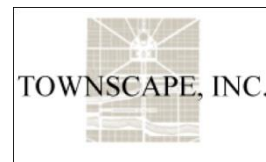


Redevelopment Master Plan



Overview of Proposed Changes to Leon Valley Redevelopment Code
Council Workshop
November 17, 2009



Agenda

- I. Existing Development Regulations to proposed
- II. Implementation
 - a. How does this apply to existing buildings?
 - b. How do we attract new and re-development?



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Proposed Development Code

- Additions to Landscape Standards
- New Sign Standards
- Two Overlay Districts
- Minimal changes to existing development standards for existing zoning districts



Landscape Standards: Along Streets (Streetscaping)

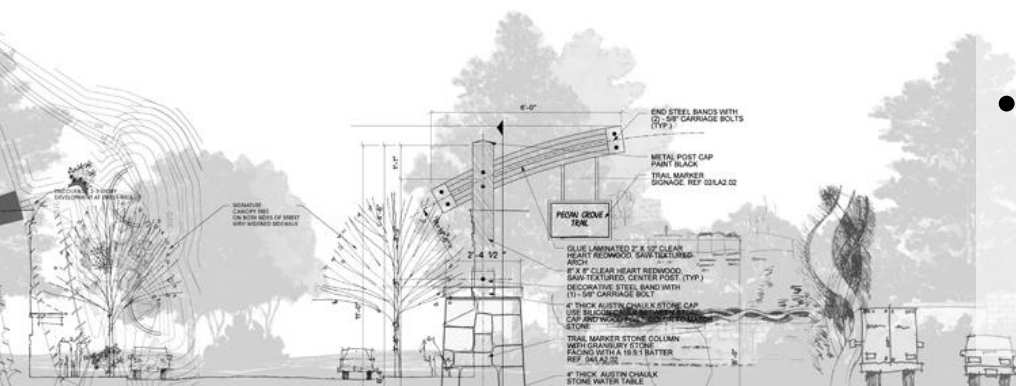


Existing

- 6' wide buffer along streets
- Tree requirements in buffer

Proposed Additions to Existing Requirements

- Large canopy tree every 30 linear feet of public streets
- For retail buildings:
 - An urban tree ever 25 LF and minimum 12' wide sidewalk
- Urban tree every 30 LF of Major Access Lanes within development
- Additional streetscape elements may be incorporated to meet site landscape requirements



Landscape Standards: Landscape Area

Existing

- Residential: 35% of total lot area (manufactured homes=25%)
- Primarily office: 20% of street yard must be landscaped
- Retail and commercial uses: 20% of street yard
- Light Industrial: 12% of street yard
- Civic adjacent to residential: 35% of street yard

Proposed Additions

- Landscape areas defined by existing regulations
- Landscape design regulated by Point System (described later)



Landscape Standards: Tree Requirements

Existing

- R-1 & R-6: 2 trees per lot minimum
- R-2: 4 trees per lot minimum
- R-3, R-3A, R-4 & R-5: 2 trees/8,400 SF minimum
- Commercial street yards:
 - 1 tree/1,500 SF of first 9,000 SF of yard
 - 1 tree/3,000 SF of portion of yard between 9,000 and 90,000 SF
 - 1 tree/6,000 SF of portion of yard above 90,000 SF

Proposed Additions

- Along streets and major access drives
- Townhouse Yards:
 - 1 large canopy tree or ornamental tree in landscape area of townhouses
- Mixed Use Buildings:
 - 1 large canopy tree for each 1,600 SF of required open space
 - May be replaced with 400 SF of shade structure

Landscape Standards: Parking Areas

Existing

- 6' wide buffer along streets
- Interior landscaping:
 - For parking areas IN the street yard, planting islands a minimum of 90 SF for every 12 parking spaces
 - For parking areas NOT in street yard, planting islands a minimum of 60 SF for every 12 parking spaces
 - No parking space shall be located further than 50 feet from a planting island and tree

Proposed Additions

- Subject to Landscape Point System
- Additional requirements:
 - 10% of parking and driving lanes shall be devoted to living landscaping
 - 1 shade tree required for each 400 SF of interior landscaping
 - 1 small ornamental tree or large shrub required for every 5 large canopy trees
 - Hardscape enhancements should utilize stone accents where appropriate
 - Urban tree required along internal pedestrian connections for each 25 LF
- Additional requirements for certain parking lots in Sustainability Overlay based on size and location

Proposed Landscape Point System



- Intent: Provide options for different landscape elements to encourage creativity, diversity, and water conservation in landscaping
- Must achieve a minimum number of points based on size of the pre-subdivided lot being developed

Site Size	Minimum Number of Points Required
3 acres or less	6 Points
Greater than 3 acres	8 points



Proposed Landscape Point System



Landscape Elements

(each element worth 1 point, unless otherwise indicated)

Enhanced Entrance Paving (stone or architectural concrete pavers or colored stamped concrete)	Enhanced Hardscape (stamped crosswalks, decorative stone walkways, meandering sidewalks)
Enhanced Landscape (within development and at the entrances of development)	Enhanced Site Canopy (planting perimeter trees 1 per 30 feet AND locating a parking island every 10 spaces)
Buffer Berms (3' high berms along street frontage) for properties along Bandera Rd	Landscaped open space provision greater than what is required (20-30% over requirement)
Public art (obelisks, sculptures, clock towers, fountains) – small: 1 point, large: 2 points	Enhanced Streetscape Elements (decorative lampposts, benches, receptacles, etc)
Use of shaded and decorative outdoor seating	Use of masonry planters with irrigation (minimum of 4)
Foundation plantings 5' in width along 75% of building's primary façade (for non-retail)	Decorative entrance including a landscaped median entry (minimum 8' wide and 60' long)
Developer may propose a non-listed landscape element if it meets the spirit and intent of this ordinance, subject to review and approval of Director	



Signs



STONE
TRIAL MARKER STONE COLUMN
WITH GRANULITE STONE
FACING WITH A 1/8" X 1/8" BATTERY
REF. 041A2.02
#1 THICK, AUSTIN CHALK
STONE WALKER TABLE

Sign Standards: Permitted Signs



Existing	Sign Type	Proposed
Yes	<i>Pole</i>	Limited
No regulations	<i>Monument</i>	Yes
Yes	<i>Wall</i>	Yes
Yes	<i>Projecting/Hanging</i>	Yes
No	<i>Window</i>	Yes
Yes	<i>Awnings</i>	Yes
No regulations	<i>Menu Display Case</i>	Yes
No regulations	<i>Directory Sign</i>	Yes
Yes	<i>Roof</i>	No

Sign Standards: Pole / Freestanding Signs

Existing

- Permitted.
- 1 sign per 250 LF of street frontage
- Distance between signs:
 - 100' between pole sign on the same property
 - 40' between a sign on neighboring site

Proposed

- Permitted only on properties immediately adjacent to and fronting Loop 410 and flyover
- 1 sign per 250 LF of street frontage
- Max height: 60'
- Max sign area: 375 SF
- Requires landscaped area extending 4' from sign base in each direction

Maximum Height and Size of Pole Signs			
Building	Roadway Type	Height	Area
Single-Tenant	Collector	32'	50 SF
	Arterial	50'	240 SF
	Highway	60'	375 SF
Multi-Tenant	Collector	32'	250 SF
	Arterial	50'	500 SF
	Highway	60'	650 SF

Sign Standards: Wall Signs

Existing

- Max area: 25% of area of exterior wall, to a max of 200 SF
- May not project more than 18" from wall
- May not project beyond wall edge or above roofline
- May not be longer than 80% of sign band length
- Permitted 1 per business, tenants in an end space may have 2 signs – 1 for each store front

Proposed

- Maximum Size: 1.5 SF of wall size for each 1 LF of primary building face
- Minimum 10' distance between wall signs



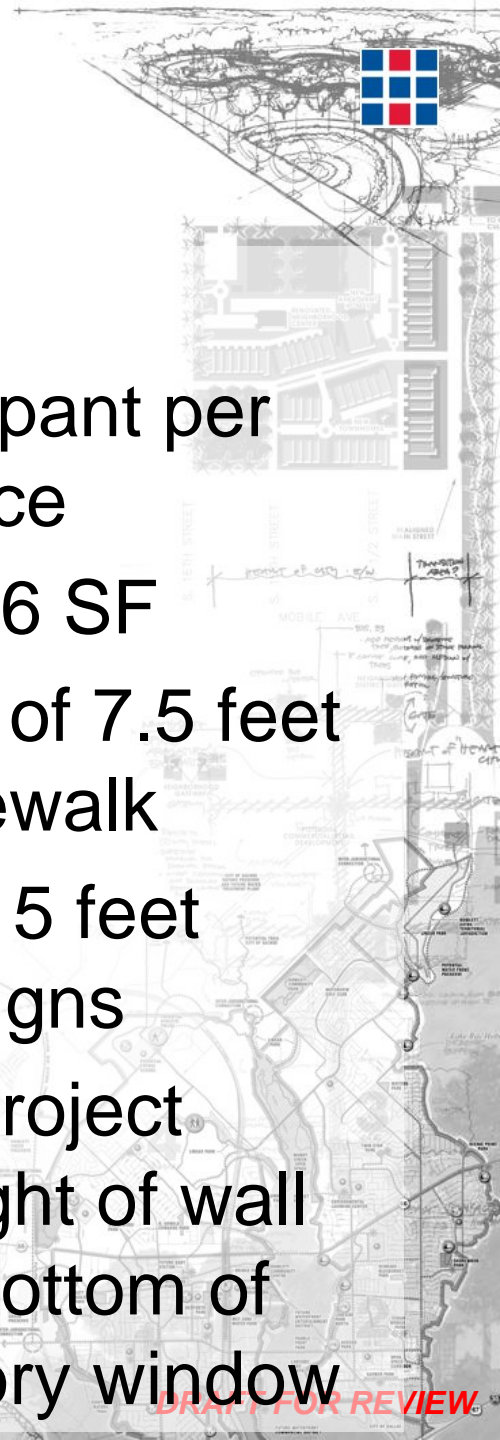
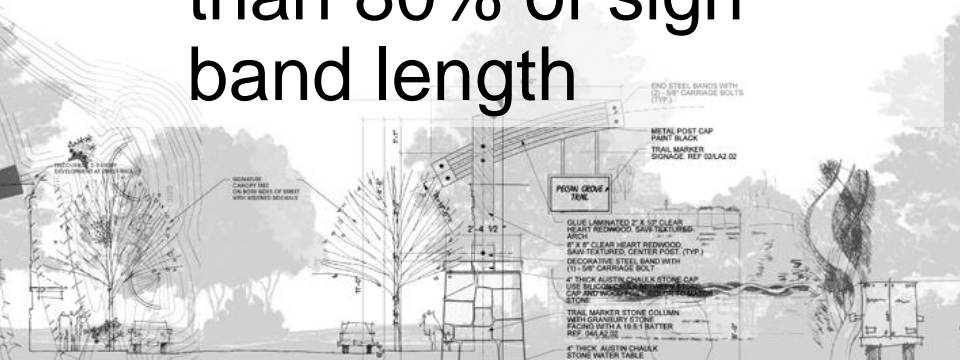
Sign Standards: Projecting or Hanging Signs

Existing

- Allowed in conjunction with wall sign
- Maximum marquee sign size: 25" of marquee area, not to exceed 200 SF
- Shall not be longer than 80% of sign band length

Proposed

- 1 per occupant per building face
- Max area: 6 SF
- Clearance of 7.5 feet above sidewalk
- Minimum 15 feet between signs
- Shall not project above height of wall or above bottom of second story window



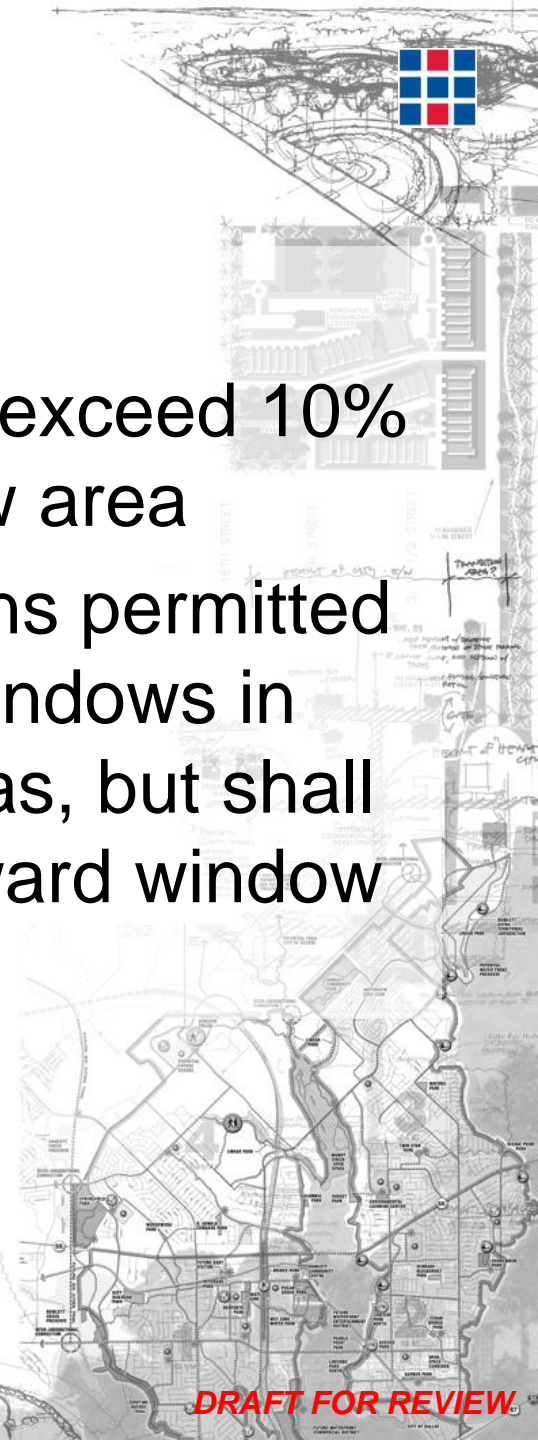
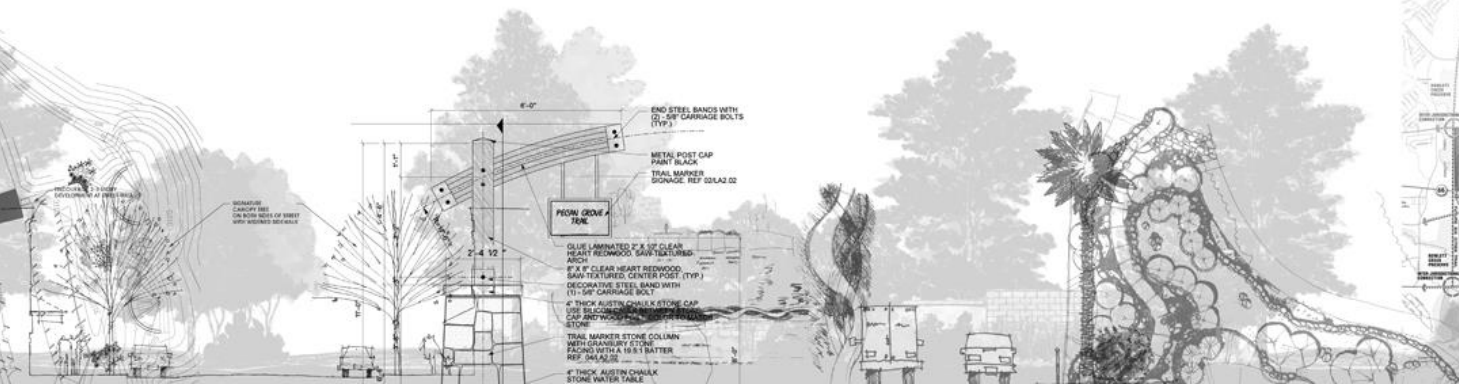
Sign Standards: Window Signs

Existing

- No standards

Proposed

- Shall not exceed 10% of window area
- Neon signs permitted behind windows in retail areas, but shall count toward window sign area



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Sign Standards: Awnings Signs

Existing

- Awning shall be permanently attached to buildings
- Provide for 8' clearance above sidewalk
- Sign shall comprise no more than 80% of awning surface

Proposed

- 1 per occupant per building face
- 8' clearance above sidewalk
- Max area: 10 SF
- If acting as main business sign, may not be permitted both wall sign and awning sign



Sign Standards: Menu Display Case (Restaurants)

Existing

- No standards

Proposed

- Wall-mounted display case featuring menu
- Contained in wood or metal case and clearly visible through glass front
- Shall be attached to building wall next to main entrance at a height of 5'
- May not exceed a total area of 5 SF and may be lighted



Sign Standards: Directory Signs

Existing

- No standards

Proposed

- 1 directory sign per building entrance
- Located next to building entrance
- Shall project out from the wall no more than 6 inches
- Maximum size: 8 SF



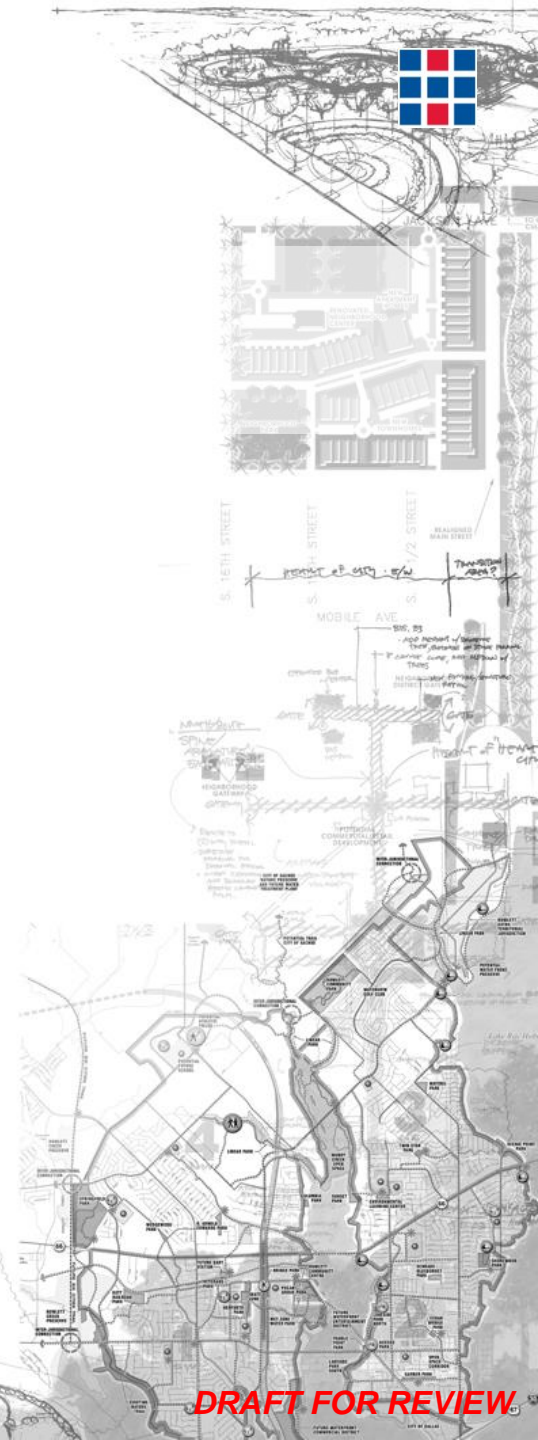
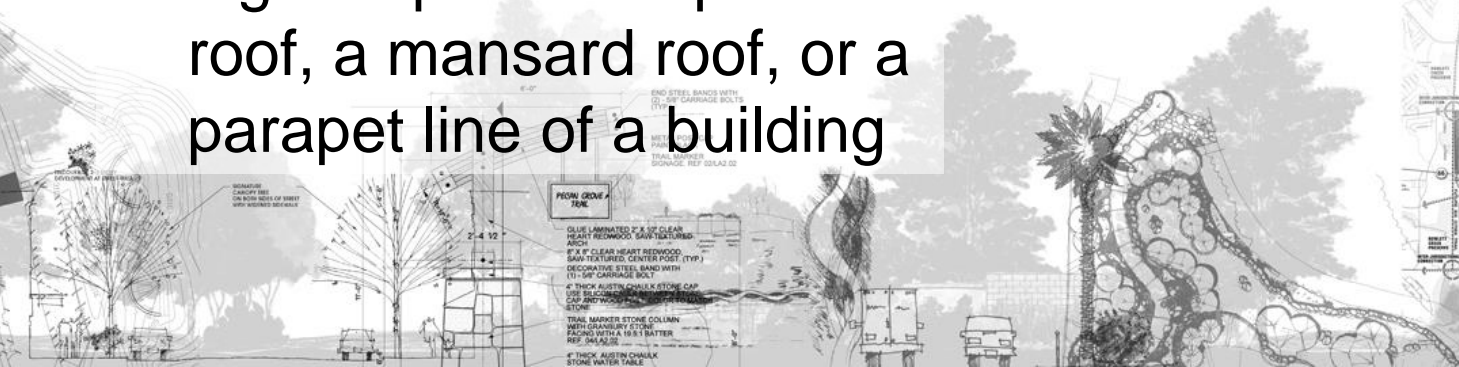
Sign Standards: Roof Signs

Existing

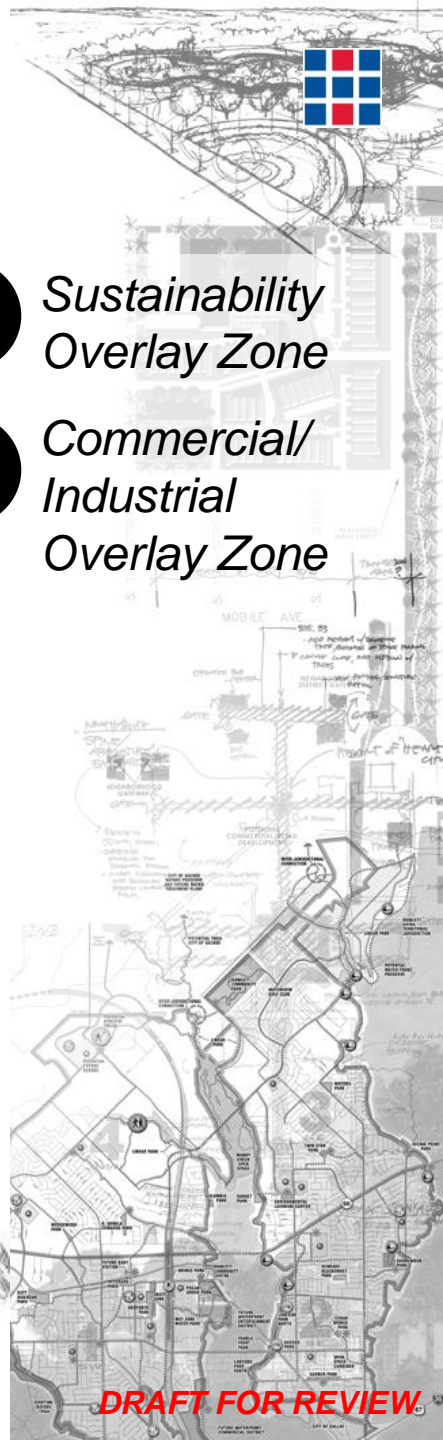
- 1 sign per street frontage, up to 3 signs total
- Allowed in place of a wall sign
- Shall not exceed 80% of roof sign area, to a maximum of 100 SF
- May not extend above highest point of a pitched roof, a mansard roof, or a parapet line of a building

Proposed

- Prohibited

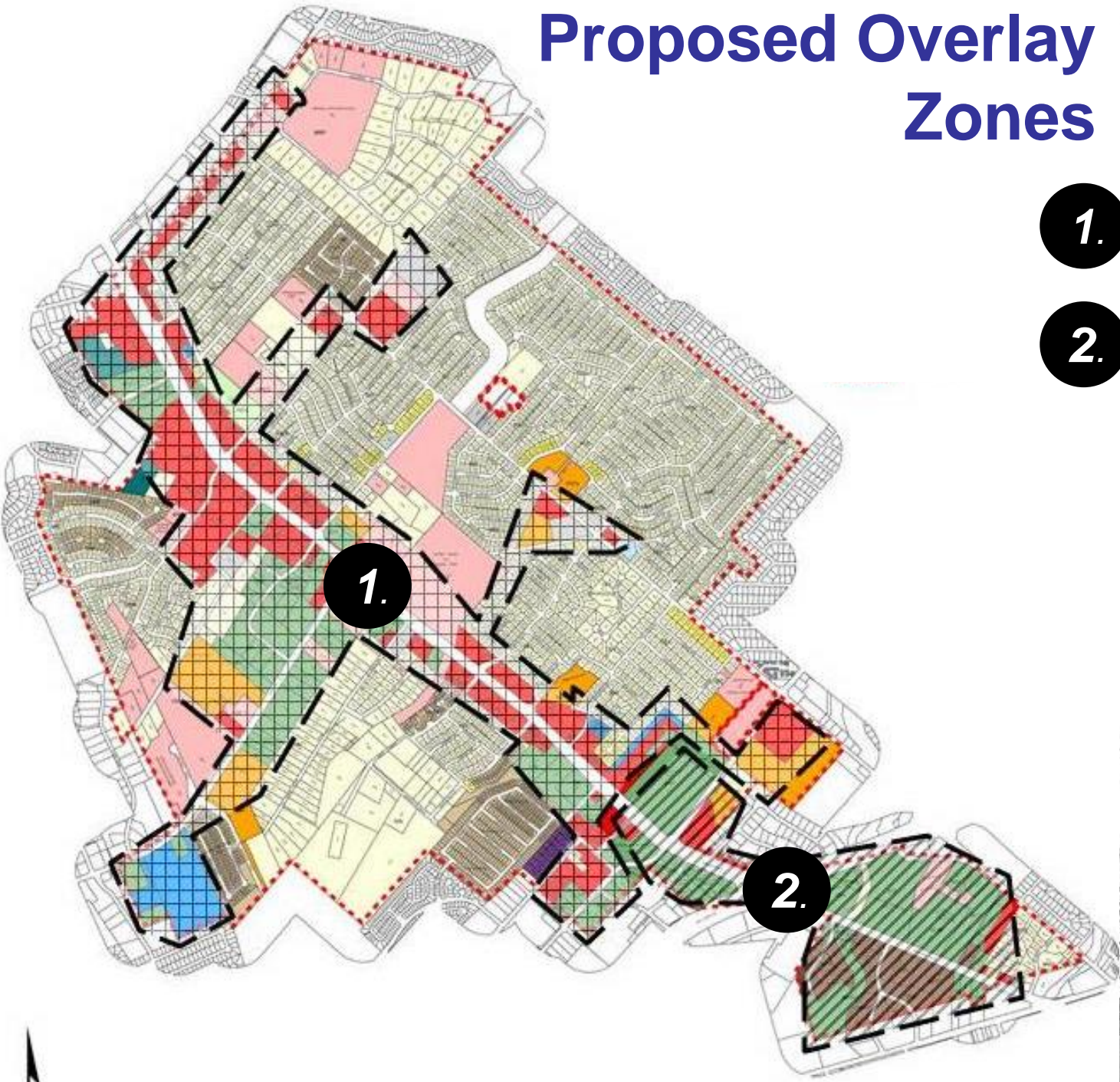


Proposed Overlay Zones

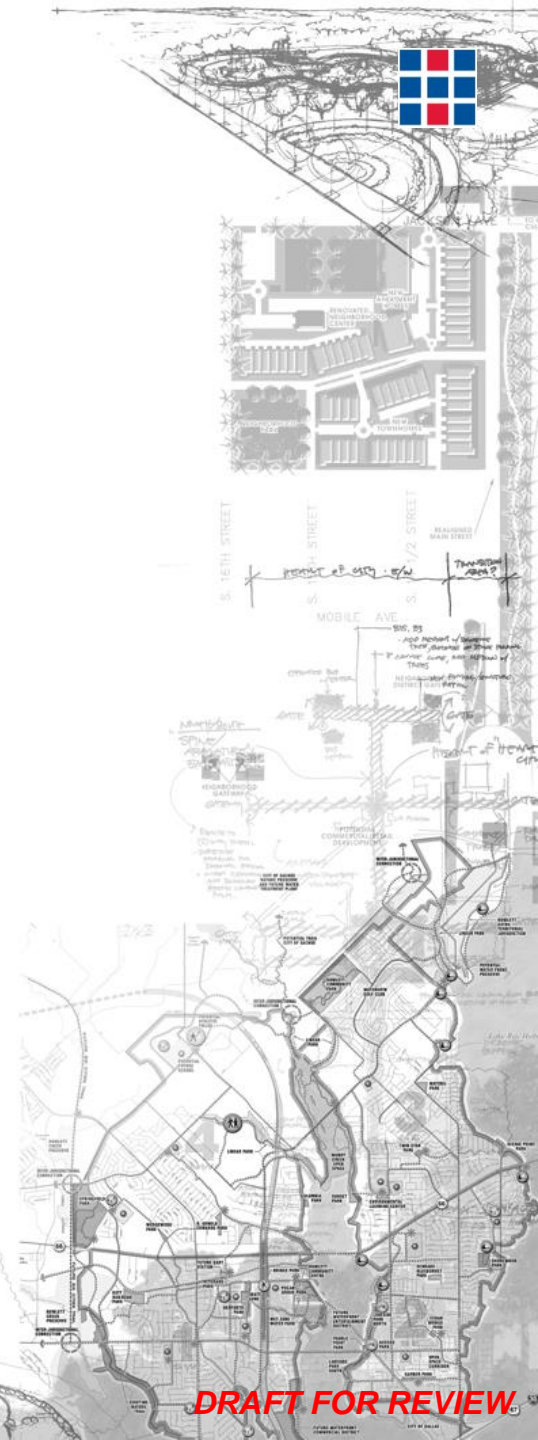
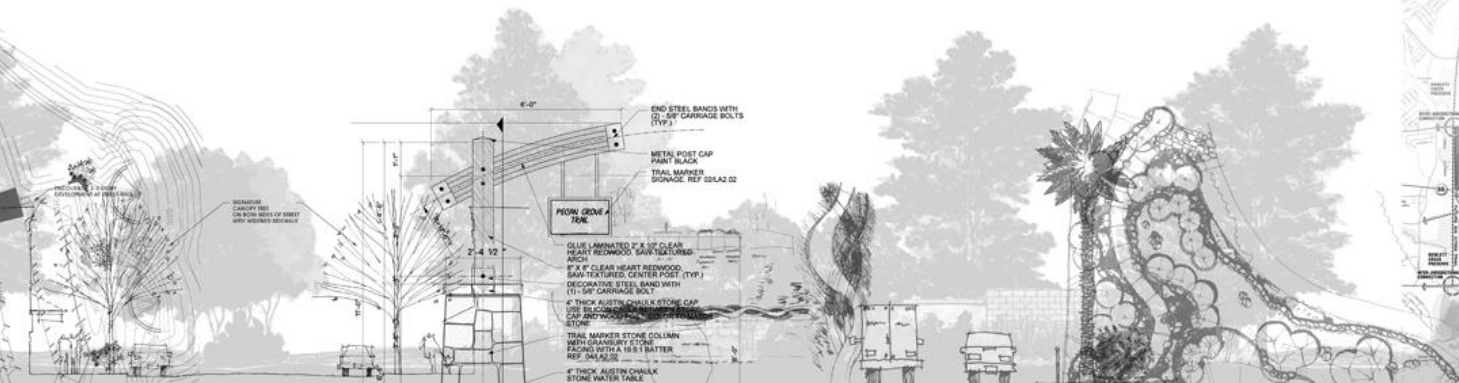


1. Sustainability Overlay Zone

2. Commercial/Industrial Overlay Zone



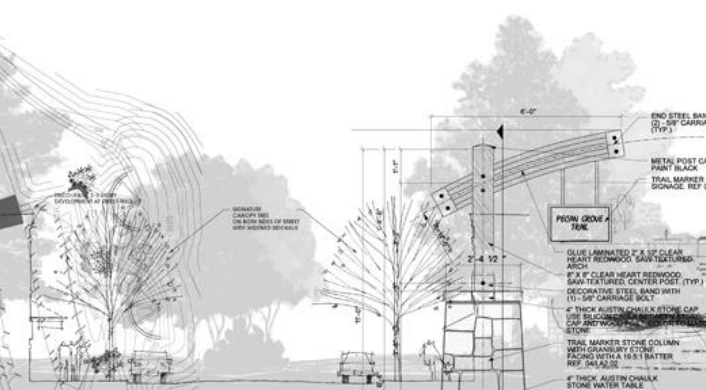
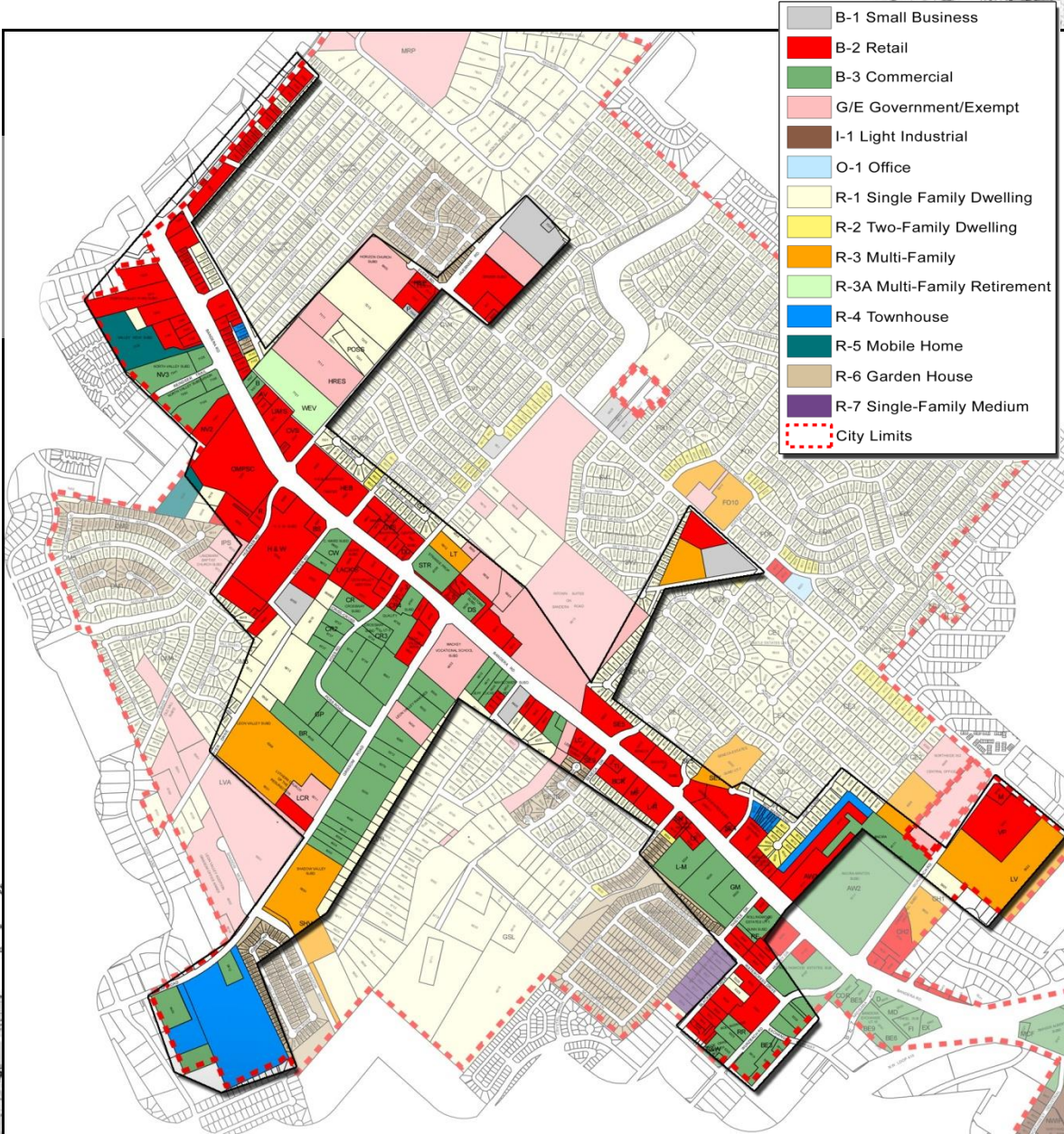
Sustainability Overlay



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Sustainability Overlay: Current Zoning

- Primarily B-2 and B-3



Sustainability Overlay: Desired Characteristics



Mixed Use Development



Screened or rear parking



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Sustainability Overlay: Height, Lot Size, and Setbacks

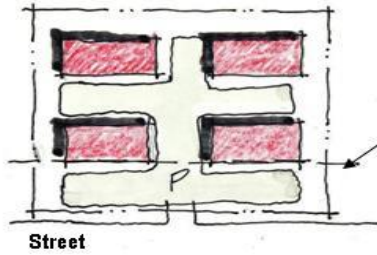


	B-2	B-3	Overlay
Height	3 floors max	None	3 floors/50' max Properties on Bandera Rd - up to 4 floors or 60' high Landmark buildings - 25% higher Townhomes - minimum of 2 floors
Minimum lot size	9,000 SF	9,100 SF	1 acre (43,560 SF)* Lots smaller than 1 acre are considered legally nonconforming
Front Setback	25' min	25' min	6' min to 100' max
Side Setback	0', or 20' when adjacent to residential or street	0', or 20' when adjacent to residential or street	None
Rear Setback	0', or 20' when adjacent to residential	0', or 20' when adjacent to residential	6' minimum, or 30' when adjacent to residential property

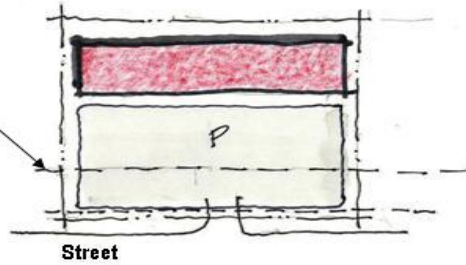
DECORATIVE STEEL BAND WITH
(1) 1/2" CARRIAGE BOLT
4" THICK AUSTIN CHALK STONE CAP
USE BLACKENED COPPER BRASS
STONE
TRUNK MARKER STONE COLUMN
WITH GRANULARY STONE
FACING WITH A 1/8" BATTER
REF. 04.02.02
4" THICK AUSTIN CHALK
STONE WATER TABLE

Front Yard Setback Examples Bandera Road

**Meets Maximum
Setback Standard**

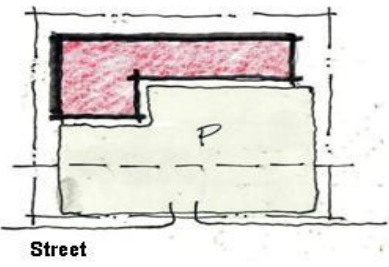
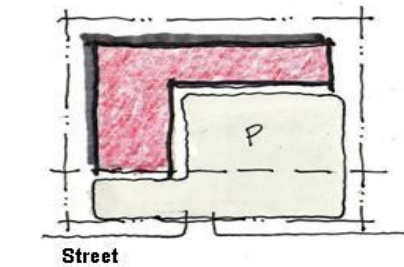
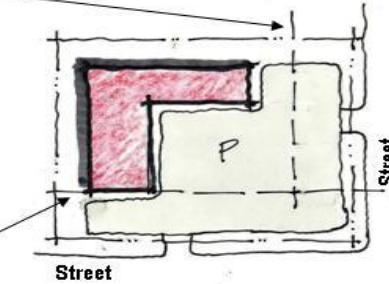
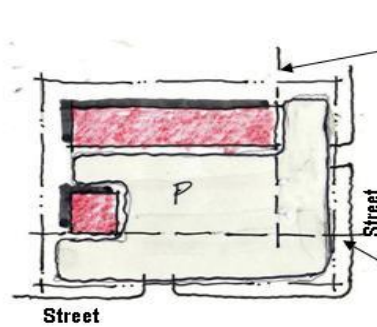


**Does NOT Meet
Maximum Setback
Standard**



Max 100-ft.
Setback Line

Max 100-ft.
Setback Line



*Landmark buildings are located at
intersection streets or at the end of
streets.*



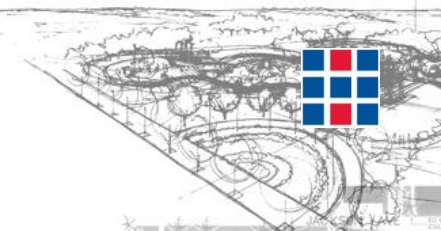
Sustainability Overlay: Allowable Uses

- Commercial uses allowed by underlying commercial zoning (with some changes)
- Townhomes (new standards)
- Multi-family in a mixed-use building



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Sustainability Overlay: Change in Allowable Uses



Use	O-1	B-1	B-2	B-3	I-1	SO	Notes
Air conditioning repair	X	X	X	P	P	X	
Air conditioning sales - repair and/or service incidental	X	X	P	P	P	X	
Alcoholic beverage sales - no on-premise consumption	X	X	P	P	P	U	Not within 200 ft of SF zone
Animal clinic	X	X	P	P	P	U	SO: P with no overnight kennel
Animal shelter/pound	X	X	X	P	P	X	
Appliance, major - repair	X	X	X	P	P	X	
Automobile accessories, parts and components to include inspection; Retail sales only w/o installation and/or repair incidental	X	X	P	P	P	X/P	Allowed in B-3 only
Automobile and boat storage	X	X	X	SUP	P	X	
Automobile lubrication service facility - lubrication only	X	X	P	P	P	X	
Automobile parts and components; Retail sales with installation and/or repair incidental	X	X	X	P	P	U	SO: Not adjacent to Bandera or within 200 feet of a SF residential zone
Automobile rental with unenclosed on-site storage of not more than twelve (12) private passenger vehicles	X	X	P	P	P	X	
Automobile rental on-site storage	X	X	X	P	P	X	
Automobile rental and/or sales	X	X	X	P	P	X	
Automobile repair and/or service	X	X	X	P	P	X	
Automobile repair and/or service - brake repair facility	X	X	X	P	P	X	
Automobile service station - gasoline sales only	X	X	P	P	P	SUP	
Automobile service station - repair incidental	X	X	X	P	P	SUP	
Automobile and truck sales - service incidental	X	X	X	P	P	X	
Automobile/vehicle inspection station	X	X	P	P	P	SUP	
Automobile/vehicle storage	X	X	X	P	P	X	**Vehicles to be in operating condition w/current sticker and license
Bait store	X	X	X	P	P	X	
Boat sales and service facility	X	X	X	SUP	SUP	X	
Cabinet or carpenter shop	X	X	X	P	P	X	
Camera/photographic supply	X	X	P	P	P	P	
Candy, nut and confectionery store	X	X	P	P	P	P	
Carwash (automatic)	X	X	X	P	P	X	Vacuum cleaners must be set back a minimum of 50 feet from residential areas

Use	O-1	B-1	B-2	B-3	I-1	SO	Notes
Carwash (self-service)	X	X	SUP	P	P	X	Vacuum cleaners must be set back a minimum of 50 feet from residential areas
Cleaning products	X	X	P	P	P	X	
Cold storage plant	X	X	X	SUP	P	X	
Computer store/similar business machines retail sales with installation and/or repair incidental	X	X	P	P	P	P	
Contractor facility	X	X	P	P	P	X	
Dry cleaning plant	X	X	X	SUP	SUP	X	
Exterminator	X	X	X	P	P	X	
Farm equipment sales and service	X	X	X	P	P	X	
Boarding house	X	SUP	X	X	X	SUP	**Also see section 14.02.314 "Residential use table"
Lumberyard	X	X	X	SUP	P	X	
Machine, tools and construction equipment to include sales, service and repair	X	X	X	P	P	X	
Motorcycle sales, repair, and service	X	X	X	SUP	P	X	
Moving and transfer company	X	X	X	P	P	X	
Nonemergency medical transport service	X	X	P	P	P	SUP	
Office equipment and supply	X	X	P	P	P	P	
Photographic equipment and supplies	X	X	P	P	P	P	
Picture framing shop	X	X	P	P	P	P	
Playground equipment sales	X	X	X	P	P	U	Indoor only adjacent to Bandera
Pool and spa sales	X	X	P	P	P	U	Indoor only adjacent to Bandera
Portable building sales - manufactured, modular, mobile, prefabricated	X	X	X	P	P	X	
Printing and reproduction services	X	X	SUP	P	P	P	Does not include major offset printing services
Propane facility	X	X	X	SUP	SUP		
<i>Residential: Townhouse, Loft, Live-Work</i>						P	Allowed only per standards in the SO District
Self-storage facility	X	X	P	P	P	U	Not allowed in B-2 or adjacent to Bandera Road, or within 200 feet of single family zone.
Sign shop	X	X	SUP	P	P	X	Allowed as ancillary to small scale retail copy/print service
Small arms firing range - indoor	X	X	X	SUP	SUP	X	
Taxidermist	X	X	X	SUP	SUP	X	
Telephone sales - to include mobile	X	X	P	P	P	P	
Theater, outdoor	X	X	X	SUP	SUP	X	
Tool and equipment rental	X	X	P	P	P	U	No outside storage, small tools and equipment only
Warehouse storage facility	X	X	X	P	P	X	
Wholesale facility	X	X	X	P	P	X	

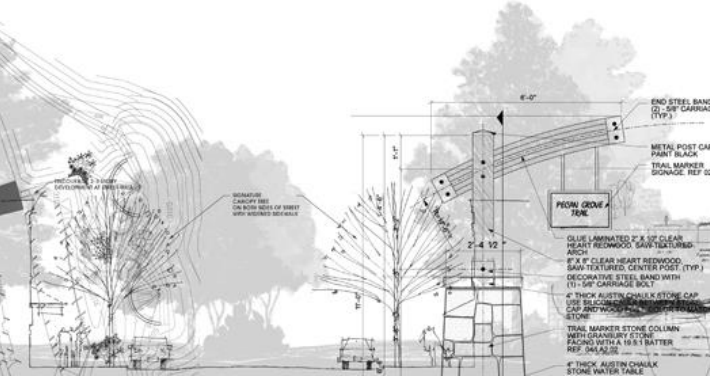
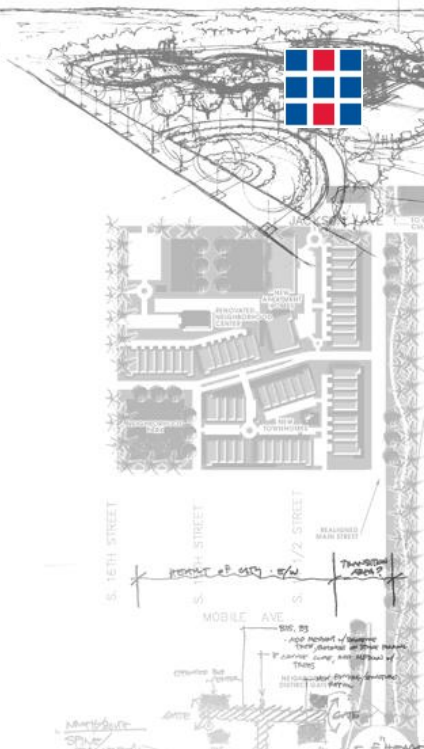
Sustainability Overlay: Residential Uses



Multi-family above retail in a mixed use development



Attached townhomes



Sustainability Overlay: Townhomes in the Overlay Area

- Up to 50% of a site may be developed as Townhomes
- Townhouse District Standards:
 - These are only applicable to the Sustainability Overlay and do not replace the R-4 Standards
 - Groupings of 3 to 6 townhomes
 - Minimum of 2 floors high, maximum of 3 floors or 50'
 - Minimum 2 car garage, and must be rear entry to off-street parking
 - Minimum 10% of townhouse development must be dedicated as usable open space with 1 large canopy tree and 1 small ornamental tree per 5,000 SF of required open space



Sustainability Overlay: Townhomes in the Overlay Area

- Townhouse District Standards (continued)
 - Minimum lot width of 25'
 - Minimum lot depth of 100'
 - Rear setback of 20', including a 5' fence with Urban tree for each property
 - A 10' wide rear landscape buffer with 1 tree for each 30 linear feet
 - Minimum 5' side yard between groups of 3 to 6 townhomes
 - Side yard at corner shall be same as front yard



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Sustainability Overlay: Townhomes in the Overlay Area

- Townhouse District Standards (continued)

- Front setback must be a minimum 6' and maximum of 15'

- Front setback zones:

- 1 - Streetscape Zone:

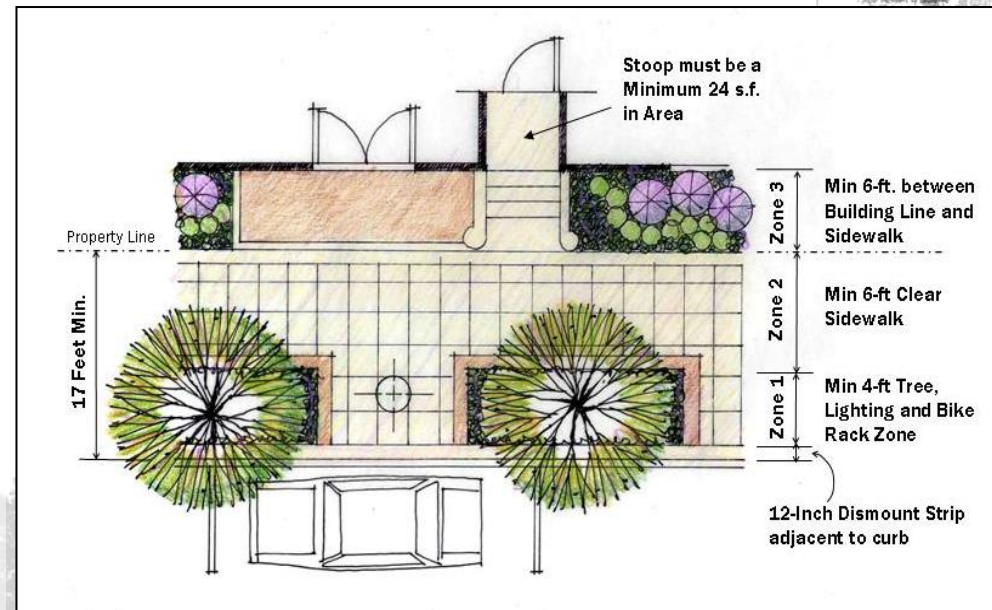
- 4' wide tree and streetscape area

- 1 tree per 25 LF

- 1 street furniture element per 2 trees

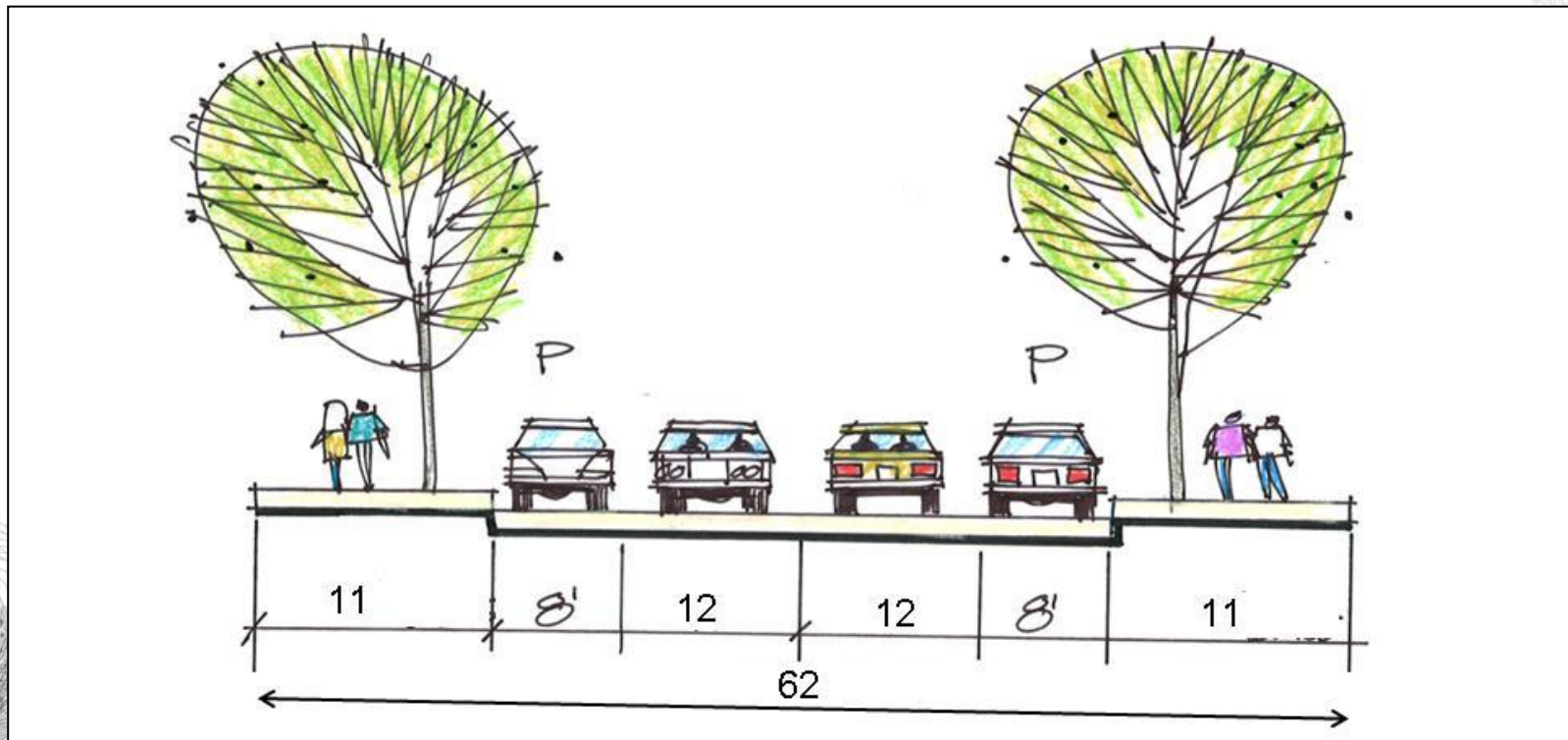
- 2 - Sidewalk Zone – 6' wide clear walking area

- 3 - Landscape Zone – 6' wide landscape and patio area



Sustainability Overlay: Townhomes in the Overlay Area

- Townhouse District Standards (continued)
 - Maximum block length of 400 feet
 - Adjacent streets must have minimum 62-foot right of way with on-street parallel parking



STONE
TRIM MARKER STONE COLUMN
WITH GRANULARY STONE
FACING WITH A 1/8" BATTER
REF. 04.12.02
4" THICK AUSTIN CHALK
STONE WATER TABLE

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Sustainability Overlay: Townhomes in the Overlay Area

- Townhouse District Standards (continued)
 - Front door entrance shall be elevated a minimum of 2' above sidewalk elevation
 - Must have a 24 sq. ft. stoop
 - Up to 50% of units may be ADA accessible from sidewalk provided there is a private area with a metal fence
 - Windows must provide view of the street and sidewalk or access easement

Masonry Column

Primary Entrance



Visibility to Sidewalk

Elevated Ground Floor Plate



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Sustainability Overlay: Retail & Mixed Use Buildings



Height	3 floors/50' max, Landmark buildings may be 25% higher
Minimum lot size	1 acre (43,560 SF)
Front Setback	6' min to 100' max
Side Setback	None
Rear Setback	0', or 30' when adjacent to residential property



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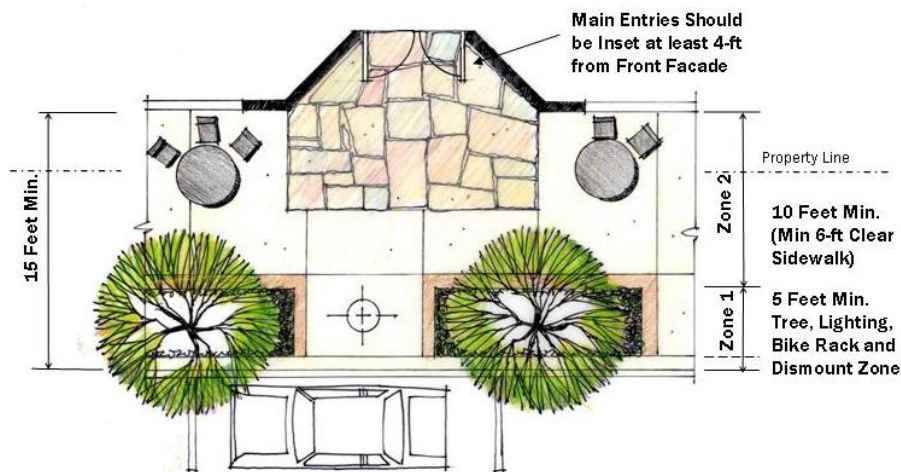
Sustainability Overlay: Retail & Mixed Use Buildings

- Ground floor entry must be located at the approximate elevation and inset by at least 4 feet
- Minimum clear height of 16' between floor and bottom of structure above
- Buildings must have an awning or canopy extending at least 6' over sidewalk and 7.5' above sidewalk for at least 75% of building frontage.
- Highly transparent glass on at least 60% of the ground floor façade (no more than 80%).



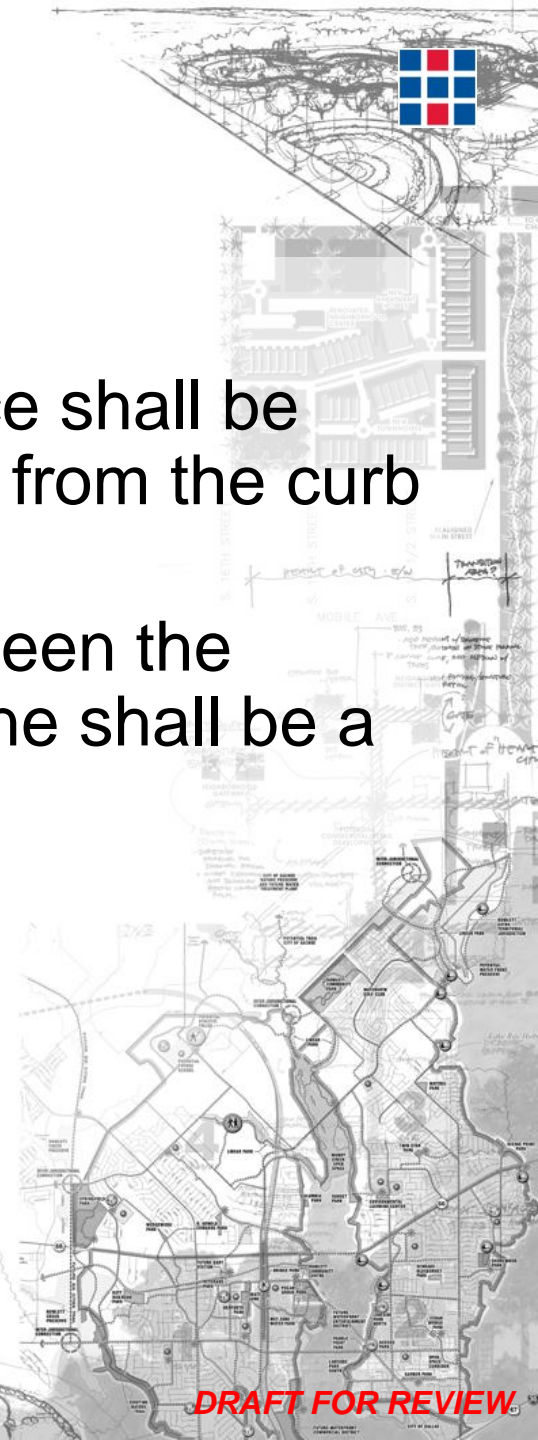
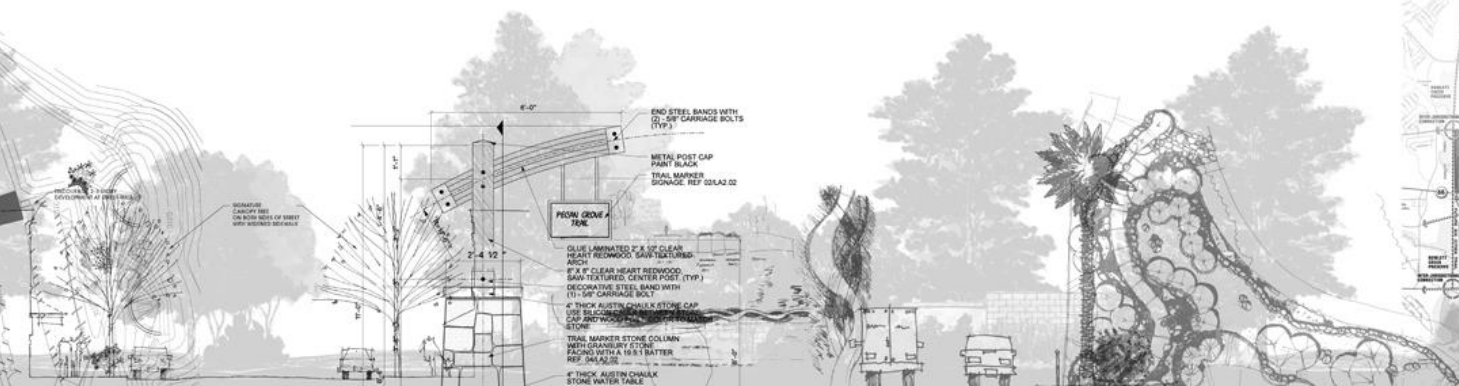
Sustainability Overlay: Retail & Mixed Use Buildings

- Front setback: minimum 6' and maximum of 100'
- Front setback zones:
 - **1 - Streetscape Zone – 5' wide tree and streetscape area**
 - 1' dismount strip adjacent to curb
 - 1 Urban Tree in tree well every 25 linear feet
 - 1 street furniture element for every 3 trees
 - **2 - Sidewalk Zone – 10' wide sidewalk**
 - Patio area for dining may encroach
 - 6' must remain clear for a pedestrian way



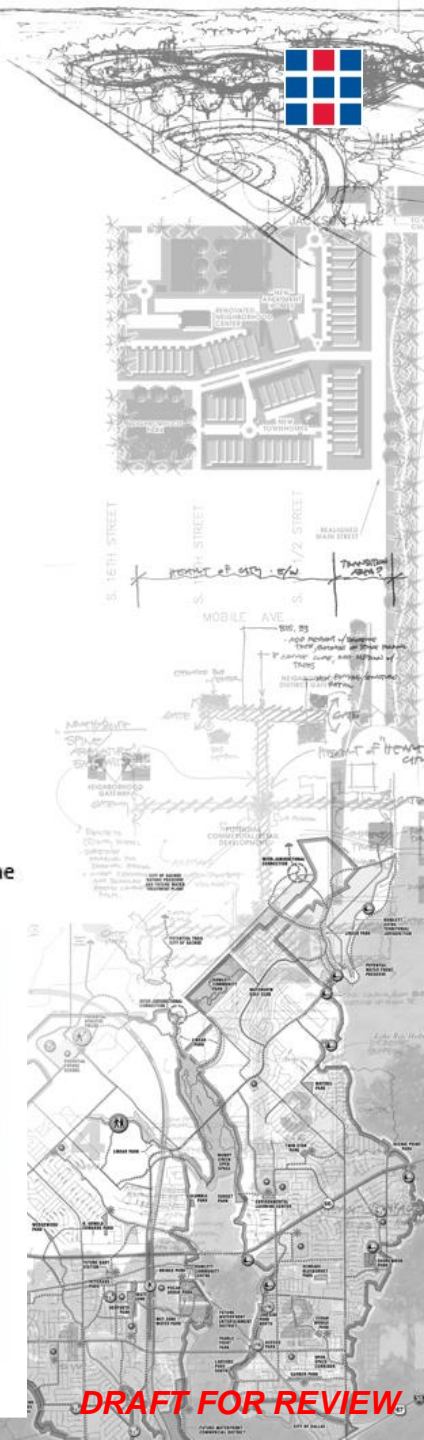
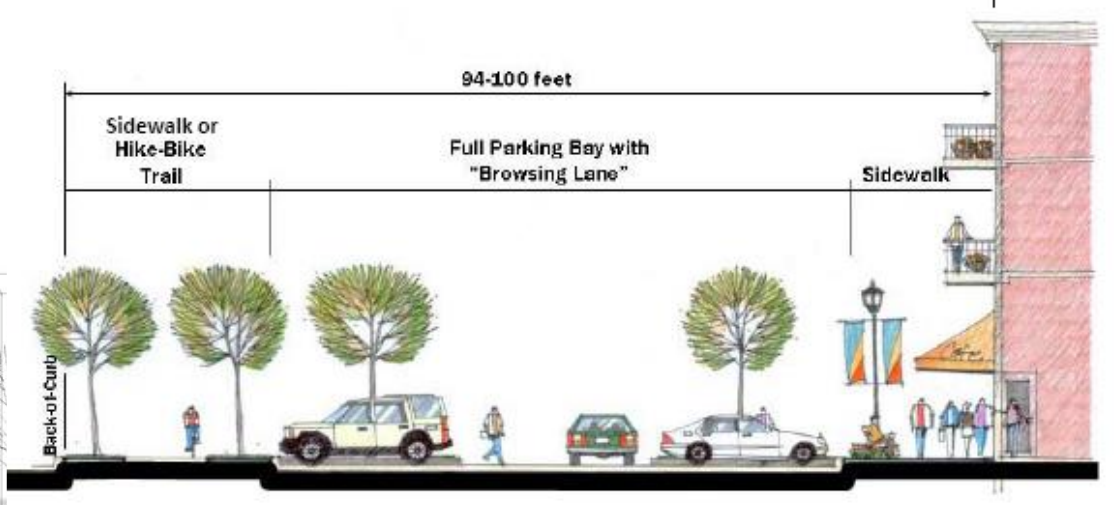
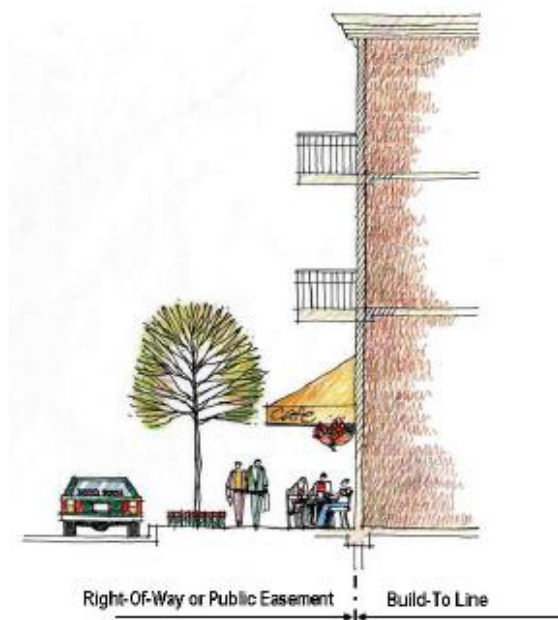
Sustainability Overlay: Retail & Mixed Use Buildings

- Building Placement:
 - At least 70% of the front building face shall be constructed within a minimum of 15' from the curb and maximum of 20'
 - For developments with parking between the building and property line, build-to line shall be a maximum of 100' from the curb.



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Sustainability Overlay: Retail & Mixed Use Buildings



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Sustainability Overlay: Architectural Features (Materials)

- **Establish three material groups**
 - **Group A** - Brick, Stone
 - **Group B** - Stucco, Architectural Concrete Block, Tilt wall, EIFS (above 14')
 - **Group C** - Metal, Wood, EIFS
- **Primary Facades** – 80% Group A, 20% Group B, may accent with Group C
- **Secondary Facades** – 20% Group A, 80% Group B, may accent with Group C
- **Glazing** – at least 30% and no more than 70% of façade (except ground floor retail)



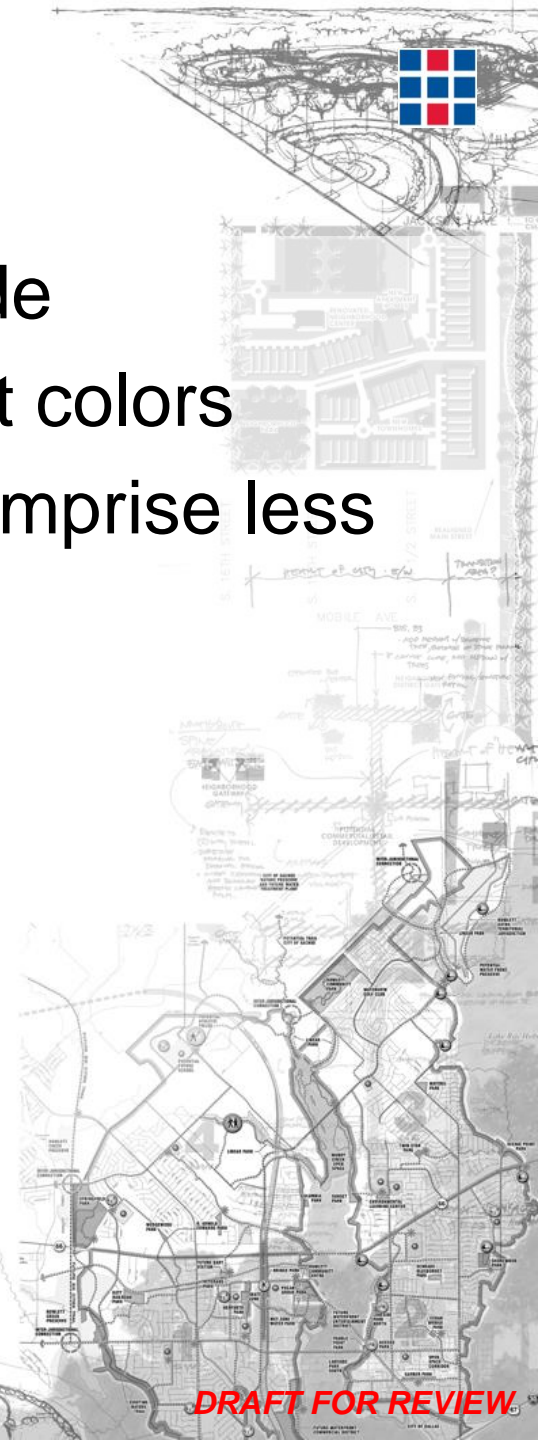
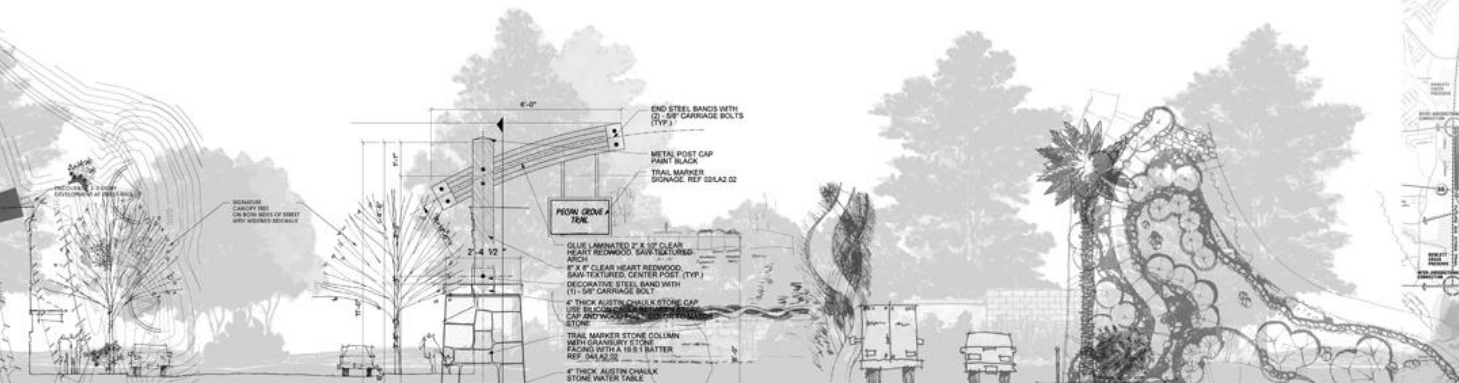
Sustainability Overlay: Architectural Features (Point System)

- Incorporate at least four of the seven options shown
 - Canopies, awnings, porticos or arcades for 70% of façade
 - Raised pilasters or quoined corners
 - Vertical elements (landmark feature)
 - Windows and doors framed with decorative masonry
 - Outdoor patio/courtyards
 - Decorative ornamentation integrated into façade
 - Rainwater harvesting system



Sustainability Overlay: Architectural Features (Color)

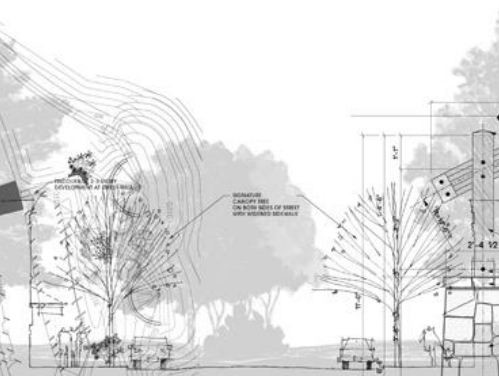
- Dominant color must be a muted shade
- Black and stark white limited to accent colors
- No restriction on accent colors that comprise less than 1% of building face
- Florescent colors prohibited



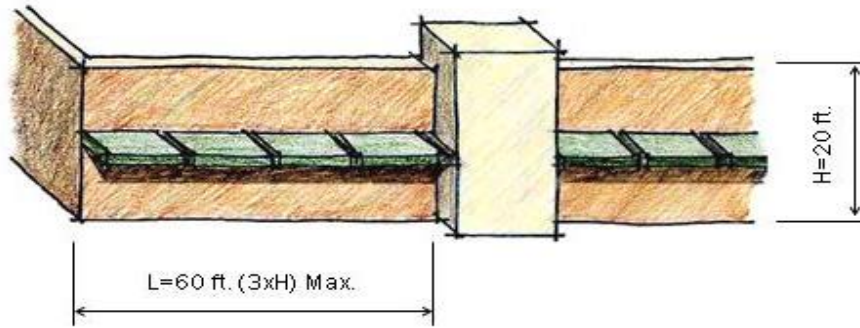
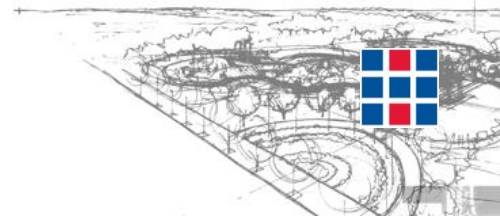
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Examples of Single Story Tri-Partite Architecture

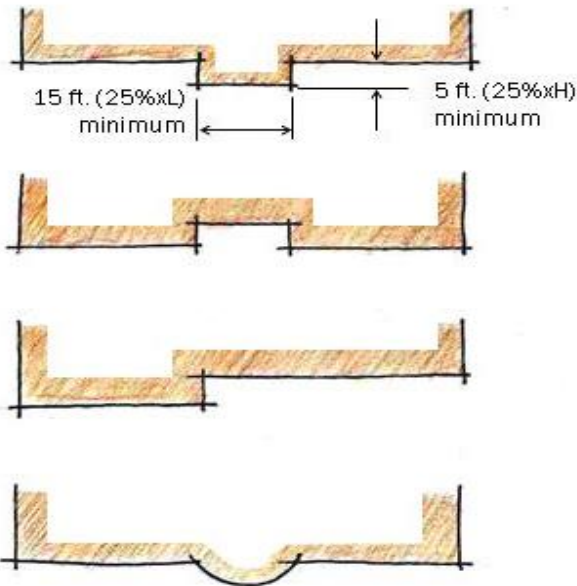


Sustainability Overlay: Building Articulation



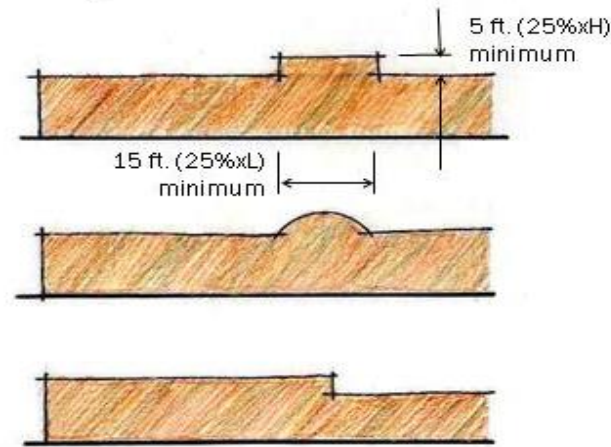
*Required for Nonresidential
& Mixed-Use Buildings*

HORIZONTAL Articulation

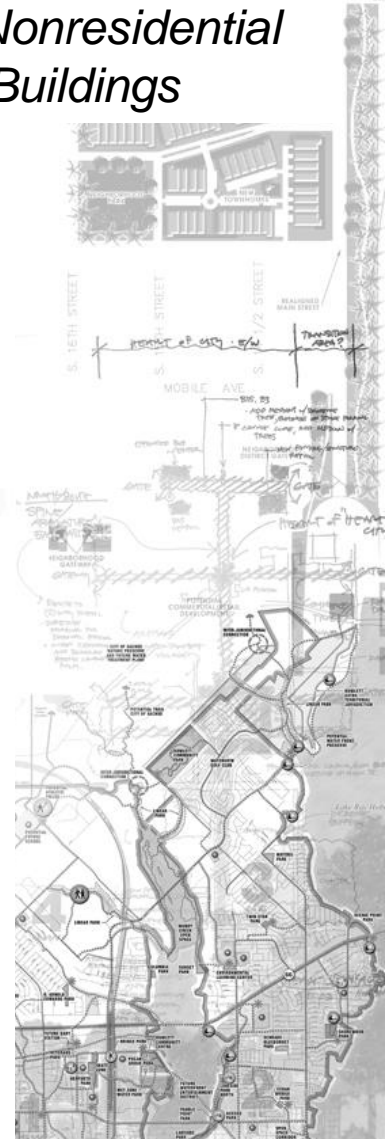


Possible PLANS

VERTICAL Articulation



Possible ELEVATIONS



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Sustainability Overlay: Parking and Access

- Supplemental landscaping for parking lots:
 - When parking exceeds minimum required spaces by more than 10%,

OR

 - Where parking is located between a building and a public street



Sustainability Overlay: Parking and Access

- Supplemental landscaping for parking lots:
 - Minimum of 12% of gross vehicular use shall be devoted to living landscape
 - Minimum of 1 shade tree planted each 300 SF of required interior landscape
 - Planting islands spaced every 10 spaces, unless approved by landscape plan in order to preserve existing trees and natural features



Sustainability Overlay: Parking and Access

- Cross Access Lanes:
 - Cross access lane is a two-way drive access between adjoining properties
 - They enable adjoining properties to share driveways and go from one property to another to shop or do business
 - Nonresidential lots must provide cross access to adjoining nonresidential lots



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Sustainability Overlay: Parking and Access

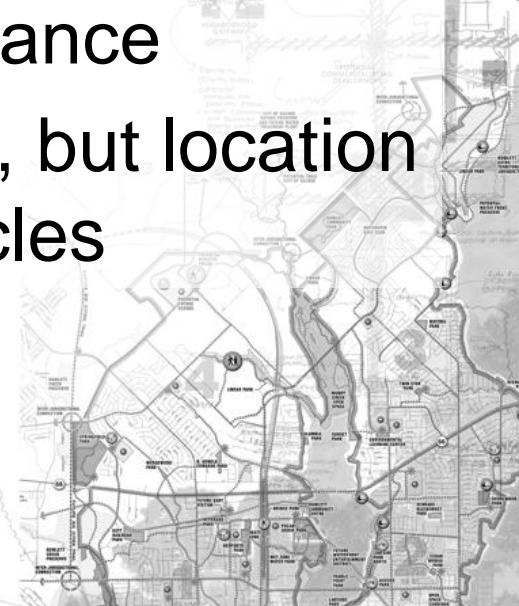
- Parking reduction when adjacent properties have shared/joint access driveway:
 - Up to 15% reduction of required parking



Sustainability Overlay: Parking and Access

- Bicycle Parking

- 1 bicycle rack required for each development, or 1 rack for each 25 car parking space, whichever is greater
- Located within 50' of building entrance
- May be provided within a building, but location must be easily accessible to bicycles

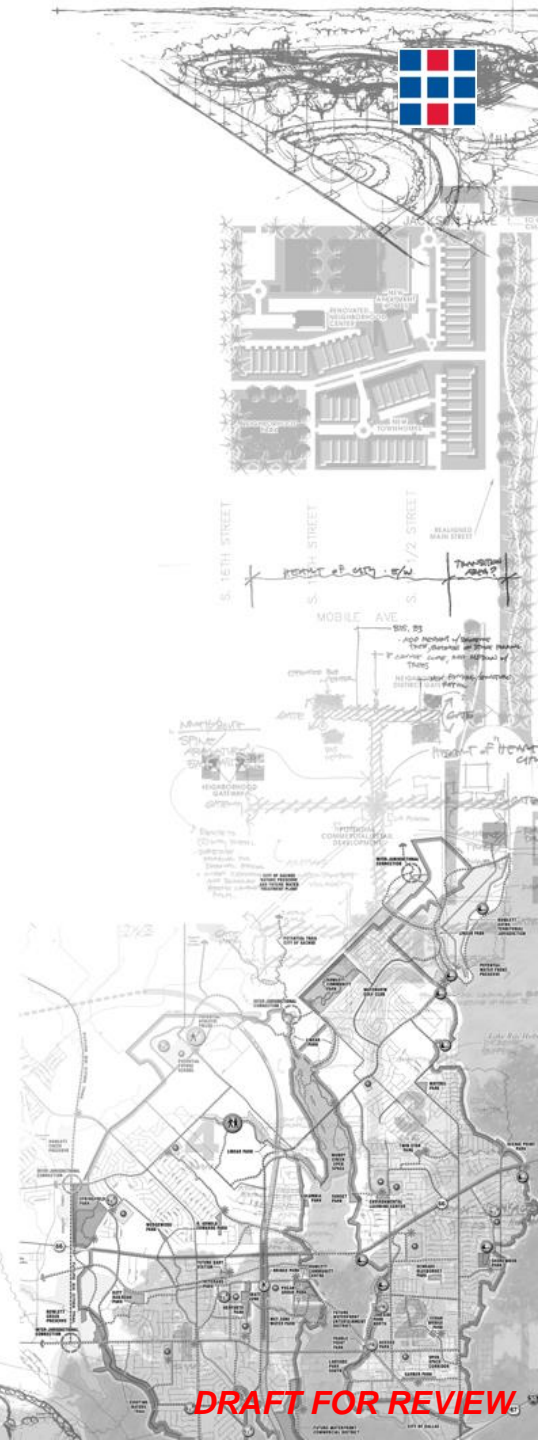
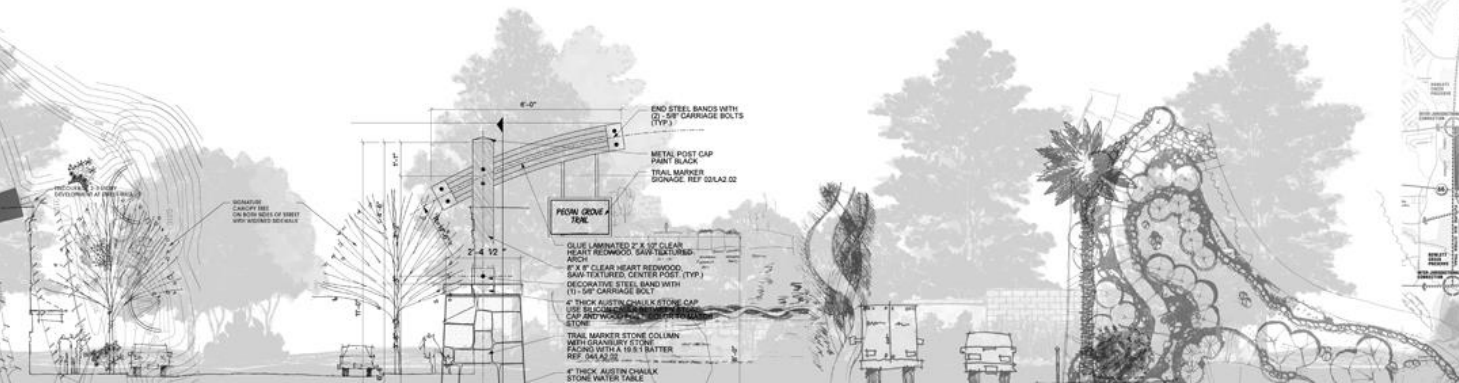


END STEEL BANDS WITH (1) 3/8" CARRIAGE BOLTS (TYP.)
METAL POST CAP
PAINT BLACK
TRAIL MARKER SIGNAGE REF 02LA2.02

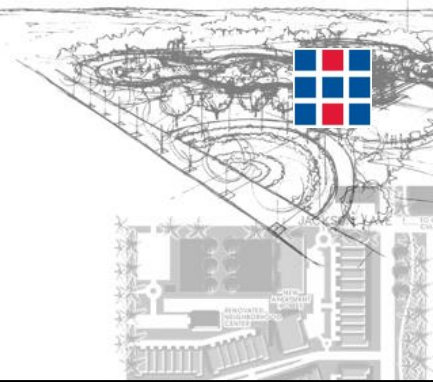
FROM GROVE TALK

6" BLUE LAMINATED 2" X 3" CLEAR HEART REDWOOD SAW-BLURRED ARCH
6" X 6" CLEAR HEART REDWOOD SAW-TEXTURED CENTER POST (TYP.)
DECORATIVE STEEL BAND WITH (1) 3/8" CARRIAGE BOLT
6" THICK AUSTIN CHALK STONE CAP USE BLACKENED CHALK STONE
TRAIL MARKER STONE COLUMN WITH GRANULITE STONE FACING WITH 1/8" X 1/8" BATTER REF. 04LA2.02
6" THICK AUSTIN CHALK STONE WATER TABLE

Commercial & Industrial Overlay



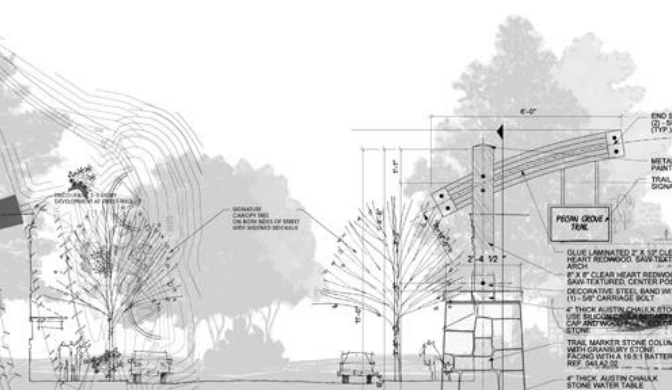
Commercial & Industrial Overlay: Current Zoning



- Primarily B-3 and I-1

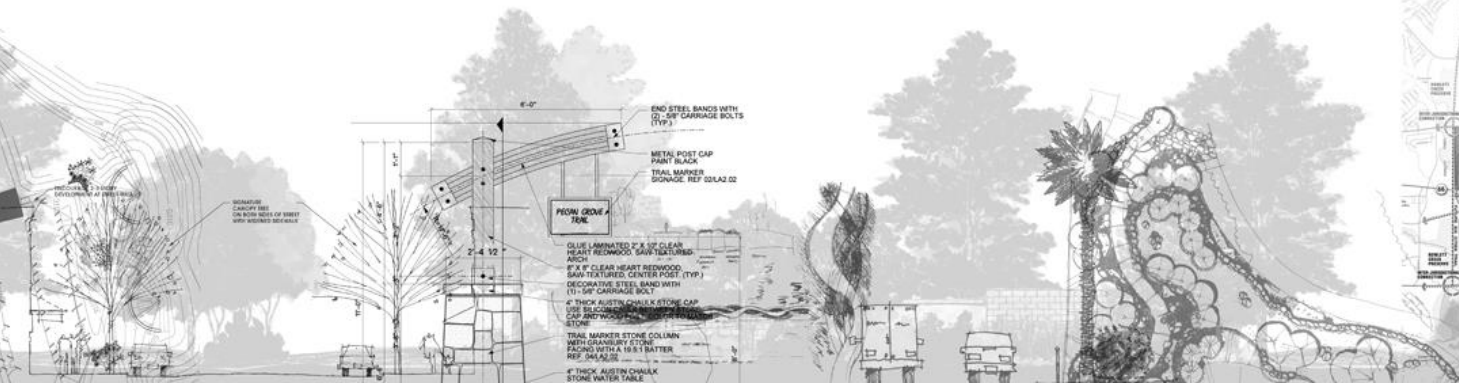


	B-1 Small Business
	B-2 Retail
	B-3 Commercial
	G/E Government/Exempt
	I-1 Light Industrial
	O-1 Office
	R-1 Single Family Dwelling
	R-2 Two-Family Dwelling
	R-3 Multi-Family
	R-3A Multi-Family Retirement
	R-4 Townhouse
	R-5 Mobile Home
	R-6 Garden House
	R-7 Single-Family Medium
	City Limits



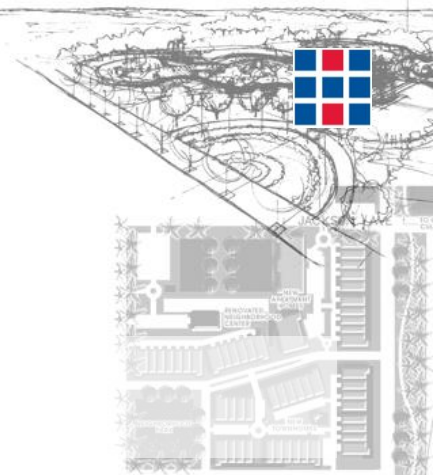
Commercial & Industrial Overlay: Desired Characteristics

- Will remain largely commercial and industrial in character
- No residential uses allowed in this overlay
- Enhance building characteristics



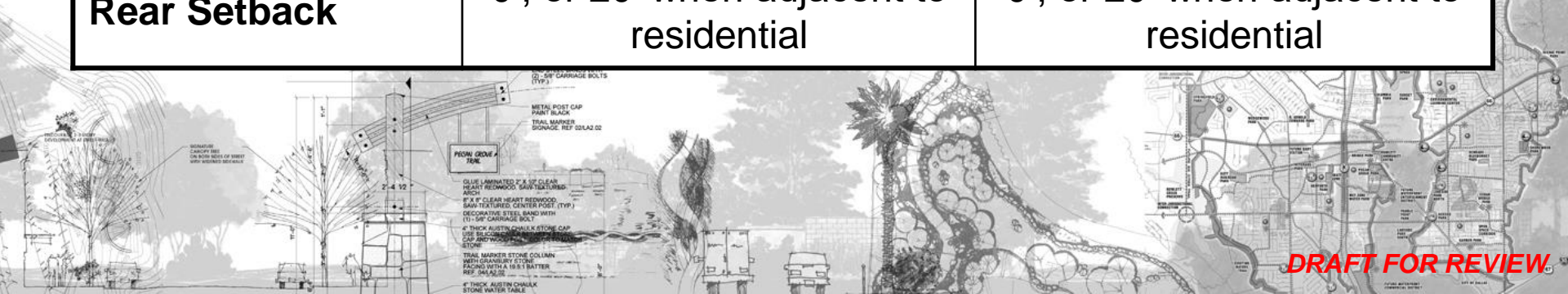
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Commercial & Industrial Overlay: Height, Lot Size, and Setbacks

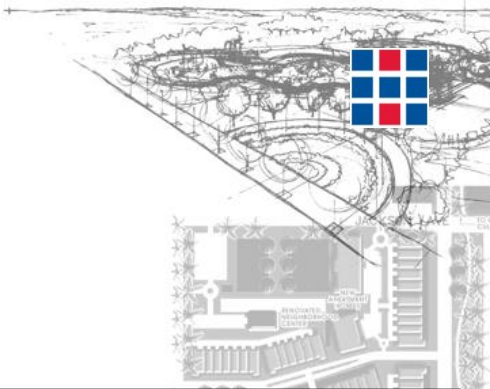


- Underlying lot regulations apply

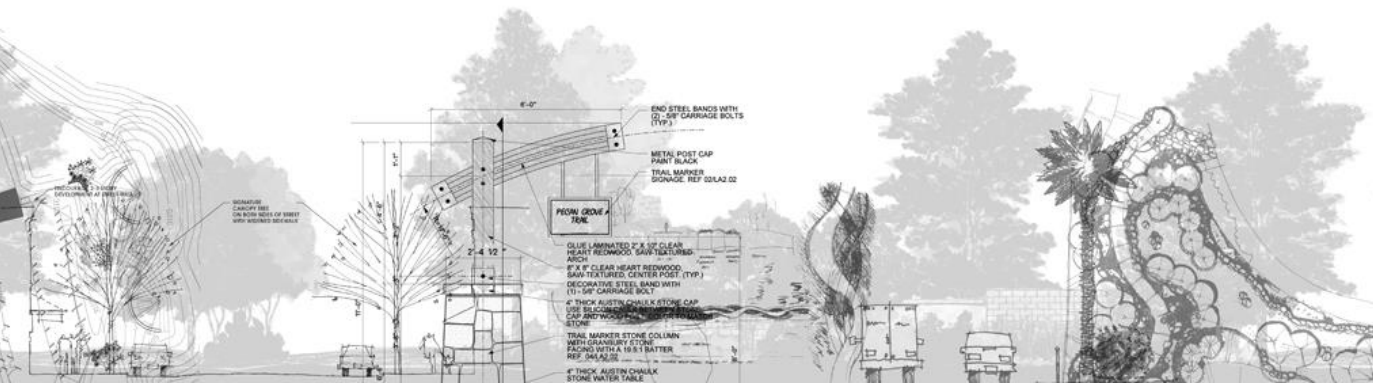
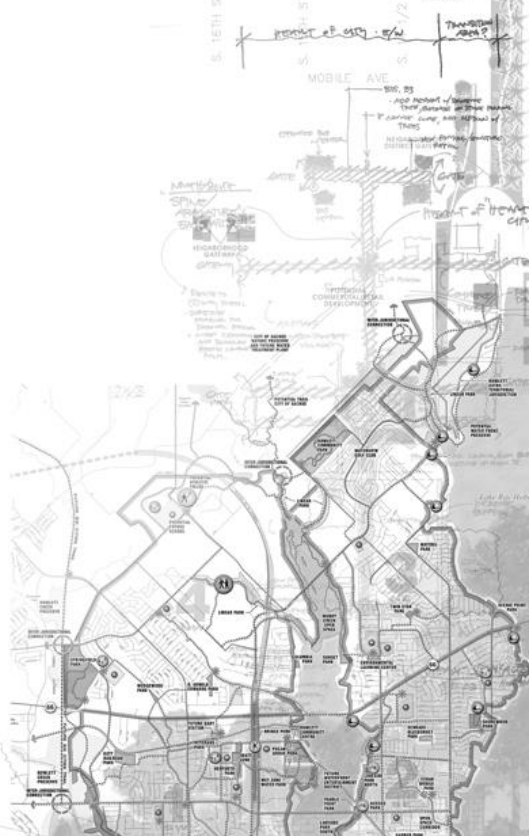
	B-3	I-1
Height	None	None
Minimum lot size	9,100 SF	10,500 SF
Front Setback	25' min	25' min
Side Setback	0', or 25' or 20% of average depth when adjacent to residential or street	0', or 25' or 20% of average depth when adjacent to residential or street
Rear Setback	0', or 20' when adjacent to residential	0', or 20' when adjacent to residential



Commercial & Industrial Overlay: Change in Allowable Uses



Use	O-1	B-1	B-2	B-3	I-1	CIO	Notes
Animal clinic	X	X	P	P	P	U	Permitted for Clinic and Kennel
Entertainment - outdoor	X	SUP	SUP	SUP	X	P	



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Commercial & Industrial Overlay: Architectural Features (Materials)

- **Establish three material groups**
 - **Group A** - Brick, Stone
 - **Group B** - Stucco, Architectural Concrete Block, Tilt wall, EIFS (above 14')
 - **Group C** - Metal, Wood, EIFS
- **Primary Facades** – 10% Group A, 90% Group B, may accent with Group C, minimum of 2 materials must be used
- **Secondary Facades** – 100% Group B, may accent with Group C



Commercial & Industrial Overlay: Architectural Features (Point System)

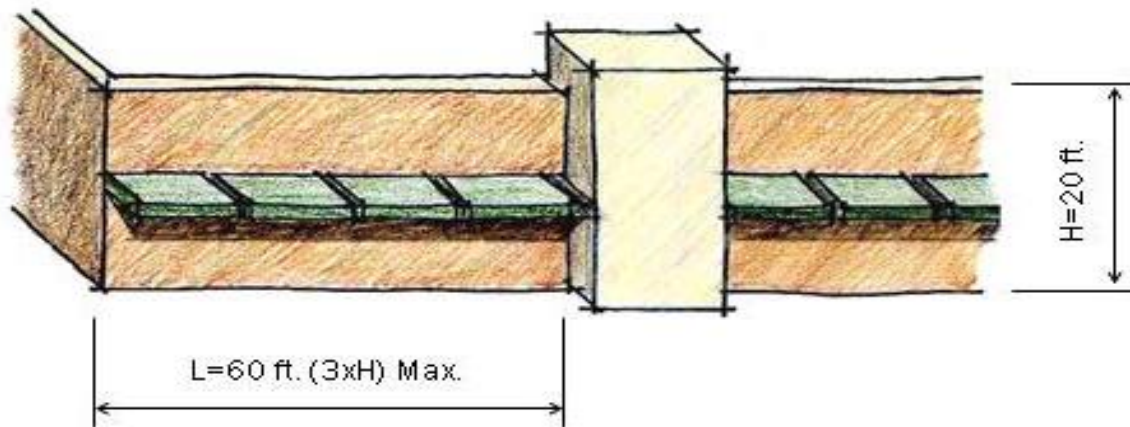
- Incorporate at least two of the options below:
 - Raised pilasters or quoined corners
 - Vertical elements (landmark feature)
 - Windows and doors framed with decorative masonry
 - Decorative ornamentation integrated into façade
 - Rainwater harvesting system



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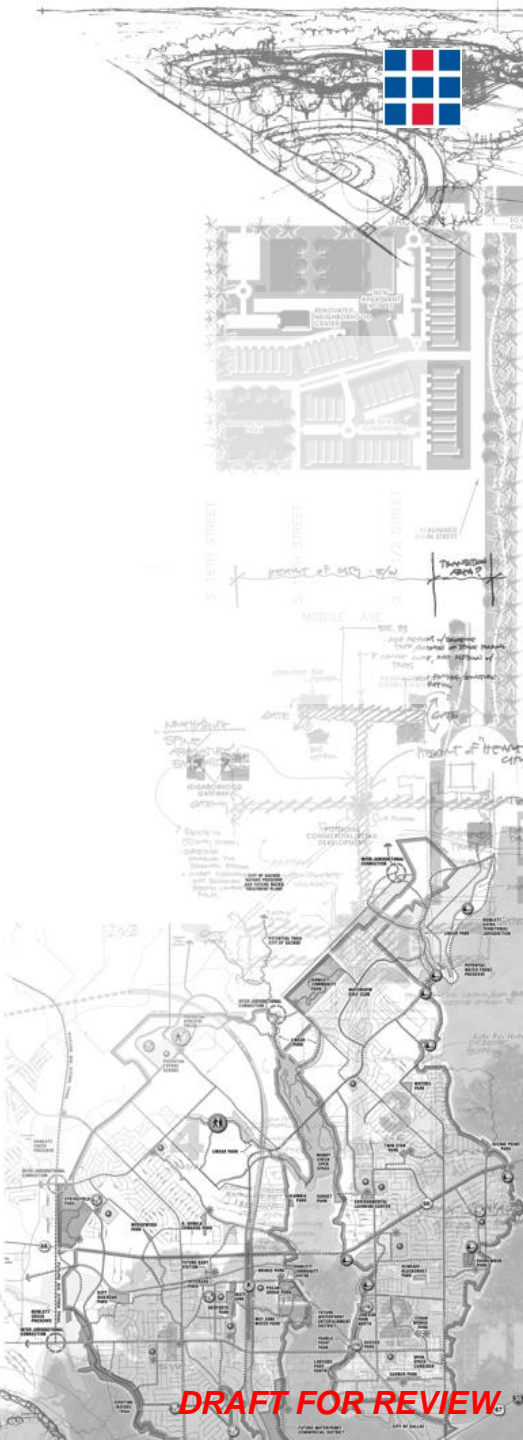
Commercial & Industrial Overlay: Building Articulation

- Main entry and building corners must be articulated both horizontally and vertically



Implementation Challenges

- Largely developed
- TXDOT standards
- Requires significant investment



Implementation

- Clean up Bandera Road to make it a gateway into Leon Valley and encourage investment
- Encourage improvements of existing buildings – even minor ones!
- Tighten regulations regarding continuance of nonconforming uses



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Signs

- Over time, phase out pole mounted signs in the Town Center Zone, go to monument (ground mounted) signs
- Reduce size of secondary tenant signs (from currently allowed 200 sf maximum)
- More immediately, and in new construction along roads other than Bandera, allow only ground mounted signs
- Restrict usage of temporary signs and banners in the Town Center Zone

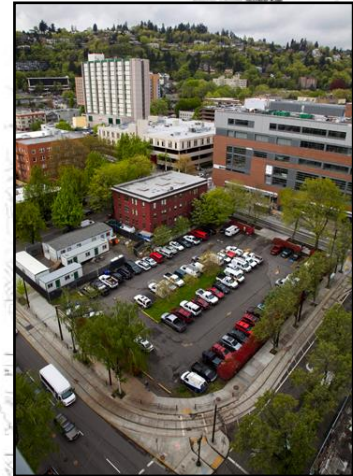


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Landscape Setbacks and Requirements



- TxDOT right of way largely unavailable for major landscaping
- Currently 6' setback from property line – consider increasing along Bandera Road to 10'
- Require vertical screening of all front yard parking areas (shrubs, fencing, berms) in Town Center zone and along Bandera Rd.
- Additional landscape required if front yard parking



2x8 PLYWOOD
STONE
TRUNK MARKER STONE COLUMN
WITH GRANULARY STONE
FACING WITH A 18x18 BATTER
REF. 04.12.02
4" THICK AUSTIN CHALK
STONE WALKER TABLE

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Overhead Utilities

- Underground or rear in all new development in Town Center Zone
- Exploring options to relocate or bury along Bandera Road



Bandera Road Commercial

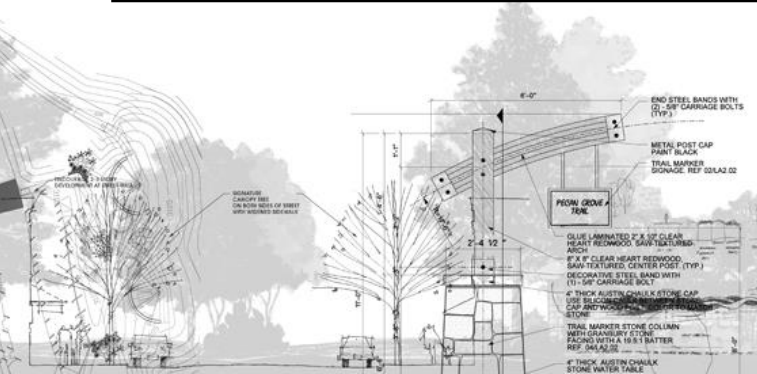
- Emphasis on adding landscaping along Bandera and in parking areas
- Less emphasis on relocating parking to rear or side yards
- Emphasis on sign consolidation
- Less stringent architectural materials requirements



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For Redevelopment of Existing Buildings

- Add awnings
- Add parking area landscape
- Modify façade detailing
- Improve pedestrian arcades with paving, decorative landscape
- Add architectural features at corners



Transitioning Nonconforming Uses



- Building and property uses legal at time of passage of this ordinance will become legally nonconforming
 - May not continue if abandoned or discontinued for 120 days
 - Nonconforming uses that change to a conforming use may not go back to nonconforming in the future
 - May not change to another nonconforming use
 - May not expand or enlarge

Transitioning Nonconforming Uses



- Nonconforming Lots

- Lots that don't meet the minimum area, width, or depth requirement for the district may be used for any lawful purpose permitted within the zoning district in which they are located. Must show good faith effort to follow all rules and regulations.



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Transitioning Nonconforming Uses



• Nonconforming Signs

- May not be enlarged, expanded or extended in area or height
- May not be moved in whole or in part to any other portion of lot, parcel, or building
- May not continue if advertised business is abandoned or discontinued and is required to be brought into conformity
- Multi-tenant signs must replace discontinued business signs with a blank face.
- Signs damaged by more than 60% of its replacement cost shall be reconstructed in conformity

Transitioning Nonconforming Uses



- What other cities are doing:

- Value of redevelopment will require building renovations to include bringing building in compliance with new standards
- Certain nonconforming signs must be replaced with a conforming sign in a certain time period (5 years)

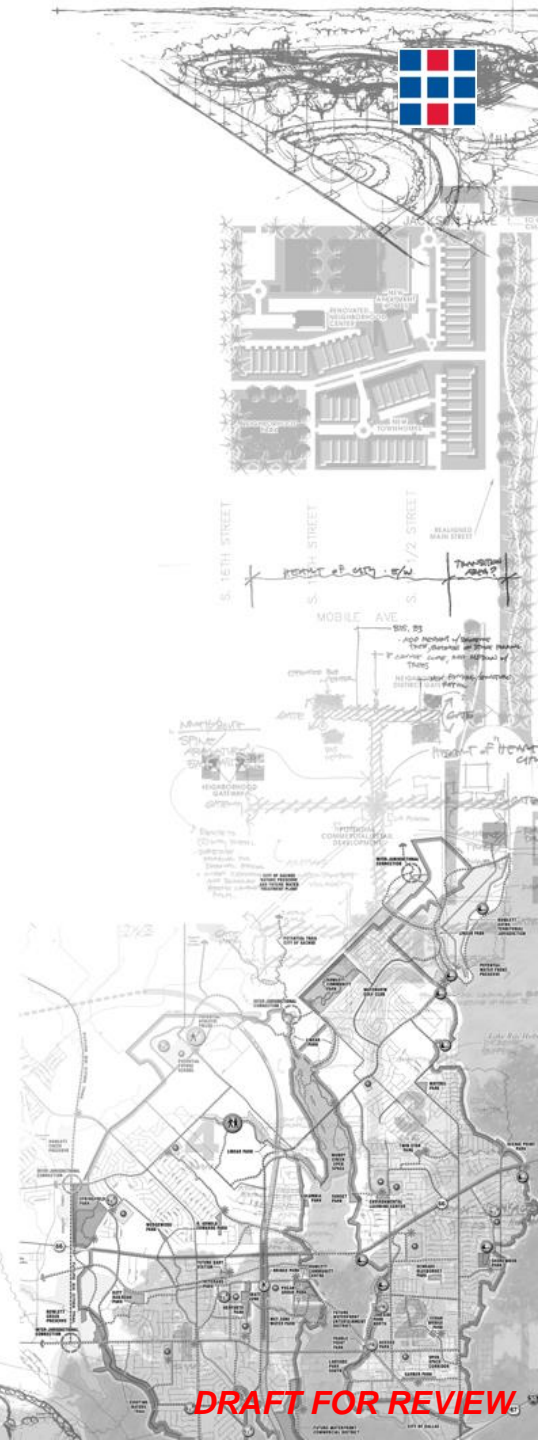


Next Steps

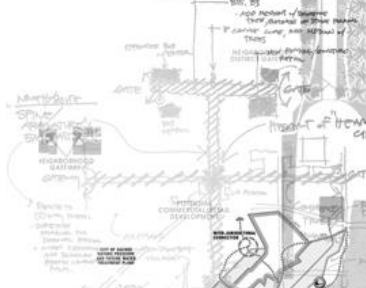
- Complete Overlay Regulations (Nov. 17 Briefing)
- Funding Strategies (Nov. 17 Briefing)
- Planning and Zoning Review (Nov. 23)
- Adoption of Overlay – First meeting in December (December 1, 2009)
- Moratorium lifted by December 18, 2009 with new regulations in effect



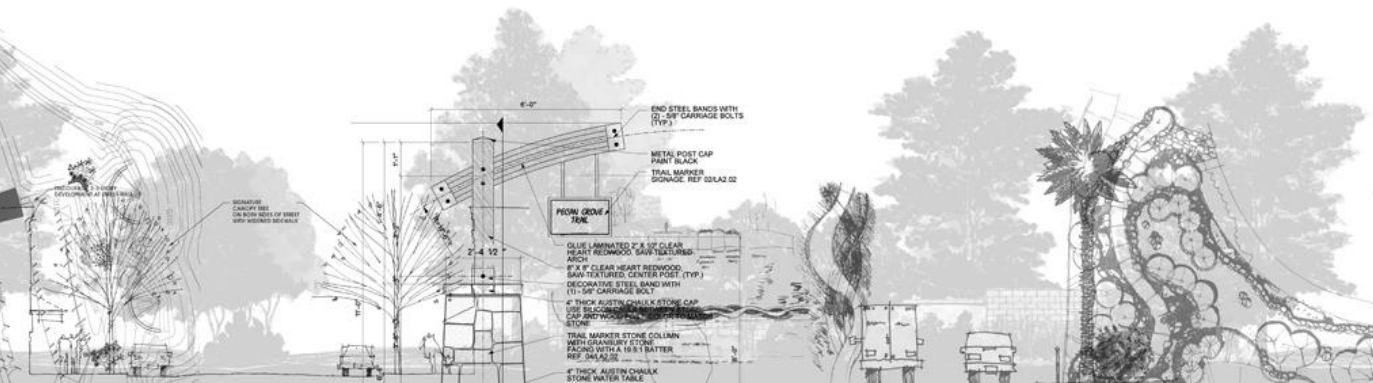
Questions?



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END STEEL BANDS WITH
(1) 3/4" CARRIAGE BOLTS
(TYP)

METAL POST CAP
PAINT BLACK
TRAIL MARKER
SIGNAGE REF 02LA2.02

FROM GROVE
TILE

BLUE LAMINATED 2" X 3" CLEAR
HEART REDWOOD SAW-BLURING
ARCH
8" X 8" CLEAR HEART REDWOOD
SAWN-TEXTURED CENTER POST (TYP)
DECORATIVE STEEL BAND WITH
(1) 3/4" CARRIAGE BOLT
USE BEIGE-GRANITE STONE CAP
CAP AND BRACKET
TRAIL MARKER STONE COLUMN
WITH GRANURITE STONE
FACING WITH A 18.8:1 BATTER
REF. 04LA2.02

4" THICK AUSTIN CHALK
STONE WATER TABLE

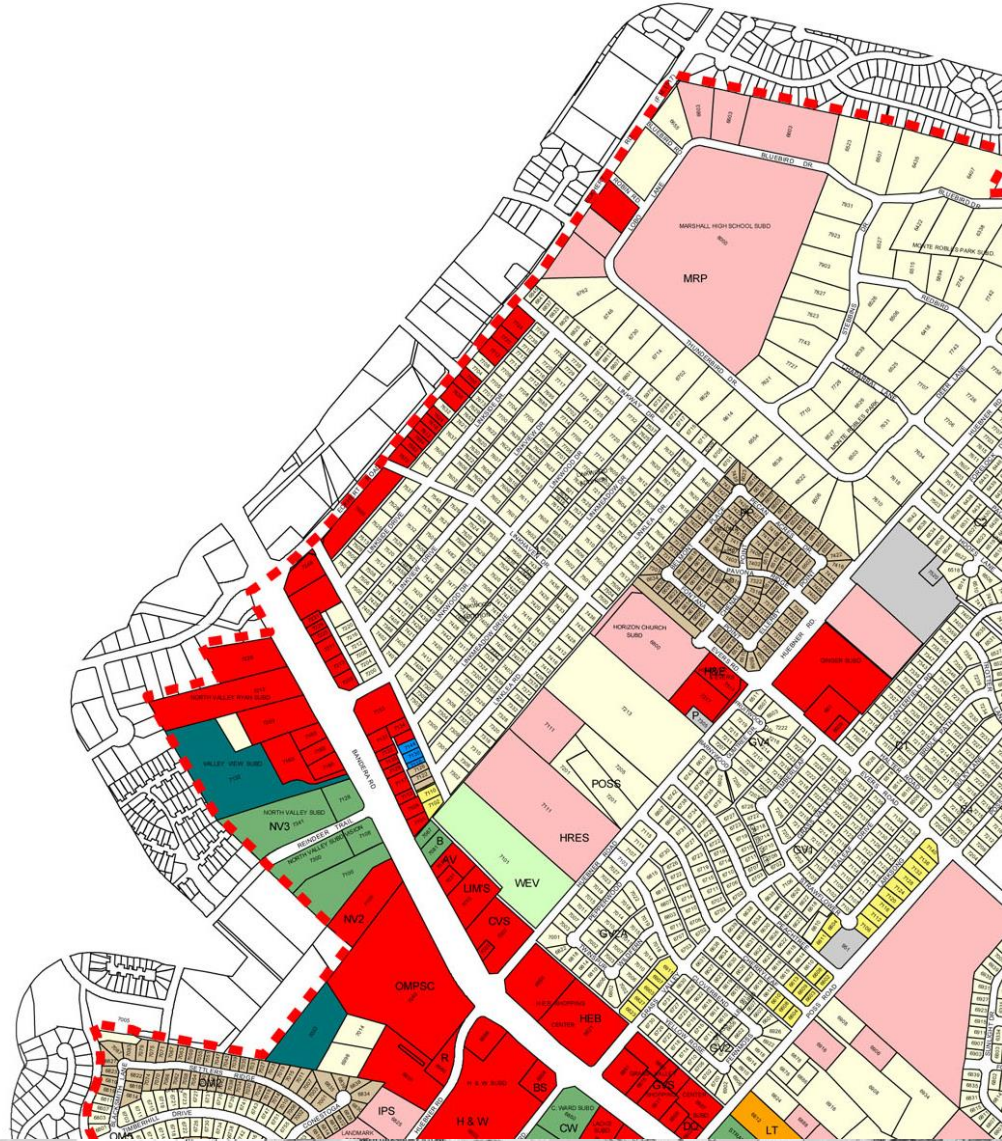
MINIMUM
CLEARANCE OF 20 FEET
MINIMUM

MINIMUM
CLEARANCE OF 10 FEET
MINIMUM

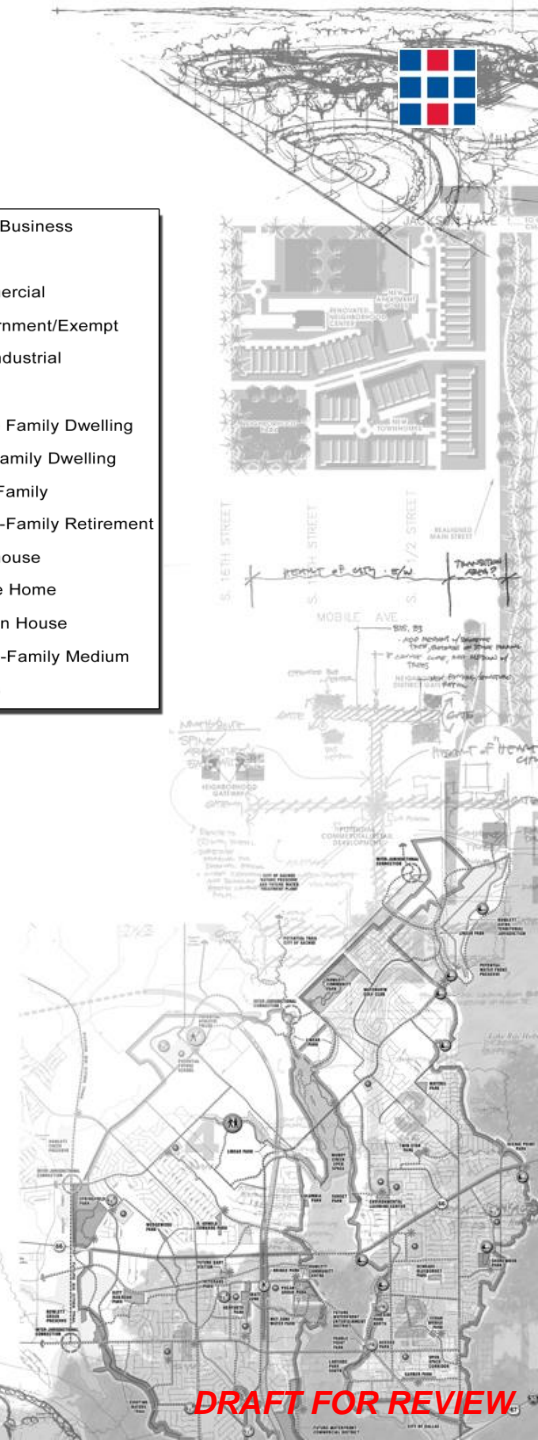
6'-0"

2'-4 1/2"

Existing Zoning


















- B-1 Small Business
- B-2 Retail
- B-3 Commercial
- G/E Government/Exempt
- I-1 Light Industrial
- O-1 Office
- R-1 Single Family Dwelling
- R-2 Two-Family Dwelling
- R-3 Multi-Family
- R-3A Multi-Family Retirement
- R-4 Townhouse
- R-5 Mobile Home
- R-6 Garden House
- R-7 Single-Family Medium
- City Limits

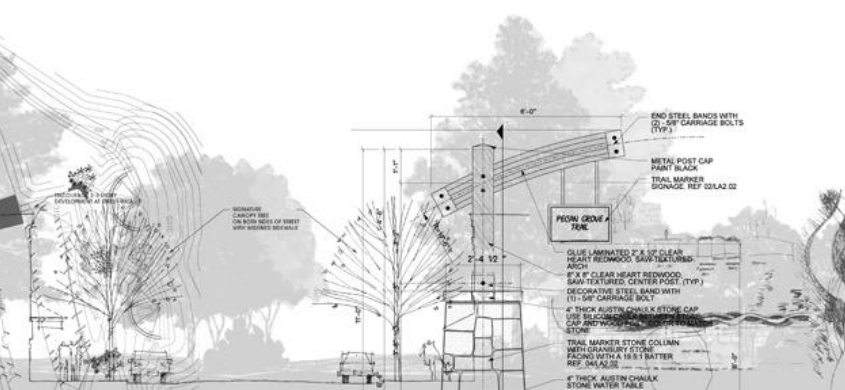
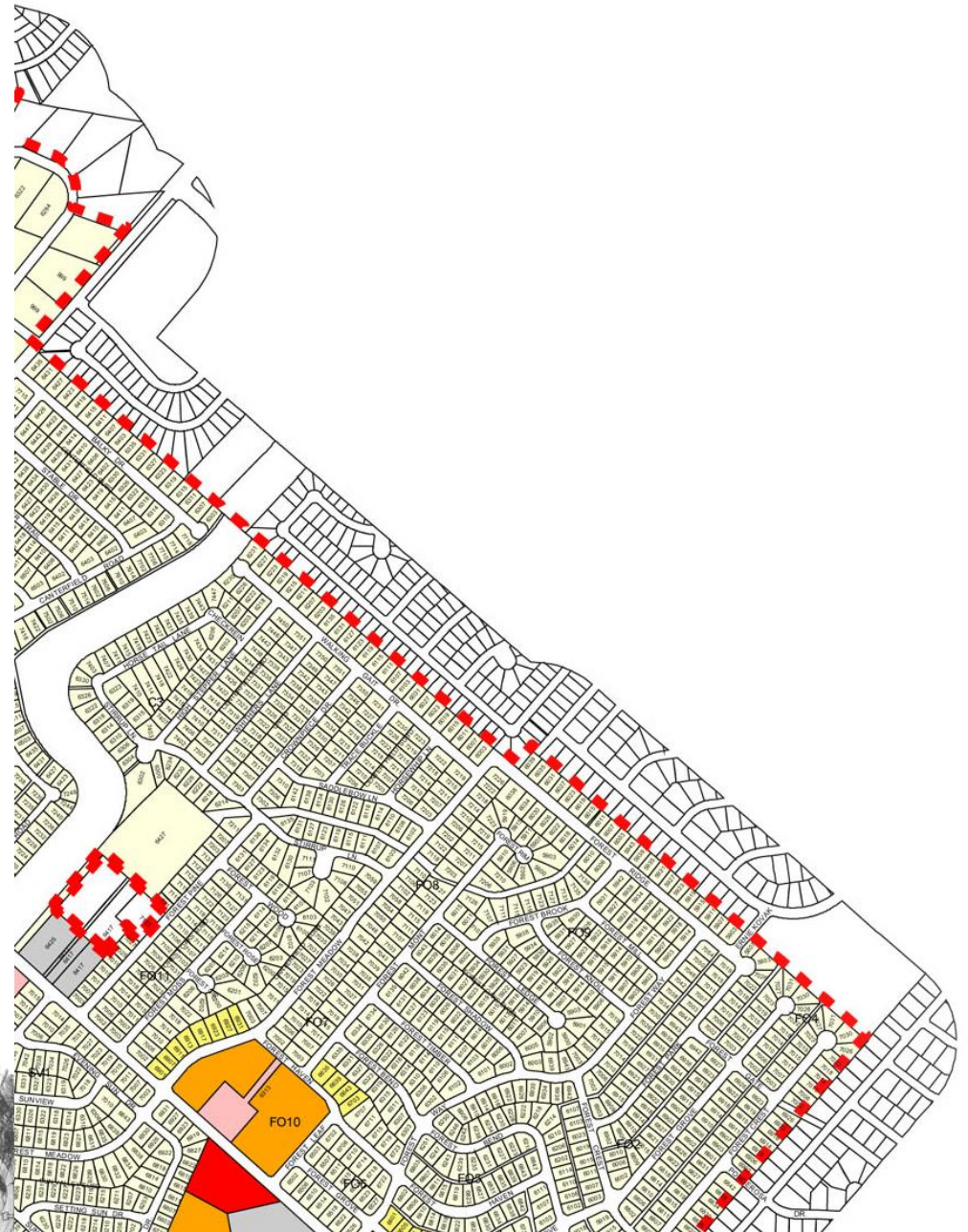


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Existing Zoning

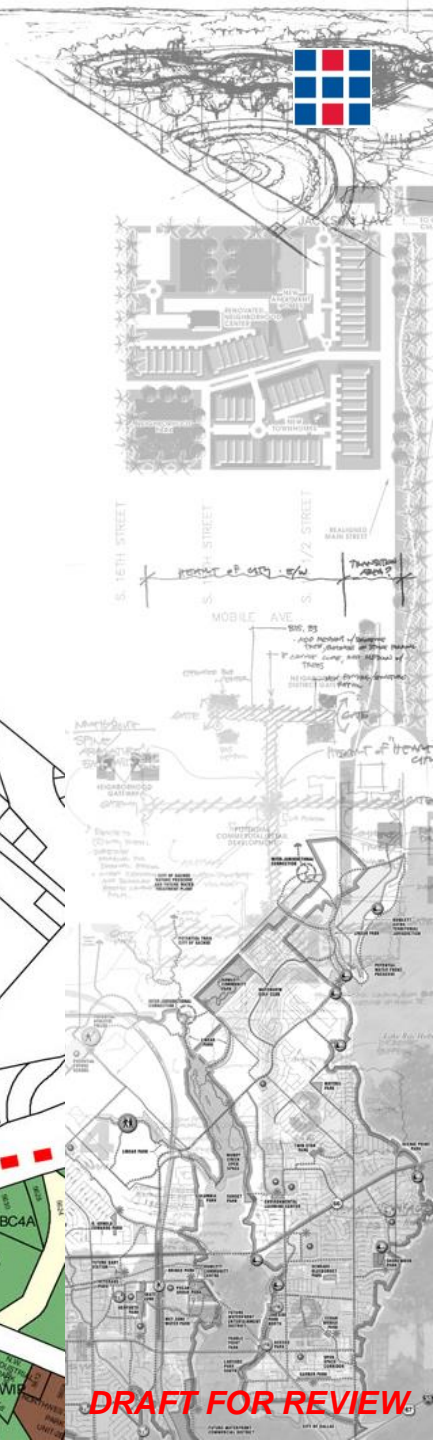
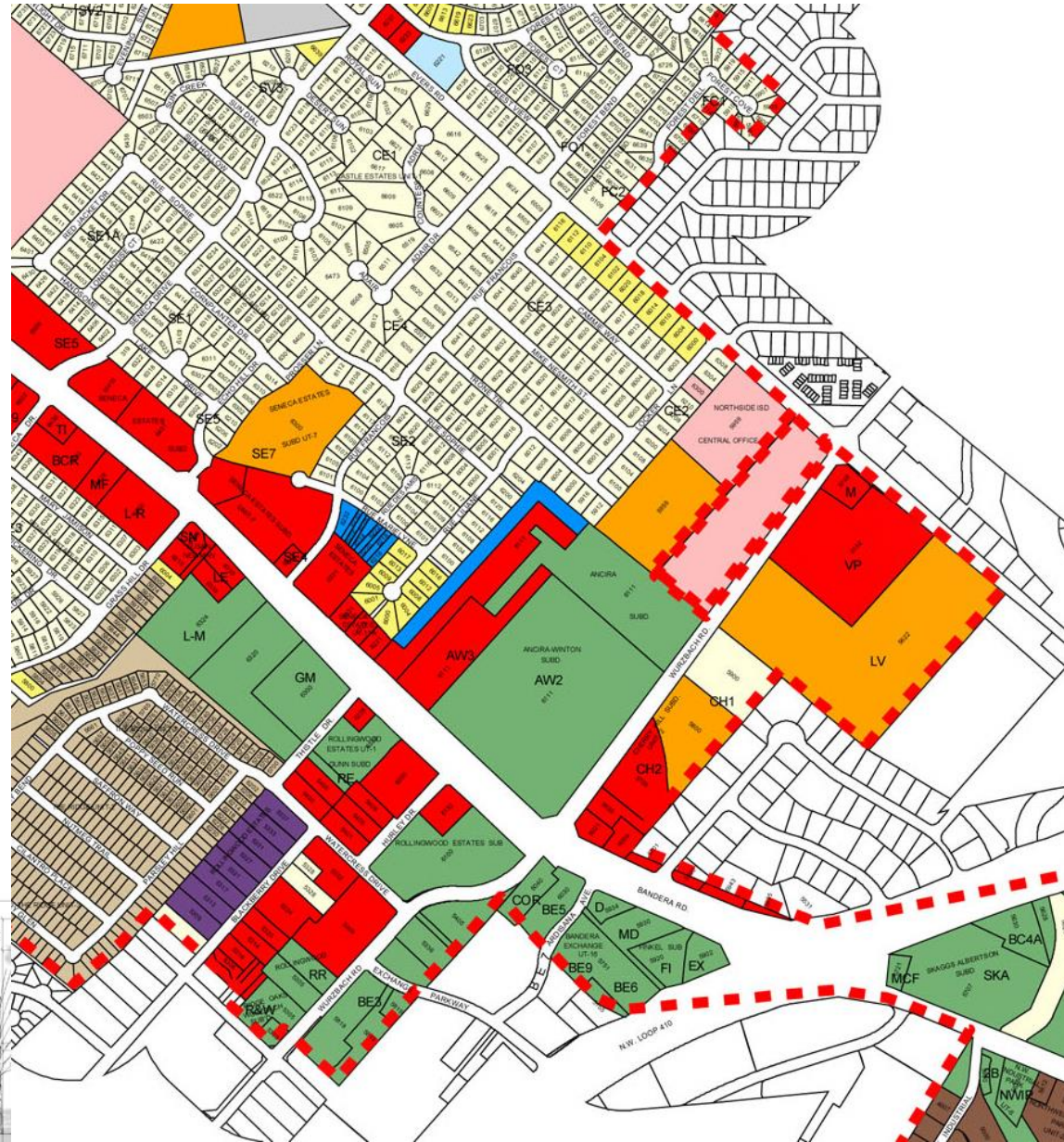


	B-1 Small Business
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Existing Zoning

- B-1 Small Business
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Existing Zoning



	B-1 Small Business
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	R-3A Multi-Family Retirement
	R-4 Townhouse
	R-5 Mobile Home
	R-6 Garden House
	R-7 Single-Family Medium
	City Limits

STONE
TRUNK MARKER STONE COLUMN
WITH GRANULAR STONE
FACING WITH A 18"x18" BATTERY
REF. 041A2.02

4" THICK AUSTIN CHALK
STONE WALKER TABLE

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Existing Development Regulations



- Residential Zones
 - Intent is to allow variety of housing types
 - Commercial and industrial activities are prohibited in these districts



Multi-family



Single-family

ARCH
8" x 4" CLEAR HEART REDWOOD,
SAWN-TEXTURED, CENTER POST, (TYP.)
DECORATIVE STEEL BAND WITH
(1) 5/8" CARRIAGE BOLT
4" THICK AUSTIN CHALK STONE CAP
USE BLENDED GRANULAR STONE
STONE
TRIAL MARKER STONE COLUMN
WITH GRANULAR STONE
FACING WITH A 1/8" x 1/8" BRASS
REF. 04.02.02
4" THICK AUSTIN CHALK
STONE WALKER DABLA

Existing Development Regulations



<u>District</u>	<u>Type of Residential</u>	<u>Unit size</u>
R-1	Low density single-family	1,200 sf (1-story) 1,400 sf (2-story)
R-2	Low and medium density one- and two-family dwellings	1,600 sf (1-story) 1,800 sf (2-story)
R-3	Area for multi-family dwellings R-3A: Allows residential clusters of 1-story cottages or apartment homes for elderly residents	R-3: 600 sf R-3A: 850 sf min to 1,500 sf max
R-4	District for attached townhouse dwellings in groups of 3 to 6	1,000 sf (1-story) 1,400 sf (2 and 3-story)
R-5	A district for manufactured homes and manufactured home parks	3,200 sf minimum
R-6	Single-family garden home district	1,000 sf (1 story) / 1,400 sf (2) / 1,800 sf (2.5)
R-7	Medium-density single-family district	1,200 sf (1 story) / 1,400 (2 story)

Landscape Standards: Overview



Existing

- 6' buffer along streets
- Landscaping of site or street yard depends on use
- Tree requirements
- Interior Parking Area Landscaping

Proposed

- Streetscape standards
- Landscape standards based on point system
- Interior Parking Area Landscaping
- Perimeter Landscaping Adjacent to Residential
- Additional landscape for townhouse frontages
- Tree requirements



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What is an Overlay District?

- Balances existing base zoning with unique conditions and environment of a particular location
- Applies additional standards or permits certain uses to the base zoning
- Opportunity to add design standards specific to an area without drastically changing base zoning



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Why an Overlay Zone?

- Expediency to meet moratorium time constraints
- Addresses key issues and form-giving elements
- Easier to use to mold relatively smaller area that comprises commercial areas in Leon Valley
- More useful to address existing building transformation, rather than new development
- Essentially same effect as form-based code



