



TRAILHEAD AT HELOTES



Dear Helotes,

The Trailhead at Helotes will be a mixed-use commercial and residential village. The project team considers recreation, conservation, tree preservation, and regional character as its top priorities. It is our hope that this one-of-a-kind development serves as a recreational asset for the Helotes community and provides a superb living experience for our residents.

The site plan features a 40' wide preservation buffer around the perimeter of the property. A 10' wide walking trail will weave throughout the tree preservation buffer and will be accessible to the public. The trail system will be over 1-mile long.

The retail will be designed for the community of Helotes. The retail will be pedestrian oriented; parking will be behind the retail and the retail will focus on indoor/outdoor, patio-style concepts. We will be building a dog park bar area and four pickleball courts. We are allocating over 5 acres of the property's frontage to recreational retail use.

The residential use will be clustered and shielded from public view. This will be done through (2) tree buffers. The first buffer is the 40' tree preservation and greenway trail system. The second buffer is a 20' tree buffer behind the retail. The maximum height of the residential use will be 45'. The residential buildings will decrease in height as they approach the eastern property boundary. Along the eastern boundary they will slope down to a 35' maximum height. Residential amenities will include community garden spaces, tasteful resort-style swimming pools, a fitness center, and a coworking lounge.

We hope for the PUD to complement the Old Town Helotes zoning district. We have worked hard to break up the parking spaces to allow for generous tree peninsulas and we have located the majority of the parking away from Bandera Road.

We are local, we are invested in the community, and we want to do this the right way. We appreciate your time listening to our development proposal and we hope that we make a compelling case that this is the right development for this location and more compatible than the existing B-3 zoning.

Sincerely,



David Morin

Conceptual Plan



Key Points

- Mixed-Use is more compatible than B-3 Zoning
- 40' wide 1-mile greenway trail system
- 5 Acres of recreational retail – pickleball, dog park bar, playground, splash pad
- Parking sensitively located
- Clustered residential buildings – shielded from public
- Residential density makes retail possible
- Complements the Old Town Helotes Master Plan

PUD vs Existing Zoning

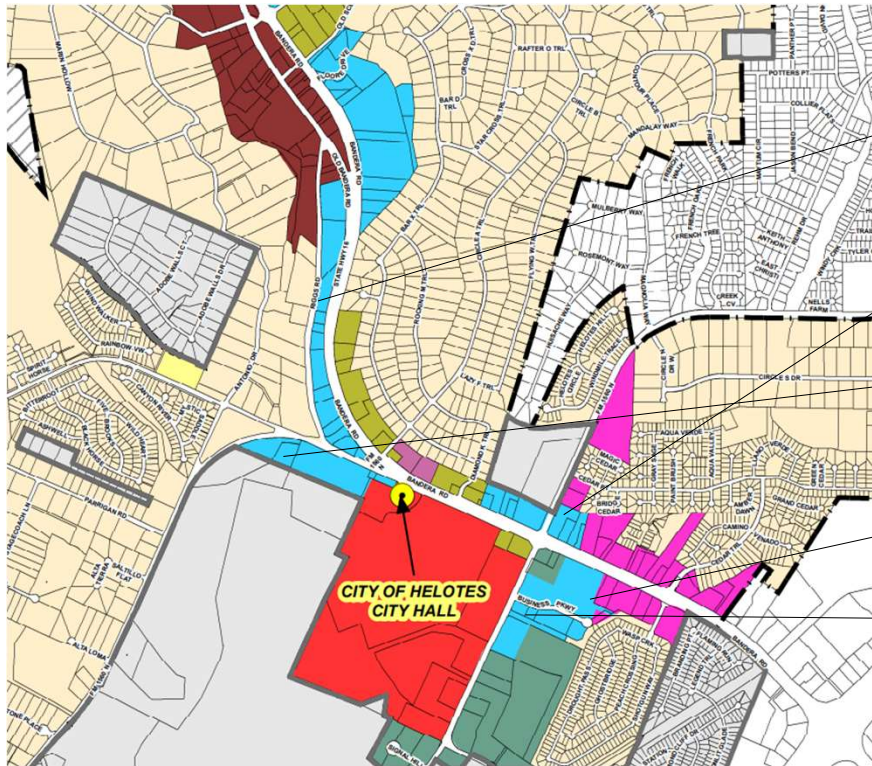


- Control – the community is part of the process
- PUD Concept complements the Old Town District
- B-3 Zoning allows uses that negatively impact Old Town
 - Big-Box Retail
 - Self Storage
 - Commercial Strip Center
 - Auto & Tire Shops
 - Drug Stores
 - Fast Food Restaurants
- Max Height 40' – buffer not required

B-3 Zoned Properties in Helotes



B-3 Zoned Properties in Helotes



O'Reilly Auto Parts

Caliber Auto Shop

Burger King

Wal-Mart Store

Taco Bell



TRAILHEAD AT HELOTES



Pickleball Courts



Dog Park Bar



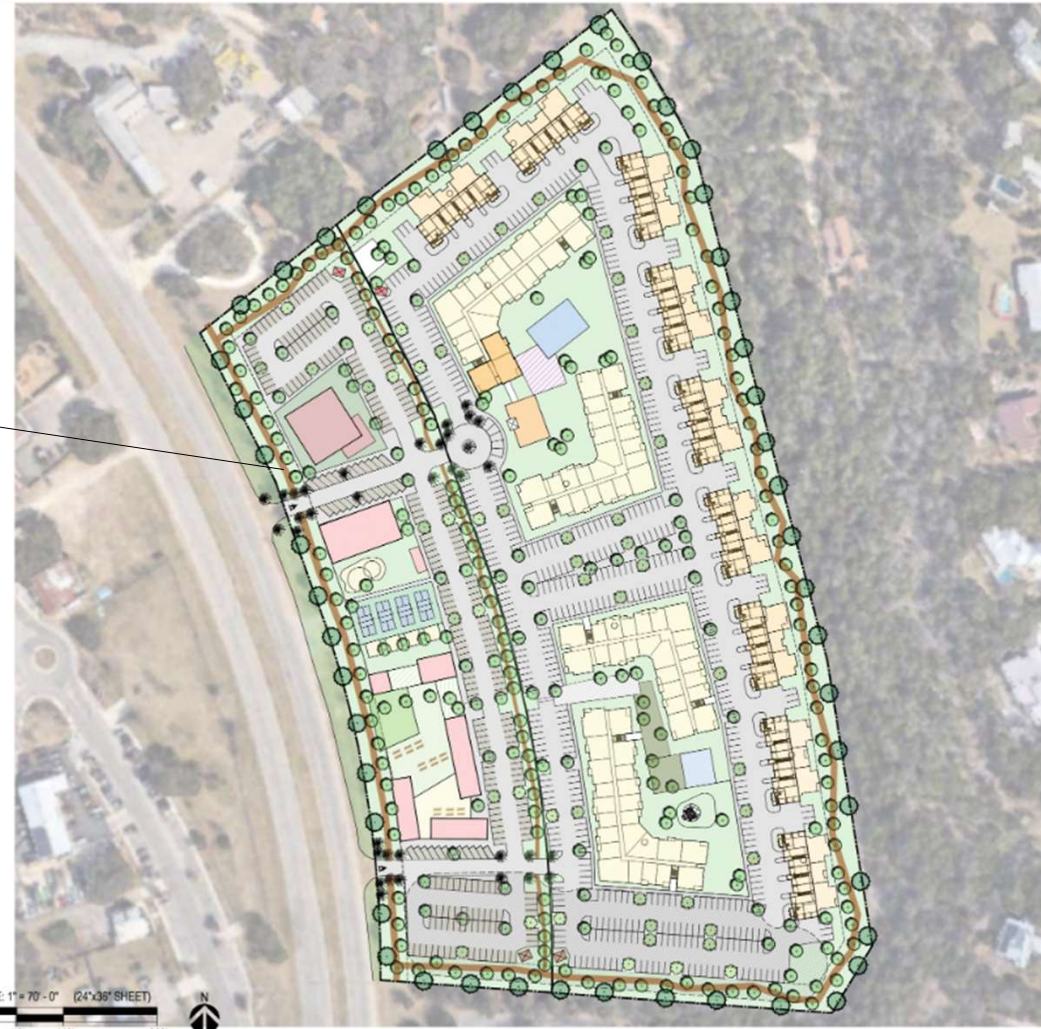
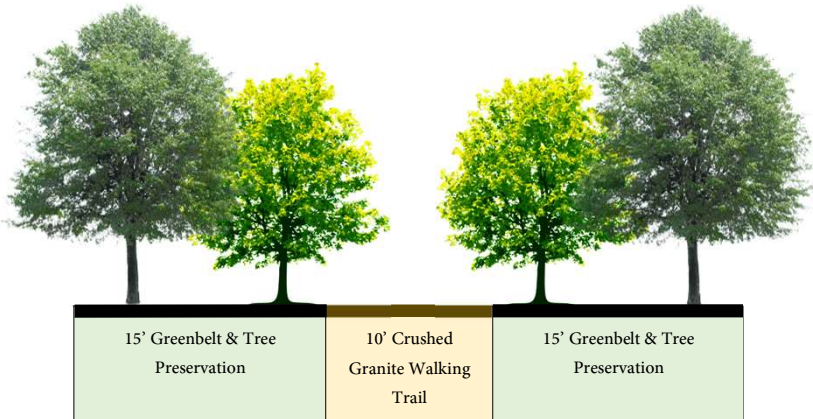
Splash Pad & Playground





TRAILHEAD AT HELOTES

40' Wide Greenway
Trail System



SCALE: 1" = 70' - 0" (24" X 36" SHEET)
0 70 140 280



TRAILHEAD AT HELOTES

Dog Park Bar & Playground





Pickleball Courts & Coffee / Fitness



SCALE: 1" = 70' - 0" (24" X 36" SHEET)
0 70' 140' 280' N

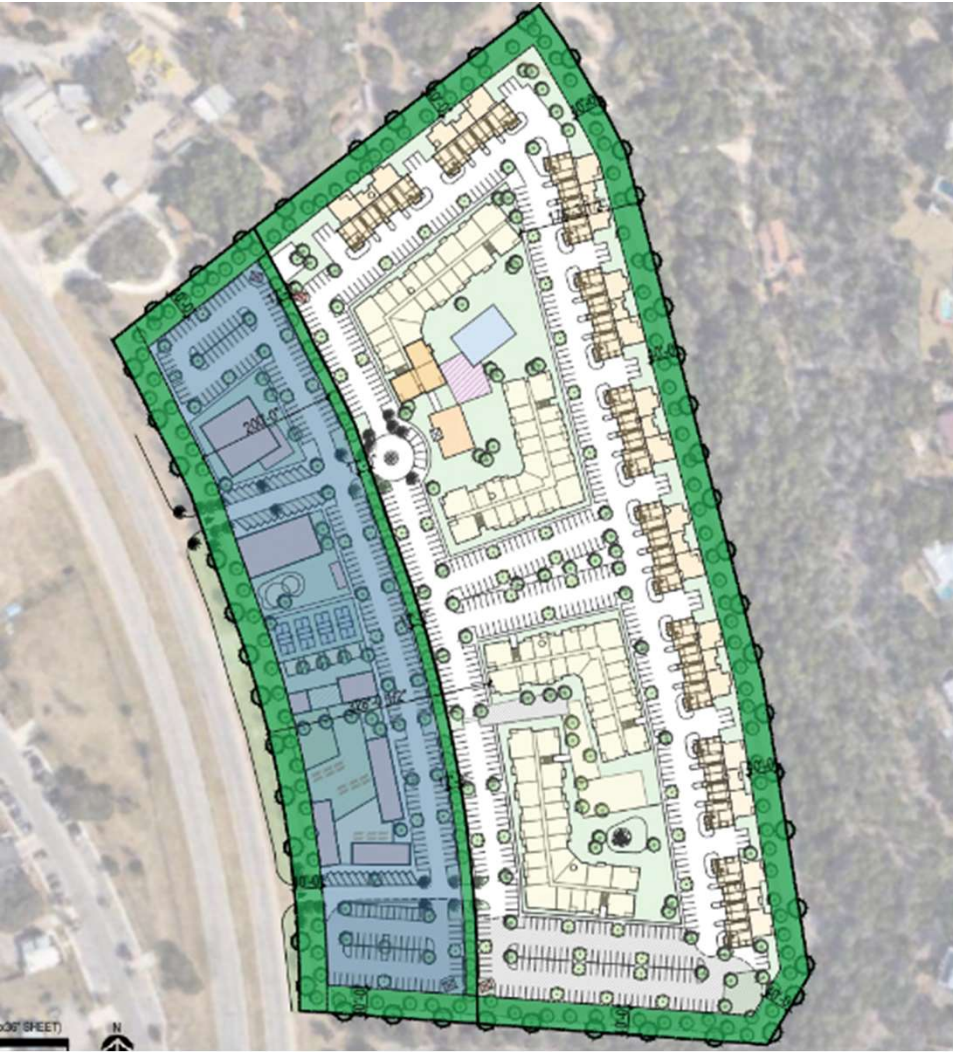


TRAILHEAD AT HELOTES

Ideally, a Local Restaurant



SCALE: 1" = 70' - 0" (24" X 36" SHEET)
0 70' 140' 280' N

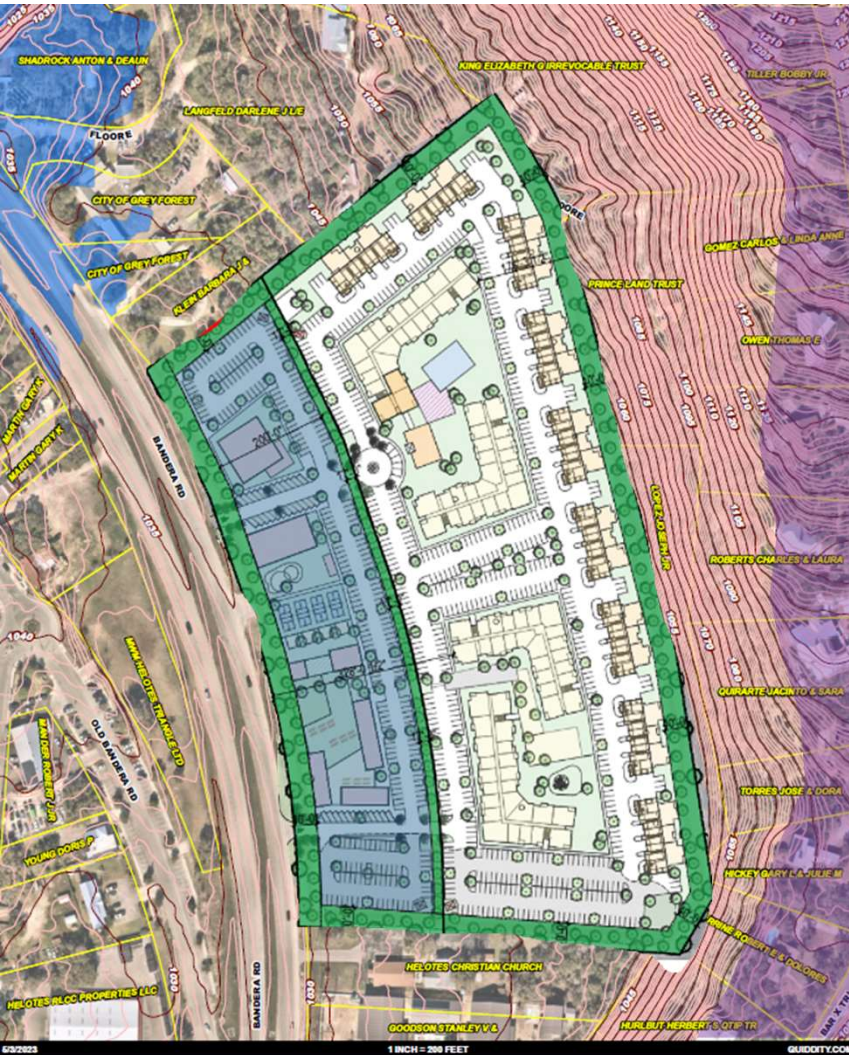


Residential Use



Sensitive to the surrounding area

- Clustered for privacy and for preservation
- Surrounded by 40' wide tree buffer
- Shielded from Bandera road by 40' wide tree buffer and an additional 20' wide tree buffer behind retail
- Maximum Height of 45' in the center of property
- Maximum Height of 35' around edges
- Residential buildings are currently setback 300+' from Bandera Rd



Residential Use



Sensitive to the surrounding area

- Topography of the site preserves views for residents on Bar X Trail
- Average Bar X Trail resident will be at an elevation approximately 40' higher than tallest residential building



Residential Renderings

- Hill Country Design Aesthetic



- 45' max height building



- 35' max height building



Residential Materials Palette



Limestone



Bronze Windows



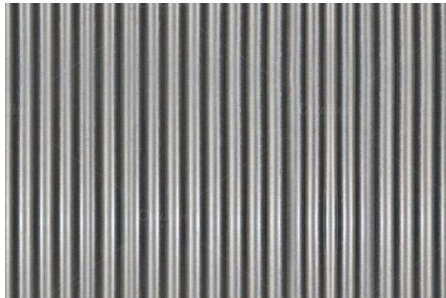
Wood / Rough Hardi Plank



Charcoal Board and Batten



Cream Board and Batten



Corrugated Metal

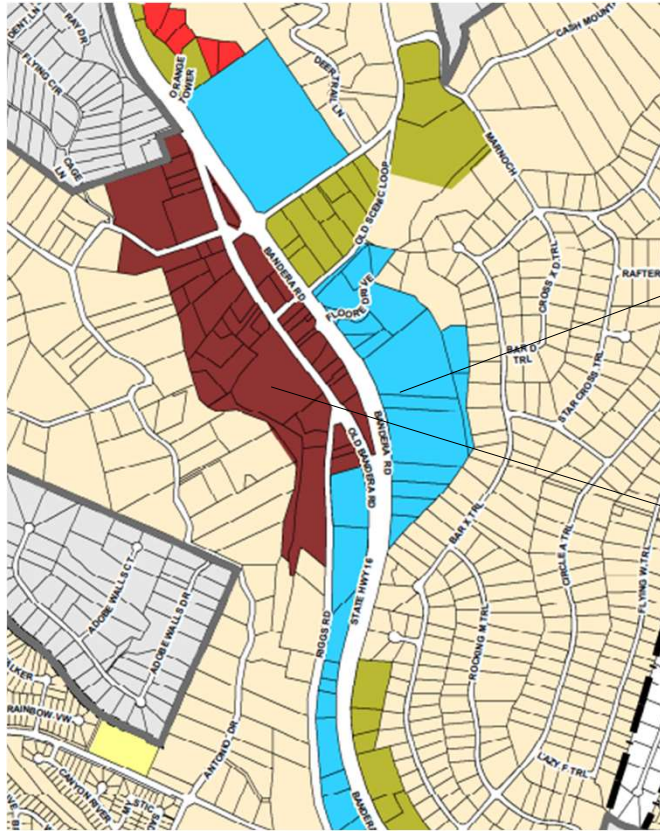


Corten Steel



Black Shingles

Complementing Old Town



Trailhead at Helotes

Old Town District

The Trailhead at Helotes is across Bandera Road from Old Town Helotes. While the site is not located in Old Town, we wanted to make sure the project complements the Old Town District.

Complementing Old Town



Excerpts from the Old Town Helotes Master Plan

Goals

The Plan seeks to achieve these basic goals:

1. Establish land use areas that support the Plan vision.

Five land use areas should be established as described in Chapter 2. Each land use area is designed to emphasize certain uses while allowing sufficient diversity to ensure activity both day and night. **Mixing uses will also help diversify the range of available housing and office space, allowing singles and empty nesters to remain in the community.**

2. Establish gateway features to denote key entries.

Key gateways at Scenic Loop Road, Riggs Road and the southern intersection of Old Bandera Road and Highway 16 should be improved and developed to attract residents and visitors. Gateways and associated signage should reflect the rural small town character of the area as described in Chapter 4.

3. Introduce walkways and streetscaping.

Pedestrian, bicycle and general streetscape improvements should be provided throughout Old Town and along the adjacent section of Highway 16 as described in Chapter 4. Such improvements should incorporate native materials and plantings to reflect Helotes' position at the edge of the Texas Hill Country.

4. Develop and implement a parking strategy.

A more organized parking system should be developed to accommodate the increased visits to the area consistent with the plan vision. Parking should be provided in small pockets to preserve the character of the area, save trees and enhance pedestrian circulation as described in Chapter 5.

5. Establish parks, open space and paths.

Specific locations are identified for possible parks and open space that will provide a community amenity and enhance pedestrian linkages throughout the area as described in Chapter 6.

6. Provide enhanced opportunities to access and enjoy Helotes Creek.

To increase access to and enjoyment of Helotes Creek a path should be established along the creek, and a pedestrian and bicycle bridge should be provided at Old Bandera as described in Chapters 3 and 6.

7. Provide public facilities and amenities in the Plan area.

Locations should be identified for an information center or a possible future public library and museum in the Plan area.

8. Create venues for special events or festivals.

Specific sites should be upgraded to host Farmer's Markets, art fairs or outdoor concerts that will allow the community to gather and enjoy the area. Such events will enhance knowledge of Old Town and bring visitors who may return on a regular basis to enjoy the area as described in Chapter 2.

Complementing Old Town



Excerpts from the Old Town Helotes Master Plan

Key Concepts

Some key concepts of the Plan are:

1. Encourage development that fits the Helotes “brand.”

This would occur within limits that maintain a “village character,” including appropriate retail, offices, restaurant and residential uses.

2. Construct new public amenities.

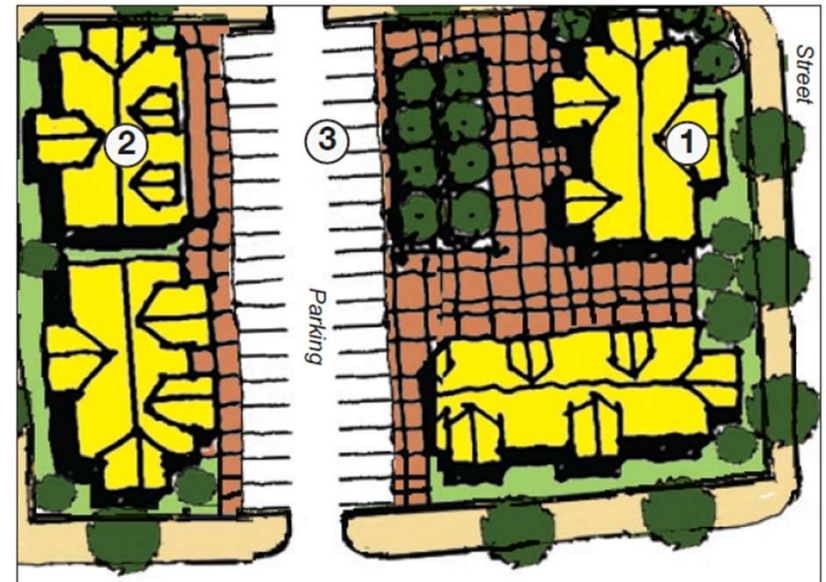
These include parks, trails and streetscape enhancements that will be used by the entire community.

3. Construct public utilities.

This includes improvements to storm water drainage and providing potable water service that help to support additional development in the area.

4. Expand parking in a coordinated system.

This will serve additional development and special events. Some parking will be privately developed, but public parking facilities may also be created.



The sketch above illustrates a possible design on a site spanning the Mixed-Use Village and Residential Mixed-Use areas. The retail and residential buildings facing the road are one to two stories (1). Two and three story office and residential buildings are located closer to the creek (2). Shared parking divides the two sections of the site (3).

Complementing Old Town



Excerpts from the Old Town Helotes Master Plan

Paths and Trails

Pedestrian paths in Old Town should be an amenity that the entire community of Helotes can enjoy. They would create an opportunity for visitors and locals alike to explore the area off the main road.

A cohesive path system should be created to connect the community park with open space, the Commercial Village and Helotes Creek. The path system should also connect to outlying residential and commercial developments throughout Helotes.

Creating a meandering path near the Helotes Creek drainage would provide an opportunity for pedestrians to experience the natural features of the area. Specific locations along the trail could provide view opportunities where they have the least impact on natural resources.



A path running along or near Helotes Creek would provide residents with convenient access to the area's natural assets. (Bastrop, TX. Image credit: Neil R. Gurwitz)

1.10 Parking

A parking area should have a positive visual impact. Off-street parking in private and public lots should be screened and located away from the road edge. Large surface lots should be divided into smaller "rooms."

1.10.1. Minimize the visual impacts of off-street parking.

- Screen parking areas from view of public ways with landscaping.
- Divide parking areas into smaller lots with planted buffers between them to minimize the perceived scale of the total field of stalls.
- Locate a parking lot to the side or behind a building, rather than in front.
- Integrate existing mature trees into the parking design when feasible.

Influential Developments



Witte Road Development Houston, TX



Community-Lifestyle
Retail w/ lots of green
space and sand
volleyball courts.

Influential Developments



**Menchaca Road
Entertainment District
Austin, TX**



Family-friendly,
community-oriented
patio and outdoor
focused retail spaces

Influential Developments

Allen Ridge – Abilene, TX



Value of residential use makes retail use possible

Pedestrian-oriented retail connected to walking trail system





We thank you for your time.

www.trailheadhelotes.com