

City of Bellaire

ORDINANCE NO. 19-059

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELLAIRE, TEXAS, AMENDING CHAPTER 24, PLANNING AND ZONING, OF THE CODE OF ORDINANCES OF THE CITY OF BELLAIRE, TEXAS, BY AMENDING ARTICLE II, DEFINITIONS AND INTERPRETATIONS, SECTION 24-202, DEFINITIONS, BY ADDING A NEW DEFINITION FOR TRAFFIC IMPACT ANALYSIS, ADDING A NEW DEFINITION FOR TRIP GENERATION REPORT, AND AMENDING THE DEFINITION OF OTHER SURFACE; ARTICLE V, ZONING REGULATIONS, DIVISION 1, ZONING DISTRICTS AND REGULATIONS OF GENERAL APPLICABILITY, SECTION 24-512, FENCE REGULATIONS, BY INCREASING THE ALLOWABLE FENCE HEIGHT FOR FENCES ADJACENT TO CERTAIN LAND USES, AND SECTION 24-513a, DESIGN STANDARDS IN COMMERCIAL AND MIXED-USE DISTRICTS, BY REMOVING SPECIFIC BUILDING MATERIAL REQUIREMENTS; AND ARTICLE VI, AMENDATORY PROCEDURE, SECTION 24-604, APPLICATION FOR PLANNED DEVELOPMENT AMENDMENT, BY REQUIRING ADDITIONAL INFORMATION TO BE SUBMITTED TO THE CITY WITH APPLICATIONS FOR PLANNED DEVELOPMENT AMENDMENTS, AND SECTION 24-605, APPLICATION FOR SPECIFIC USE PERMIT, REQUIRING ADDITIONAL INFORMATION TO BE SUBMITTED TO THE CITY WITH APPLICATIONS FOR SPECIFIC USE PERMITS.

WHEREAS, the Planning and Zoning Commission of the City of Bellaire, Texas (the “Planning and Zoning Commission”), did, by memorandum dated October 21, 2019, from Ross Gordon, Chairman of the Planning and Zoning Commission, recommend to the City Council of the City of Bellaire, Texas (the “City Council”) amendments to Chapter 24, Planning and Zoning, of the Code of Ordinances of the City of Bellaire, Texas (the “City Code”) by amending Article II, Definitions and Interpretations, Section 24-202, Definitions, by adding a new definition for Traffic Impact Analysis, adding a new definition for Trip Generation Report, and amending the definition of Other Surface; Article V, Zoning Regulations, Division 1, Zoning Districts and Regulations of General Applicability, Section 512, Fence Regulations, by increasing the allowable fence height for fences adjacent to certain land uses, and Section 24-513a, Design Standards in Commercial and Mixed-Use Districts, by removing specific building material requirements; and Article VI, Amendatory Procedure, Section 24-604, Application for Planned Development Amendment, by requiring additional information to be submitted to the City with applications for Planned Development Amendments, and Section 24-605, Application for Specific Use

Permit, by requiring additional information to be submitted to the City with applications for Specific Use Permits; and

WHEREAS, the City Council, after duly giving notice as required by law, held a public hearing on the 4th day of November, 2019, at 6:00 p.m. in the Council Chamber, First Floor of City Hall, 7008 South Rice Avenue, Bellaire, Texas 77401, for the purpose of hearing any and all persons desiring to be heard on or in connection with any matter or question involving the amendments of Chapter 24, Planning and Zoning, Article II, Definitions and Interpretations, Section 24-202, Definitions; Chapter 24, Planning and Zoning, Article V, Zoning Regulations, Division 1, Zoning Districts and Regulations of General Applicability, Section 512, Fence Regulations, and Section 24-513a, Design Standards in Commercial and Mixed Use Districts; and Chapter 24, Planning and Zoning, Article VI, Amendatory Procedure, Section 24-604, Application for Planned Development Amendment, and Section 24-605, Application for Specific Use Permit; and

WHEREAS, the City Council, having duly received the memorandum of recommendation of the Planning and Zoning Commission and holding a public hearing on the proposed amendments included within the recommendation, considered the recommendation at the regular meeting held on the 4th day of November, 2019; **NOW, THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELLAIRE,
TEXAS:**

Section 1. THAT Chapter 24, Planning and Zoning, of the Code of Ordinances of the City of Bellaire, Texas is hereby amended as follows: Article II, Definitions and Interpretations, Section 24-202, Definitions, by adding a new definition for Traffic Impact Analysis, adding a new definition for Trip Generation Report, and amending the definition of Other Surface; Article V, Zoning Regulations, Division 1, Zoning Districts and Regulations of General Applicability, Section 512, Fence Regulations, by increasing the allowable fence height for fences adjacent to certain land uses, and Section 24-513a, Design Standards in Commercial and Mixed-Use Districts, by removing specific building material requirements; and Article VI, Amendatory Procedure, Section 24-604, Application for Planned Development Amendment, by requiring additional information to be submitted to the City with applications for Planned Development Amendments, and Section 24-605, Application for Specific Use Permit, by requiring additional information to be submitted to the City with applications for Specific Use Permits; said revised City Code shall read as set out in Appendix "A" attached hereto. All other portions

of Chapter 24, Planning and Zoning, of the City Code not specifically amended, deleted, added and/or revised hereby shall remain in full force and effect.

Section 2. **THAT** all ordinances and parts of ordinances in conflict with this Ordinance are repealed to the extent of conflict only.

Section 3. **THAT** if any word, phrase, clause, sentence, paragraph, section or other part of this Ordinance or the application thereof to any person or circumstance, shall ever be held to be invalid or unconstitutional by any court of competent jurisdiction, neither the remainder of this Ordinance, nor the application of such word, phrase, clause, sentence, paragraph, section, or other part of this Ordinance to any other persons or circumstances, shall be affected thereby.

Section 4. **THAT** the City Council officially finds, determines, and declares that a sufficient written notice of the date, hour, place, and subject of each meeting at which this Ordinance was discussed, considered, or acted upon was given in the manner required by the *Texas Open Meetings Act*, as amended, and that each such meeting has been open to the public as required by law at all times during such discussion, consideration, and action. The City Council ratifies, approves, and confirms such notices and the contents and posting thereof.

Section 5. **THAT** this Ordinance shall be effective immediately upon its adoption by the City Council.

PASSED, APPROVED, and ADOPTED this 4th day of November, 2019.

SIGNED:

Andrew S. Friedberg
Mayor

ATTEST:

Tracy L. Dutton, TRMC
City Clerk

APPROVED AS TO FORM:

Alan P. Petrov
City Attorney

APPENDIX "A"
TO
ORDINANCE NO. 19-059
(ATTACHED)

(Language to be added shown by underline, language to be deleted shown by strike-out)

New Sub-sections to be added:

ARTICLE II. DEFINITIONS AND INTERPRETATION

Sec. 24-202. – Definitions.

(175.5) Traffic Impact Analysis. A specialized engineering study which quantitatively assesses the adequacy of the existing structure or future transportation infrastructure to accommodate additional trips generated by a proposed development, redevelopment, or land rezoning. This report should be signed and sealed by a licensed professional engineer and must be approved by the Planning and Zoning Official.

(178.5) Trip Generation Report. A report that includes the estimated maximum AM peak, PM peak, and total daily volume trip generation of the proposed facility, the planned circulation of inbound and outbound traffic during operation, and the estimated length of any queuing of cars, if applicable. The Trip Generation report shall also include a statement from the owner/operator that they agree to operate the facility in accordance with the approved circulation plan, which must be approved by the Planning and Zoning Official, and to install the necessary mitigation measures if traffic issues present themselves in the future.

Sub-Section to be Amended:

ARTICLE II. DEFINITIONS AND INTERPRETATION

Sec. 24-202. – Definitions.

(123.1) *Other surface.* As used in determining lot coverage and lot coverage ratio, any material applied to the surface of land, which does not permit the natural infiltration of water into the ground, including, but not limited to, air conditioning pads, asphalt, bath houses, concrete, decks, patios, porches, driveways, garbage pads, gazebos, parking areas, paving systems (whether permeable or not), sidewalks, swimming pools, spas, sports courts, except for the ground area of the buildings. The water surface area of a swimming pool or a spa, fifty (50) percent of an uncovered wood deck constructed over bare soil, ~~and~~ loosely graveled walkways, and artificial turf, installed behind the front building line, constructed in a method approved by the city engineer and providing not less than 0.30 acre feet of detention per acre of artificial turf shall not be considered an other surface.

Section to be amended:

ARTICLE V. – ZONING REGULATIONS

DIVISION 1. – ZONING DISTRICT REGULATIONS OF GENERAL APPLICABILITY

Sec. 24-512. Fence Regulations.

- A. In residential zoning districts, no fences shall be constructed to a height in excess of eight (8) feet , except in the instance that it is being constructed at the rear of a property whose property lines are at the boundary of a non-residential zoning district. In this instance, the rear fence may not be constructed to a height in excess of ten (10) feet. Fences eight (8) feet in height or less may be constructed anywhere inside the property lines of a lot zoned residential, except within the front yard as that term is defined in this chapter.

On South Rice Avenue, Chimney Rock Road, Newcastle Drive, and Bissonnet Street, and ~~Interstate Highway 610 (West Loop)~~, a screening wall or fence may be built in the front yard provided that any fence or wall constructed on the front property line shall not exceed forty-eight (48) inches in height, and screening walls or fences having a height greater than forty-eight (48) inches but not exceeding eight (8) feet in height may be constructed in front yards when such walls or fences are set back from the front property line a minimum distance of twelve and one-half (12½) feet and provided that in all cases such setback shall be sufficient to provide clear vision of the street to the driver of a vehicle entering or backing into the street. On Bellaire Boulevard, such screening walls or fences may be constructed in the front yard provided such walls or fences are set back a minimum distance of twenty-five (25) feet from the front property line.

On properties with side yards along the Interstate Highway 610 (West Loop) Frontage Road, or whose side yard or backyard abuts the Union Pacific Railroad property or electric utility directly adjacent to the railroad property, a fence may be built to a height of ten (10) feet on the affected side of the property.

In the event that the property building line, as set out on the subdivision plat, shall be closer than the outermost surface of any building to the property line, then it shall be a defense to any action commenced under this Section that such fence was not in fact located within the distance between the property building line and the front lot line. Any person who shall plead such defense shall be required to prove the exact measured distance from the property building line to the front lot line.

- B. In non-residential zoning districts, fences may be located anywhere on a lot, subject to such conditions and limitations as shall be provided in this Code.

Section to be amended:

ARTICLE VI. – AMENDATORY PROCEDURE

Sec. 24-604. – Application for Planned Development Amendment.

Any person desiring to petition for a planned development amendment to this chapter shall be required to file an application in writing with the Planning and Zoning Official, accompanied by a nonrefundable application fee, in an amount established by the City Council or the City Manager, to defray the actual cost of processing the application. The application shall include the following information:

- (1) The name and address of the applicant; and in the event that the applicant is a partnership, the full name and address of the general partner, and in the event that the applicant is a corporation, the full names and addresses of all officers, a statement as to the state of incorporation, the name and address of the registered agent and the address of the registered office of the corporation;

- (2) A legal description and street address of the property which is the subject of the application;
- (3) A statement of ownership accompanied by a certificate from a title insurance company certifying ownership;
- (4) A written description of the proposed development and associated land use(s), including specific description of any applicable parameter(s) in the City's development regulations from which the applicant proposes variation; ~~and~~
- (5) A site plan in accordance with Section 24-524~~;~~;
- ~~(6) The names and addresses of all owners of property required to be notified under this article; and~~
- ~~(6)7~~ Such other information or documentation as the Planning and Zoning Official, the Planning and Zoning Commission or the City Council may from time to time designate or which may be deemed necessary and appropriate to a full and proper consideration and disposition of the particular application.

Section to be amended:

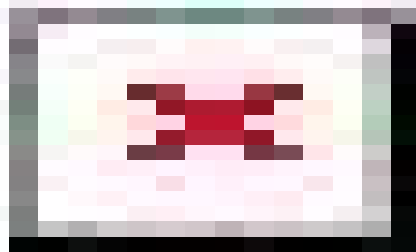
ARTICLE VI. – AMENDATORY PROCEDURE

Sec. 24-605. – Application for Specific Use Permit.

Any person desiring to petition for a specific use permit to this chapter shall be required to file an application in writing with the Planning and Zoning Official, accompanied by a nonrefundable application fee, in an amount established by the City Council or the City Manager, to defray the actual cost of processing the application. The application shall include the following information:

- (1) The name and address of the applicant; and in the event that the applicant is a partnership, the full name and address of the general partner, ~~and a statement as to the state of the organization/formation, if applicable,~~ and in the event that the applicant is a corporation, the full names and addresses of all officers, a statement as to the state of incorporation, the name and address of the registered agent and the address of the registered office of the corporation;
- (2) The Section or Sections of this chapter authorizing a specific use permit;
- (3) A legal description, ~~and~~ street address, ~~and zoning district~~ of the property which is the subject of the application;
- (4) A statement of ownership accompanied by a certificate from a title insurance company certifying ownership;
- (5) A written description of the proposed specific use as provided for in this Code;
- ~~(6) A survey of the property in question;~~
- ~~(7) A scaled site plan of the property showing the general arrangement of the project, together with essential requirements, including, but not limited to, off-street parking; size, height, construction materials, and locations of the building and use to be permitted; location of proposed signage, means of ingress and egress to public streets; the type of visual screening that is being proposed, such as walls, plantings, and fences; and any foreseen negative impacts of the intended use to all existing properties and land uses in all directions to a minimum distance of two hundred (200) feet;~~
- ~~(8) A landscape plan in accordance with Section 24-513 of the City's Code of Ordinances. This requirement may be waived by the Planning and Zoning Official, based on information provided in the application; _____~~

- (9) A Traffic Impact Analysis or Trip Generation Report. See Table 24-605.A to determine which is required. This requirement may be waived by the Planning and Zoning Official, based on the information provided in the application;
- (106) A written environmental assessment statement describing in general terms the impact of the development for which approval is sought and providing any specific information that the Planning and Zoning Official shall deem necessary; ~~and~~
- (11) The names and addresses of all owners of property required to be notified under this article; and
- (127) Such other information or documentation as the Planning and Zoning Official, the Planning and Zoning Commission or the City Council may from time to time designate or which may be deemed necessary and appropriate to a full and proper consideration and disposition of the particular application.



Section to be amended:

ARTICLE V. – ZONING REGULATIONS

DIVISION 1. – ZONING DISTRICT REGULATIONS OF GENERAL APPLICABILITY


Sec. 24-513a. Design standards in commercial and mixed-use districts.

- A. *Purpose.* The purpose of this Section is to establish reasonable design standards and related guidance to address community desire for visually appealing non-residential, multi-family, and mixed-use development that enhances the overall quality and character of the City, while balancing the legitimate development and commercial needs of property owners.
- (1) *Urban Village districts.* For the Urban Village-Downtown (UV-D) and Urban Village-Transit-Oriented Development (UV-T) districts, certain standards within this Section, together with the use regulations and physical development standards for each district, are especially intended to promote and maintain an Urban development character as described in the respective district purpose statements.
- (2) *Security emphasis.* All design processes within the CMU, R-MF, UV-D and UV-T districts shall also consider Crime Prevention Through Environmental Design (CPTED) principles to enhance the security of residents, workers and visitors.
- B. *Applicability.* The design standards established in this Section apply to any new non-residential, multifamily, or mixed-use development in the Corridor Mixed Use (CMU), Residential - Multifamily




(R-MF), Urban Village-Downtown (UV-D), and Urban Village-Transit-Oriented Development (UV-T) districts, and to any non-residential, multifamily, or mixed-use redevelopment in these districts that follows the removal of all pre-existing buildings on the site.

- (1) The requirements of this Section regarding **building materials**, canopies and awnings, colors, and visual interest and anti-monotony shall also apply to the enlarged portion of an existing non-residential, multifamily residential or mixed-use building when the enlargement exceeds one thousand (1,000) square feet or twenty-five (25) percent in area, whichever is less, of the exterior dimensions of the building.
- (2) The requirements of this Section shall not apply to the reconstructed portion of an existing building that was partially damaged or destroyed if the reconstruction involves less than fifty (50) percent of the pre-existing area of the exterior dimensions of the building.
- (3) Nothing in this Section shall be construed to require compliance with the requirements of this Section for finish or remodeling work to the interior of an existing building if such work does not result in an enlargement of the exterior dimensions of the building.

C. *Standards.* The specific standards are provided in Table 24-513a.A. The table is arranged in alphabetical order by the type of standard.

Table 24-513a.A Design Standards for CMU, R-MF, UV-D and UV-T Districts		
Applicable District(s)	Standards	Illustrations
<p>CMU R-MF (only for Unified Design) UV-D UV-T</p>	<p>Arrangement and Design for Multiple Buildings</p> <p style="text-align: center;"><u>Unified Design</u></p> <p>Developments with multiple structures on a single property shall reflect a coordinated design and include unifying elements such as common building forms, materials, textures, architectural detailing and colors.</p> <p style="text-align: center;"><u>Massing Through Grouping</u> (Not for CMU/R-MF)</p> <p>Individual buildings on a development site or on adjacent sites, if not attached, shall be arranged and designed to appear as a group of attached buildings to the extent practical.</p> <p style="text-align: center;"><u>Clustering for Pedestrian Focus</u> (Not for CMU/R-MF)</p> <p>Individual buildings on a development site or on adjacent sites shall be clustered,</p>	

	whenever possible, to create pedestrian-oriented precincts and walkable connections.	
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<p>CMU R-MF UV-D UV-T</p>	<p style="text-align: center;">Building Materials</p> <p>The standards below are intended to ensure the use of building materials that convey an appearance of quality and durability. The standards shall apply to all exterior elevations of structures, excluding doors and windows.</p> <p style="text-align: center;"><u>Permitted Principal Materials</u></p> <p>For exterior building elevations these include:-</p> <ul style="list-style-type: none"> • Brick or similar masonry materials, including cast stone.- • Limestone and other natural stone.- • Any concrete product (architectural pre-cast concrete; concrete masonry unit, CMU; etc.) that has an integrated color and is textured or patterned to look like brick, stone, marble, granite or tile.- <ul style="list-style-type: none"> • Glass. (Not for UV-D)- • Other materials where it is demonstrated that they have comparable durability, impact resistance and aesthetic quality as those listed above; and/or they are part of a building that is designed to achieve a green building certification such as Leadership in Energy and Environmental Design (LEED) or Energy Star.- • Building integrated photovoltaics.- <p style="text-align: center;"><u>Permitted Accent Materials</u></p> <p>The following materials are permitted, but only as accents rather than a predominant exterior material. Accent materials shall comprise no more than 25 percent of any building façade in the CMU and R-MF districts, and no more than 15 percent in the UV-D and UV-T districts, excluding doors and windows.-</p>	  
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• ~~Exterior Insulation and Finish Systems (EIFS).~~

~~[EIFS may be installed only above the floor level of the second story, or no less than 12 feet above the grade for one-story buildings. EIFS shall not be installed in any pedestrian contact areas.]~~

• ~~Stucco.~~

~~[Both EIFS and stucco shall incorporate detailing to look like traditional wall cornices, soffits, window trim and similar features.]~~

• ~~Architectural metal, including aluminum composite panel (ACP) treatments.~~

• ~~Fiber cement siding. (Not for UV-T).~~

• ~~Wood or composite wood. (Not for UV-T)~~

• ~~Tile.~~

• ~~Glass. (Only for UV-D)~~

• ~~Stainless steel.~~

• ~~Chrome.~~

Prohibited Materials

For exterior building elevations these include:-

• ~~Pre-fabricated or corrugated metal wall panels.~~

• ~~Smooth-faced concrete block.~~

• ~~Vinyl, wood, plywood, cedar shingle, composite or metal siding. (Fiber cement siding not for UV-T).~~

• ~~Plastic.~~



• ~~Crushed rock or crushed tumbled glass.~~

• ~~Mirrored glass in ground floor windows.~~

Privacy Glass



Frosted glass or other treatment is permitted for bathrooms and in other doors and windows where privacy is








	<p style="text-align: center;"><u>Parking Structures:</u></p> <p>The exterior façades of parking structures shall utilize the permitted building materials and accent materials specified in this subsection for exterior building elevations, except that precast concrete may also be used on the façades of parking structures. Steel, standing seam metal and/or architectural metal may be used on any sloped roof of a parking structure.</p>	
<p>CMU R-MF UV-D UV-T</p>	<p style="text-align: center;">Canopies and Awnings</p> <p>Use of canopies and awnings on building and parking structure façades adjacent to and above public sidewalks and other public spaces is encouraged to provide shade and weather protection and to add visual interest to structures, provided the placement and design of such canopies and awnings is consistent with the building architecture, and they are maintained in sound condition at all times.</p> <p style="text-align: center;"><u>Projection</u></p> <p>Canopies and awnings shall project no more than six feet from the façade of a building or parking structure.</p> <p style="text-align: center;"><u>Lighting</u></p> <p>Canopies and awnings shall not be backlit or internally lit.</p>	
<p>UV-D UV-T</p>	<p style="text-align: center;">Clear Building Entries</p> <p>The primary building entry shall be easily identifiable for visitors. The building architecture should reinforce the visual importance of the entry, and the entry design should be pedestrian-scale and transparent.</p>	<p style="text-align: center;">Credit: Chipotle</p>




		
<p>CMU R-MF UV-D UV-T</p>	<p style="text-align: center;">Colors</p> <p>Use of overly iridescent or fluorescent colors on any building façade or roof is prohibited, as determined by the City's administrative official, taking into consideration the existing range and use of color in architecture, signs and other physical improvements within the district and its vicinity.</p>	
<p>UV-D UV-T</p>	<p>Curb Cut Limits for Vehicular Access</p> <p>Such limits are intended to minimize vehicle-pedestrian conflict points at mid-block locations along public sidewalks, enhance the pedestrian environment within the district, and preserve the extent of curb space for on-street parking.</p> <ul style="list-style-type: none"> • A maximum of one curb cut shall be permitted for every 100 feet of public street frontage. • All driveways shall be limited to two lanes, and in no case shall a driveway or associated curb cut exceed 30 feet in width. • Upon recommendation of the City's administrative official, the Planning and Zoning Commission may increase the maximum number or decrease the minimum spacing of curb cuts per segment of street frontage, as specified above, where warranted based on site- 	



	<p>specific or emergency access considerations.</p> <p><u>Pedestrian Safety</u></p> <p>Wherever an access driveway, alley, vehicular access easement or other vehicular circulation path crosses a public sidewalk or other pedestrian path, a crosswalk treatment shall be installed consisting of a material that contrasts with the adjacent pavement in both texture and color (e.g., brick pavers, patterned concrete, etc.).</p> <ul style="list-style-type: none"> • Access points for off-street parking areas and parking structures, where vehicles cross a public sidewalk or other pedestrian path, shall be well lit to ensure visibility of pedestrians and bicyclists. 	
<p>UV-D UV-T</p>	<p>Framing of and Relationship to Public Spaces</p> <p>Individual buildings or groups of buildings on a development site or adjacent sites shall be arranged and designed, whenever possible, to form pedestrian-friendly outdoor plaza areas, courtyards and open spaces that are focal points for surrounding and nearby development and which encourage street activity, public gathering, outdoor dining, recreation, etc.</p> <p>Landscaping, street furniture, water features, public art, active play areas for children and/or other amenities should be incorporated to enhance the appeal of such spaces for pedestrians and users of the space. Such spaces should be adjacent to and easily accessible from a public street whenever possible.</p> <p><u>Private-Public Design Compatibility</u></p> <p>Where a development fronts on a public plaza, pocket park or other public space,</p>	<p>Credit: Sugar Land Town Square</p> 


	<p>the building architecture and other on-site elements shall be designed for compatibility with the existing or planned adjacent public space.</p> <p><u>Lighting</u></p> <p>Where a development fronts on public street rights-of-way and/or public plazas/spaces, exterior lighting shall be located and directed to provide adequate pedestrian-level illumination of public sidewalks and other immediately adjacent public ways and/or seating areas.</p>	
<p>CMU R-MF</p>	<p>Freestanding Canopies</p> <p>The design of freestanding or semi-freestanding canopies, such as those used as shelters for pump islands at auto service stations, and for port-cocheres, shall be consistent with the architectural style, predominant and accent materials, color, and lighting of the principal building on the development site.</p>	
<p>UV-D UV-T</p>	<p>Grid Street Pattern</p> <p>Where applicable, depending on the district size and shape and the nature and extent of proposed development or redevelopment, blocks shall be arranged in an approximate grid-like fashion to ensure connectivity and alternate circulation routes within the district. Variation from the grid pattern should occur only to avoid constraints or accommodate other desirable design elements.</p>	


<p>UV-D UV-T</p>	<p style="text-align: center;">Ground-Level Uses</p> <p>Development projects shall locate off-street parking and/or garage parking within the interior of blocks and away from public street frontages whenever practical so that such ground-level parking does not directly abut a public sidewalk. Instead, the ground level of structures that front on public sidewalks should be occupied by active retail, service, office, residential or other uses permitted in the district. "Wrap-around" design of active uses around parking garages is strongly encouraged.</p> <p style="text-align: center;"><u>Parking Structures</u></p> <p>Where active uses along the ground-level street frontages of a parking structure are not practical, the parking structure and its vehicle entrances shall be designed to minimize views into the garage interior from adjacent streets through installation of decorative grilles or screens, additional landscaping, or other effective screening method.</p>	<p style="text-align: center;">Credit: Sugar Land Town Square</p> 
<p>UV-D UV-T</p>	<p style="text-align: center;">Lighting of Buildings and Sites</p> <p>Lighting of building exteriors and parking areas shall be designed to match the architectural character of the site and its vicinity in terms of fixtures and illumination.</p>	<p style="text-align: center;">Credit: Sugar Land Town Square</p> 


<p>UV-D UV-T</p>	<p style="text-align: center;">Maximum Block Length</p> <p>Where applicable, depending on the district size and shape and the nature and extent of proposed development or redevelopment, the length of a block, on any side, generally shall not exceed 400 feet. This distance is measured between streets that frame and define a block; however, a public access way or easement shall also be considered to define a block when, in the same manner as a vehicular through street, such access way or easement creates a break between private development sites that provides continuous non-vehicular circulation between streets on either side of the development sites.</p>	 
<p>CMU R-MF UV-D UV-T</p>	<p style="text-align: center;">Multi-Family Development</p> <p style="text-align: center;"><u>Internalized Design</u></p> <p>Ingress to and egress from all dwelling units shall be made through the interior of the building rather than from direct outside entrances to each unit.</p> <p style="text-align: center;"><u>Balconies</u></p> <p>At least 50% of the units shall be provided with a functional or faux balcony. All such balconies shall be located on side or rear building elevations to avoid projection of balconies over the front building line and into public right-of-way, when the front setback is less than five feet.</p> <p style="text-align: center;"><u>Mechanical Equipment</u></p> <p>No window or wall-mounted air conditioning units are permitted.</p>	

<p>UV-T</p>	<p>Off-Street Parking Limits* <u>Off-Street Parking Dispersion</u> Off-street surface parking is permitted in the district, but concentrations of such parking shall be avoided to promote the desired Urban character and prevent disruption of non-vehicular circulation within the area.</p> <p><u>Maximum Parking Area Dimension</u> No edge of an off-street surface parking area shall exceed 150 feet in length, and the entire parking area shall not exceed 21,780 square feet (½ acre). * Drive-under parking is excluded from these provisions.</p>	
<p>UV-D UV-T</p>	<p>Orientation of Residential Garages All garage doors associated with any residential development in the district shall be oriented away from, and not be visible from, any public street right-of-way inside or outside the zoning district.</p>	<p>NOT DESIRABLE (garages oriented to street)</p>  <p>DESIRABLE (garages not visible from street)</p> 

<p>UV-D UV-T</p>	<p style="text-align: center;">Parking Structures</p> <p>Such structures shall be designed for architectural consistency with the primary building served or other nearby buildings in terms of façade design, articulation, finish materials and/or shielding of unfinished structural elements and mechanical equipment.</p> <p style="text-align: center;"><u>Special Design Elements</u></p> <p>Parking structures shall include architectural and/or landscape elements which enhance the garage appearance and help to screen parked vehicles and interior lighting from external view (e.g., decorative screens, trellises with or without associated vegetation, façade and roofline variation).</p>	
<p>CMU R-MF UV-D UV-T</p>	<p style="text-align: center;">Screening of Mechanical/Service Equipment</p> <p style="text-align: center;"><u>Rooftop Mechanical Equipment</u></p> <p>Such equipment shall be completely screened from ground-level public view through design and materials consistent with the overall building design and colors, including potential use of sloped roofs or other architectural elements (e.g., parapet walls) that conceal flat roof areas where mechanical equipment is mounted.</p> <ul style="list-style-type: none"> • Where a green roof system is installed and maintained on a rooftop, dense vegetative screening may be used to satisfy the screening requirement for mechanical equipment. (Only for UV-T) <p style="text-align: center;"><u>Ground-Level or Building-Mounted Service Equipment</u></p> <p>Such exterior equipment (e.g., mechanical components, electrical drops, utility meter banks, heating/cooling controls)</p>	

	<p>shall be completely screened from ground-level public view through design, materials and/or painting consistent with the overall building design and colors. The required screening may also be accomplished through installation of dense, year-round vegetation as shown on the site landscape plan.</p>	
<p>CMU</p>	<p>Service Bays Uses with overhead doors providing access to service bays (e.g., auto service/repair) shall, wherever the site size, shape and orientation allows, place any building wall with overhead doors perpendicular to public street frontage. Where such building orientation is not practical, the overhead doors shall be of similar color to the building façade or roof material.</p>	

<p>UV-D UV-T</p>	<p style="text-align: center;">Sidewalks</p> <p>Sidewalks with a minimum width of 10 feet shall be provided along each side of a site that abuts a public street. Such sidewalks shall be designed and constructed according to City standards. Applicants may use any alternative design treatments for public sidewalks which are specified for the district, if any, in Section 23.5-21(d) in Chapter 23.5, Land Subdivision Regulations, of the City Code. <i>Relief on constrained sites in UV-D.</i> Upon the recommendation of the City's administrative official, the Planning and Zoning Commission may reduce the sidewalk width standard to the minimum extent necessary, and in no case to less than 6 feet of sidewalk width, to provide relief for constrained and/or redeveloping sites where full compliance would be impractical.</p> <p style="text-align: center;"><u>Public Access Easement</u></p> <p>Where a sidewalk or portion of the sidewalk required by this Section is situated outside the City street right-of-way, the property owner shall establish a public access easement so that such sidewalk area is continuously available for public use.</p> <p style="text-align: center;"><u>Arcade Treatment</u></p> <p>Arcades may be constructed along building façades to provide shelter and shade, but shall be located entirely outside the public right-of-way. The arcade design shall also incorporate adequate pedestrian-level lighting under the arcade for visibility and security.</p>	
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<p>UV-D UV-T</p>	<p>Transparency of Non-Residential Uses at Street Level</p> <p>Building façades associated with non-residential uses that face public street rights-of-way, public plazas/spaces shall have windows at the ground level, for product display or other active building uses, which, together with door openings, comprise at least 60 percent of the ground-level façade.</p> <ul style="list-style-type: none"> Such ground-level windows and doors shall be non-mirrored, allowing views into and out of the interior of the building, to the extent practical given code requirements governing the selection of window glass. Frosted glass or other treatment is permitted for doors and windows where privacy is needed (e.g., bathrooms). 	<p>Credit: Whole Foods</p> 
<p>UV-D UV-T</p>	<p>Overhead Utility Lines</p> <p>All local utility wires, not including high-capacity power transmission lines, shall be installed underground.</p>	
<p>CMU R-MF UV-D UV-T</p>	<p>Visual Interest and Anti-Monotony</p> <p>The standards below shall apply to all exterior elevations of structures that are not visually screened by an intervening building or structure from public view.</p> <p>Building Articulation</p> <p>Building façades to which these standards apply shall be articulated to reduce the apparent mass of the structure and to add visual appeal. This may be accomplished by stepping back a portion of the façade</p>	<p>See Figure 24-513a.A, below, for graphics illustrating building articulation and other techniques for adding architectural interest.</p>

	<p>periodically relative to the building line, along with other design variations in the façade as illustrated in Figure 24-513a.A, below.</p> <p style="text-align: center;">Roofline Articulation</p> <p>For flat roofs or façades with a horizontal eave, fascia or parapet, the roofline shall be varied vertically so that no unmodulated segment of roof exceeds 50 feet in horizontal dimension. This standard can also be satisfied by incorporating design elements such as functional or faux dormers, gables, towers, or chimneys.</p> <p style="text-align: center;"><u>Avoidance of Blank Walls</u></p> <p>Any exterior building elevation that faces a public street right-of-way, public plaza/space, public parking area or area of residential use shall have no more than 16 feet of uninterrupted blank wall space in a horizontal or vertical direction. This standard can be satisfied by incorporating window openings, porches or balconies, articulation of the building façade, decorative cornices, material and color variations, or score lines.</p> <p style="text-align: center;"><u>Landscape Treatment for Large Walls</u></p> <p>Where buildings are more than 60 feet in length or 35 feet in height, site trees required by the landscaping standards of this Chapter (and not required street trees) shall be arranged to break up the appearance of building mass so that the building is perceived to be divided into lengths of no greater than 50 feet when viewed from ground-level public vantage points.</p>	
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Figure 24-513a.A

Examples of Building Designs and Articulation Standards



Architectural Variation and Quality. The images above provide examples of the following standards as numbered on the images:

1. Arcade treatment.
2. Street-level transparency.
3. Building articulation through step-backs of the front façade.
4. Building articulation through avoidance of blank walls.
5. Building articulation through roofline variation.
6. Quality and durable building materials.
7. Use of awnings and canopies.