Moire Black"



Base Stucco & Garage

Dunn Edwards DEW 383 "Cool December"



Horizontal Siding

Dunn Edwards DEW 383 "Cool December"



Board & Batten

Kelly Moore KM 4952 "Pompeii Ruins"



Stone Siding

White Limestone



Horizontal Siding

Benjamin Moore AC-29 "San Antonio Gray"



Wood Trim

Kelly Moore KM 4952 "Pompeii Ruins"



Wood Trim

Dunn Edwards DEW 383 "Cool December"



Metal Awnings



Entry Door & Garage

Benjamin Moore 2133-10 "Onyx"



Metal Details, Gutters, & Downspouts

Benjamin Moore 2133-10 "Onyx"



Vinyl Window 7 Sliders

Millard White



Metal Gate

Benjamin Moore 2133-10 "Onyx"



Wainscoting

Benjamin Moore AC-29 "San Antonio Gray"



Barn Door

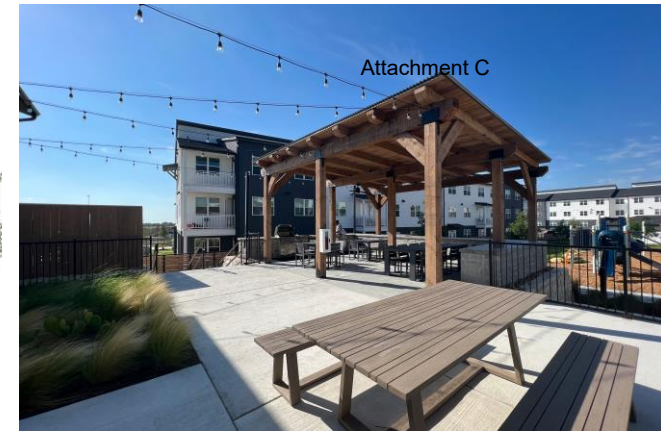
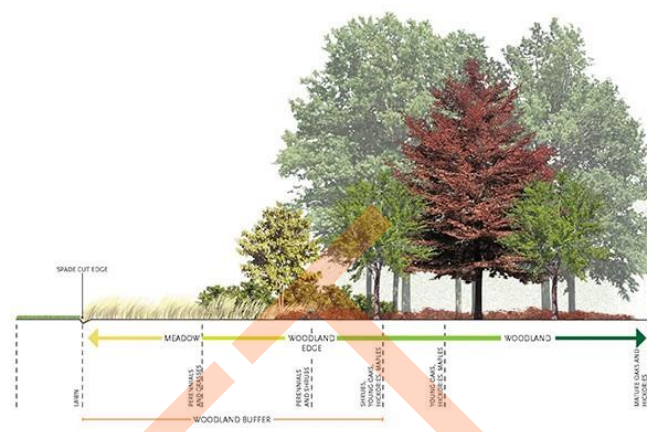
Benjamin Moore 2133-10 "Onyx"



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EXHIBIT "C-4"
FENCE LAYOUT

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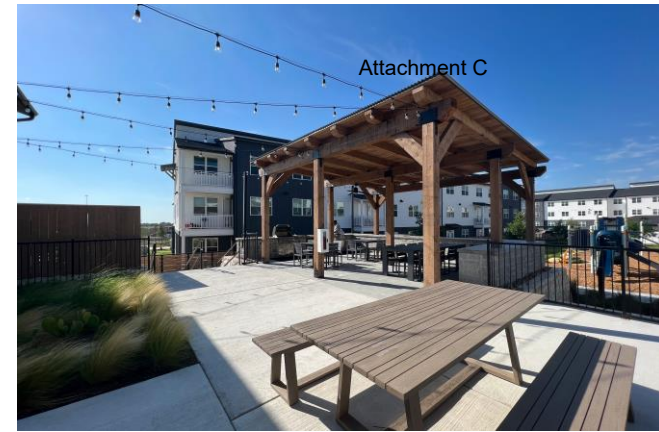
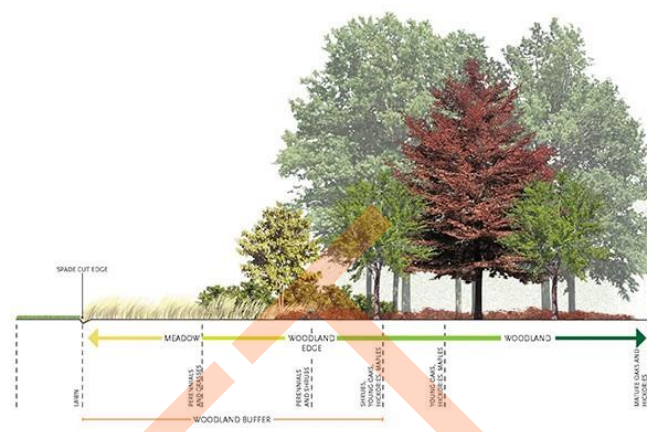
Key Legend

- 
6' WROUGHT IRON FENCE WITH 7' MASONRY COLUMN
- 
8' CEDAR FENCE
- 
ENHANCED LANDSCAPE BUFFER



EXHIBIT "C-5"
LANDSCAPE PLAN

DRAFT



Key Legend

-  6' WROUGHT IRON FENCE WITH 7' MASONRY COLUMN
-  8' CEDAR FENCE
-  ENHANCED LANDSCAPE BUFFER



**EXHIBIT “C-6”
LIGHTING PLAN**

DRAFT

Exterior Residential Lighting



H: 80"



Exterior Pole Lighting



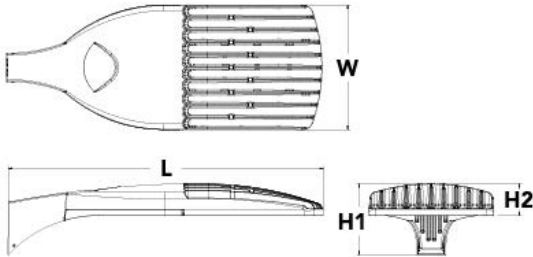
d#series

D-Series Size 1 Legacy LED Area Luminaire



Specifications

EPA:	1.01 ft ² (0.09 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Introduction

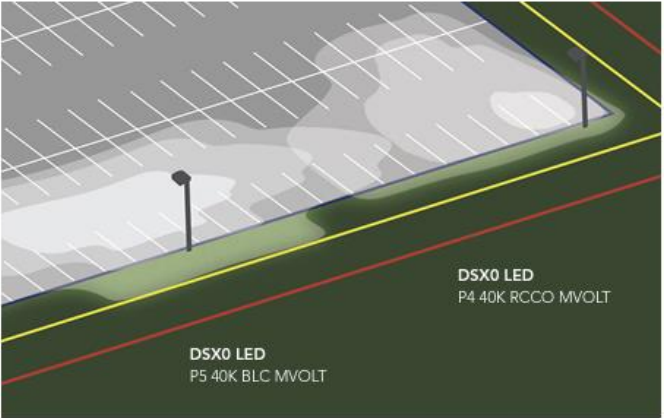
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

DLC Qualified

The D-Series LED Extreme Cutoff Optics are DesignLights Consortium® qualified, which makes them eligible for utility rebates and can help improve project ROI.

- **Curb Line**
- **Property Line**
Virtually all light is cutoff right at that property line, even with the corner cutoff luminaire only 7' from the property line in either direction!
- **LEED Boundary Line**
Anything beyond that red line is unacceptable spill light.



Exterior Bollard Lighting



D-Series LED Bollard



Buy American

d#series

Specifications

Diameter: 8" Round
(20.3 cm)

Height: 42"
(106.7 cm)

Weight (max): 27 lbs
(12.25 kg)



Introduction

The D-Series LED Bollard is a stylish, energy-saving, long-life solution designed to perform the way a bollard should—with zero uplift. An optical leap forward, this full cut-off luminaire will meet the most stringent of lighting codes. The D-Series LED Bollard’s rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

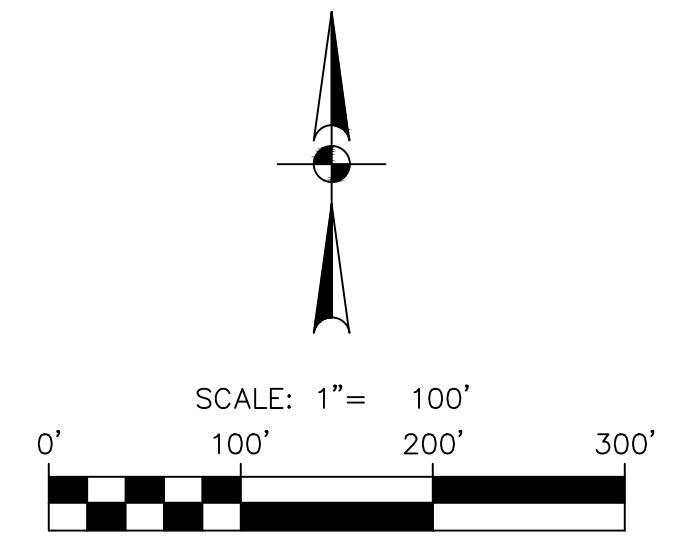


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EXHIBIT "C-7"
DRAINAGE PATTERNS

DRAFT



Date: Mar 23, 2022, 8:31am User ID: jvd424
 File: P:\53\53102\Design\Exhibits\220321-CONSTRAINTS EXHIBIT.dwg

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NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1028860

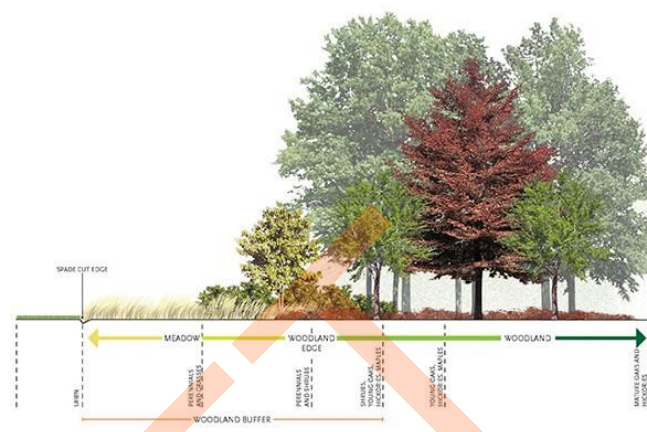
BANDERA @ SCENIC LOOP
 HELOTES, TEXAS
 CONSTRAINTS EXHIBIT

PLAT NO.	-
JOB NO.	5985-02
DATE	MARCH 2022
DESIGNER	JV
CHECKED	TM DRAWN
SHEET	1 OF 1

EXHIBIT “C-8”

OPEN SPACE PLAN & PARKS/RECREATION PLAN

DRAFT



Key Legend

-  6' WROUGHT IRON FENCE WITH 7' MASONRY COLUMN
-  8' CEDAR FENCE
-  ENHANCED LANDSCAPE BUFFER

