

BALCONES LOFTS MXD-PUD (BL-MXD-PUD) - ZONING DISTRICT REQUIREMENTS

- (1) *Intent.* The special standards listed in this section for this special district are intended to:
- (a) Encourage opportunities for development innovation tailored to a particular site, that while clearly furthering the goals of the comprehensive plan, could not explicitly be established by generally applicable standards or guidelines;
 - (b) Allow mixed-use development, which offers a greater variety in type, design and layout of buildings;
 - (c) Encourage land conservation and more efficient use of open space; and
 - (d) Permit modification of certain controls in a manner so as to produce large area development arranged to better serve community needs.
- (2) *Site Plan.* Site plan shall prescribe development standards and is a part of this ordinance.
- (3) *Uses Permitted:*
- a) Multifamily (5 or more units)
 - b) Retail Trade, with no outdoor display or sale
 - c) Clothes Cleaner, Dry Cleaner
 - d) Grocery Store
 - e) Office General
 - f) Personal Services (excluding tattoo parlors and repair shops)
 - g) Community, Social Uses – Indoor
 - h) Food Service Establishment
 - i) Financial Services - Banks
 - j) Any other uses not mentioned in the above are prohibited.
- (4) *Setbacks and height restrictions for building structures:*
- a) Height: 120 feet maximum
 - b) Front Setback: 25' maximum
 - c) Side Setback: no maximum
 - d) Rear Setback: 25' minimum
 - e) Lot Size: 1,000 Square Feet per unit minimum
 - f) Enclosing Walls of Courtyards: In the case of outdoor public spaces, cafes or courtyards in front of, or on the side of buildings, the "build to" requirement may be met by including an appropriate wall or fence at the lot line.
 - (i) Subject to the requirements of § 4.1.5 regarding clear site lines, the wall or fence shall be continuous, except for the pedestrian entrance, which shall not be less than five feet in width. In no case shall the pedestrian entrance exceed more than 20% of the linear footage of the front lot line.
 - (ii) The wall or fence may be transparent, such as metal ornamental fencing, a masonry wall, or a combination of a masonry wall topped with metal fencing.
 - (iii) The wall or fence shall not be over four feet high.

- (iv) A wall or fence used to meet the “build to” requirement shall include architectural features in the design that reflect the architectural theme of the building.
- (v) Wood, exposed concrete masonry units and chain link fences are not permitted.
- (vi) An optional landscape element may be incorporated into the design of the wall or fence for aesthetic purposes.
- (vii) Must meet all requirements for front yard fencing, per Article 7.
- (5) Public street access;
- a) *Pedestrian sidewalks.* Public pedestrian sidewalks on or adjacent to property subject to this section shall have a minimum width of seven feet. At all times a minimum of seven feet of unobstructed pedestrian access shall be maintained for all pedestrian walks. Americans with Disabilities Act standards shall be met at all times.
- i. Exception – areas adjacent to along residential units.
- (6) Site, Vehicular traffic, circulation, connections and parking;
- a) Parking: Parking must meet all Balcones Heights and other codes and ordinances:
- a. Exception: Standard parking spaces shall be allowed to be 18' x 9' if not abutting a pedestrian walk or property line.
- b) *Parking behind building.* Off-street parking areas shall be behind the building.
- c) *Rear services.* Services and deliveries shall utilize secondary or rear entrances to the building whenever possible.
- d) *Additionally, Section 4.3.3 of the zoning shall be adhered to with the following exceptions:*
- a. The requirement for a 15' landscape buffer at adjacent residential uses is eliminated.
- b. On-site street parking is allowed with a minimum of 800 s.f. of landscape islands, with trees, and shall be approved by the City per the site plan approval process.
- e) Site access and internal circulation standards are intended to balance the need for site-access by vehicles with pedestrian movements. Design elements are intended to create a smooth transition from the public rights-of-way to the property, and to improve the appearance and function of the public rights-of-way for all users, including pedestrians, bicycles, and automobiles.
- Curb cuts.* Curb cuts for property not being subdivided shall be allowed according to the same Lot Access standards established in the Balcones Heights' Subdivision Regulations. When the development process requires access standards different from those standards, either from § 4.2 of this article, requirements specified in a traffic study or by variance, the varying standards shall be applied.
- g) *Internal driveways, aisles, and driveway lanes.* All driveways shall be set back a minimum distance of three feet from the side lot line, except where shared access driveways are permitted. All internal driveway aisles shall be

designed and dimensioned to the public street standards specified in city ordinances, including sidewalks, planting strips, and parking lanes.

- h) *Clear sight lines.* Clear sight lines shall be maintained for all lot access points and internal circulation intersections in accordance with the standards for public street intersections specified in the city ordinances.

(7) Screening;

- a) *Provide screening.* Waste receptacles, dumpsters, and ground level mechanical equipment shall be screened from public view by walls, with an operable door or gate permitted for access.
- b) *Architectural compatibility.* Whether on-site or incorporated into the building, the required screening treatment is a solid wall enclosure compatible with the materials, colors and architectural style of the building. No wood fencing shall be allowed.
- c) *Landscaping.* Additional landscape screening around the enclosure is required if the enclosure can be seen from a public street. This required landscape buffer shall be irrigated and maintained.
- d) *Rear location.* Screened areas shall be located to the rear or secondary side of the building in order to minimize visual impacts.
- e) When required by this article, all mechanical or operating equipment, materials, or activities not contained within a building, such as drive-through equipment, outdoor storage of materials, stationary machinery, and outdoor servicing activities located in a street yard, shall be enclosed or screened by a wall or fence of solid appearance in sufficient height for this purpose. Such walls or fences may be enhanced with the planting of shrubs.
- f) When required by this article or other ordinances screening of a specified operations (e.g. operating equipment) shall be a wall or fence of solid appearance or light hedge, with greenery year around, not less than six feet in height at maturity.
- g) *Fencing.* Fences and front yard fences are permitted in this PUD district. A building permit shall be obtained prior to construction of any fence. Fences in this District shall be subject to the standards established in Article 7, Buffering, Landscaping, and Tree Preservation, including all front yard fencing requirements.
 - a. Chain link fencing is not allowed in any location on this property.
 - b. Fencing at interior property locations not along property lines or considered privacy fencing, and not in view from the public streets will be allowed if they meet the front yard fencing standards with modifications as approved by City Council.

(8) Landscaping:

- a) Use Article 7 of the Zoning Ordinance *Landscape materials.* All undeveloped yards and open spaces required by this appendix, and all natural screening material, shall be planted according to the specifications in Article 7, Buffering, Landscaping, and Tree Preservation.

- b) In addition to landscape requirements in Article 7, Buffering, Landscaping, and Tree Preservation, this section provides guidelines for private streetscape and landscape design in mixed-use areas, which shall be utilized for this property.
- c) *Consistency.* Private landscaping elements shall be consistent with public streetscape plants and materials required for MXD Districts.
- d) *Portable planters.* Seasonal amenities such as portable planters, street trees or other landscaping are permitted and encouraged as long as pedestrian movement is not hindered.
- e) *Perimeter parking landscape.* Any off-street parking area that directly abuts a pedestrian walkway shall incorporate landscape features along the perimeter of the parking lot. A minimum five-foot landscape area shall be maintained between the public right-of-way and the off-street parking area. Landscaping shall include combinations of ground cover, seasonal color, trees and ornamental fencing.
- f) *Parking lots along sidewalks.* Parking lots, when adjacent to sidewalks shall preserve the presence of the required setback or "build to" line by means of a wall, fencing and/or landscape element, subject to the requirements of § 4.1.5 regarding clear site lines.
- g) Subject to other code requirements, the wall, fence and/or landscape element shall be continuous, except for the pedestrian and vehicle entrance. The pedestrian and vehicle entrance shall not exceed more than 20% of the linear footage of the wall or fence line, except that a minimum five-foot pedestrian entrance and 12-foot vehicle entrance is required.
- (9) *Signs:* All requirements for signage are to be adhered to per Section 4.5 of the Zoning Ordinance, as well as the signage requirements included in that section specifically for MXD districts.
- (10) *Exterior lighting;*
- a) Parking lots with 50 or fewer spaces and open areas requiring lighting for general purposes shall have light poles that do not exceed 20 feet overall height. Parking lots having more than 50 spaces shall have light poles that do not exceed 40 feet overall height. Luminaries of a sharp cut-off design are required to shield light sources above 72 degrees from vertical and providing 1.0 average maintained foot-candles with the following uniformity ratios:
- b) 3:1 average/minimum * (.33 FC minimum);
- c) 12:1 maximum/minimum * (4.0 FC maximum) are required in all cases.
- d) Maximum or minimum foot-candle level at any point lighted area.
- d) A photometric grid shall be furnished by developer at time of building permit application.
- (11) *Building Requirements:* Adhere to all requirements of Section 4.2.7 of the Zoning Ordinance. Additionally:
- a) *No blank walls.* Site plan configurations and building designs shall not create walls that are predominantly blank and unadorned along public streets.

- (12) Accessory buildings are not allowed.
- (13) Stormwater Management: Adhere to 4.1.6 of the Zoning Ordinance.
- (14) Adherence to all other Balcones Heights ordinances is required.
- (15) Adherence to all applicable local, county, state, federal, and other codes is required.
- (15) *Planned Unit Development amendments.* Changes or amendments to a Planned Unit Development shall be processed in the same manner as the original request. Slight changes in the detail of the Planned Unit Development that do not change the intent, meaning or relationship of structures to each other may be approved by the City Administrator or designee.
(Ord. 2011-06, passed 4-11-11; Am. Ord. 2011-22, passed 11-4-11)

WORKING DRAFT