

**CHAPTER 155: SITE DEVELOPMENT*****SUBCHAPTER A  
RESERVED\*******SUBCHAPTER B  
CENTRAL BUSINESS DISTRICT*****§ 155.1100 GENERAL PROVISIONS.****§ 155.1101 TITLE.**

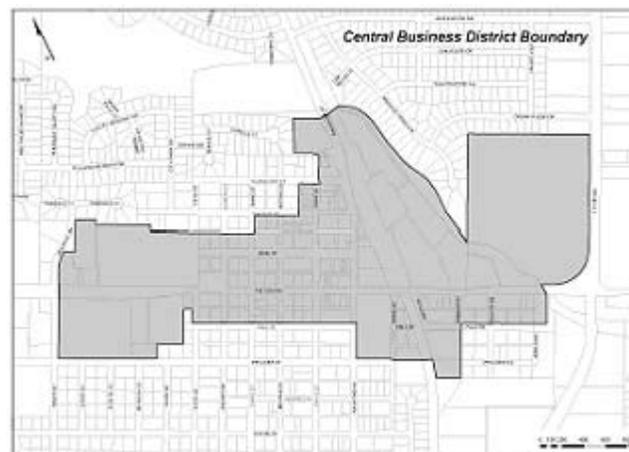
This subchapter shall be known, and shall be cited, as the Central Business District Site Development Code of the City of Pflugerville, Texas.

**§ 155.1102 AUTHORITY.**

Under the authority of Texas Local Government Code Chapter 211, the City of Pflugerville adopts the regulations set out herein to control the use of land within the designated jurisdiction of this subchapter.

**§ 155.1103 JURISDICTION.**

The jurisdiction of this subchapter shall be that portion of the City of Pflugerville known as the Central Business District (CBD) as set forth in this section and depicted below:

**§ 155.1104 APPLICATION.**

(A) No building shall be erected, converted, enlarged, reconstructed, moved on to, structurally altered, or used, except in conformance with the provisions and requirements of this subchapter.

(B) The following are specifically exempt from compliance to the extent indicated.

(1) Structural alteration of an existing building when such alteration does not increase the building's gross floor area by more than 1,000 square feet; and

(2) A change in use that does not increase the number of required parking spaces as set forth in §155.1201(G).

(C) Approval of an application for a major or minor site development permit, as required for the commencement of site development or construction, requires conformity to the standards and guidelines established herein and by all codes and ordinances of the city for the proposed development area.

(D) The general regulations described herein apply uniformly to all land, except as hereafter provided.

(E) No land shall hereafter be used or occupied except in conformity with all of the regulations herein specified.

(F) No site development permit, building permit, or certificate of occupancy shall be issued, or any use of land, construction of structures, or similar action commenced unless in conformance with the standards, guidelines and procedures of this subchapter.

#### **§ 155.1105 REQUIREMENTS AND GUIDELINES.**

(A) The requirements set out in §§155.1200 through 155.1300 below, are required for development of all lots within the jurisdiction of this subchapter, unless explicitly exempted.

(B) No site development permit shall be issued except in accordance with the requirements of this subchapter, or except where superseded by standards in an approved alternative land use regulation district as established by the provisions of Chapter 157.

(C) The guidelines in this subchapter shall be considered during the approval of a site development permit by the final decision-making authority. Noncompliance with these guidelines may be grounds for the denial of a site development permit.

#### **§ 155.1106 INTERPRETATION OF TERMS.**

**CONSIDER.** Where the term “consider” is used, a design suggestion is offered as an example of one method of how the design guideline could be met. Applicants may elect to follow the suggestion, but may also seek alternative means of meeting the guideline.

**GUIDELINE.** In this subchapter, a “guideline” is a goal of the city that is relevant to a project. The final decision-making authority shall determine when a requirement is relevant to the project under consideration. Meeting a guideline shall also require meeting the intent of the appropriate section.

**PREFERRED.** In some cases, a certain design approach is “preferred.” In such a case, the reader is encouraged to choose the design option at hand. However, other approaches may be considered.

**SHALL.** Where the term “shall” is used, compliance is mandatory.

**SHOULD.** Where the term “should” appears in a guideline, compliance is required unless circumstances of the project make it impractical to comply as determined by the final decision-making authority.

**STANDARD.** In this subchapter, a standard is a requirement that shall be met for all projects to which the standard is applicable. Compliance with standards is mandatory unless a variance has been granted by the Board of Adjustment.

#### **§ 155.1107 GRAPHICS.**

Where graphics included in this subchapter conflict with the text of the regulations, the text shall control.

#### **§ 155.1108 FIRE STANDARDS.**

All sites shall comply with the site specific fire code requirements of Chapter 150 of the city code at the discretion of the fire marshal.

#### **§ 155.1109 MEASUREMENT.**

(A) The distances between driveways, streets, and trees are measured on center from the respective feature.

(B) In many cases, the project is required to relate to the “context” of the project area. The context shall be considered those properties and structures adjacent to, and within the same block as, the proposed project.

#### **§ 155.1110 CONFLICTING PROVISIONS.**

(A) In interpreting and applying the provisions of this subchapter, the provisions will be deemed to be minimum requirements for the promotion of the public safety, health, convenience, comfort, morals, prosperity, and general welfare. It is not intended by this subchapter to interfere with, abrogate, or annul any easements, covenants, or other agreements between parties, or any statute, local ordinance, or regulation, except that, if this subchapter imposes a greater restriction or higher standards, this subchapter controls.

(B) To the extent reasonable, this subchapter and all development-related codes and ordinances of the city will be construed to harmonize with one another; if there is any irreconcilable conflict between them, the Administrator will determine which prevails based on the overriding interest of the city under the circumstances.

§ 155.1200 **SITE DESIGN.**

§ 155.1201 **SITE LAYOUT.**

(A) *Intent.* These standards are intended to create a cohesive, unique and identifiable visual identity for downtown Pflugerville by ensuring that buildings relate appropriately to surrounding development and streets, thereby creating a sense of place, safety and convenience for both users and passers-by.

(B) *Yard standards.*

(1) None, except as set forth in this subsection.

(2) *Residential yard protection.* When new development occurs on lots adjacent to any side or rear lot line of a residential lot, the new development shall observe the same minimum yard requirements that apply to the residential lot. In such cases, no buildings, loading spaces or dumpsters may be located within the front yard.

(3) *Parking in street yards prohibited.* No parking or other vehicular use area shall be permitted between the front or side building line and any street, except for alleys and driveways. On-site parking shall be located to the interior side or rear of the proposed development.

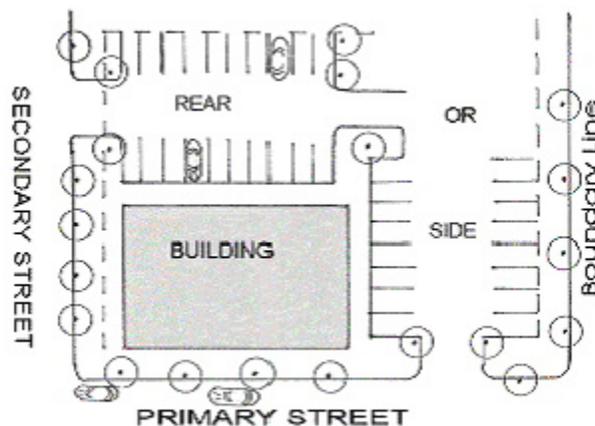


Figure 155.1201(B)(3)

(C) *Build-to line.*

(1) *Standards.*

(a) Continuous pedestrian activity shall be created in an uninterrupted sequence by minimizing gaps between buildings on streets listed in Table 1.

(b) Primary streets shall have a continuous retail strip.

(c) Not less than 100 percent of the street facing primary facade shall abut the build-to line; however, the percentage may be reduced in order to form an outdoor space such plaza, courtyard, patio or garden between a building and the sidewalk. Such area should have landscaping, low walls, fencing or railings, a tree canopy or other similar site improvements along the sidewalk designed for pedestrian interest, comfort and visual continuity.

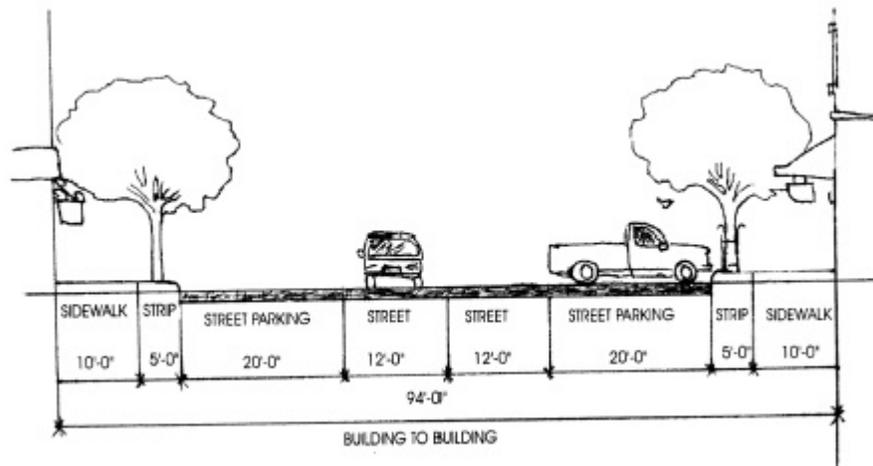
(d) In order to further enhance the pedestrian-oriented street environment, and, in addition to any requirement established in this chapter for a corner lot for both residential and nonresidential uses, new development along the street segments listed in Table 1 is required to establish a build-to line.

(e) This build-to line shall be established based on the following criteria:

(i) Twenty-four-foot street widths.

(ii) 60 degree parking in accordance with the downtown parking plan comprising twenty feet.

(iii) Fifteen feet of sidewalk of which five feet is designated for benches, landscape planters, trash containers, and other street furniture.



<i>Street</i>	<i>From</i>	<i>To</i>
Main Street	Fifth Street	Railroad Avenue
Hall Street	Fifth Street	State R.O.W.
Walnut Street	Third Street	Railroad Avenue
Wilbarger Street	First Street	Railroad Avenue

First Street	Hall Street	Walnut Street
Second Street	Hall Street	Walnut
Third Street	Hall Street	Alley between Main Street and Walnut Street
Fourth Street	Hall Street	Alley between Main Street and Walnut Street
Wren Avenue	Pecan Street	Pflugger Street
Robbins Street	Pecan Street	Smith Avenue
Willow Street	Pecan Street	Paul Street
Smith Avenue	Pecan Street	Paul Street
Paul Street	Smith Avenue	Dead end

(f) To continue building a street wall on the streets listed in Table 1, side and front parking is prohibited and driveways shall be allowed only from secondary streets.

(D) *Intersection enhancement plan.*

(1) All intersections identified in the CBD shall be enhanced through the use of decorative block pavers.

(2) Special paving treatment shall be used along Main Street and local street intersections.

(3) The enhanced paving used in these areas shall be a removable modular type “block paver.”

(4) Block pavers shall be laid in a random color pattern varying from warm earth tones hues to shades of gray. This random color pattern shall be used in all paving applications. This will eliminate the problem of matching colors should the need for street repairs arise in the future.

(5) The paving patterns shall be kept simple, not complex and confusing.

(6) A concrete band shall be used as a line of demarcation between the public right-of-way and private property. A concrete band can also be used as a transition between block pavers and asphalt within the designated street intersections.

(E) *Covered pedestrian walkways.* In order to provide shade for pedestrians and enhance the visual interest of building facades, new development on sites less than one acre is encouraged to provide an arcade, canopy, or awning along any facade featuring a public entrance and any facade abutting an on-site parking area in accordance with the following.

(1) The arcade, canopy, or awning should not be less than six feet in depth and

should cover no less than 100 percent of the length of the facade.

(2) Arcades, canopies, or awnings should be integrated structurally and architecturally into the design of the facade.

(3) Arcades should be constructed of materials consistent with that of the facade from which it is attached.

(4) Arcades, canopies, or awnings may extend into a required street yard.

(5) An arcade may satisfy the build-to requirements of paragraph (C) above where:

(a) The depth of the arcade is not more than two-thirds of the average clear height of the arcade, measured from the exterior face of the columns;

(b) The arcade does not visually separate retail frontage from pedestrian traffic; and

(c) The exterior face of the support columns abut the build-to line.

(F) *General parking guidelines.*

(1) Textures, patterns, and colors should [be] in the design of the surface parking in order to provide breaks in large monolithic areas of pavement and distinguish between pedestrian and vehicular movement within the parking area.

(2) The pedestrian pathway should be landscaped and or delineated by nonasphaltic or concrete material in a different color or texture from the parking areas to enhance pedestrian safety and improve the appearance of the parking lot.

(G) *General parking standards.*

(1) Any other type of parking design not listed here is not permitted in the CBD.

(2) The surface of all parking lots shall not dominate the building site. Through a combination of planning, architectural, and landscaping elements, the visual impact on the surrounding streets and developments can be minimized.

(3) Facade elements around the entry to the structure shall be emphasized.

(4) Parking facilities shall incorporate a clearly defined pedestrian pathway from the public sidewalk, bus stops, and off-site parking, through parking lots, to building entrances.

(5) Pedestrian pathways through parking areas to stairwells and elevators shall also

be incorporated in parking structures.

(6) Bicycle parking shall be provided in prominent, convenient, and secure locations.

(7) *Minimum parking spaces.* The Administrator shall determine the classification of all uses for these requirements.

(a) *Sites less than one acre.* On-site parking shall not exceed 100 percent of the following minimum number of parking spaces.

Table 2. Required Parking Ratios (Sites Less than One Acre)

<i>Use</i>	<i>Spaces Required</i>
Multifamily	
Efficiency:	0.75
1 bedroom:	1
2 bedroom:	1.5
3+ bedroom:	2
Restaurants, including active outdoor areas	1 per 100 SF
Nightclubs, including active outdoor areas	1 per 50 SF
All other commercial uses	1 per 300 SF

(b) *Sites more than one acre.* On-site parking shall not exceed 100 percent of the following minimum number of parking spaces.

Table 3. Required Parking Ratios (Sites More than One Acre)

<i>Use</i>	<i>Spaces Required</i>
Single-family residential	3 per dwelling unit
Multifamily or two-family residential	2 per dwelling unit
Hotel or motel	1 per guestroom
Dormitory, lodging or boarding house	1 per bed
Convalescent home or hospital	0.5 per bed
Restaurant, including active outdoor areas	1 per 100 SF
Nightclub, including active outdoor areas	1 per 50 SF

Church, funeral home or theater 1 per 4 seats

Bank, office, clinic, service or retail use 1 per 300 SF

(8) *Off-site parking.* In order to successfully implement the downtown parking plan and reduce the number of on-site parking spaces as set forth in §155.1201(G)(7), new development is required to provide:

(a) At least 50 percent of the minimum number of required spaces off-site.

(b) Off-site parking shall be provided in the following preferred order:

(i) Spaces in the right-of-way abutting the site.

(ii) Spaces in the right-of-way within 200 feet of the site.

(iii) Surface lots within 400 feet of the site.

(c) Parking provided in the right-of-way abutting the site must comply with the following guidelines:

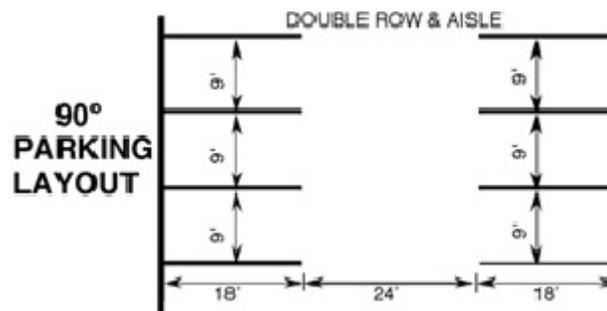
(i) 3" caliper cedar elm, red oak, burr oak, Mexican white oak, or Chinquapin Oak trees must be planted on corners and intermediate parking islands.

(ii) Intermediate and corner parking islands shall be a minimum of 200 square feet and extend the full depth of the adjacent parking space.

(d) Any lighting used to illuminate an off-site parking area shall be so arranged as to reflect light away from the adjoining property.

(9) *On-site parking dimensional standards.*

(a) Each parking space shall be not less than nine feet in width or 18 feet in length.



(b) Minimum aisle widths shall be as follows:

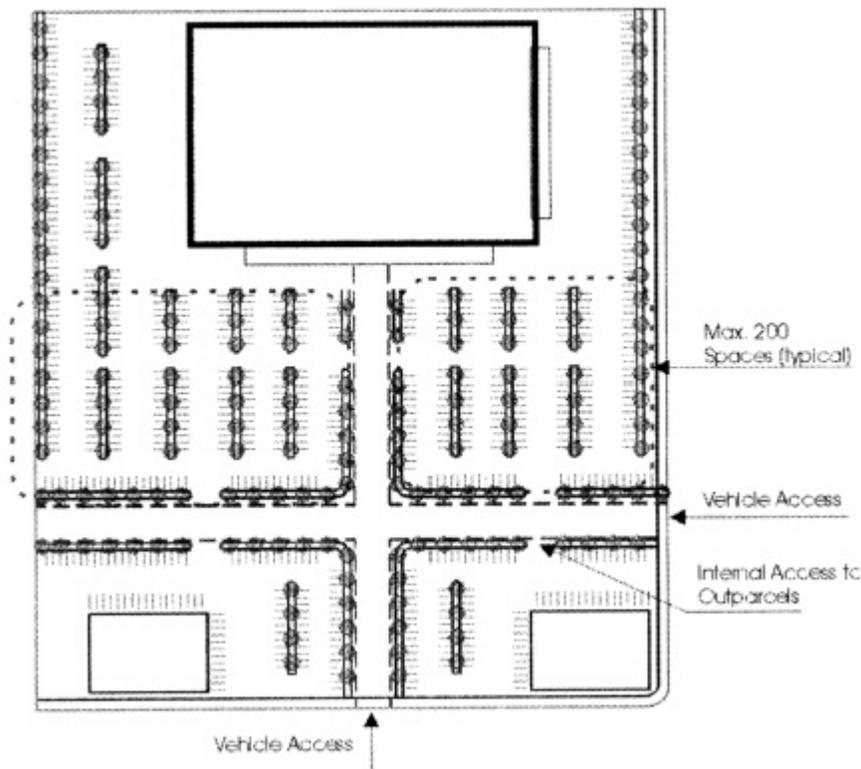
Table 4. Minimum Aisle Widths

<i>Angle of Parking</i>	<i>Aisle Width (feet)</i>	
	One Way	Two Way
Parallel	15	20
30 degrees	15	22
45 degrees	15	22
60 degrees	18	24
90 degrees	22	24

(c) Aisle widths may be reduced to 20 feet for two-way traffic and ten feet for one-way traffic where no parking occurs.

(d) Site access shall not lead directly into head-in parking.

(e) Parking serving buildings over 60,000 square feet of gross floor area shall be visually and functionally segmented into several smaller parking areas. Each smaller parking area shall contain a maximum of 200 parking spaces.



(10) *Surfacing*. Utilizing alternative pavers that permit water to penetrate reduces the overall impervious surface coverage and creates less stormwater runoff. Alternatives to concrete

asphalt and concrete include grass pavers, turf blocks, and pervious concrete. Alternative pavers may not be ideal depending on site-specific characteristics such as climate, soil type, and traffic volume. However, they should be used for overflow areas and in crosswalks and parking stalls to create a break in the paved area, thereby, facilitating groundwater recharge.

(a) *All Sites.* Except as otherwise provided, all parking areas shall be asphalt or portland cement binder pavement and shall be consistent with City paving standards. Such pavement surfaces shall be installed, maintained and graded to dispose of surface water accumulated within the area.

(11) *Aboveground parking structures.* These standards are intended to encourage parking structures that reflect and reinforce pedestrian orientation, protect the CBD character, and support development on small sites.

(a) *Guidelines.*

(i) Primary vehicular access to parking structures should consider the location of pedestrian routes and avoid using a major pedestrian thoroughfare such as a primary street.

(ii) Pedestrian lighting is important consideration for any parking facilities. This should be a white light source such as metal halide 15 footcandles.

(iii) Exterior architectural treatment should be divided into 30-foot increments to better integrate the parking structure with the scale and character of adjacent buildings and to provide the visual breaks to hold the interest of walkers passing by.

(b) *Standards.*

(i) Design parking structures so that they create a visually attractive and active pedestrian environment through the use of retail/commercial wrap. The wrap shall be compatible with surrounding buildings.

(ii) New parking structures shall have retail, commercial, or office uses at the first level of all street frontages.

(iii) Where aboveground structured parking is located at the perimeter of a building, this shall be screened in such a way that cars are not visible from adjacent buildings or the street.

(iv) Aboveground parking shall be designed in such way the neighboring buildings are not adversely affected by headlights.

(v) The primary facade of the parking structure shall be designed to complement neighboring buildings. Facades of the parking structure shall contain sufficient detail and modulation to break up the overall massing of the structure.

(vi) Pedestrian lighting fixtures shall complement surrounding pedestrian lighting styles.

(vii) Continuous street-level lighting of all parking garages facades and openings shall be provided.

(viii) Pedestrian routes in structures and lots shall be easily identifiable and accessed. Clear visual connections between a garage or surface parking lot and adjacent sidewalks and buildings are desirable. Interior and exterior lighting shall be designed for safety as well as nighttime appearance.

(ix) Improvements to existing parking lots shall include a hard or hard-and-soft screening treatment.

(x) The main facades of parking garages shall be treated as building facades, with the same requirements as apply to new buildings.

(12) *Underground parking structure standards.* Underground parking, either fully or partially belowgrade, allows more intense use of street-level and abovegrade areas, or more landscaped area. These enhance the life of Pflugerville and offer greater convenience and amenity for building users, as well as allowing for more floor area to lease or sale.

(a) Visual links shall be provided to the outdoors to provide a sense of direction.

(b) Interiors shall be made logical, inherently guiding users to entrances and exits.

(c) Security shall be enhanced with good lighting throughout and by eliminating hiding places.

(d) Underground parking entrances shall be placed on secondary streets only.

(e) The minimum size for all surface and underground parking shall be nine feet by 20 feet.

(f) For all parking designs with parking spaces perpendicular to vehicle travel lanes, a minimum of 20 feet shall be provided for automobile backup room.

(g) Designs shall minimize the need for multiple or complex turning movements.

(h) Driveways shall be located to preserve as much on-street curbside parking as possible.

(i) Driveways and other improvements on the property shall be designed for safe and unobstructed visibility of pedestrians and automobile traffic both on and off the site.

(j) Underground parking garages may be constructed within required setbacks if significant trees will not be removed or injured and the setback can still be effectively landscaped. Underground garage designs shall provide sufficient room around the perimeter to accommodate existing and new tree root systems for all trees required as part of the project.

(k) The grade of driveways providing access to underground garages shall not exceed five percent in the first 10 feet of the driveway slope near the street or sidewalk and shall not exceed 10 percent in the last 10 feet near the level of the garage floor. The intervening grade shall not exceed 25 percent. Driveway designs shall provide sufficient area to allow drivers to view automobile and pedestrian traffic before merging into such traffic.

(l) Daylight shall be introduced, particularly near pedestrian entrances and exits.

(m) Garages shall be ventilated to avoid the buildup of exhaust gases. When mechanical ventilation is used, noise mitigation measure shall be incorporated such as low-noise fans, insulated ductwork and vibration absorbing mounting systems. Ducts shall not exhaust toward any building openings or open space on any adjoining property nor toward any on-site or off-site open space, pathway, street, place or park accessible to the public. Venting to the roof is generally preferred.

(n) Plans for underground garages shall be reviewed to ensure accessibility for Police and Fire Department personnel during emergencies.

(o) Utility meters, vaults and connections shall be located within garages or driveways and away from pedestrian walking surfaces.

(H) *Mechanical equipment standards.*

(1) Except where located underground, air compressors, mechanical pumps, water heaters, water softeners, utility meters, utility boxes, air conditioners and other similar types of equipment shall be placed to the rear or side of the building or mounted on the roof and shall be screened from view when visible from the street or adjacent properties

(2) Roof-mounted equipment may be screened by a parapet wall, which shall not be less than two feet in height.

(I) *Drive-thru facility standards.*

(1) *All sites.*

(a) No drive-thru facility shall be permitted within 50 feet of the CBD boundary.

(3). (b) Drive-thru facilities shall be screened in accordance with §155.1206(G)

(c) Drive-thru facility canopies shall be constructed in accordance with §155.1302(I).

(2) *Sites less than one acre.* No drive-thru facility shall be permitted, except bank or pharmacy drive-thru facilities.

### **§ 155.1202 SITE ACCESS AND CIRCULATION.**

(A) *Intent.* These standards are intended to promote safe and efficient vehicular and pedestrian access into and within downtown by minimizing disruptive and potentially hazardous traffic and vehicle and pedestrian conflicts while ensuring that adequate and accessible vehicular parking areas are provided. The texture and color of ground level areas is an essential visual element of the urban streetscape design.

#### (B) *Sidewalk guidelines.*

(1) Fifteen-foot sidewalks should be constructed in the active portions of the Central Business District according to Table 1.

(2) Sidewalks should be accompanied with brick feature treatments at crosswalks.

(3) Special paving should also be used in sidewalks to highlight important buildings and streets.

(4) These paving patterns should be kept simple, not complex and confusing.

#### (C) *Pedestrian access and circulation standards for streets located in Table 1.*

(1) The width of the street furniture strip in the streets located in Table 1 of the Central Business District shall be five feet. This space, between the curb and the sidewalk, may contain turf, trees, other landscaping elements, or street furniture.

(2) The enhanced paving used in sidewalk applications shall be removable modular type "block paver."

(3) Block pavers shall be laid in a random color pattern varying from warm earth tones to shades of gray. This random color pattern shall be used in all paving applications.

(4) A concrete band shall be used as a line of demarcation between the public right-of-way and property. A concrete band can also be used as a transition between block pavers and asphalt within the designated street intersections.

(5) All sidewalks, public use buildings, and public open spaces shall be in compliance with the American Disabilities Act (ADA) Standards. All accessible design elements must conform to applicable federal, state, and local codes.

(D) *Pedestrian access and circulation standards.*

(1) A pedestrian walkway of not less than six feet in width shall be placed parallel to any property line adjacent to a public street, not including an alley.

(2) Where applicable, pedestrian walkways shall connect to any existing adjacent walkway that abuts a shared property line.

(3) Pedestrian walkways shall connect to parking within the Lot and to primary entrances of each building, including outparcels.

(4) Required connections shall include driveway aisle crosswalks with an improvement in order to protect pedestrians from vehicles. This type of improvement can include raised or striped pedestrian walkways. The Administrator shall have the authority to discern which improvement is necessary.

(5) Pedestrian walkways shall also connect primary building entrances to all associated outdoor amenities, such as courtyards and other outdoor gathering places.

(6) Vehicular and pedestrian traffic shall be separated with barriers such as low shrubbery, berms, fences, walls, gates, bollards, curbs, shade structures and other similar design elements in order to minimize vehicle and pedestrian conflicts. The Administrator shall have the authority to discern which barrier is necessary.

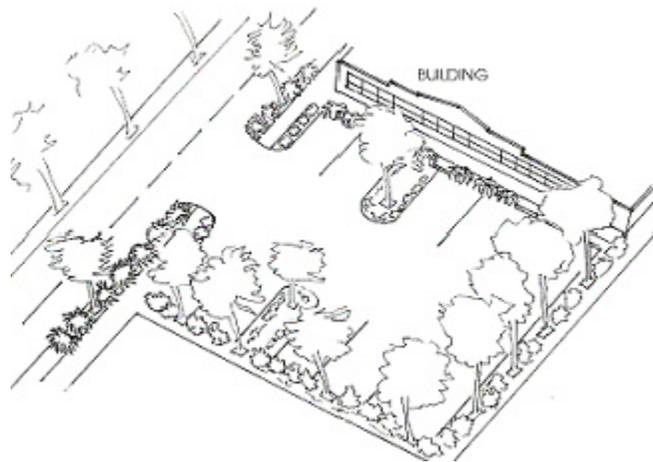


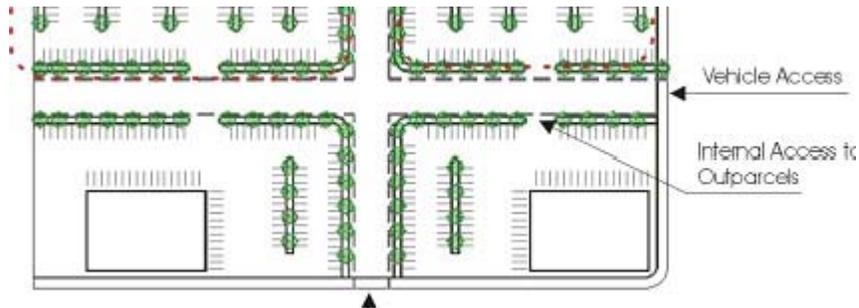
Figure 155.1202(D)(6)

(E) *Vehicular access and circulation standards.*

(1) *Access.*

(a) For sites abutting an alley or side street, primary vehicular access shall be from the alley or side street.

(b) For sites with more than 60,000 square feet in gross floor area, primary vehicular access shall be provided from an arterial street. No separate driveways for outparcels shall be permitted.



(2) *Driveways.*

(a) Driveways shall not be more than 24 feet in width.

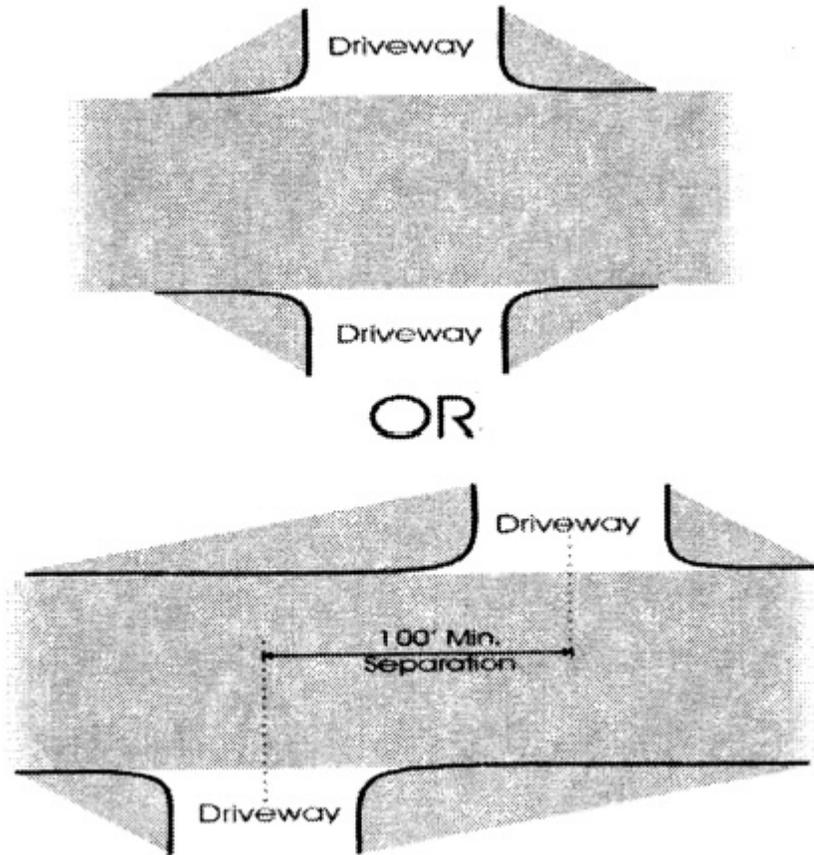
(b) A driveway shall not be located within 30 feet of a street intersection.

(c) The number of driveway and private street intersections with public streets shall be minimized through the use of shared driveways with adjoining uses.

(d) On streets without a median, sites with more than 150 feet of street frontage shall align driveways facing one another across the street so that:

(i) Their centerlines are not more than two feet apart; or

(ii) Their centerlines are not less than 100 feet apart.



(e) In no case shall driveways on the same side of the street be located within 50 feet of each other.

(3) *Stacking areas.* Vehicle stacking standards shall apply unless otherwise expressly modified by the Architectural Review Board.

(a) *Minimum number of spaces.* Off-street stacking spaces shall be provided as follows:

**Table 5. Minimum Off-Street Stacking Spaces**

**Minimum Stacking Spaces**

<i>Use</i>	Up to	More than 1	<i>Measured From</i>
	1 Acre	Acre	
Automated teller machine	2	3	Teller
Bank teller lane	3	4	Teller or window
Carwash bay, automated	X	4	Bay

Carwash bay, self-service	X	3	Bay
Gasoline pump island	2	2	Pump island
Pharmacy pickup	2	3	Pharmacy window
Restaurant drive-thru	X	6	Order box
Restaurant drive-thru	X	4	Between order box and pickup window
Other	Determined by Administrator		

X=Facility not permitted on sites less than one acre in size.

(b) *Design and layout.* Required stacking spaces shall be subject to the following standards.

(i) *Size.* Stacking spaces shall be not less than eight feet in width or 20 feet in length.

(ii) *Location.* Stacking spaces shall not impede on-site or off-site traffic movements or movements into or out of off-street parking spaces.

(iii) *Design.* Stacking spaces shall be separated from other internal driveways by raised medians if deemed necessary by the Administrator.

### § 155.1203 STREETScape DESIGN.

(A) *Intent.* The street environment needs to appear uncluttered, offer clear direction for vehicular traffic, and provide a pleasant environment for pedestrians. Streetscape elements, in addition to being functional and aesthetic, can also identify those characteristics of a community that are unique to the area or to the specific street itself. Each element in the streetscape should be selected with the intent to unify the overall environment, create a pleasant space to spend time by improving the visual aesthetics, and accentuate and clarify existing uses in each area by reducing or eliminating visual clutter. The streetscape along the CBD will be distinguished from the rest of the downtown area by the use of different plant materials, light fixture color and type, signage design and materials, special paving materials, and the use of specific design elements as it is suggested in the master plan.

#### (B) *Guidelines.*

(1) Materials should be in keeping with the surrounding character of the finest qualities of adjacent buildings and of the neighborhood as a whole.

(2) Simple elements with highlights of color and/or texture should be preferable to complicated elements that call attention to themselves rather than complement their surroundings.

(3) Streetscape elements should be in scale with their surroundings. Elements too big to allow free pedestrian flow or small enough to become unrecognizable obstacles easily stumbled over are not good uses of limited streetscape space. Scale has much to do with surrounding elements as well as with functional uses involved.

(4) Ongoing maintenance should be planned and budgeted for at the onset of a project.

(C) *Standards.*

(1) Materials shall be durable, aesthetically pleasing, and of high quality. There is a respect for high quality materials that helps keep a watchful eye on the street to preserve the streetscape integrity.

(2) Color is a unifying element that can be used to identify special areas within the CBD. The color that shall be used in the CBD is black for public streetscape furniture. One color shall be used on all streetscape items to create a uniform and a historical look.

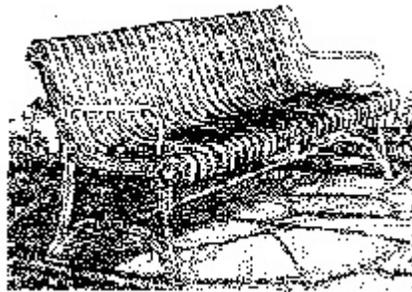
(3) Materials shall be sturdy to withstand the rigors of a harsh outdoor environment. Constant wear from use and temperature changes will take their toll on anything left outside the street. Materials do not need to last forever. Some materials are long lasting, yet they are also unappealing. The materials chosen need to wear well—retaining aesthetic interest—under period of maintenance. They also need to be replaced when they wear down.

(4) Materials placed on the sidewalk or pedestrian right-of-way shall either be fastened solidly to the pavement and/or heavy enough to make theft unappealing. The ability to resist graffiti, damage from skateboards and other harsh conditions should also be considered.

(5) All elements shall be sited to allow a free flow of pedestrian traffic, offer clear sight lines, and not pose a hazard to anyone using the street or sidewalk.

(D) *Street furniture.* There is a variety of street furniture currently available; but there are a number of recommended standards that the ARB enforces through recent streetscape projects in the CBD. These designs start to establish a design vocabulary that can be used throughout the downtown. Street furniture shall have a historical design. These types of furniture are discussed in the following sections.

(1) *Benches.* There is a large selection of benches in shape, form, design and style. The benches in the CBD shall have a historic traditional look and be black in color.



(2) *Planter boxes and window boxes.*

(a) *Guidelines.* Boxes should fit within the dimension of the window frame and should be installed so they do not damage original building materials.

(b) *Standards.*

(i) Planter and window boxes attached to the building frontage can add color and interest to the streetscape. Planter and window boxes shall complement the color and materials of the facade, nearby buildings, and architectural style of the building.

(ii) Private property owners shall maintain all planter boxes.

(3) *Tables and chairs.* Tables and chairs, typically provided by private property owners, shall match the character of individual businesses or architectural style of buildings, shall be of good quality and durability, and shall be replaced when worn or damaged.

(4) *Litter receptacles.* Litter receptacles shall have a historic and traditional look and have a black color finish. It shall be stable and can be left outdoor all year—open design, self-cleaning, and discourages graffiti. Open design is strongly suggested since it resists being blown over in strong winds. Surface shall be designed for safety and comfort where surface never gets too hot or too cold, and will not splinter.

(5) *Newspaper racks.* A modular newspaper rack system helps to reduce the clutter of individual newspaper boxes on the street.

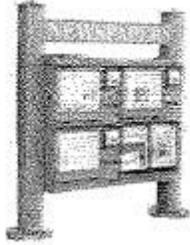
(a) *Guidelines.* Where possible, newspaper racks should be placed against the building edge.

(b) *Standards.*

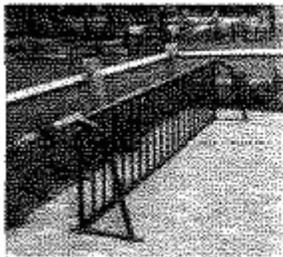
(i) Where this location interferes with pedestrian traffic or building servicing, the racks shall be located at the curbside.

(ii) A setback of 18 inches shall be allowed to avoid damage from vehicles.

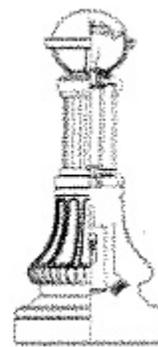
(iii) No fewer than two and no more than six per rack are permitted in the CBD.



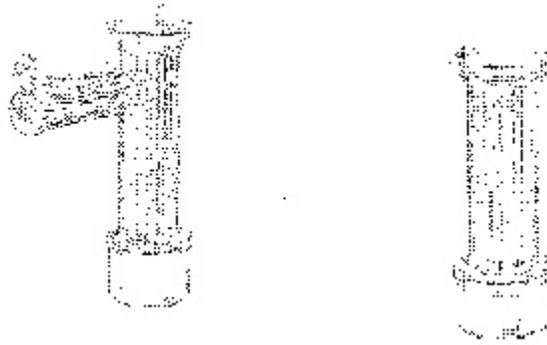
(6) *Bicycle racks.* Bicycle racks encourage bikers to park their bikes in designated areas, minimized the use of trees, light poles, and signs as locking posts. This improves the orderly look and aesthetic appeal of the streetscape. In the CBD bike racks shall be black in color to unify with the rest of the street furniture.



(7) *Bollards.* Bollards can be used to protect elements of the streetscape or pedestrians. They can be placed to direct pedestrian flow, or to prevent vehicular access. These may be permanent or removable. Bollards in the CBD shall have a historic and traditional look and have a black color finish. Recommended bollards for the CBD are:



(8) *Drinking fountains.* Drinking fountains can come in a variety of styles and designs. Drinking fountains shall have a historic and traditional look and have a black color finish. Models shall meet all current federal regulations for the Americans with Disabilities Act. These are the drinking fountains recommended to be used in the CBD:



(9) *Tree pit guards.* A tree pit guard is a low fence or border that is installed around the edge of a street tree pit. Installing iron tree pit guards around street trees is an effective way to protect them from the pedestrians, cars, dogs and pollution that threaten their health.

(a) Tree pit guard shall not prevent car doors from opening.

(b) Tree pit guards that are shaped like planter boxes not only encourage people to pile mulch and soil into them, but they often prevent parallel-parked car doors from opening. Tree pit guards shall be placed no more than 4 inches high on the curbside.

(c) Tree pit guard shall not restrict the growth of your tree. Make sure your pit guard will not girdle the tree trunk as it grows. Also take care to protect the tree roots when you install your tree pit guards. Don't forget, a tree can grow to be at least two feet in diameter.

(d) Tree pit guards shall not raise the level of soil around your tree. Filling up your tree pit guard with soil or mulch will suffocate your tree's roots and rot the bark on the tree's trunk. Never let soil or mulch touch the trunk above the level at which it was planted.

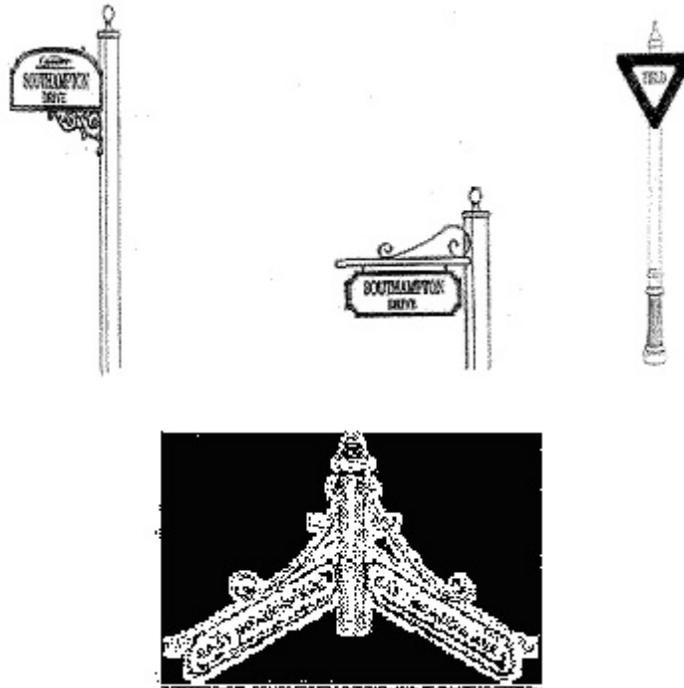
(e) Tree pit guards shall never become a trip hazard to pedestrians. Make sure your tree pit guards that are shaped like planter boxes are large enough to be easily seen, and maintain it well so that it doesn't become a safety hazard.

(f) Metal and black in color tree guards shall be used to complement with the rest of the street furniture in the CBD.



(E) *Street signs.* Street signs shall be historic in character. Materials, design, style, scale and

continuity are factors that should be considered. Street shall reflect similar finishes, design and be black in color throughout the CBD. Recommended types of directional and traffic control street signs for the Central Business District:



(F) *Street lighting.* The primary pieces of lighting equipment are the lamp, the luminaires (the enclosure in which the lamp is located), and the standard or pole. Coordinating various fixtures in terms of types and materials will help visually unify the streetscape and other areas on the installation.

(1) *Guidelines.*

(a) To provide lighting that is appropriate for specific functions, equipment should be evaluated and selected based upon its characteristic advantages and disadvantages.

(b) The type and size of the fixtures should be as consistent as possible along a single block.

(2) *Standards.*

(a) Light fixtures shall be selected based on existing architectural standards of installation and should reflect the installation's architectural character.

(b) The placement of light fixtures shall be coordinated with tree locations to prevent tree canopies from interfering with the proper distribution and level of lighting.

(c) Light fixtures and luminaires shall be durable and resistant to vandalism and damage from accidents.

(3) *Luminaires*. The distribution pattern of light on a surface will vary depending on the specific lighting application. This pattern is controlled by placing the lamp in a luminaire that distributes light in a given direction by use of an enclosure, reflector, refracting lens, or a combination of these.

(a) *Guidelines*.

(i) A Type I luminaire distributes light in all directions from the light source at a distance of one to two times the mounting height of the lamp. It should be used for overhead lighting areas such as parking lots, plazas, courtyards, and along walkways.

(ii) Type II, III and IV luminaires all distribute light to one side of the light source. These luminaires should generally be used for street lighting to direct light to the street side of the lamp but prevent it from shining into the building side. The difference in the three luminaires is in the ratio of the horizontal spread of the light to the mounting height of the lamp.

(b) *Standards*. Luminaires used in the CBD shall be compatible in architectural style with the building or match with currently used luminaires on Main Street.



**Current type of light on Main Street.**

(4) *Poles and bases.* Light poles and bases can be a significant visual element of the installation lighting system, especially in the daytime environment.

(a) *Guidelines.* They are available in a variety of shapes, materials and finishes and should be selected according to short and long term costs, functional considerations, and aesthetic concerns.

(b) *Standards.*

(i) The variety of light poles and bases used on an installation shall be limited.

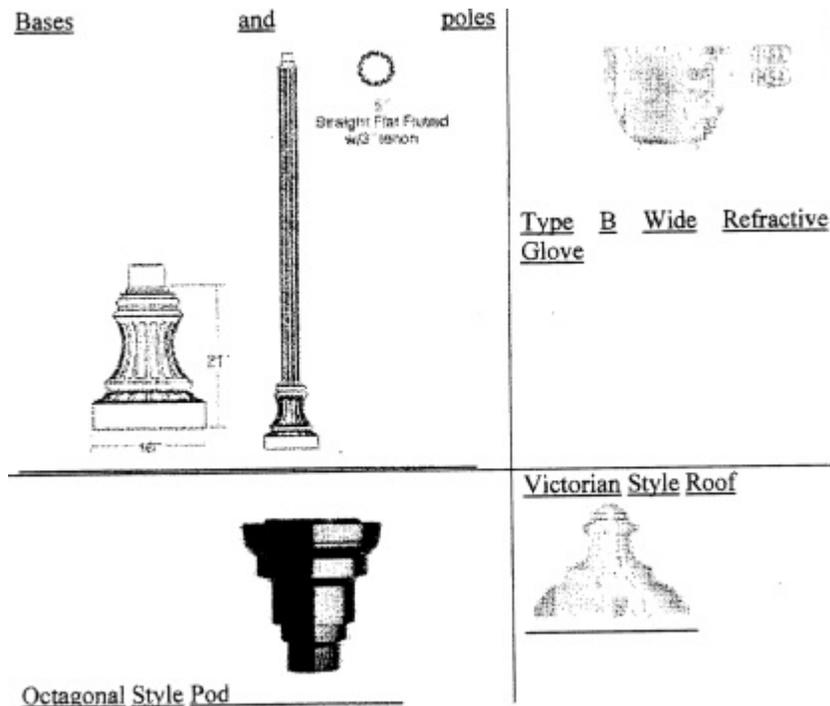
(ii) Their selection shall follow the existing architectural styles or the existing poles and bases currently on Main Street.

(iii) Poles made of cast iron, painted steel or aluminum are acceptable.

(iv) Poles made of concrete, fiberglass, and wood are prohibited.

(v) Lights mounted on wooden utility poles are prohibited.

(vi) Recommended street lighting for the CBD:



(5) *Other equipment considerations.*

(a) *Guidelines.* To help establish continuity, the variety of light fixtures used on an installation should be kept to a minimum.

(b) *Standards.*

(i) The design, material, architectural style, and scale of lighting equipment are factors that shall be considered in the development of a lighting system.

(ii) Exterior lighting shall be integrated with the streetscape and other areas and should not visually dominate either the nighttime or the daytime environment.

(iii) Light fixtures shall reflect similar design, materials, and finishes throughout the lighting system.

(iv) Fixtures shall be used consistently in each type of application and shall be appropriate in scale and character with the setting.

(v) Light fixtures shall relate in appearance to other site furnishings.

(vi) Light fixture materials such as poles and luminaire enclosures shall have a black matte finish to prevent glare and minimize their obtrusiveness.

(vii) To reduce negative visual impacts, clutter, and potential conflicts with trees and other elements, lines supplying power to light fixtures shall be located underground rather than overhead. Existing overhead lines should be buried in association with new construction or renovation projects.

(G) *Exterior lighting applications.* Exterior lighting supports various functions on the installation, including the operation of vehicles, the activities of pedestrians, and the illumination of various features. Each of these functions has different requirements for lighting relative to purpose, intensity of lighting, light color, and maintenance (see Figure 16-2). These requirements should guide the type of lighting employed in various areas.

**Figure 16-2: Minimum Recommended Illumination Levels for Various Uses**

<i>Use</i>	<i>Footcandles</i>
Primary streets	1.75
Secondary streets	1.00
Parking lots	0.50
Pedestrian facilities	0.50
Recreation areas	15.00

(1) *Vehicular lighting.* The primary purpose of vehicular lighting is to increase the safety and facilitate the flow of nighttime traffic by increasing visibility of the road and of potential hazards. Vehicular lighting also helps provide a sense of organization of the installation and orientation for the driver.

(2) *Safety and traffic flow.*

(a) *Standards.*

(i) Street lighting levels shall allow drivers to clearly distinguish the alignment of the road and quickly discern signs, traffic-control devices, obstacles, pedestrians, and other vehicles.

(ii) Intersections, pedestrian and bicycle crossings, and other potentially hazardous locations, as well as curves, and other areas with restricted visibility, shall be illuminated at a higher level than other sections of the street.

(iii) Streetlight poles shall be located so they do not present an obstacle to pedestrians or a hazard to vehicles that may leave the roadway if a driver loses control. If a pole must be located where it could become an obstacle to a vehicle, a breakaway-type pole mounting shall be used.

(iv) Glare created by light fixtures shall be minimized by the use of appropriate luminaires that direct the light in a manner that will not interfere with the driver's view.

(3) *Parking lot lighting.*

(a) *Guidelines.*

(i) If possible, they should be located in raised islands or protected by wheel stops or other raised elements.

(ii) Light fixtures should have luminaires mounted approximately 25 feet high.

(b) *Standards.*

(i) Adequate lighting shall be provided in all parking lots that will receive nighttime use.

(ii) Light fixtures shall be set back a minimum of two feet from circulation aisle and parking stalls.

(4) *Pedestrian lighting.* The primary purpose of pedestrian lighting is to extend the use of the nighttime environment and provide for the safety and security of pedestrians.

(a) *Guidelines.*

(i) Light standards with the lamp mounted between 12 and 15 feet high should be the primary light fixtures used along walkways and in plazas, courtyards, and other gathering areas, such as commercial and community centers. These fixtures generally provide higher lighting levels and a broader light distribution pattern than low-level lighting, are less susceptible to damage, and are still in proper scale with the pedestrian environment.

(ii) Low-level lighting refers to fixtures in which the lamp is mounted below eye level. It should be used along the edges of walkways, ramps, and stairs to illuminate the pedestrian pathway.

(iii) Light should be regularly spaced but may need to vary to accommodate other streetscape elements.

(iv) Where possible, the light source should be incorporated into the structure of bus shelters, kiosks and other furnishings.

(b) *Standards.*

(i) Pedestrian lighting shall help reinforce the hierarchy of the installation walkway network.

(ii) Lighting levels shall allow pedestrians to clearly distinguish the edges of the walkway, changes in direction, intersecting walkways, and any potential obstacles or hazards.

(iii) Street crossings, changes in grade, and other potentially hazardous locations shall be illuminated at a higher level than other sections of the walkway.

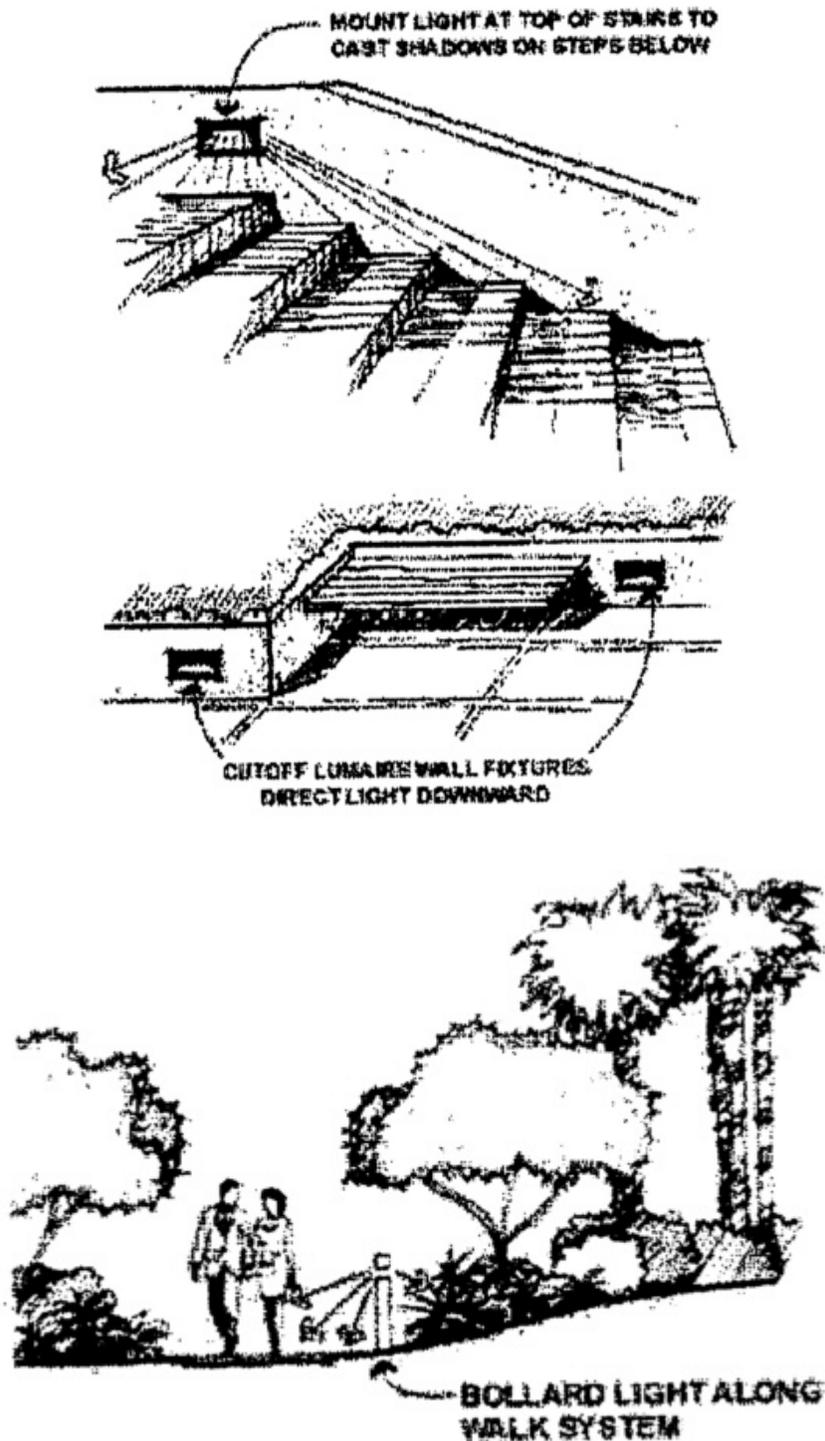
(iv) Light fixtures shall be located so that they do not impede pedestrian traffic.

(v) To provide a sense of security, light fixtures shall be located to minimize shadows and illuminate areas adjacent to the walkway.

(vi) Pedestrian lighting shall illuminate the sidewalk at a level that is consistent in street and conducive to pedestrian activities, rather than vehicular activity.

(vii) Bus shelters, kiosks, and other site furnishings shall be adequately lighted for nighttime use for both security and functionality.

**Figure 16-5 Pedestrian-Level Light Fixture**



(5) *Landmark lighting.* Illumination can be an effective tool to highlight landmarks and focus attention, which can also assist with nighttime orientation. However, care should be taken not to overuse landmark lighting, which may weaken its overall effectiveness.

(a) *Guidelines.*

- (i) Installation entry areas, monuments, static displays, architectural

landmarks, and other such features should be lighted with floodlights or spotlights, creating patterns of light and shadow.

(ii) Lighting attached to buildings should be minimized and generally confined to entries.

(b) *Standards.* The lamp shall be directed away from viewers, and, if possible, the light fixture should be hidden.

(6) *Landscape lighting.* Landscape lighting achieves special effects by controlling the type, intensity, and direction of light to accent a landscape feature. As with landmark lighting, care should be taken not to overuse landscape lighting, which may weaken its overall effectiveness and waste resources. Several basic lighting effects can be used to accent landscape features (see Figure 16-6).

(a) *Guidelines.*

(i) Installation entry areas, monuments, static displays, architectural landmarks, and other such features should be lighted with floodlights or spotlights, creating patterns of light and shadow.

(ii) Lighting attached to buildings should be minimized and generally confined to entries.

(b) *Standards.* The lamp shall be directed away from viewers, and, if possible, the light fixture should be hidden.

### Figure 16-6: Landscape Lighting





§ 155.1204 PLAZAS, COURTYARDS, AND PATIOS.

The CBD Downtown Master Plan challenges outdoor spaces to become truly public places by creating comfort and amenities available to everyone. Outdoor places can be well adjusted to the uses expected of them if consideration of their specific place within the larger downtown is made.

(A) *General guidelines.*

(1) Additional setback should be provided from the front setback line at public plaza areas.

(2) Building indentations should be used to create small pedestrian plazas along the street wall.

(3) Designs for new construction may include a courtyard set at the front of the first floor. The courtyard should maintain the pattern of the street wall while providing ground-level private open space.

(4) Courtyards should have a three- to four-foot wall, fence, or other wall, fence or other barrier constructed of materials that are compatible to the existing building or the new building respecting the architecture style.

(5) Any of these treatments shall leave at least five feet of the entire sidewalk width clear for pedestrians.

(B) *Public plazas.* Downtown plazas should be designed with public use as a priority. The use of public open space downtown is often dependent on the real estate maxim of “location, location, location.” Therefore, it is important to analyze the location of a proposed plaza in terms of the existing plazas in the area, the linkage to a downtown pedestrian and transit system, the primary population to be served, and the diversity of potential users. Creating open space in a downtown without

coordinating the size and use with other nearby plazas can result in declining use in the others. Conversely, areas with too few outdoor spaces will generally be overused. Care should be taken to coordinate plazas with their catchment areas.

(1) Determination for the need for a new downtown plaza should be based on the catchment area for that site. The catchment area should extend for 100 feet in all directions from the center of the proposed plaza.

(2) The need for a high use corner location pedestrian thoroughfare should be reviewed; variety should be provided with the downtown district.

(3) The number of potential workers in the catchment area should be determined to ensure a lunchtime clientele.

(4) Diversity should be provided in ground level retail to encourage daytime use by workers, tourists, and shoppers.

(5) The plaza should be designed as a catalyst to enhance downtown pedestrian and transit circulation patterns.

(6) The plaza should be linked to a downtown open space plan which provides and encourages safe pedestrian walkways.

(C) *Plaza function, size and activity guidelines.* Downtown plazas should be designed through the consideration of the function, size and activity of the open space in relation to the context around it. They should not be viewed as leftover exterior space to dress up, but rather as opportunities to create enlivened places for people to enjoy. The function could be simply a visual setback for a building and transition zone or it could be a transit stop, place for lunchtime relaxation or sidewalk cafes. The size may affect the comfort of its patrons and determine appropriate activities. Larger spaces may accommodate displays, exhibits, and performances. Plaza design should always consider the diversity of uses and activities that might occur such as passing through, relaxing and the need of different user groups.

(1) To determine plaza functions, the builder or developer should include:

- (a) Visual setback for building;
- (b) Transition zone from street to interior foyer;
- (c) Lunchtime relaxation and sidewalk cafes;
- (d) Transit stop;
- (e) Exhibits or performances.

(2) To determine plaza activities, the builder or developer should consider:

(a) If plaza is to accommodate pedestrian traffic, barriers should be eliminated between the sidewalk and the street.

(b) If the plaza is to accommodate stopping and relaxing, dense furnishings, focal elements, and defined edges should be provided.

(c) If the plaza is to accommodate concerts or rallies, unimpeded open space should be provided.

(d) Consider sight lines when designing plazas for public gathering or events.

(e) Active areas should be provided which accommodate public interaction as well as areas which provide a more relaxed and secure experience.

(f) Heavy use across varied activities should be encouraged to minimize vandalism.

(D) *Microclimate in plaza design.* The semitropical climate in Pflugerville, offers short winters and long, hot summers. Annual rainfall is approximately 30 inches per year. Temperatures in the 90's and above often last from May through September. Heat stored in the concrete and asphalt downtown can create a microclimate at least ten degrees hotter than in undeveloped areas. Tall buildings can block south east breezes and during the winter, blue-northerners can come in quickly, dropping the temperature 40 degrees in two hours. As a result, our downtown plazas need special attention to make them habitable during the summer months and inviting in the winter months. Open spaces should be located to receive and encourage south east breezes, yet block the blue-northerners. Shade should be provided by vegetation, canopies, and trellises. Water can be used as cooling element, and the use of adjacent air-conditioned indoor public spaces can help temper spaces near entrances.

(1) If possible, the plaza should be sited to receive summer breezes from the southeast.

(2) Filtered shade should be provided by means of deciduous trees and vine covered trellises which reduce temperatures in summer, yet allow sun in the winter.

(3) Continuous shade should be provided by means of arcades, canopies, and awnings adjacent to buildings respecting the architectural styles.

(4) Consider the use of ceiling fans in exterior overhead structures to create air movement.

(5) The amount of hard plaza pavement which retains heat should be minimized; provide only the amount necessary for projected pedestrian circulation and volume.

(6) The amount of vegetation in trees, shrubs, groundcovers, and vines should be maximized to cool surrounding areas.

(7) Water features should be provided where appropriate.

(8) Consider the use of air-conditioned indoor public spaces adjacent to the outdoor spaces.

(E) *Views, circulation, boundaries, and subspaces in plaza design.* The design of outdoor plazas should consider how they will be used by people. The layout of a plaza affects pedestrian circulation between the plaza and streetscape, between the plaza and the building, and should take into account the ability to create subspaces for relaxation. The layout can enhance or block views, invite people in, or keep people out.

(1) The plaza should be designed as a distinct space.

(2) Grade changes greater than three feet should be avoided.

(3) Where appropriate, planting should be extended into the public right-of-way to draw attention to the plaza.

(4) Direct pedestrian routes from sidewalks to building entrances should be provided.

(5) Easy access to ground level retail as well as seating and viewing areas should be provided.

(6) Opportunities for pleasant meandering shortcuts should be provided.

(7) Pedestrian flow should be guided through the use of built elements.

(8) The needs of the disabled, elderly, and parents with strollers should be accommodated with easy access to each level.

(9) Consider the transition between the interior and exterior building uses at the plaza level; ensure that one does not interfere with the other.

(10) The edges of plazas should be designed with nooks and corners to provide a variety of seating and viewing opportunities.

(11) Subspaces should be provided to accommodate small groups within a larger plaza area.

(12) Subspaces should be scaled to invite people in.

(13) Subspaces should be defined with grade changes, planting diversity, or seating arrangement.

(F) *Plaza seating.* Urban plazas are the outdoor rooms of downtown. They are the places where people gather to relax and socialize. Research has shown that the most important element in encouraging plaza use is an adequate amount of seating. A link between the size of the plaza and the amount of seating provided has been established through the study of successful outdoor spaces. In addition, location and orientation of seating, types and styles of seating, and materials have been shown to be important in determination of use.

(1) One seat per 50 linear feet of the perimeter of the plaza shall be provided.

(2) A variety of seating locations should be provided to accommodate the needs of various sitters.

(3) Seating should be placed in shaded areas as well as in sunny areas; shade may be created by trees, trellises, canopies, umbrellas, or building walls.

(4) Seating should be placed where sitters can watch passersby.

(5) At least 50% of recommended seating should be secondary, in the form of steps, planter seat wafts, retaining walls.

(6) Seating wall heights should be approximately 16-18".

(7) Benches should be provided that are wide enough to serve many needs.

(8) Linear or circular seating should be provided which encourages interaction.

(9) Backless benches, right angle arrangements, or movable chairs and tables should be provided to accommodate groups.

(10) Seating materials should be provided that are inviting and which do not damage clothing.

(G) *Visual and spatial complexity in public spaces.* Broad expanses of hard paving create uninviting and alienating environments. Framed views, changes in level, subspaces, different places to sit, and trees and shrubs create a diversity of places for people to use and enjoy. A wide variety of forms, colors, and textures offer a humane character to our public open spaces.

(1) Framed views out of the plaza should be provided, where appropriate, to visually link the plaza with the rest of the city.

(2) Sub areas should be visually connected within the plaza.

- (3) Sub areas should be physically separated with modest level changes where appropriate.
- (4) Level changes should be physically connected with ramps as well as steps.
- (5) An elevated area with wall or railing should be provided to lean on for people watching.
- (6) Dramatic grade changes should be avoided which discourage public use.
- (7) Where plazas are sunken, focal points should be provided to draw people downward.
- (8) Where plazas are raised, plantings should be used to draw people upward.
- (9) Plants should be used to define different areas within the plaza.

(H) *Urban area landscaping.* Humans are part of the biological world and comfort is our judge for the quality of our habitat, natural or unnatural. Plants provide an intimate connection to this world and a respite from the built interiors of office buildings, apartments, and condominiums. Groupings of plants can create urban oases. Trees offer shade to help cool the city. Their leaves catch the breeze and respond to weather changes. Flowering shrubs and vines provide a connection to the seasons, color, texture, and fragrance. Panels of turf provide green spaces which soothe the eye and invite relaxation. Native plants are adapted to the vagaries of our climate. They have a better opportunity for survival in the harsh urban environment. In addition, native plants celebrate the unique character of Pflugerville. Plants have requirements for growth such as orientation, soil depth and width, water, nutrients, and drainage. Overall design and construction detailing of plazas needs to accommodate these requirements.

(1) *Guidelines.*

- (a) Feathery-leaved trees should be used to provide a see through effect to subspaces within the plaza.
- (b) The eventual height and mass of mature plants should be considered in regard to views, shade, and maintenance.

(2) *Standards.*

- (a) Consider the impact of expanses of paving on the heat gain of the plaza; at least 30% of the plaza surface shall be covered in plant material.
- (b) A variety of native and adapted plants shall be selected to provide color, texture, and fragrance; consider using trees, evergreen shrubs, flowering shrubs, vines, groundcovers, perennials, and annuals.

(c) Adequate soil depth and width to encourage healthy growth shall be provided.

(d) Underground irrigation and drainage shall be provided to all plantings to ensure their survival.

(I) *Interactive civic art and fountains in plazas guidelines.* Civic art, sculpture, and fountains are popular features in urban plazas worldwide. They function best when they promote interaction and communication among people who use the space. In Pflugerville, we have the opportunity to select civic art which speaks to our unique character and sense of place. It can tell the story of our natural and cultural heritage in a way which enriches our experience and understanding of our history.

(1) Civic art should be included in the plaza design. Consider any built element as an opportunity for art, such as manhole covers, paving, railings, overhead structures, or signage.

(2) Art should be selected which communicates a relationship to our sense of place, creates a sense of joy and delight and stimulates play and creativity.

(3) Fountains should be included for visual attraction, to screen traffic noise, and for cooling effects.

(4) Art, sculpture, and fountains should be provided with which people can interact by means of touch, movement, and play.

(5) The location sculptures should not impede pedestrian circulation patterns and lines of sight.

(6) Sculptures and fountains should be scaled to the size of the plaza.

(7) Civic art in plazas should be linked with a downtown civic art plan; consider the opportunities of a downtown art walk.

(J) *Food service for plaza participants guidelines.* In William Whyte's book, *The Social Life of Small Urban Spaces*, field researchers concluded that plazas with food service attract users more frequently than those which do not. Food concessionaires' benefit and more people are drawn to nearby shops which increases the economic vitality of the district. Increase of liveliness and activity increases security and leaves little room for vandals. Food services may take the form of indoor/outdoor restaurants, cafes, food kiosks, and vendors.

(1) Food service should be located in and next to the plaza.

(2) A variety of food service options from cafes to vendors should be considered.

(3) The plaza should be designed to accommodate vendors; these can add vitality, promote security, and draw people to the ground level retail.

(4) Space for vendors should be provided which is highly visible and accessible, yet out of the way of direct pedestrian traffic.

(5) Comfortable places to sit and eat should be provided.

(6) Drinking fountains, restrooms, telephones should be provided for users.

(7) Trash containers should be distributed around the plaza.

(K) *Plaza safety in plazas through wayfinding, lighting, & visibility standards.* To encourage the feeling of safety in plazas both during the daytime and at night, designs need to include appropriate wayfinding and lighting. Plaza layout needs to promote visibility both into and out from the plaza.

(1) The main building entrance shall be highlighted with lighting, signage, materials and detailing.

(2) Directional signs shall be provided that link the plaza to transit stops, taxistands, nearby neighborhood streets, and orientation within the district.

(3) At adjacent interior lobbies, signs shall be provided to direct visitors to reception, elevators, restrooms, telephones, and restaurants.

(4) Lighting shall be provided which promotes a feeling of safety at night. Be sure to light corners and out of the way locations.

(5) Plaza lighting shall be linked to streetscape lighting.

(6) Plazas shall be designed for visibility from the street and the ability to see through from one part of the plaza to another.

(L) *Plaza management and maintenance standards.* In many urban plazas the future management and maintenance is not considered up front in the conceptual design. How the space will be used should be an integral part of the design process. If the plaza is to be used for special events, exhibits and performances, the layout needs to be flexible. Temporary canopied shade, a stage, a place for concessions, and information kiosks may need to be provided. Maintenance issues will affect the design of fountains and irrigation systems, the selection of materials, plants, lighting, and civic art.

(1) If special events are planned, a flexible stage and audience area away from the main circulation path shall be provided.

(2) Exterior electrical needs of lighting and speaker systems shall be provided.

(3) Attachment locations for banners, decorations, and temporary signs shall be provided.

- (4) Information kiosks to post scheduled events shall be provided.
- (5) Locations shall be provided for temporary concessions.
- (6) Fountains shall be designed to prevent overspray onto adjacent paving.
- (7) An adequate number of litter containers and an appropriate collection schedule shall be provided.
- (8) Coordinate with other plaza furnishings and architecture style of the building.
- (9) Built materials shall be selected for durability and longevity.
- (10) Plant materials shall be selected for low water use and low maintenance.

(M) *Cafes*. Outdoor cafe dining may be placed in the plazas and courtyards but not in the public right-of-way under the following conditions:

- (1) The cafe area must be defined by a substantial perimeter such as fencing, stanchions and chains, or planters constructed with compatible materials and the architectural style of the building.
- (2) Business serving alcohol in sidewalk cafes must comply with any additional regulations.

#### **§ 155.1205 DRAINAGE.**

(A) *Intent*. These guidelines and standards are intended to encourage drainage facilities that respect and complement existing drainage patterns. Site drainage should be considered early in the project design process. Runoff from sites has an effect on the overall community in terms of the direct costs associated with infrastructure. Improvements and damage due to flooding and the indirect costs associated with pollution of creeks and streams and the subsurface water supply.

(B) *Applicability*. The requirements of this section shall apply to all sites more than one acre in size.

(C) *Location, construction and design*.

- (1) Drainage facilities shall not be located within the 25-year floodplain.
- (2) Drainage facilities shall not be located within 15 feet of a street.
- (3) Drainage facilities shall be located at the rear or side of structures unless, upon approval of the City Engineer, it is shown that lot conditions dictate otherwise.

(4) Drainage facilities shall not be located within a required buffer or landscape area.

(5) Drainage facility fencing or railing fronting on a street shall be screened from view.

(6) Offsite drainage facilities may be approved by the City Engineer if the parcel where the drainage facility is located has the same or more intense zoning.

(7) Parking lots and other paved areas shall be designed to reduce the velocity, quantity, and pollutant load of water leaving a site using vegetative buffers or other bioretention areas both within and around the perimeter of paved areas to capture runoff. Curbstops shall be installed to prevent vehicle entry into the bioretention area. The use of traffic islands, pedestrian walkways, trees, and other landscaping feature shall be integrated into these bioretention areas.

(8) Drainage facility walls or other formed vertical surfaces projecting above the surrounding finished grade shall be covered with a limestone or similar veneer.

(9) Subject to approval by the City Engineer, drainage facility requirements may be waived if participation in a shared or regional drainage project produces the same or superior results.

(10) Alternative drainage facility designs may be approved by the City Engineer; however, the applicant shall substantiate the effectiveness of the proposed control with a verifiable engineering study.

(D) *Performance.*

(1) All drainage facilities shall be designed to minimize the potential for erosion at the outfall. This may be achieved through the use of natural (e.g. stone), manufactured (e.g. concrete), or a combination of erosion control devices subject to the approval of the City Engineer.

(2) Stormwater runoff control may be obtained through water detention or retention facilities provided the facilities are designed so that the water will not become stagnant or foul.

(E) *Fences.* Fences shall be constructed and located so as not to interfere with stormwater runoff.

(F) *Stormwater management easements.*

(1) Stormwater management easements shall be provided in compliance with the Construction Standards Manual by the property owner if necessary for:

(a) Access for facility inspections and maintenance; or

(b) Preservation of stormwater runoff conveyance, infiltration, and detention areas and facilities, including flood routes for the 100-year storm event. The purpose of the easement

shall be specified in the maintenance agreement signed by the property owner.

(2) Stormwater management easements are required for all areas used for off-site stormwater control, unless a waiver is granted by the City Engineer.

(3) Easements shall be recorded with the City of Pflugerville prior to issuance of permit.

(G) *Erosion and sediment control plan.*

(1) *General.* The erosion and sediment control plan shall include:

(a) A natural resources map at a scale no larger than 1"=100' identifying soils, forest cover, and resources protected under other chapters of this code.

(b) A sequence of construction of the development site, including stripping and clearing, rough grading, construction of utilities, infrastructure, and buildings, and final grading and landscaping. Sequencing shall identify the expected date on which clearing will begin, the estimated duration of exposure of cleared areas, and the sequence of clearing, installation of temporary erosion and sediment measures, and establishment of permanent vegetation.

(c) All erosion and sediment control measures necessary to meet the objectives of this local regulation throughout all phases of construction and permanently, after completion of development of the site. Depending upon the complexity of the project, the drafting of intermediate plans may be required at the close of each season.

(d) Seeding mixtures and rates, types of sod, method of seedbed preparation, expected seeding dates, type and rate of lime and fertilizer application, and kind and quantity of mulching for both temporary and permanent vegetative control measures.

(e) Provisions for maintenance of control facilities, including easements and estimates of the cost of maintenance.

(2) *Modifications.*

(a) Major amendments of the erosion and sediment control plan shall be submitted to the City Engineer and shall be processed and approved, or disapproved, in the same manner as the original plans.

(b) Field modifications of a minor nature may be authorized by the City Engineer by written authorization to the permittee.

**§ 155.1206 LANDSCAPING AND SCREENING.**

(A) *Intent.* These guidelines and standards are intended to enhance the overall aesthetics of

commercial development by promoting attractive and maintainable landscapes. In addition to the breaking up of building mass and the softening architectural materials, the benefits of these standards include shading, climate control and noise reduction. This section is also intended to provide buffers between incompatible uses, define building and vehicular parking entrances, and assist in water quality and stormwater management.

(B) *Guidelines.*

(1) Landscaping and screening should be designed as an integral part of an overall project.

(2) Planting choices, placement and scale should relate to both site and architectural design.

(3) Plantings should be selected and positioned in such a way as to promote a feeling of safety, to aid occupant surveillance, and to deter crime.

(C) *General landscaping standards.*

(1) Required minimum plantings:

(a) For every 600 square feet of landscaping required, two trees with a minimum 3" caliper selected from the tree list provided in Table 6 and four shrubs, selected from the shrub list provided in Table 6a, shall be planted.

(b) The total caliper calculation of trees may be substituted for the total number of trees.

(c) Plant material required for landscaping shall be of healthy stock, be native or naturalized, and have low water requirements.

(d) No more than fifty percent of all trees per development shall be in the same species.

(e) Xeriscaping and water use reduction strategies shall be incorporated into overall landscape design through the use of drought tolerant plant species native and well suited to Texas.

(f) Deviation from the types of trees and shrubs listed in Tables 6 and 6a shall require Architectural Review Board approval.

(g) Any tree with a mature canopy larger than 1,000 square feet must be planted at least thirty feet from another tree.

(h) Any tree with a mature canopy smaller than 1,000 square feet, but greater

than 500 square feet, must be planted at least twenty feet from another tree.

(i) All required landscaped areas shall be irrigated by one of the following methods:

(i) Drip irrigation system;

(ii) Sprinkling system; or

(iii) Any other comparable method approved by the Administrator.

(2) Any plant material that fulfills a landscape requirement and subsequently dies shall be replaced with similar plant material.

(D) *Conservation standards.*

(1) Those portions of a lot that are located within ten feet of the lot line that have a natural slope greater than 4:1 shall be terraced or otherwise modified so that the slope shall not be greater than 4:1.

(2) Treelines that are located along or within two feet of a lot line and that do not adversely affect drainage or public safety shall be preserved.

(3) Any protected tree removed, damaged, or killed as a result of development shall be replaced by a tree or trees of a similar type and with a total of caliper inches equal to or exceeding that of the tree removed.

(4) Fill placed within the dripline of an existing tree shall be no more than four inches in depth and at least 50 percent of the dripline shall be maintained at its existing, uncompacted grade.

(5) A protected tree is considered to be removed by the uprooting or severing of the main trunk of a protected tree, or any act that causes, or may reasonably be expected to cause, the tree to die including, but not limited to, damage inflicted upon the root system by:

(a) Machinery;

(b) Storage of materials;

(c) Soil compaction;

(d) Substantially changing the natural grade above the root system or around the trunk;

(e) Excessive pruning; or

(f) Placing an impervious cover over more than 50 percent of the area within the dripline.

(E) *Bufferyard standards.*

(1) When new commercial or multifamily development or when a new commercial or multifamily certificate of occupancy is required, one of the following types of bufferyards shall be provided:

(a) Four tree units and 15 shrubs in the side and/or rear yard for every 100 linear feet of the abutting side and/or rear yards. The type of trees proposed shall match the site limitations.

(b) A masonry wall along the entire length of the side and/or rear lot line that abuts the residential lot and two Type A tree units and eight shrubs in the rear and/or side yard for every 100 linear feet of the abutting side and/or rear yards. Shrubs shall be placed at the base of the wall. Such wall shall be six feet in height and constructed of high quality materials, such as decorative blocks, bricks or stone. Breaks in the wall shall accommodate pedestrian walkways and spaces.

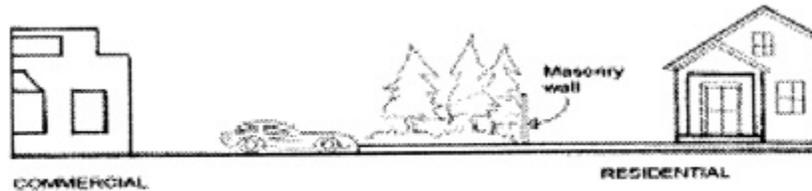


Figure 155.1204(E)(b)

(c) The following trees shall be used to fulfill the requirements of subsection (1) above. Type “A” trees shall be equal to one tree unit and Type “B” Trees shall be equal to one-half of a tree unit. Type B trees shall not be counted for more than 50 percent of the total tree units.

Table 6. Approved Tree List

<i>Type A Trees</i>		Type B Trees	
<b>Evergreen</b>			
Deodar Cedar	<i>Cedrus deodara</i>	Afghan Pine	<i>Pinus eldarica</i>
Live Oak	<i>Quercus virginiana</i>	Cherry Laurel	<i>Prunus caroliniana</i>
		Mountain Laurel	<i>Sophora secundiflora</i>
		Mexican Bird of	<i>Caesalpinia mexicana</i>

Paradise

Prairie Flameleaf Sumac *Rhus lanceolata*Yaupon Holly *Ilex vomitoria***Deciduous**

Bald Cypress	<i>Taxodium distichum</i>	American Smoke Tree	<i>Cotinus Obovatus</i>
Bigtooth Maple	<i>Acer grandidentatum</i>	Anacacho Orchid Tree	<i>Bauhinia congesta</i>
Burr Oak	<i>Quercus macrocarpa</i>	Carolina Buckthorn	<i>Rhamnus caroliniana</i>
Cedar Elm	<i>Ulmus crassifolia</i>	Crape Myrtle	<i>Lagerstroemia indica</i>
Chinquapin Oak	<i>Quercus muehlenbergii</i>	Desert Willow	<i>Chilopsis linearis</i>
Green Ash	<i>Fraxinus pennsylvanica</i>	Escarpment Cherry	<i>Prunus serotina</i> 'Escarpment'
Lacebark Elm	<i>Ulmus parvifolia</i>	Eve's Necklace	<i>Sophora affinis</i>
Mexican White Oak	<i>Quercus polymorpha</i>	Flameleaf Sumac	<i>Rhus copallina and lanceolata</i>
Montezuma Cypress	<i>Taxodium mucronatum</i>	Golden Raintree	<i>Koelreuteria paniculata</i>
Pecan	<i>Carya illinoensis</i>	Golden-ball Lead Tree	<i>Leucaena retusa</i>
Shumard Oak (Red)	<i>Quercus shumardii</i>	Honey Mesquite	<i>Prosopis glandulosa</i>
Texas Ash	<i>Fraxinus texensis</i>	Lacy Oak	<i>Quercus glaucooides (laceyi)</i>
Texas Red Oak	<i>Quercus texana</i>	Mexican Buckeye	<i>Ungnadia speciosa</i>
Wax Myrtle	<i>Myrica cerifera</i>	Mexican Plum	<i>Prunus mexicana</i>
		Mexican Redbud	<i>Cercis Canadensis var. mexicana</i>
		Pomegranate	<i>Punica granatum</i>
		Possumhaw	<i>Ilex deciduas</i>
		Roughleaf Dogwood	<i>Cornus drummondii</i>
		Texas Persimmon	<i>Diospyros texana</i>
		Texas Pistache	<i>Pistachia texana</i>
		Texas Redbud	<i>Cercis canadensis var. texensis</i>
		Western Soapberry	<i>Sapindus saponaria var. drummondii</i>

(d) The following shrubs shall be used to fulfill the requirements of

subsection (1) above.

(e) All shrubs for the required landscaping shall be at least three-gallon container in size.

***Table 6a. Approved Shrub List***

List of Shrubs

**Evergreen**

Agarito	<i>Berberis trifoliolata</i>
Agave	<i>Agave sp.</i>
Bee Brush	<i>Aloysia gratissima</i>

**Evergreen**

Burford Holly	<i>Ilex cornuta 'Burfordii'</i>
Bush Germander	<i>Teucrium fruticans</i>
Cotoneaster	<i>Cotoneaster ssp.</i>
Damianita	<i>Chrysactinia mexicana</i>
Dwarf Burford Holly	<i>Ilex cornuta 'Burfordi Nana'</i>
Dwarf Chinese Holly	<i>Ilex cornuta 'Dwarf Chinese'</i>
Dwarf Yaupon Holly	<i>Ilex vomitoria 'nana'</i>
Elaeagnus	<i>Elaeagnus pungens</i>
Evergreen Sumac	<i>Rhus virens</i>
Indian Hawthorn	<i>Raphiolepis indica</i>
Nandina <sup>2</sup>	<i>Nandina domestica</i>
Oleander <sup>3</sup>	<i>Nerium oleander</i>
Prickly Pear	<i>Opuntia ssp.</i>
Primrose Jasmine	<i>Jasminium mesnyi</i>
Red Yucca	<i>Hesperaloe parviflora</i>
Rose	<i>Rose ssp.</i>
Rosemary	<i>Rosemary officianalis</i>
Ruellia	<i>Ruellia brittoniana</i>
Sacahuista Bear Grass	<i>Nolina texana</i>

Skeleton-leaf Goldeneye	<i>Viguiera stenoloba</i>
Skullcap	<i>Scutellaria suffrutescens</i>
Texas Oregon-grape	<i>Mahonia swaseyi</i>
Texas Sage	<i>Leucophyllum frutescens</i>
Texas Sotol	<i>Dasyilirion texanum</i>
Texas Dwarf Palmetto	<i>Sabal minor</i>
Virburnum Sandankwa	<i>Virburnum suspensum</i>
Yucca	<i>Yucca ssp.</i>

### **Semi-Evergreen**

Aspidistra	<i>Aspidistra elatior</i>
Autumn Sage	<i>Salvia greggi</i>
Barbados Cherry	<i>Malpighia glabra</i>
Flowering Senna	<i>Cassia corymbosa</i>
Glossy Abelia	<i>Abelia grandiflora</i>
Mexican Oregano	<i>Poliomentha longiflora</i>
Orange Zexmenia	<i>Zexmenia hispida</i>
Pineapple Guava	<i>Feijoa sellowiana</i>
Pomegranate	<i>Punica granatum</i>
Rose Mallow	<i>Pavonia lasiopetala</i>

### **Deciduous**

American Beautyberry	<i>Callicarpa americanna</i>
Bird of Paradise	<i>Caesalpinia gilliesii</i>
Black Dalea	<i>Dalea frutescens</i>
Butterfly Bush	<i>Buddleja spp.</i>
Coralberry	<i>Sympforicarpos orbiculatus</i>
Fall Obedient Plant	<i>Physotegia virginiana</i>
Flame Acanthus	<i>Anisacanthus wrightii</i>
Fragrant Mimosa	<i>Mimosa borealis</i>
Fragrant Sumac	<i>Rhus aromatica</i>
Gaura	<i>Gaura lindheimeri</i>

Indigo Bush	<i>Dalea greggi</i>
Indigo Spires	<i>Salvia 'indigo spires'</i>
Mock orange	<i>Philadelphus coronatus</i>
Mountain Sage	<i>Salvia egal</i>
Possumhaw Holly	<i>Llex deciduas</i>
Pride of Barbados	<i>Caesalpinia pulcherrima</i>
Red Buckeye	<i>Aesulus pavia</i>
River Fern	<i>Thelypteris kunthii</i>
Rusty Blackhaw Viburnum	<i>Viburnum rufidulum</i>
Texas Creeping Oxeye (Zexmenia)	<i>Wedelia texana</i>
Texas Kidneywood	<i>Eysenhardtia texana</i>
Velvet Leaf Senna	<i>Senna lindheimeriana</i>

#### Vines and Ground Covers

#### **Evergreen**

Asian Jasmine1	<i>Trachelospermum asiaticum</i>
Bigleaf Periwinkle1	<i>Vinca major</i>
Carolina Jessamine	<i>Gelsemium sempervirens</i>
Coral Honeysuckle	<i>Lonicera sempervirens</i>
Creeping Germander	<i>Teucrium cossonii</i>
Cross Vine	<i>Bignonia capriolata</i>
English Ivy1	<i>Hedera helix</i>
Fig Vine	<i>Ficus pumila</i>
Halls Honeysuckle1	<i>Lonicera japonica</i>
Lady Banksia Rose	<i>Rose banksias</i>
Litriope	<i>Litriope muscari</i>
Littleleaf Periwinkle1	<i>Vinca minor</i>
Monkey Grass	<i>Ophiopogon japonicus</i>
Santolina	<i>Santolina chamaecyparissus</i>
Sedum (Stonecrop)	<i>Sedum ssp.</i>
Trailing Prostrate Rosemary	<i>Rosemarinusprostratus</i>

**Deciduous**

Boston Ivy	<i>Parthenocissus tricuspidata</i>
Cypress Vine	<i>Quamoclit pennata</i>
Gregg Dalea	<i>Dalea greggii</i>
Horseherb	<i>Calyptocarpus vialis</i>
Leadwort Plumbago	<i>Cerotostigma plumbaginoides</i>
Mountain Pea	<i>Orbexilum sp.</i>
Mustang Grape1	<i>Vitis mustangensis</i>
Old Man's Beard	<i>Clematis drummondii</i>
Oregano	<i>Origanum vulgari</i>
Passion Vine	<i>Passiflora incarnata</i>
Pigeonberry	<i>Rivina humilis</i>
Purple Heart	<i>Setcreasea pallida</i>
Queen's Wreath/Coral Vine	<i>Antigonon leptopus</i>
Silver Ponyfoot	<i>Dichondra argentea</i>
Trumpet Creeper	<i>Campsis radicans</i>
Virginia Creeper	<i>Parthenocissus quinquefolia</i>
Wooly Stemodia	<i>Stemodia tomentosa</i>

## Flowering Perennials

Artemesia	<i>Artemesia schmidtiana</i>
Bat-faced Cuphea	<i>Cuphea llavea</i>
Big Red Sage	<i>Salvia penstemonoides</i>
Black-eyed Susan	<i>Rudbeckia hirta</i>
Blackfoot Daisy	<i>Melampodium leucanthum</i>
Blue Mist Flower	<i>Conoclinium coelestinum</i>
Blue Plumbago	<i>Plumbago auriculata</i>
Bush Morning Glory	<i>Ipomoea fistulosa</i>
Calyophus	<i>Calylophus berlandieri</i>
Cedar Sage	<i>Salvia roemeriana</i>
Chile Pequin	<i>Capsicum annuum</i>
Copper Canyon Daisy	<i>Tagetes lemmonii</i>

Coreopsis	<i>Coreopsis lanceolata</i>
Daylily	<i>Hemerocalis spp.</i>
Drummond's Skullcap	<i>Scutellaria drummondii</i>
Fall Aster	<i>Aster oblogifolius</i>
Firebush	<i>Hamelia patens</i>
Four Nerve Daisy	<i>Hymenoxys scaposa</i>
Garden Phlox	<i>Phlox paniculata</i>
Gayfeather	<i>Liatris mucronata</i>
Greggs Mistflower	<i>Eupatorium greggi</i>
Heartleaf Hibiscus	<i>Hibiscus cardiophyllus</i>
Hill Country Penstemon	<i>Penstemon triflorus</i>
Hinckley's Columbine	<i>Aquilegia 'hincklyana'</i>
Indian Blanket	<i>Galliardia sp.</i>
Iris	<i>Iris spp.</i>
Lamb's Ear	<i>Stachys byzantina</i>
Lantana	<i>Lantana spp.</i>
Maximilian Sunflower	<i>Helianthus maximiliani</i>
Mealy Blue Sage	<i>Salvia farinacea</i>
Mexican Bush Sage	<i>Salvia leucantha</i>
Mexican Honeysuckle	<i>Justica spicigera</i>
Mexican Mint Marigold	<i>Tagetes lucida</i>
MichaelMas Daisy (Texas Aster)	<i>Aster frikarti</i>
Orange African Bulbine	<i>Bulbine frutescens</i>
Oxeye Daisy	<i>Chrysanthemum leucanthemum</i>
Porterweed	<i>Stachytarpheta jamaicensis</i>
Purple Coneflower	<i>Echinacea purpurea</i>
Rock Penstemon	<i>Penstemon baccharifolius</i>
Royal/Scarlet Sage	<i>Salvia coccinea</i>
Russian Sage	<i>Perovskia atriplicifolia</i>
Shrimp Plant	<i>Justicia brandegeana</i>
Society Garlic	<i>Tulbaghia violacea</i>
Spiderwort	<i>Tradescantia sp.</i>
Texas Betony	<i>Stachys coccinea</i>
Toothleaf Goldeneye	<i>Viguiera dentate</i>

Turk's Cap	<i>Malva viscus drummondii</i>
Verbena	<i>Verbena spp.</i>
Whitemouth Dayflower	<i>Commelina erecta</i>
Winecup	<i>Callirhoe involucrata</i>
Yarrow	<i>Achillea millefolium</i>
Yellow Bells	<i>Tecoma stans</i>
Yellow Columbine	<i>Aquilegia chrysantha</i>

#### Ornamental Grasses

Bushy Bluestem	<i>Andropogon glomeratus</i>
Dwarf Fountain Grass	<i>Pennisetum alopecuroides</i>
Indian Rice Grass	<i>Achnatherum hymenoides</i>
Inland Sea Oats	<i>Chasmanthium latifolium</i>
Maiden Grass	<i>Miscanthus sinensis 'Gracillimus'</i>
Mexican Feathergrass	<i>Stipa tenuissima</i>
Muhly Grass	<i>Muhlenbergia spp.</i>
Purple Fountain Grass	<i>Pennisetum setaceum 'rubrum'</i>
Sedges	<i>Carex spp.</i>
Side Oats Gramma	<i>Bouteloua curtipendula</i>
Zebra Grass	<i>Miscanthus sinensis 'Zebrinus'</i>

#### Turf Grasses

Bermuda Grass	<i>Cynodon spp.</i>
Buffalo Grass	<i>Buchloe dactyloides</i>
Zoysia Grass	<i>Zoysia spp</i>
Annual Rye Grass <sup>4</sup>	<i>Lolium multiflorum</i>
Perennial Rye Grass <sup>4</sup>	<i>Lolium perenne</i>

1 These plants have been classified as invasive in certain situations. Do not plant these adjacent to parkland areas or preserves.

2 Choose the dwarf nonberrying varieties only, as the other types are invasive.

3 Use carefully, as these plants are poisonous to wildlife, pets, and people.

4 These grasses may be used for revegetation between October 15 and April 1, but they must be eradicated in the spring and the area revegetated with a permanent warm season grass.

(2) Neither hackberry (*Celtis occidentalis*) or cedar (*Juniperas virginiana* or *Juniperus ash*) trees shall meet the landscape requirements of this section, even when they are naturally occurring.

(3) All open space within a bufferyard shall be planted with grass or other vegetative ground cover.

(4) A bufferyard may provide additional plantings in excess of the minimum requirements.

(5) A bufferyard may be interrupted in order to provide access (pedestrian or vehicular) to adjacent parcels.

(6) The plant material indicated in this section is required to be planted within 20 feet of the subject site property line.

(7) Trees used to meet the requirements of this section shall have a caliper of three inches or more at time of planting and shall be located in an area free of impervious cover extending at least three feet in every direction from the base of the tree. Each tree credited shall be located in a landscaped area that is at least 150 square feet in area and is not less than five feet in width at all points.

(F) *Street tree standards.*

(1) The following types of street trees shall be installed:

- (a) Pecan;
- (b) Live Oak;
- (c) Crape Myrtle; or
- (d) Redbud.

(2) Required street trees shall have a caliper of at least three inches at the time of planting.

(3) For streets not listed in Table 1, required street trees shall be planted in the area of the site that is within 20 feet of the right-of-way of the street so that no tree is further than 30 feet from another tree or the side boundary line. When two street trees are separated by a driveway or perimeter diagonal parking, the trees shall be no further than 60 feet apart.

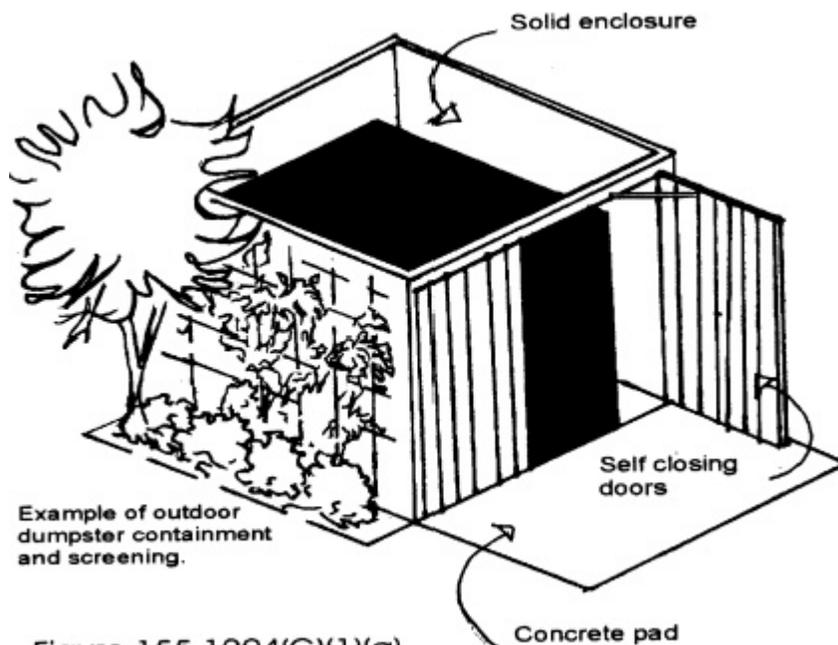
(4) For streets listed in Table 1, the following ornamental trees shall be planted within five feet of the curb:

- (a) Redbud;
- (b) Crape Myrtle;
- (c) Texas Mountain Laurel;
- (d) Lacey Oak;
- (e) Yaupon Holly.

(G) *General screening standards.*

(1) *Service area standards.* Trash collection or compaction, recycling collection or other similar service areas shall not be oriented towards a street, not including an alley, sidewalk or on-site parking area and shall be fully contained and screened from adjacent streets, properties, and vehicular use areas.

(a) Trash collection, trash compaction, recycling collection and other similar service areas shall be integrated into the overall design of the primary building and landscape.



(b) Waste containers shall be located on the side or rear of the building and screened from public view.

(c) Waste containers must be located at least 10 feet away from residentially-zoned property lines.

(d) Screening enclosures shall be designed with self-closing access doors and shall be constructed of the same materials as the primary building.

(e) Where it is not feasible to integrate screening enclosures into the overall design of the primary building and landscape, such areas shall be fully enclosed by opaque walls or fences at least eight feet high with self-closing access doors and comprised of the following materials:

(i) Brick, stone, reinforced concrete, or other similar masonry materials; or

(ii) Redwood, cedar, preservative pressure-treated wood, or other similar materials; and

(iii) All fence posts shall be rust-protected metal, concrete-based masonry or concrete pillars; and

(iv) Six-inch concrete filled steel pipes shall be located to protect the enclosure from truck operations.

(f) Waste containers shall be located on a minimum six-inch reinforced slab, sloped to drain.

(g) Waste container enclosures shall have steel framed gates with spring-loaded hinges or the equivalent and fasteners to keep them closed. When in use, tie-backs should be used to secure the steel framed gates in the open position.

(h) Waste container screening shall be maintained by the owner at all times.

(2) *Mechanical equipment.*

(a) Except where underground air compressors, mechanical pumps, water heaters, water softeners, utility meters, utility boxes, air conditioners and other similar types of equipment shall be placed to the rear and side of the building or mounted on the roof and shall be screened from view when visible from the street or adjacent properties.

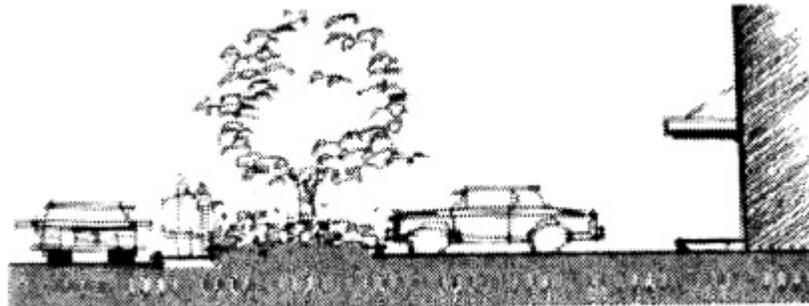
(b) Roof-mounted equipment shall be fully screened from view when visible from the street or adjacent properties in accordance with §155.1303(F).

(3) *Permitted drive-thru facilities.* Drive-thru facilities located between an associated building and a street, not including an alley, shall be screened from view in accordance with paragraph (H)(4) below.

(H) *On-site parking area landscaping standards.*(1) *Landscaped area.*

(a) Landscape equal to not less than 20 percent of any on-site vehicular use area shall be provided.

(b) Landscaped areas that are located adjacent to pavement shall be protected from vehicles with concrete curb stops or equivalent barriers such as tire stops or railroad ties.

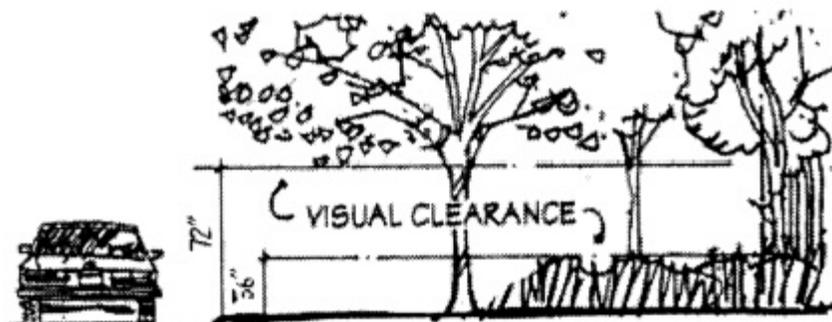


*Landscaped screening between parking lot and public right-of-way*

(2) *Landscape plants.* All proposed landscape plants located in or immediately adjacent to vehicular use areas shall have heights and clearances at maturity according to the following:

(a) Shrubs shall be a maximum 36 inches in height.

(b) Trees shall have a minimum 72-inch clearance.

(3) *Tree requirement.*

(a) One tree unit for every 1,500 feet of vehicular use area shall be required.

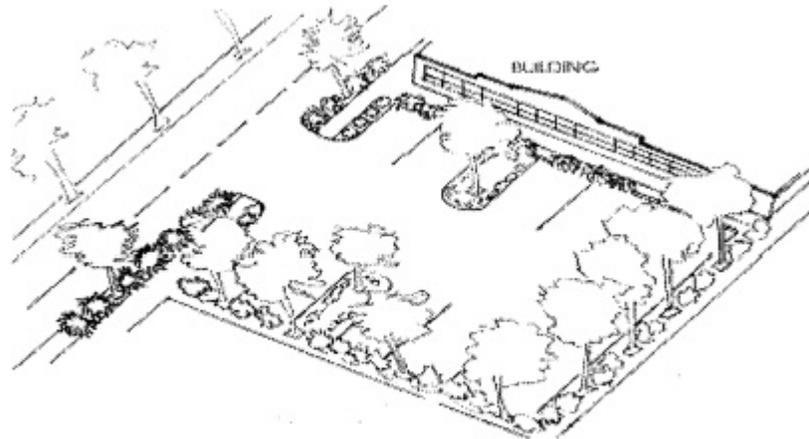
(b) All required parking spaces shall be within 50 feet of a tree.

(c) Only trees and shrubs from the tree list and shrub list in §155.1206(E)

shall be planted.

(4) *Screening.*

(a) The perimeter of all parking areas and other vehicular use areas shall be screened from adjacent streets or properties and pedestrian walkways by either a berm, a continuous landscaped hedge, a decorative masonry wall or any combination thereof.



**Figure 155.1206(H)(4)(a)**

Figure 155.1206(H)(4)(a)

(b) At the time of installation, such screening from adjacent streets and properties shall be at least 30 inches in height, not to exceed 36 inches. Any vegetative screen shall reach a height of 36 inches within two years of planting.

(1) *Fencing and wall standards.*

(1) Except as otherwise allowed under this subchapter, a fence or wall not more than six feet in height may be installed along any side and rear lot line.

(2) Fences and walls shall be constructed of high quality materials, such as decorative blocks, brick, stone, treated wood and wrought iron. Chain-link fences shall not be permitted.

(3) Breaks in the fence or wall shall be made to provide for required pedestrian connections to adjacent developments.

(4) The maximum length of a continuous, unbroken and uninterrupted fence or wall plane shall be 100 feet. Breaks shall be provided through the use of columns, landscaped areas, transparent sections and a change in material.

**§ 155.1207 SITE LIGHTING.**

(A) *Intent.* These guidelines and standards are intended to ensure aesthetically appropriate outdoor lighting in keeping with the character of downtown by reducing light pollution and trespass, preventing glare, conserving energy, and promoting safety and security.

(B) *Guidelines.*

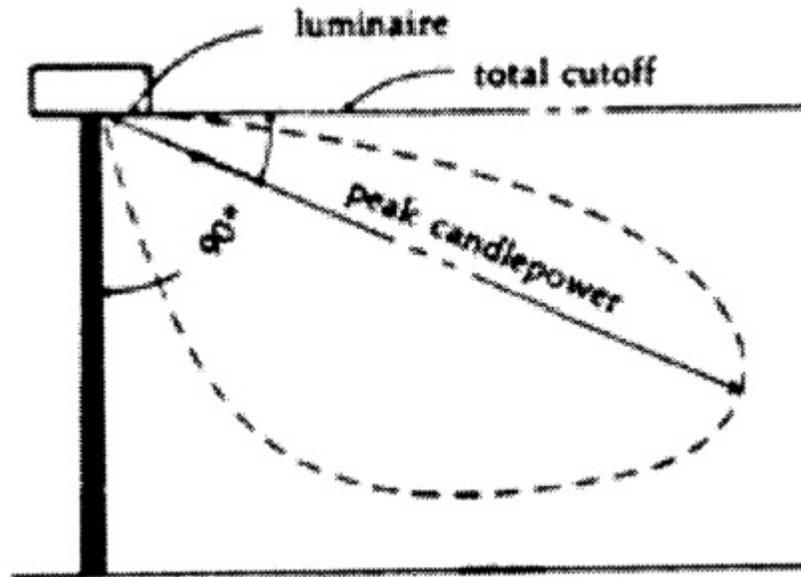
- (1) Lighting fixtures should be compatible with the historic character of downtown.
- (2) Lighting should be scaled to the pedestrian and provide for the safe use of sidewalks.
- (3) Lighting should enhance and complement, not overpower, landscape materials.
- (4) Security lighting should not negatively impact the site, building architecture or adjacent properties.

(C) *Lighting design standards.* Lighting shall be used to provide safety while accenting key architectural elements and to emphasize landscape features. Light fixtures shall be designed as an integral design element that complements the design of the project. This may be accomplished through style, material or color. All lighting fixtures designed or placed so as to illuminate any portion of a site shall meet the following requirements.

(1) *Fixture (luminaire).*

(a) The light source shall be completely concealed within an opaque housing and shall not be visible from the street or adjacent properties. In order to direct light downward and minimize the amount of light spill into the night sky and onto adjacent properties, all lighting fixtures shall be full cutoff fixtures.

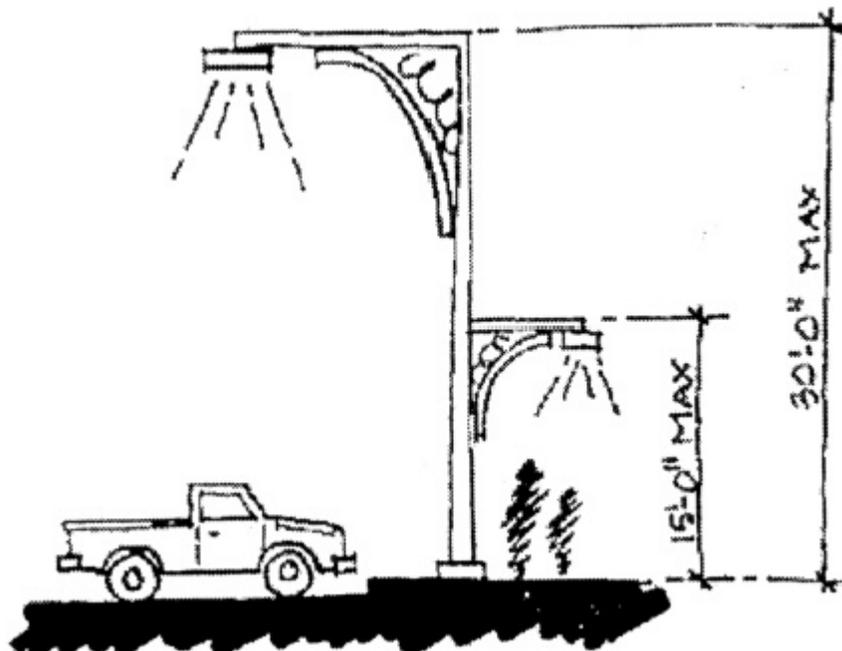
(b) Lighting shall be oriented not to direct glare or illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.



(2) *Fixture height.*

(a) Lighting fixtures shall not be more than 30 feet in height within an on-site parking area and shall be not more than 15 feet in height within a pedestrian area. However, on sites more than one acre parking area lighting located more than 100 feet from any property line may be up to 35 feet above grade.

(b) Lighting fixtures located within 50 feet of any residential use shall not exceed 15 feet in height.



(3) *Light source (lamp)*. Only incandescent, florescent, metal halide, or color corrected high-pressure sodium may be used. The same light source type shall be used for the same or similar types of lighting on any one site throughout any development.

(4) *Mounting*. Lighting fixtures shall be mounted in such a manner that the cone of light is contained on-site and does not cross any property line of the site.

(5) *Limit lighting to periods of activity*. The use of sensor technologies, timers or other means to activate lighting during times when it will be needed may be required by the administrator to conserve energy, provide safety, and promote compatibility between different land uses.

(D) *Illumination standards.*

(1) Subject to the limits in subsection (3) below, all site lighting shall be designed so that the level of illumination as measured in footcandles (fc) at any one point meets the following requirements.

**Table 7. Light Level**

<b><i>Type of Lighting</i></b>	<b>Light Level (footcandles)</b>		
	<b>Minimum</b>	<b>Average</b>	<b>Maximum</b>
Architectural lighting	0.0	1.0	5.0
Building entrance	1.0	5.0	15.0
Canopy area lighting	2.0	10.0	15.0
On-site parking area	0.2	1.5	10.0
Walkways, landscape or decorative lighting	0.2	0.8	5.0

(2) Minimum and maximum levels shall be measured on the pavement within the lighted area. The average level is the overall, generalized ambient light level, and shall be measured as a not-to-exceed value calculated using only the area of the site intended to receive the illumination.

(3) The maximum illumination permitted at the edge of a lot line is set forth below. Where a development is unified with shared parking, the maximum illumination levels shall apply only to the exterior lot lines of the projects (any interior lot lines shall be exempt from this paragraph).

(a) The maximum illumination at the edge of a lot line adjacent to any lot line of a residential use or residentially zoned property shall be 0.5 footcandles.

(b) The maximum illumination at the edge of the lot line adjacent to a nonresidential use or nonresidentially zoned property within the CBD shall be 5.0 footcandles.

(c) The maximum illumination at the edge of the property line adjacent to a street shall be 5.0 footcandles.

(d) The Architectural Review Board may adjust the standards for the maximum illumination at the edge of a property adjacent to another nonresidential use if it is determined that the design and nature of the adjacent use creates a need to either reduce or increase the maximum illumination.

(E) *Specific lighting standards.*

(1) *Architectural lighting.*

(a) Wall-mounted flood lamps shall be shielded so that the light source is not visible off site.

(b) Fixtures used to accent architectural features, landscaping or art shall be located, aimed or shielded to minimize light spill into the night sky.

(2) *Canopy area lighting.*

(a) All development that incorporates canopy area lighting shall use fixtures recessed into the canopy ceiling. The fixture covers shall be flush with the surface of the canopy ceiling and provide a cutoff or shielded light distribution.

(b) As an alternative to recessed canopy ceiling lights, indirect lighting may be used in which case the light is directed upward and then reflected down from the underside of the canopy. In this case, light fixtures shall be shielded so that direct illumination is focused exclusively on the ceiling of the canopy.

(c) Lights shall not be mounted on the top or sides of the canopy, and the sides of the canopy shall not be illuminated.

(F) *Prohibited light sources.* Except as otherwise provided in this section, the following light sources and light fixtures shall not be used within the CBD where the light emitted is visible from adjacent areas.

(1) Low-pressure sodium, mercury vapor and neon light sources.

(2) Cobra-head-type fixtures having dished or drop lenses or refractors which house other than incandescent sources.

(3) Searchlights and other high-intensity narrow-beam fixtures.

(4) Lighting fixtures that have flashing, rotating, moving, pulsing or alternating colored sources except between Thanksgiving Day and January 15.

(G) *Nonconforming fixtures.* Except where otherwise noted, all lighting fixtures existing and legally installed and operative before the effective date of this subchapter are exempt from the requirements of this section. Whenever a nonconforming fixture is replaced or moved, the replacement fixture shall meet the requirements of this subchapter.

**§ 155.1300 ARCHITECTURAL DESIGN.**

**§ 155.1301 BUILDING HEIGHT, MASSING AND ARTICULATION.**

(A) *Intent.* These standards are intended to foster and maintain a coherent architectural aesthetic and visual downtown image and create a comfortably-scaled urban environment through an organized variety of building heights, mass and discipline of form by encouraging buildings that are similar in scale and architectural style to adjacent buildings.

(B) *Height standards.*

(1) *Maximum height.*

(a) When new development occurs adjacent to or is separated by a street from any residential lot, the new development shall observe the same maximum height that applies to the residential lot. Height shall be measured as the vertical distance between the average finished grade at the base of the building and the highest point of a flat roof including parapet walls or the midpoint between the eaves and the ridge line of a gable, hip, or gambrel roof. Additional height shall be permitted at a rate of one foot of additional height for every foot of additional setback of the upper floors of the structure. However, in no case shall any building be taller than 35 feet. Unenclosed balconies on the building above the 24-foot transition line setback shall be permitted to encroach into the setback.

(b) The maximum height for all other new development shall be 50 feet.

(2) *Exceptions to height limits.*

(a) Roof structures housing or screening elevators, stairways, tanks, ventilation fans, or similar equipment for building operation and maintenance, fire or skylights, flagpoles, chimneys, utility lines, towers, antennas, water tanks, fire towers, and any screening parapet wall, or other appurtenances usually required above the roof level and not intended for human occupancy; provided, that no structure shall be erected more than 15 feet above the height limit of the district, whether such structure is attached or free standing.

(b) Steeples, crosses, spires, belfries, and cupolas when integrated as an architectural element of a building may be erected up to 18 feet above the height limit of the district.

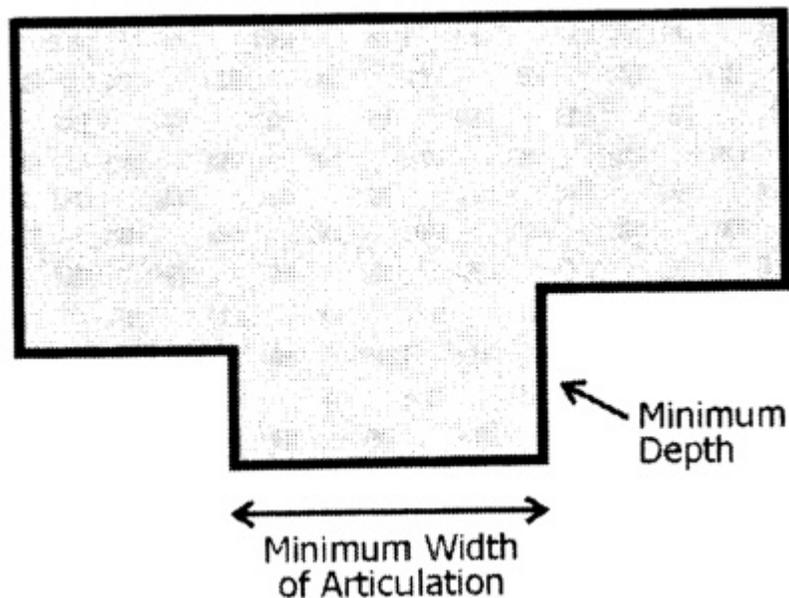
(C) *Maximum gross floor area.* The maximum gross floor area of any building on any parcel shall not exceed 60,000 square feet.

(D) *Articulation standards.*

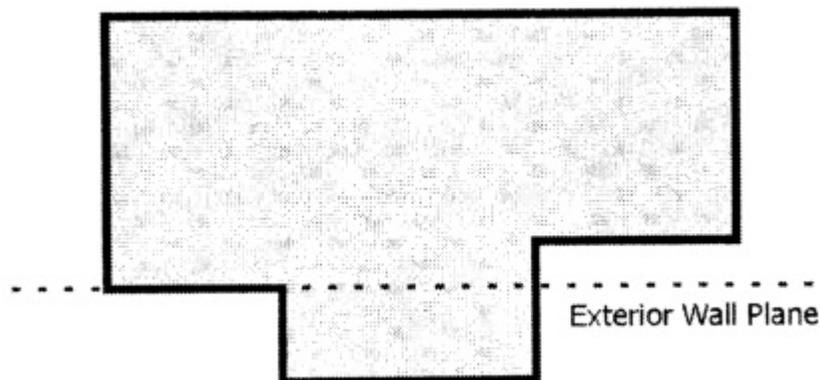
(1) Except for building facades subject to §155.1201(C), build-to line, all primary facades shall include projections or recesses (articulation). No uninterrupted horizontal length or uninterrupted curve of such facade shall exceed the lengths set forth below:

(a) Buildings of less than 20,000 square feet in gross floor area shall require articulation of not less than one foot in depth for every 35 feet in length. Such articulation shall extend at least one foot horizontally.

(b) Buildings 20,000 square feet or more in gross floor area shall require articulation of not less than ten feet in depth for every 100 feet in length. Such articulation shall extend at least ten feet but no more than 50 feet horizontally.



(2) Except for building facades subject to the build-to requirements of §155.1201(C), a single exterior wall plane shall not constitute more than 60 percent of any primary facade of 100 feet or more in length. The wall plane shall be measured at one foot off the exterior wall surface (variations of less than one foot in depth are not considered to break the plane).



(3) Compatibility of building mass shall be created by stepping back upper floors facing the street or small surrounding structures.



Example of articulation standards

Figure 155.1301(D)(1)

### § 155.1302 BUILDING FACADE TREATMENT.

(A) *Intent.* These Guidelines and standards are intended to enhance the community image and create a consistent visual pattern for downtown by encouraging a sense of scale, utilizing a better building facade design in order to avoid large featureless building facades.

(B) *Guidelines.*

(1) Building facades should incorporate consistent architectural style, detail and trim features.

(2) Building facades should incorporate a sense of rhythm. Consider changing materials, patterns, offsets, setbacks, facades, banding. Use other design elements such as columns or pilasters.

(3) Building entrances should be clearly defined and highly visible. Consider features such as changes in wall plane or building massing, differentiation in material or color, peaked roof forms, raised corniced parapets, benches and other seating components, structural and vegetative shading, awnings, and enhanced lighting. Consider using recessed building entrances.

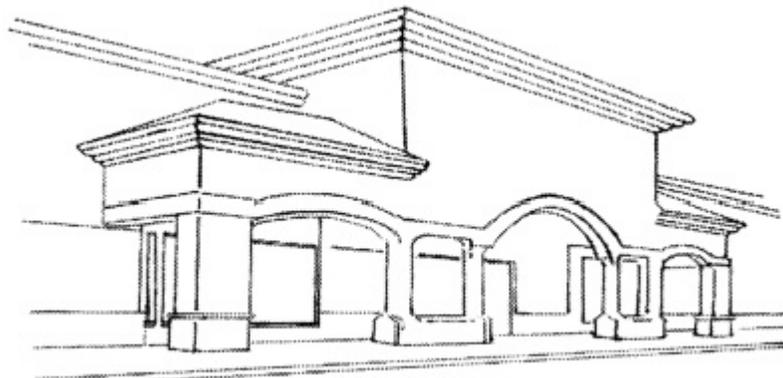
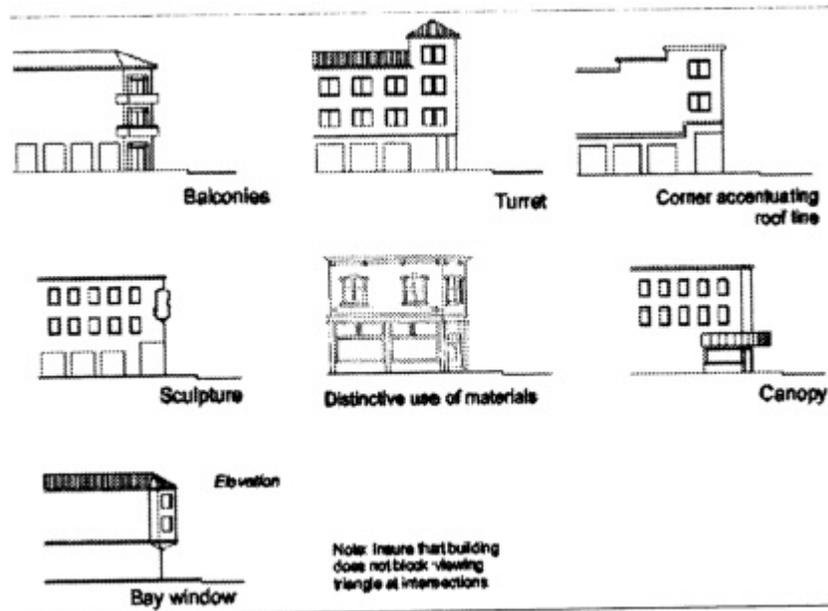


Figure 155.1302(B)(3)

(4) Street corners should have special treatment. Consider providing building entrances, additional building mass, and distinctive architectural elements at street corners.



(5) Downtown buildings should incorporate more traditional facades.

(C) *Exterior building wall standards.*

(1) *Nonresidential sites.* All nonresidential exterior building walls shall be constructed of the following materials:

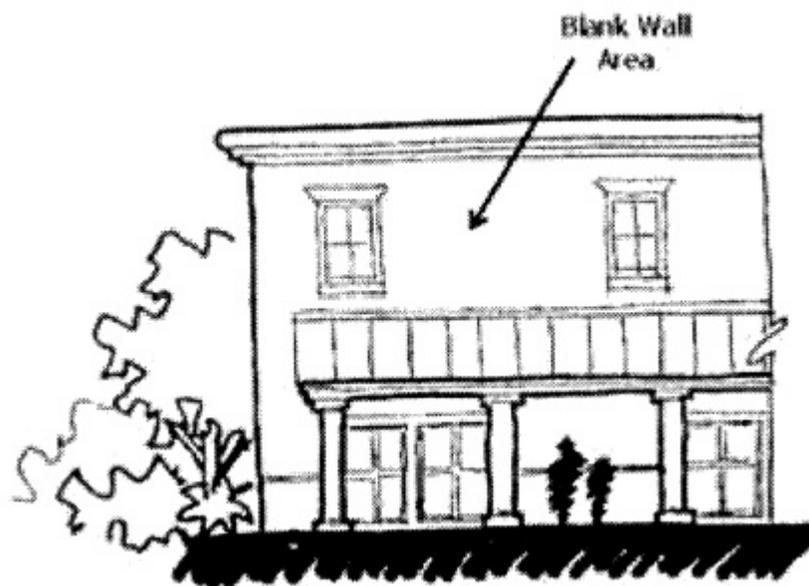
- (a) Brick;
- (b) Stucco (cementitious finish only);
- (c) Architectural concrete masonry;
- (d) Hardiplank® or similar cementitious siding;
- (e) Field stone, ledge stone or other native veneer;
- (f) Metal (for beams, lintels, trim elements and ornaments);
- (g) Wood trim accents;
- (h) Reflective glass (not more than 50 percent of any facade); or
- (i) Exterior insulation and finish system (EIFS).

(2) *Residential sites.*

- (a) Brick;
- (b) Hardiplank® or similar cementitious siding (horizontal lap siding with an exposure not greater than 6 inches);
- (c) Field stone, ledge stone or other native veneer;
- (d) Wood (horizontal lap siding consisting of beveled lap, ship lap, rusticated lap, channel siding or tongue and groove); or
- (e) Wood trim accents.

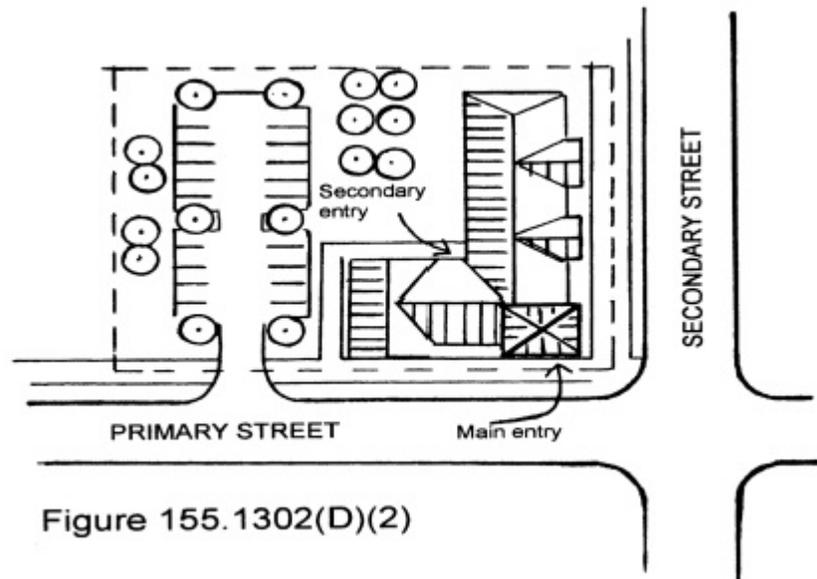
(3) *Blank wall area.* Blank wall areas on primary facades shall not extend more than 15 feet in a vertical direction or 30 feet in the horizontal direction of any primary facade without variation. Relief or reveal work depth shall be not less than one-half inch in depth. The following shall expressly constitute a variation in blank wall area:

- (a) Control and expansion joints.
- (b) Channel letter or similar three-dimensional signs.
- (c) Facades that face rear and side parking areas shall contain windows.
- (d) Windows with a vertical emphasis shall be placed on the upper facade of two-story building to enhance street level sidewalk activity.



(D) *Building entrance standards.*

- (1) Building entrances shall face the primary street on which the Structure is located (normally, the street from which it takes its address).
- (2) Buildings shall provide entrances on each primary facade.



- (3) Building entrances on corner lots shall be either oriented in the same direction as entrances of adjacent buildings or oriented toward the corner of the lot.



- (4) Any building entrance shall be set back from any on-site parking area a minimum distance of 12 feet.

(E) *Storefront guidelines.* To enhance pedestrian atmosphere, it is important to provide transparent storefronts to maintain visual interest.

- (1) Buildings facing pedestrian streets should incorporate design features that

provide visual interest at the street level.

(2) Building elements should be designed in a way that enhances the visibility of merchandise and store related activities by pedestrians.

(3) The storefront should be as transparent as possible with large window areas to emphasize display, maximize natural light, and allow for visibility into and out of the store.

(4) The storefront or other street level facades should be contained within the frame of the building, expressed by piers, and subdivided into smaller bays.

(5) Vertical elements of the storefront should be accentuated.

(6) Large display windows should be provided to establish a visual connection between the interior and exterior.

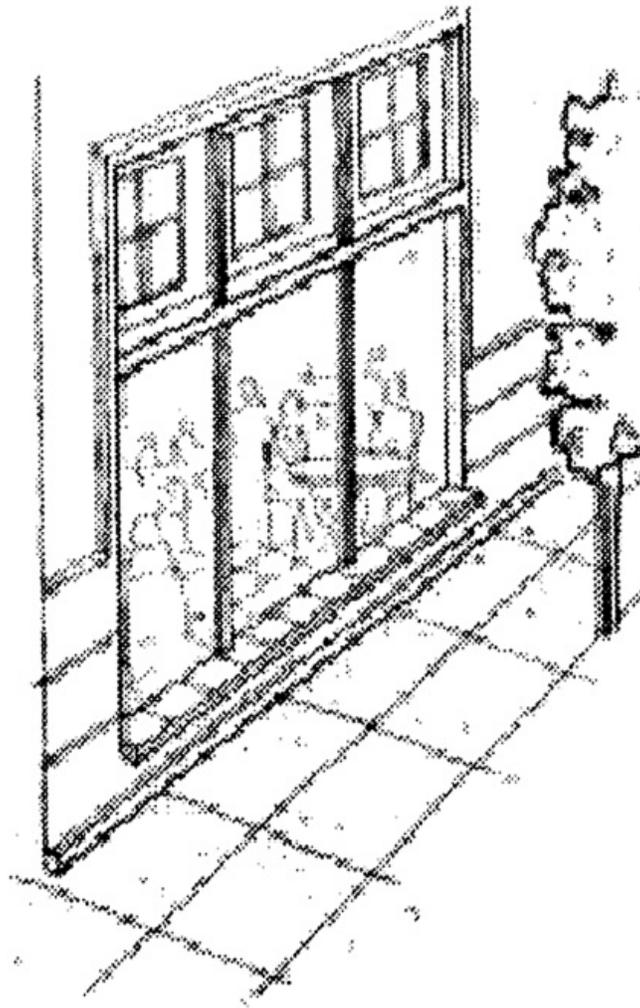
(7) Clear glass windows and doors should be utilized to maintain 80 percent of the storefront and other street level facade visually open.

(8) Clear glass should be used for display windows; opaque or smoked glass may be used for accent elements such as borders.

(9) Storefront windowsills should be located between 18" and 30" above the sidewalk.

(10) Nonretail windowsills shall be located no more than 42" above the sidewalk.

(11) First floor window header height should not be less than 9 feet above the sidewalk.



Indoor-outdoor visual connection

(F) *Store entrance guidelines*

- (1) entrance doors should be provided with a minimum of 70% of their area in clear glass.
- (2) Doorways should be recessed whenever possible.
- (3) When installing a new door, proportions and materials compatible with those of the building should be used.
- (4) Outward swinging doors at the storefront should have a recessed entry off the sidewalk, to meet building coder requirements and to create a more intimate sense of entry. The primary entry should be oriented towards the street and clearly identified.
- (5) Buildings adjacent to parking areas or parking structures should have the primary entrance on the street facing elevation. A secondary or minor entrance may face the parking area.

Secondary or minor entrances shall follow the same criteria as front entrances.

(6) For buildings that provide a separate, upper-story entrance on the exterior facade, the street-level entrance should be the primary focus of the building facade.

(7) Access for handicapped users should be appropriately designed, and use the same access routes as those used by nonhandicapped users where possible. Ramps and related elements should be modest in their design and be visually integrated with the overall building design, architecture style, and site plan.

(8) In existing buildings, where only one route is determined to be accessible, and it is not the principal entrance, this route should be clearly visible from the main entranceway or should be signed.

(9) Corner buildings should have a designated primary and secondary facade. The primary entrance to the building should be on the primary facade of the buildings that have a corner entrance facing the intersection of both streets.

(G) *Secondary facade guidelines.*

(1) Sidewalls and rear walls are often visible and sometimes function as secondary facades within the downtown. They should be simply designed to emphasize their secondary role and should not compete with the primary facade. When visible from public streets, side and rear wall materials should complement the primary facade and nearby existing buildings.

(2) Where buildings are built on an alley or other public right-of-way, consider the opportunity for windows, secondary entries, or other activators.

(3) Rear and side facades should provide sufficient architectural features from their respective architecture style. They should also be developed and maintained to support the overall appearance of downtown.

(H) *Covered pedestrian walkway standards.* New development on sites more than one acre in size shall provide an arcade or canopy along any facade featuring a public entrance and any facade abutting an on-site parking area in accordance with the following:

(1) *Single use building.* A single use building shall provide an arcade or canopy not less than six feet in depth, covering not less than 50 percent of the length of the facade.

(2) *Multitenant Building.* A multitenant building shall provide an arcade or canopy not less than six feet in depth, covering not less than 85 percent of the length of the facade.

(3) *General standards.*

(a) Arcades and copies shall be integrated structurally and architecturally into the design of the facade.

(b) Arcades shall be constructed of materials consistent with that of the facade to which it is attached.

(c) Arcades and canopies may extend into the required street yard.

(I) *Service station and permitted drive-thru facility canopy standards.*

(1) Canopies shall be constructed of roof style building material consistent with that of the principal building.

(2) Canopies shall be integrated structurally and architecturally into the design of the principal building.

(3) Service station canopies shall be no higher than the principal building. In no case shall the canopy height exceed 20 feet.

(4) Permitted drive-thru facility canopies shall cover the full width of the drive-thru lane and shall not be less than 20 feet in length.

#### **§ 155.1303 ROOF TREATMENT.**

(A) *Intent.* These guidelines and standards are intended to provide visual interest and coherence in a manner that is consistent with existing downtown development and to ensure that roofs are designed to acknowledge their visibility from other buildings and the street.

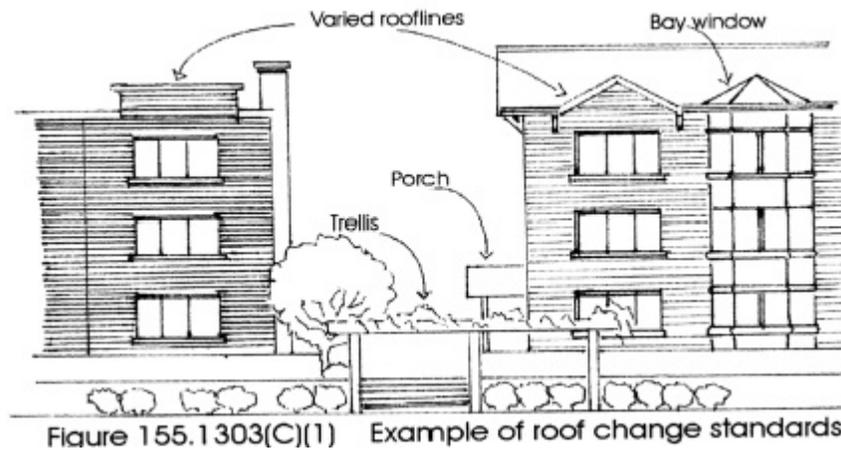
(B) *Guidelines.*

(1) Roofs should correspond to and denote building elements and functions such as entrances, arcades and canopies.

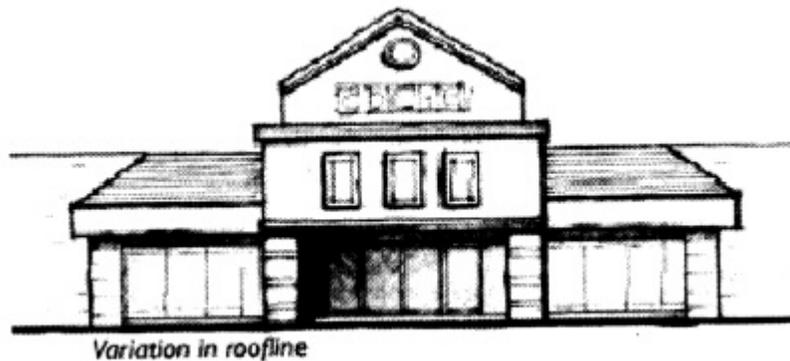
(2) Roofs should relate to adjacent buildings.

(C) *Roof change standards.*

(1) Roofs shall have variable roof lines through the use of gabled and/or hipped roofs or overhanging eaves, while utilizing appropriate pitch, parapets and cornices.



(2) A vertical change from the dominant roof condition with a minimum of three feet of vertical change for a distance of not less than ten feet shall be required for every 100 feet of primary facade. Such changes may occur anywhere along the primary facade, provided that the total number equals the required number of changes based on the length of the facade.



(D) *Pitch standards.*

(1) Gable and hip roofs shall be symmetrically pitched between 4:12 and 8:12.

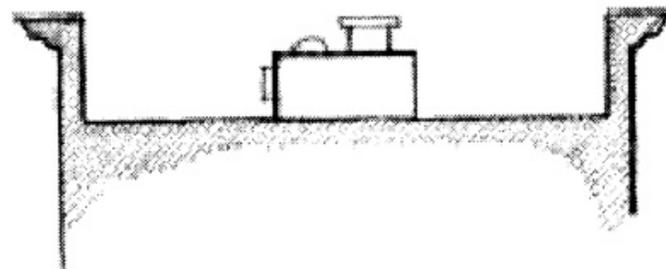
(2) Shed roofs, porch roofs, and arcade roofs subordinate and attached to the primary structure, shall be pitched between 2:12 and 6:12.

(E) *Roof type and material standards.* In visible areas, tile, metal or laminated shingles shall be the dominant roof material. The following types of roof materials are prohibited:

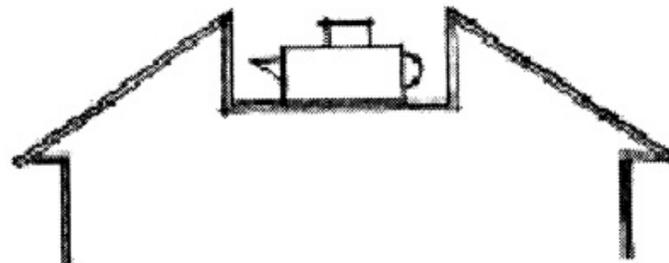
- (1) Asphalt shingles, except laminated 320 pound 30-year architectural grade asphalt shingles or better;
- (2) Mansard roofs; and
- (3) Back-lit awnings used as a mansard roof.

(F) *Parapet wall standards.*

- (1) A parapet wall that extends up to two feet above the roof surface that incorporates simple traditional cornices shall be permitted.
- (2) A parapet wall may be used to conceal rooftop equipment from the street.
- (3) Skylights and roof vents shall be permitted only on the roof plane opposite the street-facing facade or when screened from street view by a parapet wall.



*Raised parapet*



*Recessed well surrounded by pitched roof*

(G) *Overhang standards.*

- (1) Eaves shall extend not less than two feet beyond the supporting walls.
- (2) Gable end rakes shall overhang not less than 18 inches.
- (3) Eaves and rakes on smaller accessory buildings shall overhang not less than eight inches.
- (4) Open eaves and simple classical soffits and fascia shall be permitted. Soffits shall be placed perpendicular to the building wall, not sloping in plane with the roof (except for gable end rakes).

## § 155.1304 ARCHITECTURAL STYLES.

(A) *Intent.* The city's CBD contains a multitude of architectural styles. This rich architectural heritage enhances the CBD, provides a strong sense of place and fosters a coherent architectural aesthetic throughout downtown.

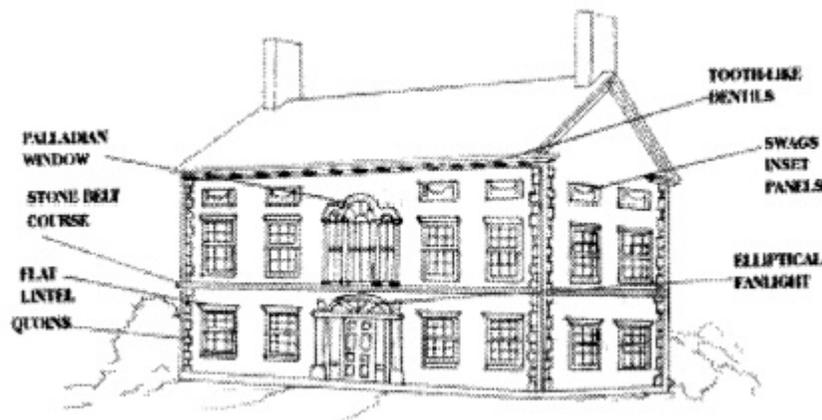
(B) *Architectural styles.*

(1) Any site development permit that requires a major or minor permit, as defined in §155.1502, shall choose characteristics from no more than two of the architectural styles listed below.

(2) New additions should be compatible in material, design, and scale with the existing structure.

(a) *Adam Style (1780-1820).*

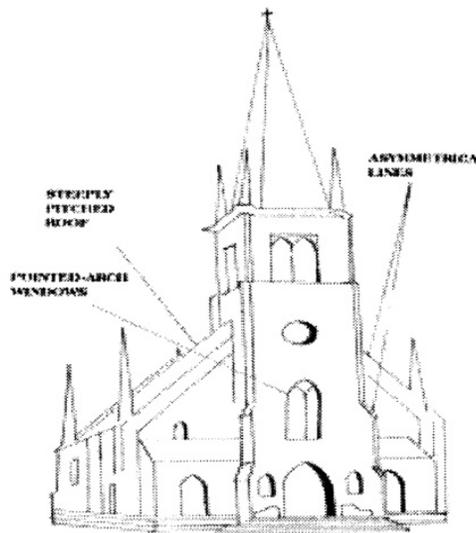
- (i) A simple box with two or more rooms;
- (ii) Strict symmetry;
- (iii) Flat lintels and keystones;
- (iv) Quoins, urns, swags, tooth like dentils and/or garlands;
- (v) Semicircular or elliptical fanlight over front door; and
- (vi) Palladian-style windows.



(b) *Gothic Style (1850-1940).*

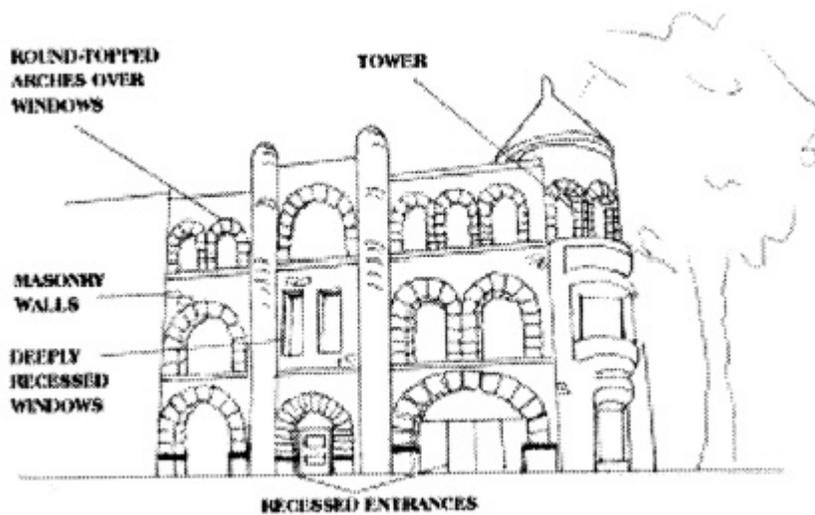
- (i) Asymmetrical floor plans;

- (ii) Steeply pitched roof;
- (iii) Cross-gabled roof;
- (iv) Wall surface extending into gable without break;
- (v) Pointed-arch shape windows; stained glass may be utilized;
- (vi) Castellated parapets on towers; and
- (vii) Narrow pinnacles.



(c) *Richardsonian Romanesque Style (1880-1900).*

- (i) Asymmetrical forms with articulation to break the building mass;
- (ii) Heavy fortress-like form; usually of masonry walls with two or more textures of stone or brick;
- (iii) Recessed entrances;
- (iv) Wide round-topped arches over windows, porch or entryways;
- (v) Groupings of three or more arched or rectangular windows;
- (vi) Arches rest on squat columns; and
- (vii) Round towers.



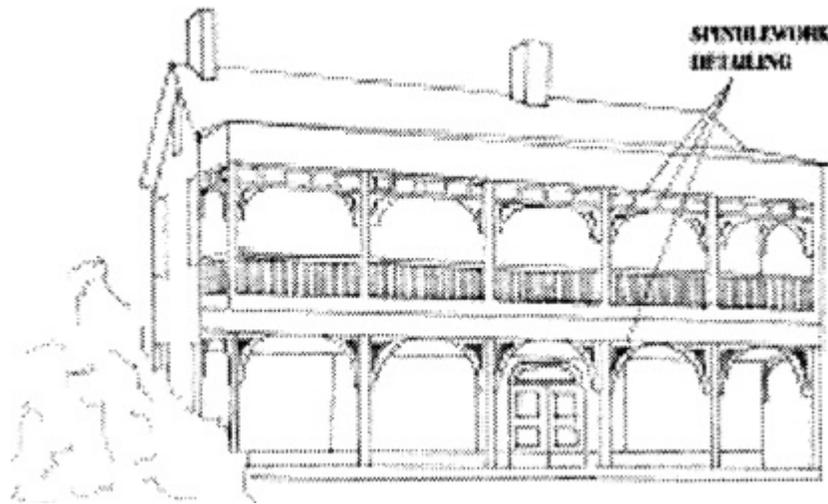
(d) *Queen Anne Style (1880-1910).*

- ground plan;
- (i) Steeply pitched roof, irregular shape to building, and an irregular
  - (ii) Asymmetrical facade;
  - (iii) Bay windows and towers;
  - (iv) Use of wall surfaces as primary decorative elements (ie, utilize variations of wood shingle patterns on the walls);
  - (v) Spacious wrap around porches; and
  - (vi) Patterned masonry utilized in construction.



(e) *Folk Victorian Style (1870-1910).*

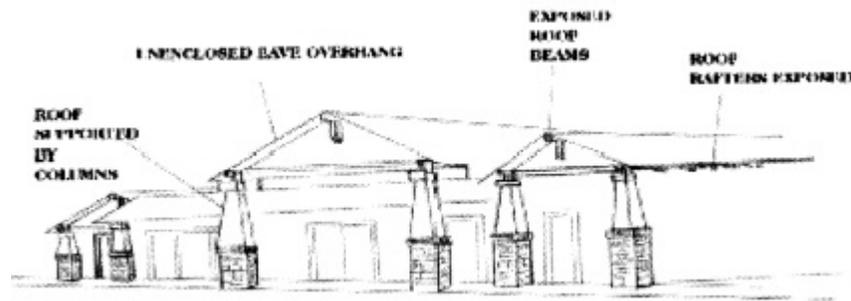
- (i) Symmetrical forms;
- (ii) Roof types: front-gabled, side gabled or gable front and wing;
- (iii) Roof-wall junction may be either boxed or open;
- (iv) Spindlework detailing in porches;
- (v) Cornice-line brackets; and
- (vi) Porch supports are either spindles or square posts with beveled corners.



(f) *Craftsman Style (1905-1930).*

- (i) Regular floor plan, with preferred orientation being the narrow side of the building facing the street;
- (ii) Low-pitched, gabled roof with wide eave overhang;
- (iii) Roof rafters, braces, brackets and roof-wall junctions are exposed;
- (iv) Decorative beams or braces commonly added under gables;
- (v) Large roof extension porches;
- (vi) Porch supports have distinctive and variable columns shapes; roof supported by tapered square columns; columns or pedestals frequently extend to ground level (without a break at level of porch floor); and

(vii) Material used for piers, columns and solid balustrades are varied; columns rest upon massive piers, or upon a solid porch balustrade; stone, shingle, brick, concrete block, or stucco are all common materials used for piers.



(g) *Frontier Style.*

- (i) Simple box shaped structure with symmetrical lines;
- (ii) A facade with a wood or metal panel above the roof to display the signage;
- (iii) Build to line of the property; and
- (iv) Utilizes canopies.



## § 155.1305 SIGNS.

(A) *Intent.* Signage is an integral and very noticeable part of a commercial use. Collectively, signage influences a street's character. They are one of the least expensive and most effective ways to enhance a storefront. With imagination and high quality design, signs can add a new level of visual excitement to the streetscape.

(B) *Guidelines.*

(1) The primary focus of downtown signs is that they should be oriented toward pedestrian traffic and not vehicular traffic.

(2) Signs should be compatible with their building, neighboring buildings and the character of the Pflugerville's CBD.

(3) All signs should be compatible with the respective architecture style.

(4) Signs should present a clear message about the business they identify.

(5) Signs should be consistent and harmonious with the architectural style of the property and the surrounding district.

(6) Signs should convey the message with simplicity.

(7) Signs should restrict copy to the name, address, function and logo of the establishment.

(8) Signs should avoid rates and advertising of commodities and ancillary services.

(C) *Standards.* One primary sign shall be installed and, if necessary, one secondary sign.

(D) *Graphics.*

(1) *Guidelines.*

(a) The size and style of the graphic, its scale, proportion, design, material and texture as well as the size and style of the lettering, should relate to the building to which it is attached, with the property, and with the district.

(b) The graphic should be attached to the building or otherwise supported on the premises in a manner that respects the spirit as well as the letter of these guidelines.

(c) Signs for a row of storefronts in the same building should be of similar size, material, proportion, and location of the building. While it is not necessary for them to be all the same color or design, they should look like a family-reinforcing rather than competing with each other.

(d) Maintain signs regularly and remove unused sign supports. Broken, faded signage and empty sign supports suggest a vacant or inactive business.

(e) The letter style chosen should be appropriate to the business and the

building.

(2) *Standards.* Hard-to-read and overly intricate typefaces shall be avoided.

(E) *Sign types.* Signs other than those listed below are prohibited. With all of these sign types, simplicity is important. Signs should be designed in simple, straightforward shapes that convey their message clearly. Lettering styles should be simple, well proportioned, and easy to read. As a general guide, the number of type styles should be limited to two, and the text should occupy no more than 75% of the total sign panel.

(1) Monument signs

(2) Sign bands

(3) Wall signs

(4) Projecting signs

(5) Window signs

(6) Banners

(7) Sidewalk signs

(F) *Signage materials.*

(1) *Wood.* Wood can be used for backing or lettering and is highly useful for a sign that has carved, recessed or dimensional lettering or decoration. Use wood that allows the grain to contribute to the design. Large pieces of wood can crack or check as they age—exterior plywood with protected edges can help solve this problem.

(2) *Metal.* Metal can be used for backing or lettering. Copper, bronze, brass and stainless steel offer richness and durability. Gold and silver leaf, properly applied, can last for 50 years or more.

(3) *Glass.* The transparency of glass allows graphics or lettering painted on its surface to float in place, while also allowing a view beyond. Glass can be etched or sand-blasted and lit from the bottom edge for dramatic effects. The area of glass used for the sign may also be entirely back-painted with a solid color after lettering has been applied.

(4) *Plastic.* Plastic is most successful when used for individual letters. Large areas of plastic can look flimsy and cheap. If used as a backing, it should be made rigid or placed in a frame. Avoid vacuum-formed plastic faces in metal frames.

(G) *Sign color.* Coordinate sign and building colors so that the entire face of the building

works together to look attractive and draw attention. Too many colors used together on a sign (or on adjacent signs) tend to overwhelm the viewer. It is best to limit the number of colors on a sign to three or four. Any additional colors should be used sparingly as accents.

(H) *Sign contrast.* Make sure that there is enough contrast between lettering and background colors. In general, lighter letters on a dark background are more legible than dark letters on a light background. This applies to signage on glass or on board backing. If a building contains a number of shops, it is best if all signs have dark backgrounds and light letters, or vice versa. Lack of this basic uniformity destroys the rhythm of a building's facade.

(I) *Sign lighting.* Well-lit signs are particularly important for stores that stay open at night. Even after hours, lighted signs, displays, and facades contribute to the safety, enjoyment and visual interest of the streetscape. Illuminated signs attract attention after-hours and lend warmth to a commercial district. Exterior lights can be controlled by timers or photoelectric cells.

(1) *Guidelines.*

(a) If a building has multiple storefronts, the lighting for their signs should be coordinated.

(b) If all storefronts have signs lit externally with hooded fluorescent lights, for example, all the lamp colors should be the same (i.e., all warm white, all cool white, and so on).

(2) *Standards.* Use micro fluorescent tubes or neon to backlight solid letters or signs.

(3) *Incandescent light.* Spots or floodlights attached to the building facade and spaced at intervals can usually illuminate the full area of a sign. There are a variety of exterior fixtures that can be used as decorative elements—from simple housings to elaborate, fluted, gooseneck fixtures. Attached to the building and spaced at intervals, use incandescent spot or floodlights to illuminate the full area of a sign.

(4) *Fluorescent light.* Properly shielded with hoods, a series of fluorescent fixtures can light signs more uniformly than incandescent spots. They are typically cooler in color, but new tube types can closely match the quality and color range of incandescent lights, which many people still prefer. Fluorescent fixtures typically look more utilitarian than incandescent ones and blend less easily with historic building facades; therefore, the provision of a valence to conceal the fixture is required. Provide a valence to conceal fluorescent light fixtures used on historic building facades.

(5) *Backlit signs/letters and neon light.* Micro-fluorescent tubes or neon behind solid letters or signs can highlight a building's textured surface as well as provide a pleasant glow around an establishment's name. Neon signs and accent lighting are appropriate to the CBD, particularly to enliven and advertise evening entertainment uses that give it its unique identity. Neon lights are permitted in window signs only.

(6) *Up/down-lighting.* Although lighting signs from below is dramatic and allows fixtures to be more easily hidden, mounting fixtures above signs and lighting down avoids many weather and water-related problems.

(7) *Glare.* Glare from unshielded lights makes adjacent signs or displays difficult to see. Bare bulbs are prohibited on all buildings. Overly bright signs, especially at night, can actually cause passers-by to look away rather than toward the sign and storefront.

(J) *Monument signs.* Freestanding or ground signs are seen from furthest away, often from automobiles. They should be used for business occupying residential buildings, which typically have no sign band or display window, and for businesses or spaces, such as rear parking lots, not visible from the street.

(1) *Monument sign standards.*

(a) Monument signs shall have an aggregate sign face area of no more than 8 square feet in area.

(b) Maximum monument sign height shall be no more than 6 feet to the top of the sign and minimum sign height shall be no less than 4 feet to the bottom of the sign. These dimensions shall be measured from the top of curb elevation.

(c) Use monument signs of no more than 4' in height to mark parking areas.

(d) Materials and design shall be consistent with the architectural style of the building and complement with the surrounding areas.

(e) Landscaping under monument signs shall consist of planting beds provided with at least 60% of landscape area of trees, shrubs, and/or floral with the other 40% consisting of lawn or other ground cover materials.

(f) Landscaping shall leave the letters and design of the sign visible.

(g) Monument signs are prohibited on streets listed on table 1 with the following exceptions for the rest of the Central Business District:

(i) Monument signs are allowed in front of residences that have been converted to commercial uses; or

(ii) To identify businesses in buildings not visible from the street.

(K) *Sign bands.*

(1) *Guidelines.*

(a) The sign band should be articulated or divided so that each section clearly relates to an individual store.

(b) Multiple-storefront buildings, should use signs of similar size, proportion

and materials for each store.

(c) Sign bands should coordinate colors in continuous sign band or among continuous signs.

(d) Sign bands should vary the color of individual signs within a coordinate range.

(L) *Wall signs.* Often viewed from across the street, a wall sign will be legible from that distance. The sizes of a wall sign, within the allowable maximum, depends on the width of the street as well as the size of the business and contain simple information such as the name of the store and the type of business. Board signs use a background board, generally rectangular in shape, that contains the letters, graphic image and logo, where applicable. Individual letters mounted directly on a building can also create appealing signs. Carefully sized and designed micro-tube neon signs can add an element of excitement to the streetscape at night.

(1) *Guidelines.*

(a) Walls signs should be compatible with the architectural style of the building, neighboring buildings, and/or the character of the Pflugerville's CBD.

(b) Wall signs should be carefully sized to fit in with the building's facade design and should avoid obscuring important architectural features such as cornices, piers, and pilasters, doorway pediments and upper-floor windowsills.

(c) Wall-mounted signs should align with others on the block, to maintain established patterns.

(d) Wall signs should be located within a sign band when one exists, usually above the transom.

(e) Where a sign band doesn't exist, the wall sign should be located between the first floor transom and the second floor windowsill or below the eaves/cornice on a one-story building.

(f) Signs on main facades should generally use readable letter types; however, smaller letters for smaller stores and larger letters for larger stores are possible.

(g) Internally illuminated individual letters are not encouraged, but back-lit letters are.

(2) *Standards.*

(a) No more than two signs, one primary, one secondary shall be installed.

(b) The size of wall signs shall be limited to a maximum width of two-thirds of the width of the building front and a maximum height of one-third of the height of the space between the first floor transom and the second floor windowsill or eaves/cornice on one story buildings.

(c) Wall signs shall be located within the sign band if applicable.

(d) Wall signs shall be located so as not to obstruct display areas.

(e) Flush-mounted wall signs shall be located above the store-front display window or transoms and below the second story windowsills.

(f) Lettering on wall signs shall be between 8" to 16" in height and occupy no more than 65% of the board.

(g) Internally illuminated box signs shall not be used.

(h) Wall signs on the rear of buildings shall be no larger than 9 square feet.

(M) *Projecting signs.* High quality projecting signs can add a special character to the streetscape. Viewed from medium to short range, projecting signs can highlight the storefront and attract pedestrians' attention as they walk along the sidewalk. A three-dimensional object or special shape often makes the most effective projecting sign. Merchants can use these signs to express what is unique about their merchandise or their business; for example, a hammer-shaped sign for a hardware store, or an eyeglasses-shaped sign for an optometrist. The information on a projecting sign need not duplicate the information on the wall sign; it should augment the primary sign by describing the business in a different, more visual way. Projecting signs are not usually considered the predominate sign for any business.

(1) *Guidelines.*

(a) Projecting signs should be small and unique in character.

(b) The design should be carefully coordinated with the building, the storefront and the design of the primary wall sign.

(c) A projecting sign should complement or replace the principal wall sign. In a building with multiple storefronts, coordinate with other business owners for a uniform approach to either one or both types of signs.

(d) Projecting signs should be located above the storefront display windows or transoms and below the second-story windowsills.

(e) Projecting signs should be small and eye-catching; but should not block visibility of existing signs.

(f) Projecting signs along storefronts should be spaced so that they do not obstruct each other in the pedestrian's line of vision.

(g) The maximum surface area of the projecting sign should be nine square feet per face and lettering 4" to 10" high.

(h) Projecting signs should be attached perpendicular to the building, and normally project more than 15 inches, but no more than 36 inches from the building.

(i) Signs should not project more than six feet from the facade of the building, or half the width of the sidewalk, whichever is less.

(j) Projecting signs should be positioned along the first floor level of the facade and, should align with others on the block to create a rhythm.

(k) Projecting signs should have no less than eight feet of clearance between the sidewalk and the lowest part of the sign.

(l) The maximum distance between the projecting sign and the face of the building should be one foot.

(m) The bracket from which the sign hangs should be part of the overall sign design. If several stores within a building are to have projecting signs, their design and placement should be considered together, and in general they should be hung at the same height.

(n) Internally illuminated projecting sign boxes tend to look heavy and are strongly discouraged.

(2) *Standards.* If the sign is suspending or is a projecting sign above a public right-of-way, the issuance and continuation of a sign permit shall be conditioned on the sign owner obtaining and maintaining in force liability insurance for such a sign and such amount as the Administrator may reasonably from time to time determine, provided that such liability insurance shall be at least \$500,000.00 per occurrence per sign.

(N) *Window signs.* White, light colors or gold leaf are most legible for graphics on glass. Signs taped to the glass or painting a temporary sign on the glass in neon colors is not desirable.

(1) *Guidelines.*

(a) The amount of information to convey, the importance of information, the design of the display area and the design of the storefront should all be considered in determining the height of the letters.

(b) Window signs should be seen from short range, in front of the store.

(c) Window signs should be used to provide information that is more detailed and to complement the window display.

(d) Small stenciled letters, addresses or logos should be used for window signs; do not paint large areas of glass.

(e) Lettering may be hand painted directly on glass, etched in glass or applied with vinyl, die-cut letters.

(f) Window signs should use lettering 1/2" to 8" high.

(g) Colors and lighting should be appropriate to the building and neighborhood.

(h) Signs painted on second-floor windows are seen from a greater distance than those on first floor windows, and the letter size and amount of information should be adjusted accordingly.

(i) Temporary signs should be hung a foot or more behind the glass, fixed to a rigid backing board and highlighted with display spotlights.

(2) *Standards.*

(a) Window signs shall be designed to be pleasing and to aesthetically enhance storefronts.

(b) Window signs shall be compatible with the architectural style and the surrounding areas.

(c) Window sign area on first floor windows shall cover no more than 20% of the total window area.

(d) Window sign area on second floor windows shall cover no more than 25% of the total window area.

(e) Window signs shall be geared to the pedestrian and be at eye level.

(f) Interior signs shall be within 36" of the window so as to be readable from the exterior.

(g) Neon tubes may not be used on larger signs or to accent a letter or logo, or to outline significant building features.

(O) *Awning/canopy signs.* Historically, awnings served as protection from the elements for storefront activities. In addition, they may serve to identify a business and differentiate storefronts.

Signs on awnings or canopies can complement or become the primary wall sign. When a single business occupies several bays of a storefront, a small wall sign at each bay, or a sign on each awning or canopy, can be very effective in discreetly repeating the name of the business. More numerous, smaller signs also contribute to a fine-grain pedestrian experience along the sidewalk. The only information appropriate for this sign panel shall be the business name, address, and logo.

(1) *Guidelines.*

- (a) Canopies should be designed as an integral component of the building.
- (b) Canopies should be in proportion to the overall building facade and supporting framework should not block pedestrian movement.
- (c) In many cases the sign should be limited to the skirt panel.
- (d) Awnings should be in proportion to the overall building facade, architectural style and should match the width of the storefront or window opening.
- (e) Upper floor awning should be mounted within the window opening.
- (f) Canvas, or some other type of durable fabric, is the most appropriate material for awnings and canopies. The color, font, and design of the projection should be both complementary to the building and the color and details of other buildings and signs nearby.
- (g) Awnings on a single structure should have a consistent color and pattern with the building and surrounding areas.

(2) *Standards.*

- (a) A standard street-level awning shall be mounted so that its valance is approximately 8-1/2 feet above the sidewalk, directly over an individual window opening or bay-without covering storefront elements such as cornices or piers.
- (b) The awning or canopy sign shall be restricted to 25% of the awning or canopy.
- (c) Retractable awnings shall be recessed within the storefront bay, so it does not compete with the structure of the base.
- (d) The awning shall project no more than six feet from the building, and typically, includes a 12-inch valance attached at the awning bar. The valance shall remain unfixed and is the only portion of the awning that may serve as sign panel.
- (e) Awnings on the storefront level shall not extend into the second story of the building facade.

(f) Lettering 6" to 8" high shall be used.

(g) Sign copy shall be centered on the awning to achieve symmetry.

(h) Awnings shall be kept in good repair and be replaced when fading and deterioration occurs.

(i) Awnings materials shall be fire rated.

(j) All awning and canopies shall be assessed on case-by-case basis by the Architectural Review Board.

(P) *Banners.* Banners can be a lively way to announce a special event or seasonal theme. They are most effective when using a bold design and brightly colored shapes or letters.

(1) *Standards.*

(a) Banners materials shall include cloth, plastic, or other materials which have been tested and shown to have long life expectancy and resistance to the elements.

(b) Banners shall be attached to or suspended from any structure, staff, pole, line framing or vehicle.

(c) Bright colors shall be appropriate because they stand out against light-colored backgrounds.

(d) A banner shall be not larger than 16 square feet in area.

(e) Banners shall be kept in good repair and be replaced when fading and deterioration occurs.

(f) Banners are allowed to be placed up to six times a year for a period of not more than three weeks. Only one banner is allowed per business at any one time.

(Q) *Sidewalk signs.* Sidewalk signs are often referred to as sandwich signs.

(1) *Standards.*

(a) One sidewalk sign per business shall be allowed.

(b) Sidewalk signs shall be located next to the curb edge of the sidewalk in such manner so not to interfere with pedestrians or opening of parking car doors.

(c) Sidewalk signs shall be placed in front of a storefront during business

hour only.

(d) Sidewalk signs shall be placed so to maintain a minimum four-foot pedestrian walkway.

(e) Sidewalk signs shall maintain a clear building ingress and egress.

(f) Sidewalk signs shall not obstruct any loading zone.

(g) Sidewalk signs shall not be placed within six feet of any street intersection.

(h) Sidewalk signs shall be no less than three feet and no more than four feet high.

(i) Sidewalk signs shall be no less than 18 inches and no more than two feet wide.

(j) Sidewalk signs shall feature the name of the business.

(k) Sidewalk signs shall not advertise any service or product not available at the related business.

(l) Sidewalk signs shall not have additional signs taped or attached to the base sign.

(m) Sidewalk signs shall be kept in good repair at all times.

(n) If the sidewalk in front of a building is less than six feet wide exclusive of the curb lawn, the business may not display a sandwich sign on the sidewalk area.

(o) An unobstructed passage of 48 inches shall be maintained for wheelchair travel on a sidewalk.

### **§155.1306 PUBLIC ART**

The Central Business District has a rich heritage and history that can be expressed through public art. Public [art] can be located in public parks, streets, plazas and squares. Types of arts can be sculptures, statues, monuments, fountains, water features, mosaics and murals. When you apply, the process is usually handled in conjunction with the Architectural Review Board. Any public art projects in the public right-of-way will require a license agreement. If your project will not be located in the right-of-way but the working group will use the public right-of-way to create or install the artwork, you likely will be required to apply for a license agreement. Many banner, signage and mural projects will require a sign/awning permit.

(A) *Guidelines.*

(1) The work should have the ability to enhance the downtown experience, bring people together, invite activity and interaction, or create interest.

(2) The artist should select the sturdiest, safest, and most durable materials available for construction.

(B) *Standards.*

(1) The work shall be scaled with respect to the location, street, and surrounding buildings.

(2) The work shall add to the local identity and profile in the context of the CBD.

(3) The work shall be robust and maintainable.

(4) The work of art shall be placed to celebrate a gateway, or create a focal point.

(5) The artwork shall be relevant to the location and not confuse the public with artwork that creates a false sense of history.

(6) The artwork shall not obscure building elements or details.

(7) The artwork shall not physically damage the building or site.

(8) When related to a specific landmark building or site, the artwork shall be subordinate to the overall building.

(9) Keep in mind that art can come to a premature end for a variety of reasons. A neighborhood may change. A new building or other structure may block the view of the art. Or the land may eventually be reclaimed for another purpose. Unfortunately, it is also possible for artwork to become irreparably damaged. It shall be the responsibility of the sponsoring group, owner or City to remove or replace the artwork should this happen.

(10) Moving site-specific artwork to another location shall require the artist's permission, as artwork often reflects the character of the site and is designed specifically for a particular location.

(11) The artwork shall be so constructed, placed, and protected as to not become a convenient target for vandalism.

(12) Title to the art shall be presented to the Architectural Review Board before final approval.

(13) The Architectural Review Board shall determine whether a project is inappropriate for the display of art.

(14) The artist and/or group shall install the artwork in a safe and timely way.

(15) The artwork shall be accessible as an experience, which includes following Americans with Disabilities Act (ADA) standards for viewing and accessibility to the artwork, touching the artwork, etc.

(16) The durability of materials and the maintenance requirements listed under of the proposed work shall be presented to the ARB:

(a) The artist shall present a maintenance budget for long-term costs to maintain the artwork's original appearance and structural integrity.

(b) An object maintenance sheet or maintenance summary shall be provided as well as comments about the permanency and durability of materials.

(c) If paint is used, the artist shall spell out exactly what paint was used and where the paint suppliers are located.

(d) The information provided shall include drawings and diagrams with installation details, as well as names of fabricators and information about the fabrication process if appropriate.

(e) Photo documentation of artwork shall be provided. This gives a permanent record of the artwork at the time of installation and helps to document materials, techniques, and conditions over time.

(C) *Safety and liability.* Safety and liability are also significant factors that must be considered when designing a work of public art. A work with public access cannot pose a safety or liability hazard of any kind. For example, the sharp edges of cut perforated steel must be ground and finished to avoid inflicting injury. All artists or landowners are required to carry insurance as indicated below for the duration of the project:

(1) *Commercial general liability insurance.* Insurance designed to protect businesses (artists) for third party bodily injury or property claims arising from an occurrence involving premises, operations, products and completed operations, products and completed operations exposures. A requirement of a minimum bodily injury and property damage per occurrence limit of \$500,000.00 is required.

(2) *Automobile liability insurance.* Insurance in which the insurer agrees to pay all sums for which the insured is legally obligated because of bodily injury or property damage arising from the ownership, maintenance, or use of a vehicle. This insurance is required any time the artist or subcontractors will be using any vehicle to provide the services as stated in the presentation to the Architectural Review Board.

(3) *Worker's Compensation and Employer's Liability Insurance.* Insurance that pays for the medical expenses of injured workers and indemnifies them for lost wages while they are unable to work. This insurance is required if the artist or subcontractors will be providing services on the City of Pflugerville premises. The artist and legal partner only may waive this coverage for themselves, but all subcontractors must be covered. It is in the artist's best interest to hire subcontractors who already carry this insurance. Minimum policy limits are required for employers liability of \$100,000.00 bodily injury each accident, \$500,000.00 bodily injury by disease policy limit and \$100,000.00 bodily injury by disease for each employee.

(4) Artist or landowners are responsible for insuring the artwork until it is installed and ownership is accepted by the city, if applicable.

#### **§ 155.1400 INCENTIVE-BASED PROVISIONS.**

##### **§ 155.1401 IN GENERAL.**

The elements in this section are considered desirable elements of downtown development. However, due to specific site conditions, differing development approaches and other factors, these elements may not be appropriate for all sites within the downtown. Therefore, an incentive-based approach to the inclusion of these elements is desirable.

##### **§ 155.1402 REVIEW AND APPROVAL.**

The City Council, or any designated administrative body, shall review and approve all incentives. Qualifying projects shall be those that meet the requirements for one or more of the elements listed below. The City Council, or other designated administrative body, shall consider whether to offer the developer an incentive for the proposed project, including, but not limited to:

- (A) Use of right-of-way for parking spaces required for the development;
- (B) Funding of a portion or all of the cost of extending utilities or utility improvements; or
- (C) Any financial incentive considered appropriate by the City Council, or other designated administrative body.

##### **§ 155.1500 ADMINISTRATION.**

##### **§ 155.1501 REVIEW BODIES.**

(A) *Administrator.* The Administrator shall have the following review and approval authority. This section does not restrict the powers and duties of the Administrator granted or assigned by other sections of the City's Code of Ordinances.

(1) *Review and recommendation on major permits.* An applicant shall schedule a preapplication conference with the Architectural Review Board in accordance with §155.1502(C). The Administrator shall attend such conference, review the proposed development and make

recommendations to the Architectural Review Board, subject to the terms and conditions set forth in this subchapter. All cases heard by the Architectural Review Board shall require a quorum to be present. A simple majority of the members of the Architectural Review Board shall constitute a quorum. Additionally, the applicant shall prepare a preliminary architectural plan to present at the preapplication conference.

(2) *Final action on minor permits.* An applicant may schedule a preapplication conference with the Administrator in accordance with §155.1502(B). The Administrator shall review and issue, issue with conditions or deny minor site development permits.

(B) *Architectural Review Board.*

(1) *Establishment and composition.* An Architectural Review Board is hereby established, which shall consist of five members to be appointed by the City Council, each for a term of two years; provided, however, that not more than three of the terms of the Architectural Review Board shall expire in any one year.

(2) *Qualifications of members.*

(a) No member of the Architectural Review Board shall hold any elective office or be employed by the City of Pflugerville.

(b) One member may be a nonresident of the city provided said member is a professional in architecture.

(c) All other members of the Architectural Review Board shall be residents of the city for at least one year prior to the date of appointment.

(d) To the extent possible, a majority of the members of the Architectural Review Board shall be professionals from design-related fields such as architecture, landscape architecture, urban planning, land development or construction.

(e) The remaining members of the Architectural Review Board shall be citizens appointed on an at-large basis. Knowledge of or experience in reading architectural and site plans shall be taken into account when considering at-large appointments.

(3) *Terms.* A term shall continue until a successor is appointed by the City Council.

(4) *Vacancies.* Vacancies in membership shall be filled by appointment by the City Council for the unexpired term of the member affected.

(5) *Removal.* Members of the Architectural Review Board may be removed from office for cause by the affirmative votes of three members of the City Council.

(6) *Compensation.* Members of the Architectural Review Board shall receive no salaries or fees for service on the Commission, but may receive actual and necessary expenses

incurred in the performance of their duties.

(7) *Review responsibilities.*

(a) *Approval of plans and specifications.* No improvement shall be commenced, erected, painted or maintained that requires a major site development permit, nor shall any exterior addition to, or change or alteration to any improvement, be made, nor shall any site grading or landscaping be undertaken until the plans and specifications thereof (including but not limited to exterior views, exterior materials, colors and elevation) are submitted to, and approved in writing by, the architectural review board in accordance with this subchapter B. The Architectural Review Board shall have the discretion to make final, conclusive and binding determinations in matters of architectural and aesthetic judgment in accordance with this subchapter B. The Architectural Review Board may exempt certain guidelines of this subchapter B so long as it determines the architectural and aesthetic intent of the code is still satisfied.

(b) *Preliminary action on major permits.* An applicant shall meet with the Architectural Review Board at a preapplication conference at which the Architectural Review Board shall review and provide the applicant comments on the preliminary architectural plan prior to the submittal of a major site development permit.

(c) *Final action on major permits.* The Architectural Review Board shall review and then issue, issue with conditions or deny the application for a major site development permit.

(d) *Final action on referrals of minor permits.* The Architectural Review Board shall review any application for a minor site development permit referred by the Administrator.

(e) *Additional duties.* The Architectural Review Board has the following additional duties:

(i) To render advice and guidance, upon request of the property owner or occupant, of any structure eligible for a major site development permit; and

(ii) To review text amendments to the Site Development Code.

**§ 155.1502 GENERAL REVIEW PROVISIONS.**

(A) *Applicability.*

(1) The site development permit review process assures any future development will occur in a planned, orderly and attractive manner.

(2) No construction or site improvement work may commence until the issuance of a site development permit.

(3) A site development permit shall be required as a condition to the development of

any site within the CBD except for: buildings or other structures exclusively for agricultural or accessory use.

(B) *Preapplication conference for a minor site development permit.*

(1) Prior to the submission of an application for a minor site development permit, it is recommended that each applicant schedule a preapplication conference with the Administrator to discuss the procedures, requirements and guidelines required for approval in the CBD.

(2) There is no required format for a minor preapplication conference; it may occur in any form so long as the potential applicant receives the information described above.

(C) *Preapplication conference for a major site development permit.*

(1) A mandatory preapplication conference with the Architectural Review Board shall be required for applicants requiring a major site development permit.

(2) At the preapplication conference, the applicant shall submit a preliminary architectural plan to the Architectural Review Board, applying the guidelines of this subchapter B and considering the approval criteria in §155.1505 below. The Architectural Review Board shall comment on the preliminary architectural plan to aid the applicant in preparing its major site development permit.

(3) Completion of a preapplication conference does not imply or assume subsequent approval of the final permit or application.

(D) *Application submittal.*

(1) Submittal of a major or minor site development permit application may be undertaken by the owner of the affected property or an authorized agent.

(2) An application for a major or minor site development permit shall be submitted in accordance with following table.

***Table 9. Major and Minor Permits***

<b><i>Type of Development</i></b>	<b><i>Major Permit</i></b>	<b><i>Minor Permit</i></b>
<b>Residential – New Development</b>		
Up to 4 units (Multifamily)		x
5 or more units (Multifamily)	x	
<b>Residential – Additions</b>		
Adding up to 4 units (Multifamily)		x

Adding 5 or more units (Multifamily)	x	
<b>Nonresidential – New Development</b>		
Under 5,000 SF impervious cover		x
Over 5,000 SF impervious cover	x	
<b>Nonresidential – Additions</b>		
Additions under 10% gross floor area or 500 SF impervious cover		x
Additions over 10% gross floor area or 500 SF impervious cover	x	
<b>Modifications</b>		
Substantial modification to approved permit	x	
Minor modification to approved permit		x

(E) *Submittal standards.*

(1) Filing fee.

(2) Blue line or black line copies of the plan in the amount and to the specifications indicated in the Site Development Code Supplemental Schedule.

(3) Complete application form.

(4) Runoff computation for drainage areas in accordance with the City of Austin Drainage Criteria Manual including drainage calculations, drainage plan, and other pertinent information.

(5) If the proposed site is expected to generate 2,000 or greater vehicle trips on the peak day expected for the proposed uses, according to the latest edition of the Institute of Transportation Engineers' Trip Generation, a qualified professional with experience in traffic flow analysis and approved by the Planning Administrator must make, prepare and sign a traffic impact analysis and certify to its completeness and accuracy. The traffic impact analysis must include the information specified in the citywide Site Development Code Supplemental Schedule. The independent variable used to calculate the number of expected trips is at the discretion of the Planning Administrator.

(6) If the proposed site requires driveway access from a state highway, a permit to construct driveway facilities on highway right-of-way from the Texas Department of Transportation is required.

(7) A deed conveying any required park land to the city, or payment of a fee in lieu of dedicating park land, if applicable.

(8) At the administrator's discretion, a lighting diagram from a licensed professional engineer.

(F) *Content standards.* An application form shall contain all of the following:

- (1) Legal description, including a deed reference and a plat reference and, where applicable, a metes and bounds description.
- (2) Lot lines, front, rear, and side yard lines, total lot area, and lot widths and depths.
- (3) Existing and proposed easements.
- (4) Existing and proposed contours at two feet intervals.
- (5) Existing zoning designation if applicable and proposed land Use.
- (6) Adjacent zoning districts.
- (7) All current uses of adjacent land.
- (8) Location of any existing or proposed stream, pond, or waterway.
- (9) Any rights-of-way, or other existing or proposed dedicated open space.
- (10) Location of 25- and 100-year floodplains, according to the best information available, with the source indicated.
- (11) Stormwater detention basins and outflow release device detail, either permanent or temporary.
- (12) All drainage calculations, including storm routing and elevation/storage tabulations for 25- and 100-year frequency storm events.
- (13) Existing and proposed drainage channels with modifications, if any.
- (14) Where a drainage channel is existing or proposed, complete plans, profiles, and specifications showing complete construction details.
- (15) Location of existing trees with a caliper of more than four inches with the caliper labeled and proposed trees.
- (16) Special notation describing the measures that will be used to safeguard protected trees during construction, if applicable.
- (17) Location of existing trees proposed to be removed.
- (18) Existing landscaping, vegetation, and other natural features.
- (19) Proposed landscaping and buffering with an indication of plant materials

proposed to satisfy bufferyard requirements.

(20) Existing and proposed sidewalks.

(21) Existing and proposed water and sewer lines, hydrants, and manholes within 50 feet of the site.

(22) Proposed street access, loading areas, and any proposed street improvements associated with the development of the site.

(23) Detailed plans parking and paving of parking areas.

(24) Location of, and distance between, all existing and proposed driveways, including all driveways within 200 feet of the site, including their proposed construction, paving, and their slope, measured between the street end of their apron and the opposite end of the driveway.

(25) Designation of existing and proposed joint-use driveway.

(26) Existing and proposed fences and earth berms, including height.

(27) Location of all proposed development under this subchapter.

(28) Location and height of proposed lighting.

(29) Proposed measures to control runoff and erosion during construction.

(30) Proposed measures to control runoff and erosion after completion of development.

(31) Location of existing and proposed self-service devices.

(32) Height of proposed and existing buildings.

(33) A table indicating the number of parking spaces required and the number of parking spaces provided.

(34) A table indicating the landscaping required and the landscaping provided.

(35) A table indicating the amount of impervious cover proposed consistent with the table included in the Site Development Code Supplemental Schedule.

(36) Proposed development area boundary and any applicable development sub-area boundaries.

(37) Distance to nearest residentially-zoned land on all sides of the subject site if the height of the proposed building is greater than the maximum height at the setback line.

(38) The finished floor elevation of all buildings proposed on the site.

(39) The following signature block:

This site development plan has been reviewed and approved by the City of Pflugerville. All construction on the subject site must be constructed consistent with these plans.

Administrator, City of Pflugerville

(G) *Sufficiency review.*

(1) The determination of whether an application is complete and satisfies the submittal requirements shall be made by the Administrator within five working days of the application being submitted.

(2) An application for a site development permit may not be submitted for a determination of completeness until the preapplication conference has been held.

(3) If the application is determined incomplete, the Administrator shall notify the applicant in writing. The notification shall list all missing or incomplete items and provide a specific period of time (no fewer than five working days) for the applicant to resubmit the material. The applicant may request an additional meeting for explanation of the missing or incomplete items. If the application is not resubmitted within the period specified by the Administrator, the application shall be deemed rejected and shall not be accepted for filing. After an application has been rejected, a new application and fee shall be required.

(4) Determination that an application is complete does not preclude any negative final action and does not include any implied determination that the application successfully meets any review criteria.

(H) *Permit expiration.*

(1) All site development permits are valid for two years from the date the permit is issued.

(2) A modification to an approved site development permit replaces the previous site development permit and is valid two years from the date the latest permit modification is approved.

(I) *Appeal.* An appeal of a decision denying a minor or major site development permit shall

be in accordance with §157.306 of the code.

**§ 155.1503 MINOR PERMIT REVIEW.**

(A) The applicant for a minor site development permit shall submit legible copies of a complete application to the Administrator in the amount and to the specifications indicated in the Site Development Code Supplemental Schedule.

(B) Upon receipt of a complete application, the Administrator shall distribute the application to the proper reviewing authorities.

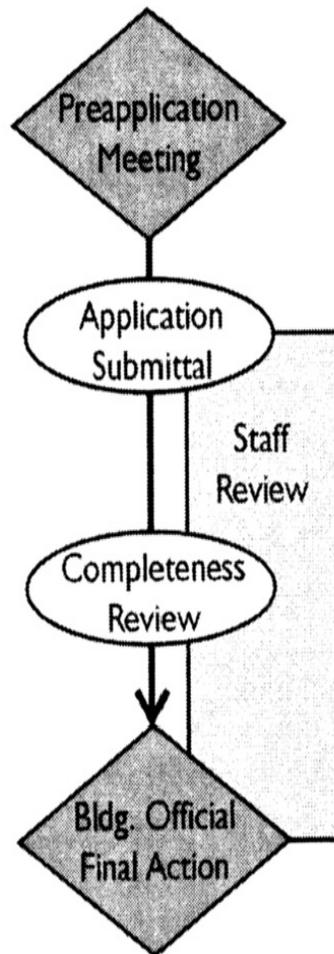
(C) Not longer than 21 days following the submittal of a complete minor site development permit application, the Administrator shall review the application for compliance with the submittal requirements, and the requirements and guidelines of this subchapter considering the approval criteria in §155.1505 below, and present the applicant with comments regarding the review or approve the plan and issue the minor site development permit if there are no comments.

(D) Not longer than 60 days following the presentation of the Administrator's comments requiring revisions to the application, the applicant must submit revised copies of the application.

(E) The Administrator must review and submit comments to the applicant and the applicant must revise the application or submit additional information as required in continual cycles in accordance with subsections (C) and (D) above until all comments are addressed and the application is ready for approval by the Administrator.

(F) The Administrator may then issue, issue with conditions or deny the minor site development permit.

(G) The Administrator may issue a minor site development permit with conditions only to the extent that such conditions specify the actions necessary to bring the application into complete compliance with applicable regulations, or where additional conditions have been agreed to by the applicant.



**§ 155.1504 MAJOR PERMIT REVIEW.**

(A) *Administrator review.*

(1) After completion of the preapplication conference and comments on the preliminary architectural plan by the Architectural Review Board as described in §155.1502(C), the applicant for a major site development permit shall submit legible copies of a complete application to the Administrator in the amount and to the specifications indicated in the Site Development Code Supplemental Schedule.

(2) Upon receipt of a complete application, the Administrator shall distribute the application to the proper reviewing authorities.

(3) Not longer than 21 days following the submittal of a complete major site development permit application, the Administrator shall review the application for compliance with the submittal requirements, and the requirements and guidelines of this subchapter considering the approval criteria in §155.1505 below, present the applicant with comments regarding the review and forward a written recommendation to the Architectural Review Board.

(4) Not longer than 60 days following the presentation of the Administrator's

comments requiring revisions to the application, the applicant must submit revised copies of the application.

(5) The Administrator must review and submit comments to the applicant and the applicant must either revise the application or submit additional information as required in continual cycles in accordance with subsections (3) and (4) above until all comments are addressed and the Administrator forwards a written recommendation to the Architectural Review Board or the applicant requests submission to the Architectural Review Board.

(6) The Administrator may establish procedures for administrative review necessary to ensure compliance with this code and state statutes, and may assign staff to review the application and make a preliminary report.

(B) *Architectural Review Board final action.*

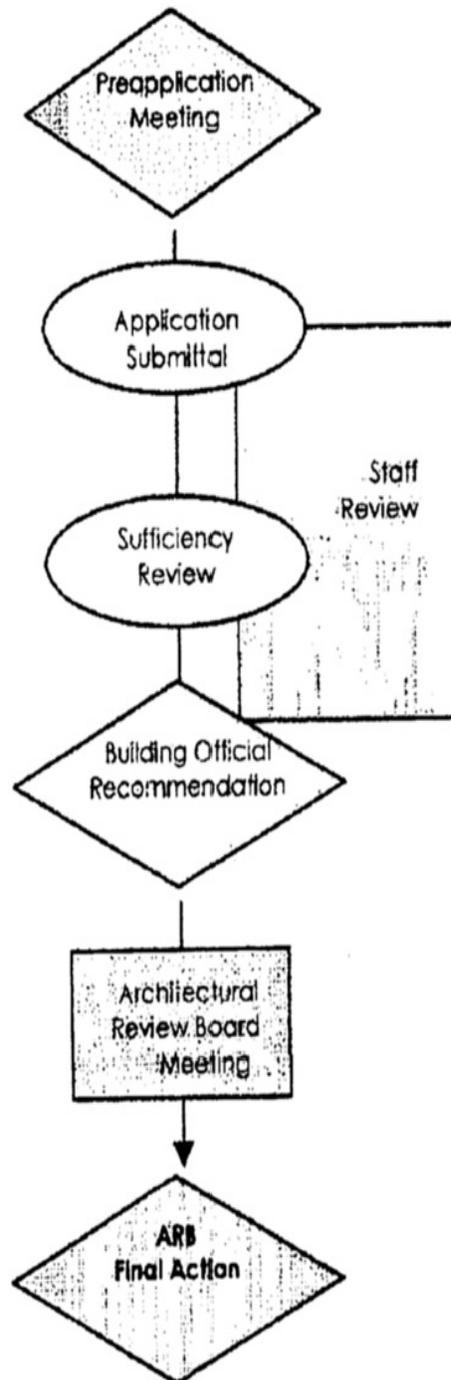
(1) Within 30 days of its receipt of the Administrator's recommendation or the applicant's request for submission, the Architectural Review Board shall hold a public hearing, at which time it shall review the application, applying the guidelines of this subchapter and considering the approval criteria in §155.1505 below.

(2) The Architectural Review Board may then issue, issue with conditions, or deny the application for a major site development permit. The Architectural Review Board shall notify the Administrator and the City Council of its decision.

(3) An application before the Architectural Review Board shall be considered approved by a simple majority vote of all members of the Architectural Review Board.

(4) The time within which the decision shall be rendered may be extended by mutual consent of the petitioner and the Architectural Review Board.

(5) Conditions will be reviewed by the Planning Department prior to building permit issuance.



**§ 155.1505 CRITERIA FOR APPROVAL.**

The Administrator or Architectural Review Board, as designated by this subchapter B, shall determine whether to grant a site development permit based on the following criteria:

(A) The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.

(B) The application illustrates compliance with the requirements and guidelines of this subchapter.

(C) The application exhibits compatibility of the design with surrounding properties.

(D) The application exhibits no substantial negative impacts on the historic, cultural or architectural nature of the site or surrounding area, or successfully mitigates such impacts.

#### **§ 155.1506 INSPECTIONS.**

(A) It shall be the responsibility of the Administrator to issue the actual site development permit following approval, with any designated conditions, and to maintain a copy of the site development permit, together with the proposed plans. These shall be public documents for all purposes.

(B) Work performed pursuant to the issuance of a site development permit shall conform to the requirements of such permit. In the event that such work is not in compliance, the Building Official shall issue a stop work order.

(C) Upon completion of the construction of the site, the site development permit holder shall request a final inspection of the development.

(D) Within seven days of the date of the request, the Building Official shall perform the final inspection and shall determine whether the development conforms with the site development permit approved for such site.

(E) If the development does not conform with the site development permit approved for the development site, the Building Official, within seven days of the date of the inspection, shall submit to the permit holder a list of deficiencies. The permit holder shall correct the deficiencies and thereafter request a re-inspection.

(F) Until all development for which a site development permit was issued is complete and all such development has been approved by the Building Official, no certificate of occupancy nor utility service connection for permanent utility service will be issued or approved by the city.

#### **§ 155.1507 MODIFICATIONS TO APPROVED PERMITS.**

(A) *Substantial modifications.*

(1) A substantial modification to an approved major site development permit shall be reviewed in accordance with §155.1504. A substantial modification to a minor site development permit shall be reviewed in accordance with §155.1503. However, any modification to a site development permit (major or minor) for a single-family or two-family residence shall be reviewed in accordance with §155.1503.

(2) In reaching a decision as to whether or not proposed changes are to be considered

a substantial modification, the Administrator shall, after reviewing the record of the project, determine if any of the following changes are proposed.

(3) In general, any modifications that affect the building envelope or the perimeter of the proposed site shall be considered a substantial modification.

(4) Substantial modifications shall include:

(a) Increase in building area;

(b) Relocation or addition of parking;

(c) Increase or relocation of stormwater facilities;

(d) Addition or substantial relocation of an access point; and

(e) Any change in either:

(i) the architectural design;

(ii) schematic landscape plan that decreases the height or quantity of plants; or

(iii) any other conditions specifically approved or required by the Architectural Review Board.

(B) *Minor modifications.* A minor modification shall mean any modification other than a substantial modification above, and shall be reviewed in accordance with §155.1503.

#### **§ 155.1508 OTHER REVIEW PROCEDURES.**

(A) *Appeals.* All appeals to the Building Official's or Administrator's decision, request for variances or special exceptions, shall be reviewed by the Board of Adjustment in accordance with §157.306.

(B) *Phasing.*

(1) Development areas may be divided into separate sub-areas. The development sub-area shall comply with the established standards. If a sub-area is combined with another sub-area for the purpose of complying with the requirements of this subchapter, all of the combined sub-areas shall comply with the current established standards.

(2) A sub-area shall not include portions of the development site that would cause the balance of the development site to become nonconforming to this subchapter or further increases

its existing nonconformity.

(3) Phasing of a development is permitted, provided all proposed phases are included in the approved site development plan. All phases are subject to the expiration date established for the permit. Each phase will be treated as a development sub-area.

#### **§ 155.1509 NONCONFORMITIES.**

##### *(A) Nonconforming uses.*

(1) A nonconforming use shall be allowed to remain provided the site does not become vacant.

(2) A nonconforming use shall not be enlarged except when required to do so by law or by court order, or when authorized by the Board of Adjustment as a special exception pursuant to §157.306.

(3) Nonconforming uses are subject to regulations prohibiting the creation of a nuisance and regulations reasonably protecting adjacent property.

(4) Nonconforming uses may be continued or enlarged upon the approval of the Board of Adjustment.

##### *(B) Nonconforming structures.*

(1) Any nonconforming structure that is damaged by fire, explosion, wind, earthquake, war, riot, or other calamity or Act of God to the extent that the reasonable cost of repair exceeds 50 percent of its then appraised tax value, shall not be restored or reconstructed and used as it was before such happening unless such restoration, reconstruction, and use occurs within six months of the date of the damaging event. The six-month period does not include the period of time necessary to conclude any litigation related to such calamity or to the repair thereof.

(2) A nonconforming structure may be repaired and maintained as necessary to keep it in sound condition. Nothing in this subchapter prohibits the strengthening or repair of any part of any building or structure declared unsafe by proper authority.

(3) A nonconforming structure shall not be moved in whole or in part to any other location on the lot, or on any other lot, unless every portion of such building or structure is made to conform to all the regulations of this subchapter.

(4) Any expansion of a nonconforming structure shall meet the requirements of these zoning regulations.

(C) *Nonconforming site characteristics.* If characteristics of a site, including, but not limited to, site layout, access, drainage, landscaping, screening, parking, lighting, or architectural design are made nonconforming by this subchapter, as adopted or amended, no change shall thereafter be made

in such characteristics of use that increases the degree of nonconformity with this subchapter.

**§ 155.1600 DEFINITIONS.**

**§ 155.1601 DEFINED TERMS.**

For the purpose of this subchapter, the following definitions apply unless the context clearly indicates or requires a different meaning. Terms not defined herein are construed in accordance with customary usage.

**ADMINISTRATOR.** The Planning Administrator of the city.

**APRON or DRIVEWAY APRON.** That part of a driveway situated in a street right-of-way.

**ARTICULATION.** A projection or recess of a building or structure.

**ARTIST.** An individual professionally engaged in the production of creative and original artwork.

**BOARD OF ADJUSTMENT.** As defined in Chapter 157.

**BUFFERING.** The use of berms, plant material, fences, walls, or any combination thereof placed within a required yard for the purpose of partially screening certain areas from other areas.

**BUILD.** To erect, convert, enlarge, reconstruct, or alter a building or structure.

**BUILDABLE AREA.** The area available for building on a lot after deletion of areas not available for building, such as any floodplain, easement, or yard.

**BUILDING OFFICIAL.** The person responsible for enforcement of the city building code and other development related codes and ordinances or a duly authorized designee. See §155.1501(A).

**BUILD-TO LINE.** An alignment establishing a certain distance from the curb/property line to a line along which the building shall be built. (Front porches and handicap ramps shall be exempt from build-to line requirements, and must occur behind the property line.)

**CALIPER.** The measurement of the diameter of a tree trunk measured three feet above the natural grade level.

**CITY.** The City of Pflugerville, Texas.

**CONSTRUCTION.** The commencement and continuous uninterrupted prosecution of construction pursuant to a site development permit which includes the permanent placement and fastening of materials to the land or structure for which the permit has been issued. Where demolition,

excavation or removal of an existing structure has been substantially begun preparatory to new construction, such excavation, demolition or removal shall be deemed to be actual construction, provided that work shall be continuously carried on until the completion of the new construction involved. Fill and the installation of the drainage facilities shall be considered a part of construction. Actual construction shall include only work begun under a valid building permit.

**COVERAGE.** The percent of a lot or tract covered by the first story of a building.

**DEVELOPMENT.** Any of the following activities:

- (1) The commencement of mining, excavation, or dredging;
- (2) The clearing or removal of natural ground cover and/or trees in connection with site preparation for construction, immediate or future;
- (3) The deposit of refuse, solid or liquid waste or fill;
- (4) The alteration or improvement of a bed, bank, or floodplain of a waterway; or
- (5) The construction or relocation of a building or structure on a lot.

“To develop” is to create a development.

**DEVELOPMENT AREA.** The boundary of the area indicated in a site development plan that is the ultimate boundary of the developed site.

**DEVELOPMENT SUB-AREA.** The boundary of the area included in a site development plan that encloses the area currently under consideration, but is joined to existing development or future development within the same development area.

**DEVELOPMENT SITE.** That area of a lot for which there is an application pending or a grant made of a site development permit.

**DRIPLINE.** The periphery of the area underneath a tree that would be encompassed if perpendicular lines were dropped from the farthest edges of the crown of the tree.

**DRIVE-THRU.** An establishment that by design, physical facilities, service, or by packaging procedures encourages or permits customers to receive services, or obtain goods while remaining in their motor vehicles.

**DRIVEWAY.** The portion of a defined access located in public street right-of-way designed for the ingress or egress of vehicles into vehicular use area of a site.

**DWELLING, SINGLE FAMILY.** As defined in Chapter 157.

**EARTH BERM.** A landscaped strip of ground used as a visual screen.

**FACADE, PRIMARY.** Any facade facing a street, parking area or pedestrian walkway shall be considered a primary facade.

**FACADE, SECONDARY.** Any facade not considered a primary facade that is visible from a public street or adjacent residential development shall be considered a secondary facade.

**FLOOR AREA, GROSS.** Except as may be otherwise indicated in these regulations, gross floor area shall be construed as the sum of the gross horizontal areas of the several floors of a building, measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings, and including outside decks and/or patios uses for commercial purposes.

**FLOOR AREA RATIO.** The total floor area of all buildings on a site divided by the area of that site.

**FOYER.** A decorative porch or impressive court at the primary entrance to a building.

**FULL CUT-OFF LIGHT FIXTURE.** A lighting fixture where no light is emitted above the horizontal plane.

**GARAGE, PARKING.** A building or portion thereof designed or used for temporary parking of motor vehicles.

**IMPERVIOUS COVER.** A surface which will not allow rainfall to pass into the ground, including impermeable concrete, asphalt paving, compacted base material, and brick pavers on compacted base.

**IMPROVEMENT.** Every structure and all appurtenances of every type, whether temporary or permanent, including but not limited to buildings, outbuildings, sheds, patios, swimming pools, garages, storage buildings, gazebos, signs, fences, gates, walls, decks, landscaping, landscape improvements, poles, mailboxes, and antennae.

**JOINT-USE DRIVEWAY.** A driveway apron providing vehicular access to adjacent sites.

**LANDSCAPED AREA.** An area which has been enhanced by the use of plant material, planters, brick, stone, natural forms, water forms, and gravel, but not including the use of smooth concrete or asphalt.

**LINER BUILDING.** A building that wraps around a parking lot or parking structure in order to mask it from the street.

**LOADING, OFF-STREET.** An off-street space on the same lot with a building or group of buildings for temporary parking of a commercial vehicle while loading and unloading merchandise or materials.

**LOCAL IDENTITY.** Local identity can be defined by the different aspects of a region such as history, culture, economy, philosophy, the character, and the people in the area. Local identity in art could be expressed using any of these aspects. The City of Pflugerville has defined architectural styles, German, Mexican, and African-American history in the CBD that can be used as inspirational pieces for art work.

**LOT.** As defined in Chapter 157.

**LOT, CORNER.** As defined in Chapter 157.

**LOT DEPTH.** As defined in Chapter 157.

**LOT, INTERIOR.** As defined in Chapter 157.

**LOT WIDTH.** As defined in Chapter 157.

**MAIN BUILDING.** A building on a lot that is designed to fulfill a primary function of an establishment, institution, or other entity.

**OUTDOOR DISPLAY.** The outdoor display of products actively available for sale for less than 24 hours a day. This definition does not include products in shipping boxes, crates, on pallets, or other shipping containers, which shall be considered outdoor storage.

**OUTDOOR STORAGE.** The Outdoor Storage of products, whether for sale or as material for processes occurring on the site, generally for more than 24 hours a day. This definition expressly includes any products on pallets, in shipping containers or in crates.

**OUTPARCEL.** A parcel of land generally located on the perimeter of a larger parcel of commercial land and often subordinate to the larger parcel for access, parking and drainage purposes.

**OUTSIDE CORNER.** An exterior corner of a building, outside of the building.

**OUTSIDE SURFACE PARKING.** Large paved areas used for extensive vehicle parking beyond the incidental parking provided for individuals, official governmental parking, and short term drop-off located adjacent to a building.

**OWNER.** The person who has legal title to a particular property or a lessee, agent, employee, or other person acting on behalf of, and with the authorization of, such title holder.

**PARKING SPACE.** A part of a vehicular use area designed to be used for parking of a motor vehicle.

**PEDESTRIAN MALL.** A plaza with widened sidewalks on both sides of the streets.

**PERSON.** As defined in Chapter 157.

**PLANT MATERIAL.** Grass, trees, shrubs, flowers, vines, and other ground cover.

**PRELIMINARY ARCHITECTURAL PLAN.** A plan submitted for review by the Architectural Review Board comprised of elevations of the four sides of the building at a scale of 1/8"=1-0' [sic] minimum and a clear indication of openings and fenestration. Elevations should be augmented with dimensions and notes describing major construction materials. Delineations by varying line weights and/or shade and shadow to depict a flat three-dimensional image is encouraged, as is any other technique that helps to explain the structure. The plan shall also include a basic footprint of the site showing placement of buildings and landscaping.

**PROJECT CONSULTANTS.** Associated individuals or firms which provide services as part of the project team (e.g., architects, landscape architects, engineers, designers, etc.).

**PROTECTED TREE.** Any tree having a caliper of 5-3/4 inches or more, except any tree that is determined by the Building Official to be diseased or dying due to natural causes.

**PUBLIC PLAZA.** A citywide plaza for concentrated public use and gatherings.

**RESIDENTIAL UNIT.** Either one dwelling unit or one lot that is designed to accommodate one family at a time for residential purposes. One dwelling unit located on one or more lots is considered one residential unit. Multiple dwelling units located on one or more lots is considered the number of dwelling units only.

**ROOFLINE.** The roofline shall be the lower edge of the eave or gable on a pitched roof or the uppermost height of a parapet wall.

**SCALE DRAWINGS.** A drawing or rendering that indicates the exact measurements or dimensions of the design or artwork.

**SELF-SERVICE DEVICES.** Pay telephones, automatic teller machines, and similar devices that are generally always available for use by the public.

**SHRUB.** Any self-supporting woody evergreen or deciduous species that typically grows no taller than 36 inches.

**SIGHT TRIANGLE.** The area formed by three lines, two of which begin at the same point and extend 30 feet in different directions. The third line connects the ends of the two points. Sight triangles at the intersections of two public streets are measured along right-of-way lines (or projections of right-of-way lines). Sight triangles at the intersections of a public street and a driveway or private street are measured along the right-of-way line (or projection of a right-of-way line) and the edge of the driveway.

**SQUARE FOOT DIMENSIONS or SF.** As defined in Chapter 157.

**STREET LINE.** A dividing line between a lot, tract, or parcel of land and a contiguous street; also known as the right-of-way line.

**STREET PLAZA.** A widened sidewalk or arcaded plaza.

**STREETSCAPE.** An improvement to a public right-of-way, including a sidewalk, tree, light fixture, sign, and furniture, usually intended to enhance the pedestrian experience.

**STRUCTURE.** Buildings as well as other things constructed or erected on the ground, attached to something having location on the ground, or requiring construction or erection on the ground.

**STRUCTURED PARKING SPACE.** An abovegrade, ramp access, open-air structure specifically designed to accommodate vehicle parking.

**STUCCO.** Exterior cement plaster, applied in accordance with the requirements of Chapter 25 of the International Building Code, 2003 Edition.

**TEMPORARY BUILDING.** A structure designed for relocation, to be set on a modularly constructed foundation, and with removable porch, steps or ramp, intended to be placed and maintained for use only for a finite period of time.

Examples: Job management trailer, materials storage trailer, mobile-mini or POD, portable restroom building, portable classroom building.

**TREE.** A woody plant having one well defined stem or trunk and a more or less definitely formed crown, and usually attaining a mature height of at least eight feet.

**TREELINE.** Three or more protected trees that are so situated with reference to one another as to appear to be grouped together.

**UNDERGROUD PARKING.** Parking located below grade within an occupied building.

**URBAN OASIS.** A sheltered plaza with a high concentration of shading and plants.

**USE.** As defined in Chapter 157.

**USERS.** Construction industry, public school systems, parochial school systems, businesses requiring relocation and on-site housing of employees during addition to or renovation of an existing facility.

**VACANT.** A site for which all uses have been discontinued for six months or longer, whether with the intent to abandon said use or not. The six-month period does not include the period of time necessary to conclude any litigation related to such calamity or to the repair thereof.

**VEHICULAR USE AREA.** That part of a lot utilized by motor vehicles for stopping or parking, including but not limited to parking areas (whether striped for spaces or not), loading areas, and drive-through lanes.

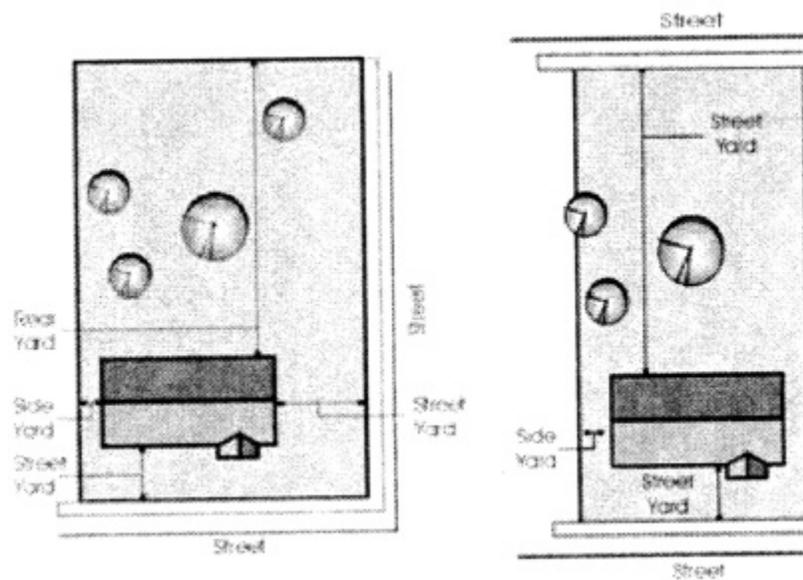
**WATERWAY.** Any open channel that carries surface water drainage at a rate of over five cubic feet per second in a 25-year frequency storm event.

**YARD, REAR.** The area of a site formed by a line parallel to a rear site boundary line, extending across the dimension of a site between the side site boundaries.

**YARD, SIDE.** The area of a site formed by a line parallel to a side site line, extending across the dimension of a site between the front and rear yards.

**YARD, STREET.** The area of a site formed by a line parallel to a street line, extending across the dimension of a site that is adjacent to a street between the side site boundaries.

(Ord. 735-04-01-27, passed 1-27-04; Am. Ord. 741-04-02-24, passed 2-24-04; Ord. 757-04-09-28, passed 9-28-04; Ord. 763-04-11-23, passed 11-23-04; Ord. 791-05-07-12, passed 7-12-05; Ord. 813-06-01-24, passed 1-24-06; Ord. 820-06-02-28, passed 2-28-06; Ord. 824-06-04-11, passed 4-11-06; Ord. 832-06-06-27, passed 6-27-06; Ord. 845-06-09-26, passed 9-26-06; Ord. 882-07-05-08, passed 5-8-07; Ord. 884-07-05-15, passed 5/15/07)



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