

**City of Sugar Land Development Code Amendment
Lake Pointe Redevelopment District | Public Draft October 2023**

Article II Zoning Districts and Land Uses	3
Part 1. In General.....	3
Sec 2-51. Establishment of Districts.....	3
Part 5. Lake Pointe Redevelopment District	3
Sec 2-116. Statements of Intent	3
Sec 2-117. Minimum Housing Mix Requirement.....	4
Sec 2-118. District Regulations	4
Sec 2-119. Lot Layout and Site Design Regulations.....	7
Sec 2-120. Pedestrian Realm Enhancements	14
Sec 2-121. Building Design and Additional Development Standards - Multi-Family, Mixed-Use and Nonresidential Development.....	16
Sec 2-122. Building Design – Middle Housing Development.....	
Sec 2-123. Lake Pointe Redevelopment District Permitted Uses and Parking Schedule.....	25
Sec 2-124. Lake Pointe Redevelopment District Review Procedures.....	40
 Chapter 10 Definitions	 47
Sec 10-3 Definitions.....	47

Article II Zoning Districts and Land Uses

PART 1. IN GENERAL

Sec 2-51. Establishment of Districts

B. Special Districts

Land within the corporate City limits is divided into the following special zoning districts:

Abbreviated Designation	District Name
BR	Brazos River Park and Conservation Zoning District
PD (a)	Planned Development
AZ (b)	Airport Zone
MUC	Mixed Use Conservation District
HR-1	The Hill Area Residential District
LPR	Lake Pointe Redevelopment District

REFERENCES

a. This district may be created for land through the procedures specified in the zoning regulations.

b. The land in this district is subject to the compatible land use regulations adopted by the Sugar Land Airport Zoning Commission and City Council.

PART 5. LAKE POINTE REDEVELOPMENT DISTRICT

Sec 2-116. Statement of Intent

A. Lake Pointe Redevelopment (LPR) District

The Lake Pointe Redevelopment (LPR) District aims to create a livable environment with vibrant, pedestrian-friendly mixed-use areas within the Lake Pointe Regional Activity Center, as designated in the Comprehensive Plan. It encourages a variety of housing types, compatible nonresidential uses like lodging, offices, commercial and community facilities, and other amenities. The primary goal of the District is to create a walkable human-scale environment characterized by active streetscapes and dynamic civic spaces. The District promotes the design and arrangement of buildings around the pedestrian realm and waterfront features to enhance the pedestrian experience. Development in the District should seamlessly integrate with the surrounding residential neighborhoods by locating taller buildings in the District’s core and reducing density at the edges. In recognition of evolving market dynamics, the LPR District is designed to accommodate flexibility in building usage, ensuring adaptability to changing market conditions.

Sec 2-117. Minimum Housing Mix Requirement

A. Minimum Housing Mix

1. The Lake Pointe Redevelopment District must incorporate a minimum of three housing types. Housing types should be interspersed and evenly distributed throughout the development. Housing types may include:
 - a. Dwelling, Urban Home
 - b. Dwelling, Single-Family Attached
 - c. Dwelling, Two-Family
 - d. Dwelling, Multi-Family
 - e. Dwelling, Multiplex
 - f. Dwelling, Live/Work

Sec. 2-118. District Regulations

A. Regulations for Nonresidential, Multi-Family and Mixed-Use Development

The following bulk regulations apply to all nonresidential, multi-family, and mixed-use sites in the Lake Pointe Redevelopment District:

Table 2-118.1: Bulk Regulations for Nonresidential, Multi-Family and Mixed-Use Development	
Description	Regulation
Setbacks	
Front, minimum/maximum	0/5 feet (a)
Street side, minimum/maximum	0/5 feet (a)
Interior side, minimum	0 feet (b) (c)
Rear, minimum	5 feet (b) (c)
Other	
Building height, max	(d)
Building street frontage, minimum	See Sec 2-121.C

REFERENCES

- a. Front and Street Side
 - i. Shall be measured from the back of the Pedestrian Realm.
 - ii. If an easement is present, 75% of the building face shall be built to the easement line.
- b. Measured from the property line.
- c. For Yards abutting a Residential District, the minimum is 25 feet.
- d. Airport Height Hazard Regulations apply.

B. Regulations for Middle Housing Development

The following bulk regulations apply to Middle Housing development in the Lake Pointe Redevelopment District. See Figures. 2-118.A.1 – 2-118.A.4 for detail.

Table 2-118-2: Bulk Regulations for Middle Housing Development		
Description	Regulation	
Setbacks		
Front, minimum/maximum	5/20 feet (a)	
Street side, minimum/maximum	5/20 feet (a)	
Interior Side, min	Dwelling, Single Family Attached (Townhome)	(b)
	Dwelling, Two-Family (Duplex)	5 feet
	Dwelling, Urban Home	(c)
	Dwelling, Multiplex	5 feet
Rear, minimum	5 feet (d)	
Other		
Building height, maximum	4 stories but not more than 50 feet	
Density, minimum	10 Dwelling Units per gross acre	

REFERENCES

- e. Front and Street Side
 - iii. Shall be measured from the back of the Pedestrian Realm.
 - iv. If an easement is present, 75% of the building face shall be built to the easement line.
- f. Townhome attached on 2 sides - 0 feet. Townhome attached on 1 side and other side yard open - 10 feet.
- g. Three feet on each side or zero feet on one side and 6 feet on second side. Zero-foot side must abut required 6-foot Yard on adjacent lot. A 3-foot maintenance easement adjacent to the lot line and within the 6-foot side yard shall be delineated on the plat, and there shall be a right to access the 0-foot building line side from the maintenance easement for maintenance purposes.
- h. Rear, minimum shall be as follows:
 - i. For rear-loading lots, Rear Yard setback shall be measured from the edge of alley or private drive pavement.
 - v. For Yards abutting a single-family residential use within the R-1E, R-1, HR-1, R-1R, or R-1Z zoning District, the rear setback for structures less than 20 feet in height shall be 10 feet.
 - vi. For Yards abutting a single-family residential use within the R-1E, R-1, HR-1, R-1R, or R-1Z zoning District, the rear setback for structures over 20 feet in height shall be 15 feet.

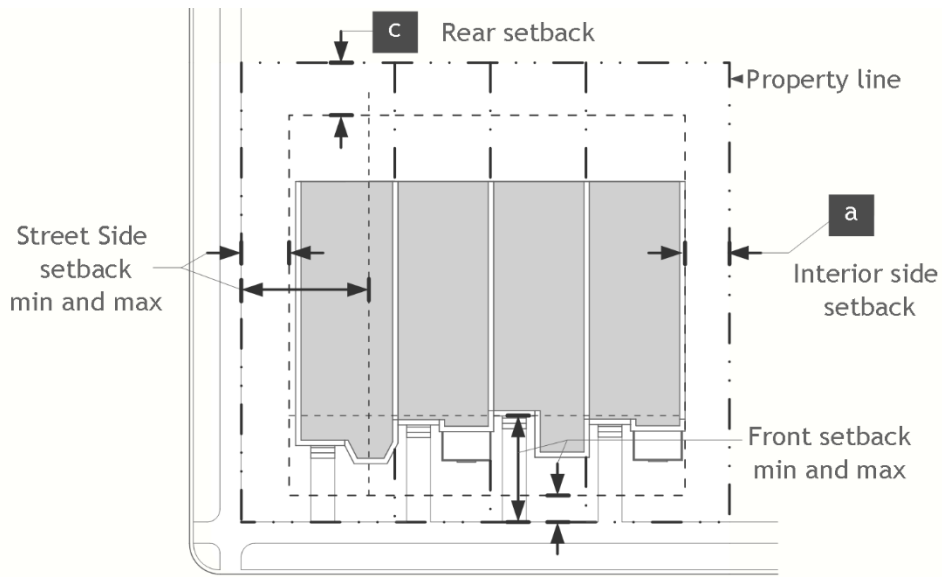


Figure 2-118.A.1: Setbacks – Single-Family Attached

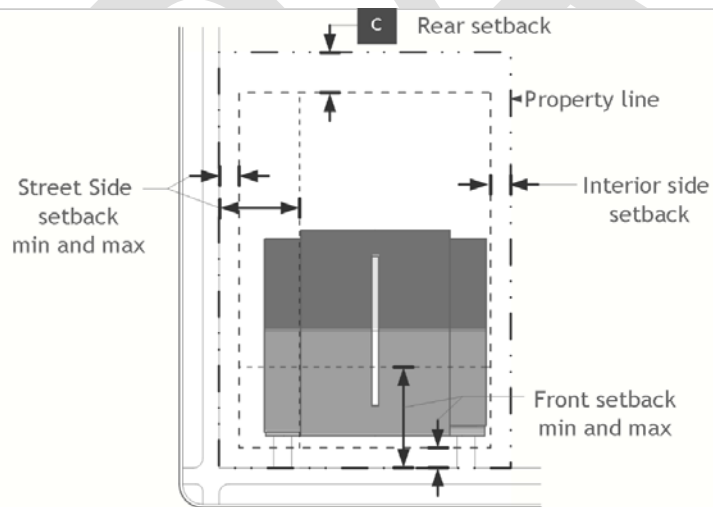


Figure 2-118.A.2: Setbacks – Two-Family

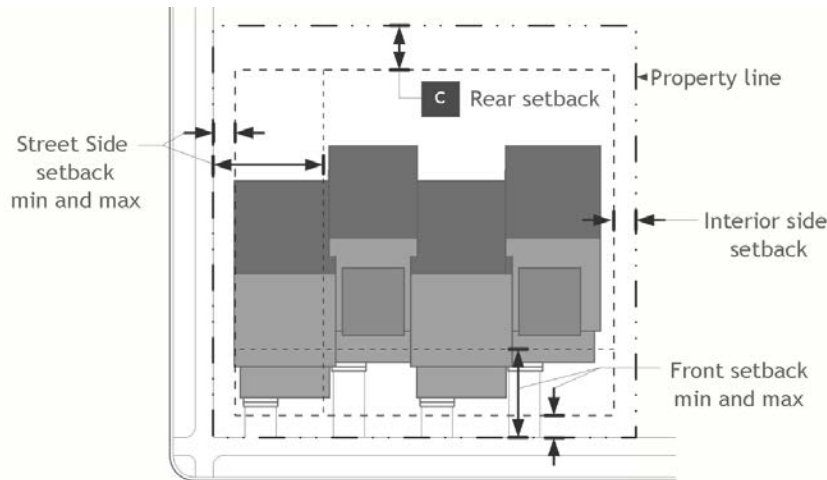


Figure 2-118.A.3: Setbacks – Triplex, Quadplex and Sixplex Dwelling

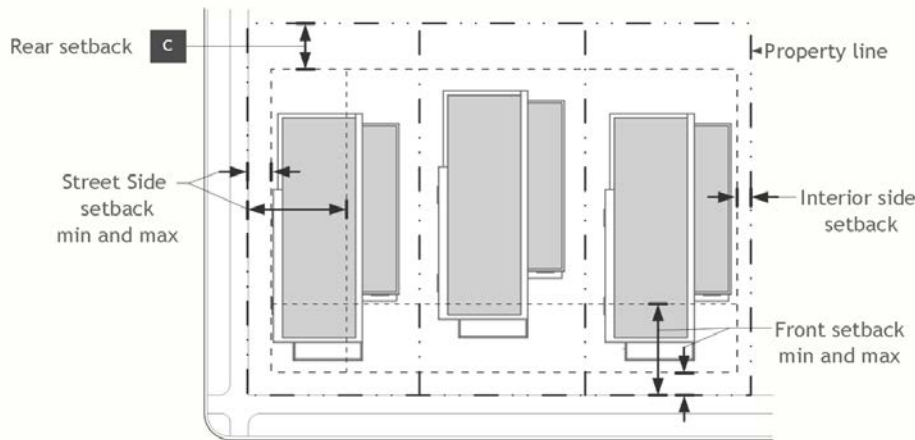


Figure 2-118.A.4: Setbacks – Urban Home Dwelling

Sec 2-119. Lot Layout and Site Design Regulations

A. Street Layout

1. Block Length

At least 70% of block faces within the Lake Pointe Redevelopment District must range between a minimum of 200 feet and a maximum of 600 feet.

2. Pedestrian Realm

- a. As illustrated in Figure 2-119.A: Pedestrian Realm, a Pedestrian Realm must be provided along Streets and shall consist of two zones: a Clear Zone (sidewalk) and a Pedestrian Enhancement Zone. The Clear Zone is intended to provide a clear path of travel for pedestrian movement and the Pedestrian Enhancement Zone is intended for the placement of street trees, street furniture and utility equipment in a manner that does not obstruct pedestrian access or motorist visibility.

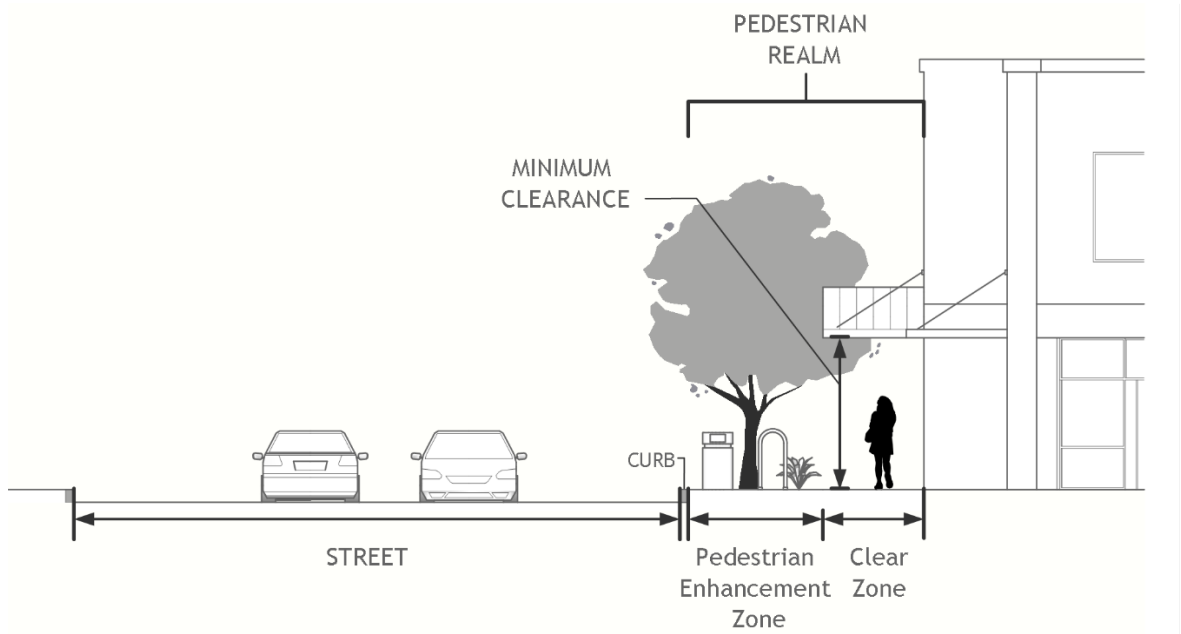


Figure 2-119.A: Pedestrian Realm

b. The following standards shall apply to these zones:

Table 2-119.1: Pedestrian Realm Requirements by Roadway Classification

Roadway Classification (a)	Minimum Clear Zone Width	Minimum Pedestrian Enhancement Zone Width
Type 1 Streets: Major Collector/ Minor Collector	8 feet	8 feet
Type 2 Streets: Local Street/Primary Access Easement	10 feet	8 feet

REFERENCES

a. As identified and defined in the City of Sugar Land Master Thoroughfare Plan.

- c. Sections of the Clear Zone may be reduced for temporary or permanent outdoor dining or other pedestrian amenities such as seating for a length of no more than 75 continuous feet, but a 5-foot clear space must be maintained at all times.
- d. The Clear Zone may be covered by awnings, canopies, or other shade structures to protect pedestrians from inclement weather.
- e. Enhancements required within the Public Realm are described in Section 2-120: Pedestrian Realm Enhancements.

B. Connectivity

1. General

- a. All public streets, roads, trails, and rights-of-way shall be consistent with the adopted Mobility Master Plan (Master Thoroughfare Plan).
- b. Generally, access and circulation systems associated with any development area shall provide for multiple travel modes (vehicular, transit, bicycle, and pedestrian), as appropriate to the development area's size, character, and relationship to existing and planned community transportation systems. Vehicular, transit, bicycle, and pedestrian access and circulation systems shall be coordinated and integrated as necessary to offer the development area's occupants and visitors improved transportation choices while enhancing safe and efficient mobility throughout the development area and the community.

2. Driveways

- a. Driveways shall be located at least 50 feet from any intersecting Street right-of-way.
- b. Driveways shall be located at least 50 feet from driveways on an adjacent property, except where one shared access point and driveway can be established to serve both the subject property and the adjacent property on the other side of that property line. Driveways serving Middle Housing which connect to alleys or private drives are exempt from the minimum 50-foot separation requirement.
- c. Primary circulation and access points shall be oriented toward the abutting street with the lowest traffic volume, unless the Director approves an alternative due to pedestrian, bicycle, or traffic safety concerns.
- d. To facilitate vehicular, pedestrian, and bicycle cross access between abutting sites, encourage shared parking, and minimize access points along streets, sites shall comply with the following standards:
 - (1) The internal circulation system shall be designed to allow for cross-access between the site's common use areas and common use areas in an abutting site.
 - (2) Required vehicular cross access between the abutting lots shall be provided through the use of a single two-way driveway or drive aisle, or two one-way driveways or aisles that are sufficiently wide to accommodate traffic by automobiles, service vehicles, loading vehicles, and emergency vehicles.

- (3) The Director may waive or modify the requirement for cross access if the requirement would:
 - (i) Involve crossing a significant physical barrier or environmentally sensitive area (e.g., railroad, watercourse, floodplain, wetlands, steep slopes);
 - (ii) Create unsafe conditions; or
 - (iii) Impede the application of other design requirements in the Development Code.

C. Parking Location, Size, and Pedestrian Connectivity

1. On-Street Parking Location

Angled, perpendicular, or parallel parking that is designed to function as on-street parking must meet the following two conditions:

- a. The parking must not adversely affect public safety or circulation; and
- b. Each parking space must be located adjacent to and is directly accessible from a Street.

2. Parking Lot Location

- a. Parking Lots shall be located to the side or rear of the Primary Façade. See Figure 2-119.B: Parking Lot Location.
- b. Parking Lots, loading, and service areas must be designed to minimize impacts on adjacent residences. They shall be located away from shared property lines and screened from neighboring residences.

3. Parking Lot Size

- a. Sites with more than 50 multi-family units must be served by Structured Parking and may not have Parking Lots that exceed 15% of the total lot area.
- b. For all other sites, Parking Lots shall not exceed 40% of a lot's total area.
- c. The Director may approve of a Parking Lot that exceeds the maximum Parking Lot size requirements above if the Parking Lot serves multiple sites.

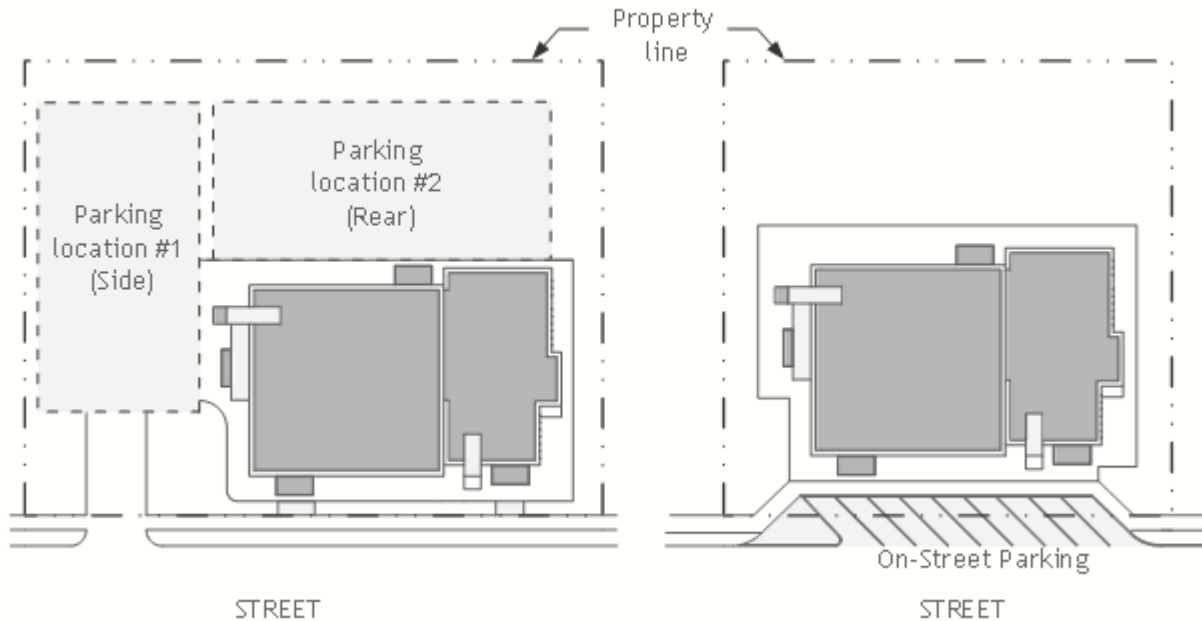


Figure 2-119.B: Parking Lot Location

4. Pedestrian Walkways in Parking Lots

- a. All sites with parking lots containing 7 or more parking spaces shall provide an on-site system of pedestrian walkways that provide direct access and connections to and between the following elements.
 - (1) The primary entrance or entrances to each building, including pad-site buildings;
 - (2) Any sidewalks, walkways, or multi-use paths on adjacent properties that extend to the boundaries shared with the site;
 - (3) Any parking lots intended to serve the site;
 - (4) Any sidewalk system along the perimeter streets adjacent to the site;
 - (5) Any public transit station areas, transit stops, park and ride facilities, or other transit facilities on-site or along an adjacent street; and
 - (6) Any adjacent or on-site public park, trail system, open space, greenway, or other public or civic use or amenity.
- b. As shown in Figure 2-119.C: Pedestrian Walkways in Parking Lots, Pedestrian walkways required above shall:
 - (1) Be a minimum of 5 feet wide unless otherwise required by Section 2-120: Pedestrian Realm Enhancements;

- (2) Be distinguishable from areas used by vehicles in one or more of the following ways:
 - (i) Varying surfacing material, patterns, and/or paving color, but not including the painting of the paving material;
 - (ii) Varying paving height;
 - (iii) Decorative bollards; or
 - (iv) Raised median walkways with landscaped buffers;

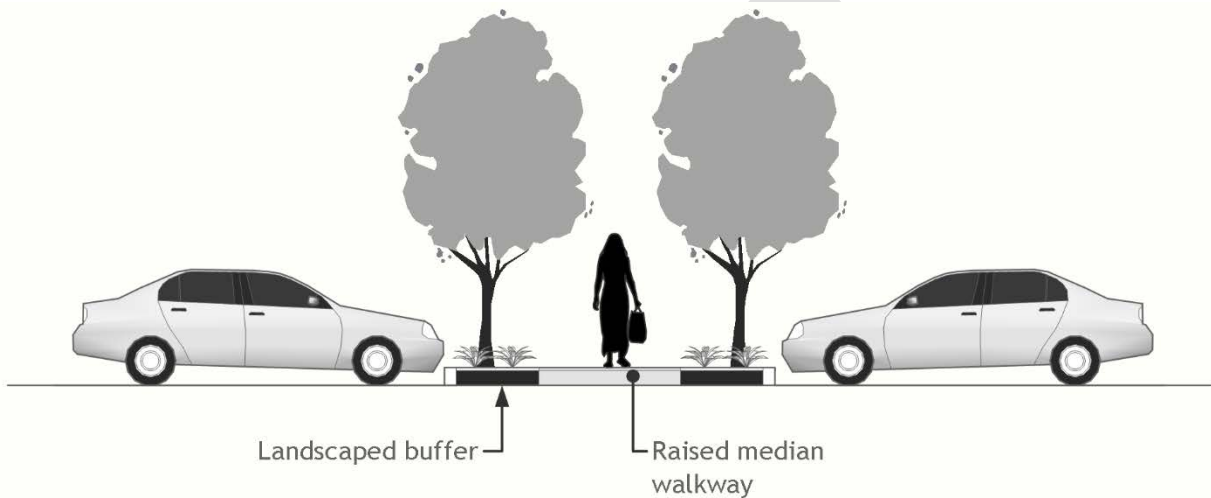


Figure 2-119.C: Pedestrian Walkways in Parking Lots

- (3) Be designed with similar and/or complementary details, colors, and finishes as other interconnected walkways;
 - (4) Have adequate lighting for security and safety;
 - (5) Be conveniently and centrally located on the subject property;
 - (6) Be ADA-accessible; and
 - (7) Not include barriers that limit pedestrian access between the subject property and required connections to adjacent properties.
5. Building façades that are longer than 400 feet in length must provide a midblock pedestrian connection, as shown in Figure 2-119.D: Midblock Pedestrian Connection.

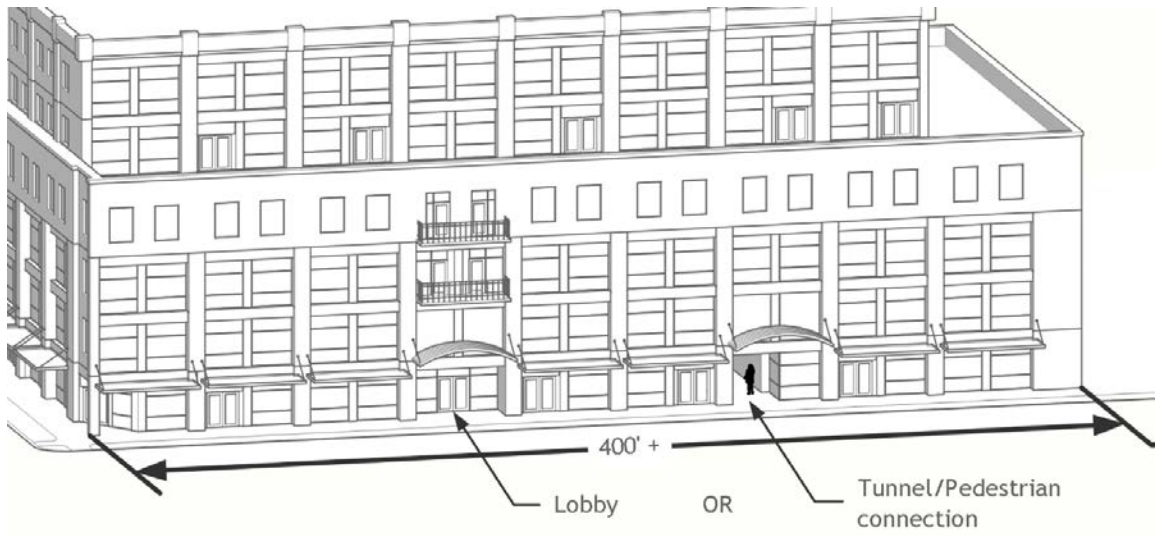


Figure 2-119.D: Midblock Pedestrian Connection

D. Private Garages and Surface Parking for Middle Housing

1. Garages and surface parking shall be located behind dwelling units and may be accessed by alleys or private drives.
2. The minimum distance between the edge of the street or alley and the garage door shall be 20 feet (see Figure 2-119.E: Rear Loading Garage Setback).

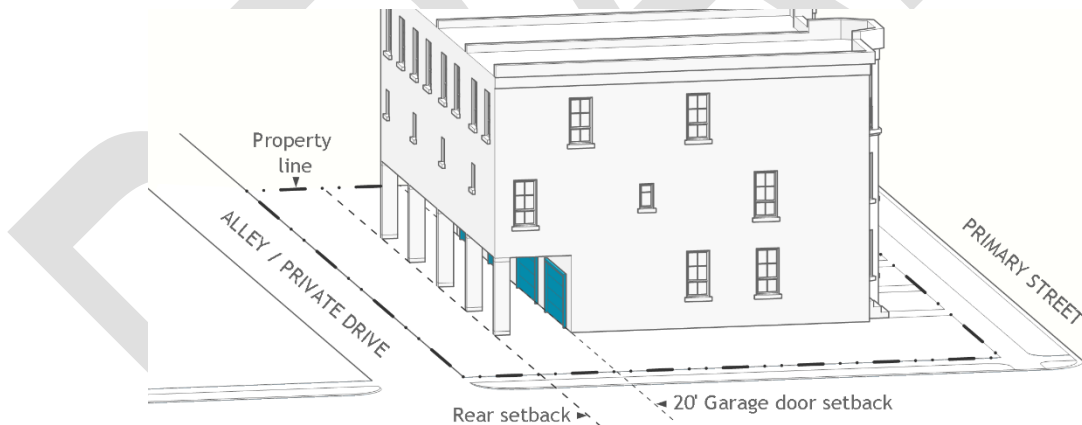


Figure 2-119.E: Rear Loading Garage Setback

3. Parking shall be designed to limit curb cuts and most efficiently park vehicles.
4. Parking may take place on a shared, paved parking lot or in shared driveways.

Sec 2-120. Pedestrian Realm Enhancements

The Pedestrian Realm, as required by Section 2-119: Lot Layout and Site Design Regulations, shall include amenities to enhance the pedestrian experience.

A. Pedestrian Amenities Required for All Development

The Pedestrian Enhancement Zone must include the following amenities:

1. Pedestrian-scaled lighting poles or bollards no more than 15 feet in height shall be installed at intervals of 50-70 feet on center and located an equal distance from street trees.
2. Shade Trees shall be installed at intervals of:
 - a. 25-35 feet on center for 2.5-to-3-inch caliper trees; or
 - b. 35-40 feet on center for 4-inch caliper trees.

B. Additional Pedestrian Amenities for Nonresidential, Multi-Family, and Mixed-Use Buildings

1. Applicability

This Section sets forth a range of options for pedestrian enhancements to improve the streetscape and foster a pedestrian-oriented environment. Sites shall provide pedestrian enhancements in the Pedestrian Enhancement Zone. Any combination of options from Table 2-120.1: Pedestrian Enhancement Options may be used to achieve a minimum of 8 points required for each site. In order to satisfy these requirements, amenities must be open and accessible to the public.

a. Middle Housing Exempt

Lots exclusively occupied by Middle Housing shall not be required to provide additional pedestrian amenities as set forth in Table 2-120.1: Pedestrian Enhancement Options.

2. Pedestrian Enhancement Options

Table 2-120.1: Pedestrian Enhancement Options

Description	Points
Spaces and Areas	
An enhanced landscaped area provided such landscaped area has a minimum depth and width of 10 feet and a minimum total area of the lesser of 650 square feet or two percent of the net site area. Enhanced landscaping includes additional plant quantity and varieties, pedestrian accommodations, raised beds, and landscape walls or similar hardscape elements.	1 point (Maximum 3)
A playground, patio, or plaza with outdoor seating areas, provided the playground, patio, or plaza has a minimum depth and width of ten feet and a minimum total area of 300 square feet.	2 points
Shade provided for the playground, patio, or plaza using canopies pergolas, trees, or other coverings.	2 points
Site Features	
At least one Blank Wall treatment: <ul style="list-style-type: none"> • Install trellises with climbing vines or plant materials along wall; • Provide a planting bed with plant material that screens at least 50 percent of the wall surface; or • Provide artwork on the surface. 	1 point
Creative, ornate or decorative art installations, sculptures, murals, or other intentional artwork	1 point (Maximum 2)
Rain gardens, street-side swales, soil and turf management or other appropriate storm water infiltration system(s) to capture and infiltrate a minimum of 25 percent of site-generated stormwater (subject to Engineering approval)	3 points
Seating every 50 feet adjacent to the building or within the Pedestrian Enhancement Zone, provided such seating includes a variety of seating types and figurations, accommodates solitary and social activities, and provides a safe, comfortable seating surface with smooth, even surfaces and curved edges. The following kinds of seating may be used to meet the requirement: moveable seating, fixed individual seating, fixed benches with and without backs, and seating designed into architectural features (e.g., walls, planter ledges, and seating steps).	1 point
Shade provided for seating areas using canopies, pergolas, shade trees (minimum 6-inch caliper), or other coverings.	1 point
Trash and recycling receptacles installed every 250 feet along the building frontage and at each building entrance adjacent to a pedestrian walkway	1 point

Sec 2-121. Building Design and Additional Development Standards - Multi-Family, Mixed-Use and Nonresidential Development

A. Building Arrangement

Buildings on sites larger than 5 acres shall be organized to create pedestrian-friendly spaces and streetscapes and should be arranged to frame Streets and Civic Spaces (see Figure 2-121.A: Building Arrangement).



Figure 2-121.A: Building Arrangement

B. Civic Space

A minimum of 5% of the Lake Pointe Redevelopment District shall be dedicated to Civic Space. Area within the Pedestrian Realm that is adjacent to a Street shall not count towards required Civic Space.

1. Kiosks

Kiosks, whether temporary or permanent structures, shall be permitted within a Civic Space provided that the structure:

- a. Is a maximum of twenty (20) feet in height and no larger than 200 square feet;
- b. Be occupied by a use permitted in the LPR District;
- c. Complies with all applicable building codes; and
- d. Does not impede and is not located within any Clear Zone.

C. Building Orientation and Siting

1. Buildings shall be oriented so that the Primary Façade faces the Street or Civic Space unless there are compelling site conditions that necessitate a

different orientation. Where compelling site conditions exist, such as a natural geographic feature, the Primary Façade shall be oriented toward the site condition.

2. A minimum of 70 percent of the Primary Façade along the Street shall be located within the Build-to Zone (see Figure 2-121.B: Building Siting).
3. On corner lots, a minimum of 30 percent of the side street building façade shall be located within the Build-to Zone (see Figure 2-121.B: Building Siting).

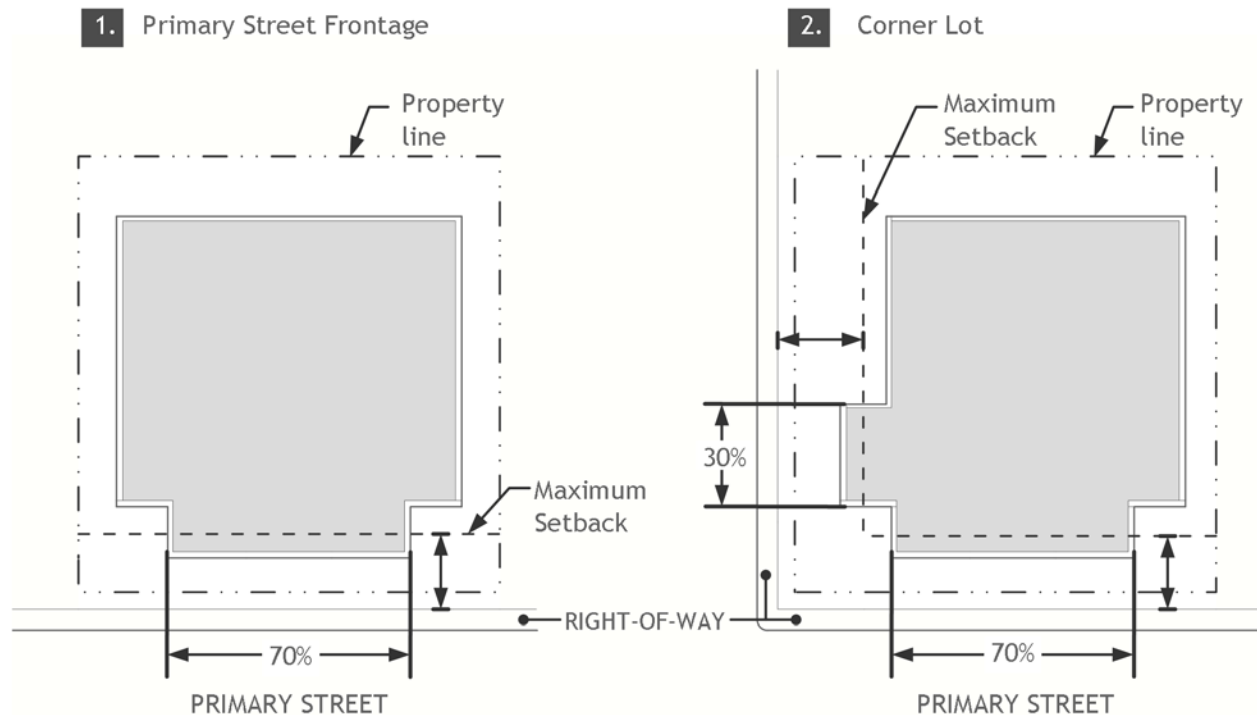


Figure 2-121.B: Building Siting

4. The minimum building siting requirement may be reduced for an outdoor seating and dining area as shown in Figure 2-121.C: Minimum Frontage Requirements – Outdoor Seating and Dining, provided such area is designed and located:
 - a. To avoid interference with any pedestrian access ramp from any abutting street onto the Clear Zone, and to avoid all areas required for maneuvering of wheelchairs and other ambulatory devices at the top of any pedestrian access ramp; and

- b. To meet the standards for Clear Zone set forth in Section 2-119.A.2.

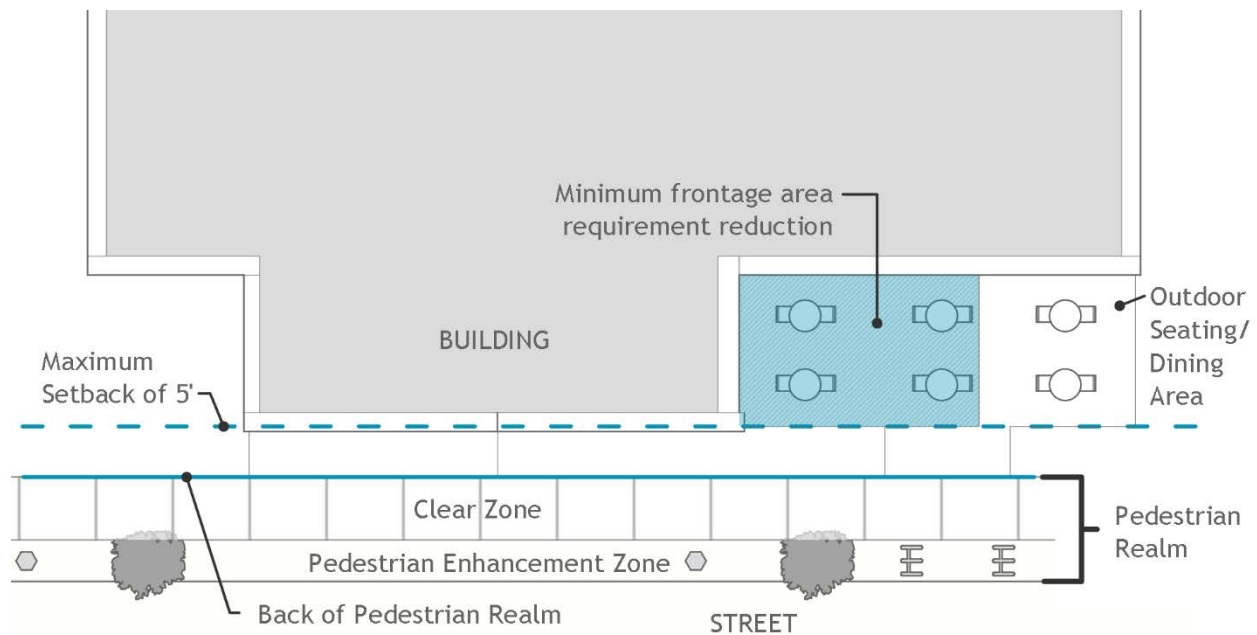


Figure 2-121.C: Minimum Frontage Requirements – Outdoor Seating and Dining

D. Building Entrances

1. Each ground level building and separate lease space shall have at least one Primary Entrance to the adjacent Street or Civic Space. Shared/common lobbies may count as a Primary Entrance for tenant spaces with entrances internal to the building.
 - a. If a natural geographic feature, such as a waterway or other major landscaping feature, public park, trail, or other open space is on or adjacent to the site, each building shall have a Primary Entrance connecting to the feature.
 - b. A corner entrance may count as a Primary Entrance for any intersecting features (see Figure 2-121.D: Orientation Toward Primary Street Frontage).

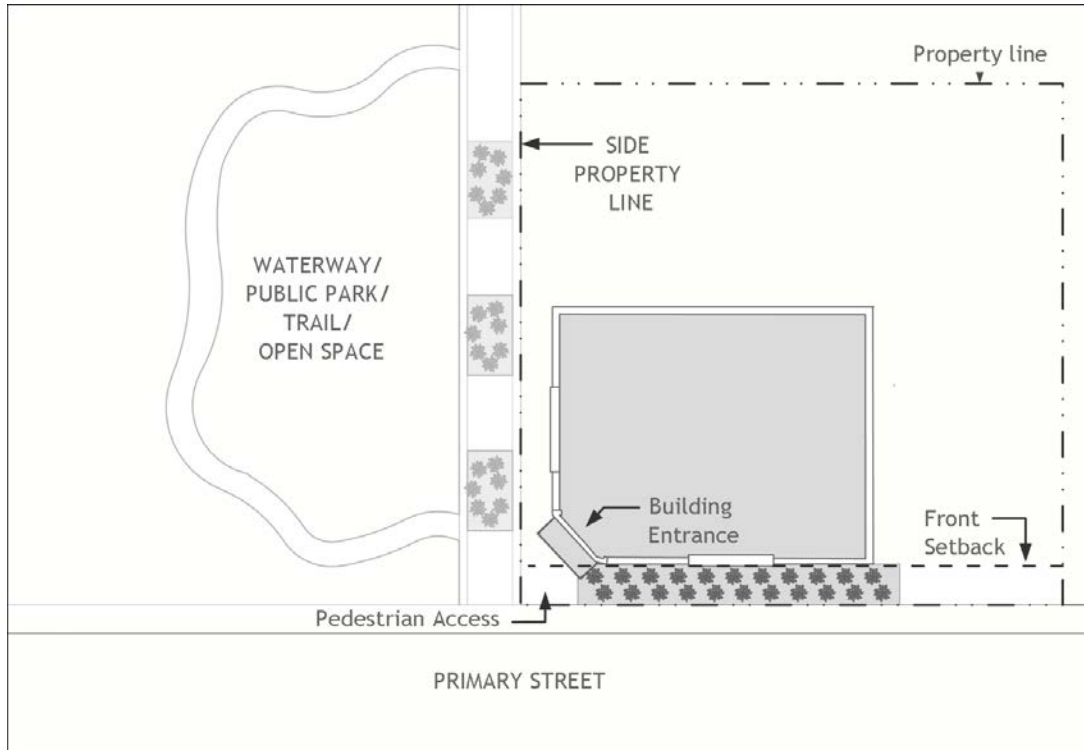


Figure 2-121.D: Orientation Toward Primary Street Frontage

2. Primary Entrances shall be defined and articulated with architectural elements such as pediments, columns, porticos, porches, overhangs, or other similar elements approved by the Director (see Figure 2-121.E: Building Entrances).
3. For buildings with multiple tenant entries, each tenant shall have a Primary Entrance (see Figure 2-121.E: Building Entrances).

4. All ground-floor entrances shall be covered or inset to provide a shelter from inclement weather. The inset or cover shall be no less than 20 square feet (see Figure 2-121.E: Building Entrances).

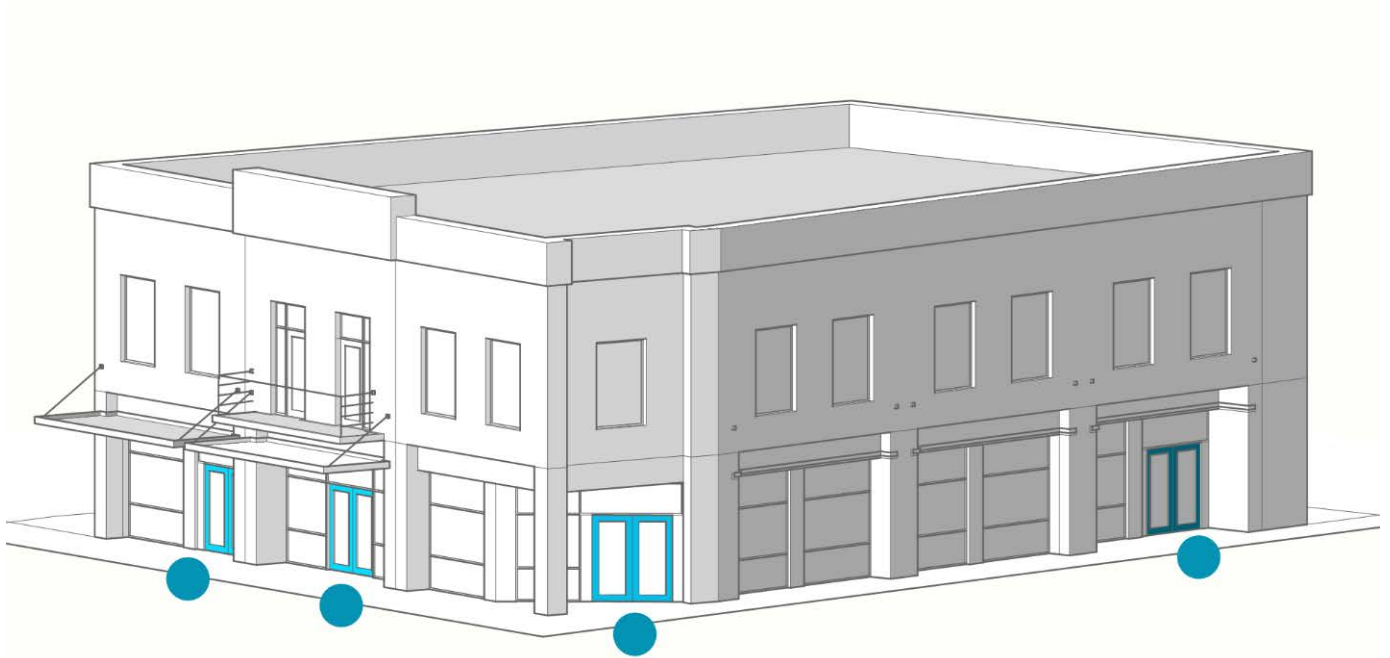


Figure 2-121.E: Building Entrances

E. Ground Level Design

1. Ground Level Multi-Family Residential

All Buildings that have residential unit floor plates within six feet of finished grade shall meet the following standards:

- a. The building shall include an entrance into the unit that is accessible from the Pedestrian Realm. Entrances above grade are considered accessible from the Pedestrian Realm.
- b. Units shall also include windows that provide residents a view of the street and Pedestrian Realm.
- c. Lobbies that provide access to upper stories may be located at grade level.
- d. Any fencing used to enclose patios adjacent to the Pedestrian Realm may not exceed 4 feet in height.

- e. All ground floor residential units along Streets shall maintain a minimum structural ceiling height of 13 feet to provide the opportunity for future conversion to nonresidential uses.

2. Ground Level Nonresidential

- a. Ground level entrances adjacent to the Pedestrian Realm shall meet the following requirements.
 - (1) Entrances shall be located at the approximate elevation of the adjacent sidewalk.
 - (2) Entrances shall have a minimum clear height of 13 feet between finished floor and the ceiling or top plate. Mezzanines within the retail space shall be allowed per building code.
- b. The ground level façade must include weather protection that is at least six feet deep along at least 75 percent of the façade.

F. Building Form

1. Building Mass

Buildings shall be designed to reduce apparent mass, ground the building, provide visual relief, and reinforce pedestrian scale. This shall be accomplished by differentiating between the ground level and upper levels through architectural features. Examples of features include but are not limited to: canopies, balconies, arcades, varying materials, banding, noticeable change in color or shade, parapet walls, or other horizontal or vertical elements (see Figure 2-121.F: Façade Articulation, Building Form, and Transparency).

2. 360-Degree Architecture

Those sides of a building that are not visible from the Street shall have a finished façade that is similar to the visible façades in terms of materials and architectural detailing.

3. Façade Articulation

All Primary Façades and street-facing façades shall provide visual relief which breaks or minimize the scale of the building. These façades shall not exceed 50 feet in length without incorporating two of the following elements:

- a. Vertical building modulation of at least 12 inches in depth;
- b. Projections, recessions, or reveals such as, but not limited to, columns, pilasters, cornices, and bays, and having a change of wall plane that is a minimum of six inches in depth; and/or
- c. A change in building material, siding style, or color.

4. Transitions to Existing Residential

Buildings shall be designed to minimize impacts on existing homes and maximize the privacy of residents by:

- a. Locating sources of audible noise (e.g., heating and air conditioning units) as far away from lower intensity uses as practical;
- b. Placing windows on the building to minimize direct lines of sight into neighboring homes; and
- c. Orienting porches, balconies, and other outdoor living spaces away from neighboring homes.

G. Building Transparency

Façades that are oriented toward Streets or Civic Spaces shall meet the following transparency requirements, as shown in Figure 2-121.F: Façade Articulation, Building Form, and Transparency:

1. Ground-Floor Transparency

- a. For nonresidential uses, at least 40 percent of each ground floor façade shall be transparent.
- b. For residential uses, at least 15 percent of each ground floor façade shall be transparent.

2. Upper-Floor Transparency

At least 20 percent of upper floors shall be transparent.



Figure 2-121.F: Façade Articulation, Building Form, and Transparency

3. Transparency Standards

- a. Windows and other materials intended to meet the minimum transparency requirements shall not be reflective or mirror-like in appearance.
- b. “Storefront”-type glass walls shall not extend in a continuous unbroken façade longer than 50 feet (see Figure 2-121.G: Building Transparency –Storefront).
- c. Windows shall be individually defined with detail elements such as frames, sills and lintels or other elements that provide delineation between window panes.



Figure 2-121.G: Building Transparency –Storefront

H. Additional Standards for Multi-Family Development

In addition to the standards above, all Multi-Family development must provide additional amenities. Applicants shall select amenity options from the Development Application Handbook to achieve the minimum number of points required for the development as indicated below in Table 2-121.1: Required Points for Multi-Family Development by Number of Units. For purposes of meeting the minimum requirements of this Section, amenities include but are not limited to improvements such as a pool; fitness center; community gathering space (indoor or outdoor); business center; bicycle storage; balconies; multiple floor plans; enhanced building finishes; Leadership in Energy and Environmental Design (LEED) certification; and energy efficient appliances.

Table 2-121.1: Required Points for Multi-Family Development by Number of Units	
Number of Dwelling Units	Minimum Points Required
< 50	20 points
50-99	40 points
100-149	60 points
150-249	80 points
250-350	100 points
> 350	For every additional 50 units, an additional 10 points

Sec 2-122. Building Design - Middle Housing Development

A. Building Orientation and Entrances

1. The orientation of the primary entrance and façade of residential dwellings shall be consistent with the established pattern along the block face.
2. No residential structure shall be sited diagonally or otherwise skewed on the lot.
3. Buildings shall have at least one entrance accessible from the Pedestrian Realm.

B. Building Form

1. Building Mass

Exterior walls shall be broken by recessed entryways, bay windows, use of more than one exterior finish material, use of architectural details, or such other technique or combinations of techniques to prevent the appearance of featureless walls.

2. 360-Degree Architecture

Those sides of a building that are not visible from the street frontage shall have a finished façade that is similar to the visible façades in terms of materials and architectural detailing.

C. Building Transparency

At least 15 percent of the area of street-facing façades shall be windows or doors.

Sec 2-123. Lake Pointe Redevelopment District Permitted Uses and Parking Requirements

The Lake Pointe Redevelopment District Permitted Uses and Parking Schedule is shown on the following pages. Additional regulations indicated in the “Notes” column can be found at the end of the Permitted Uses and Parking Schedule. Parking design requirements and reductions are set forth in Subsection B and C below.

A. Table of Permitted Uses and Parking Schedule

Table 2-123.1: Permitted Uses and Parking Schedule for Lake Pointe Redevelopment District				
Land Use	LPR	Definition	Parking	Notes
Residential				
Dwelling, Multi-Family	P (N)	7 or more Dwelling Units within a building on 1 platted lot.	1: 5 Dwelling Units PLUS 1.5: One Bedroom Unit and 2: Two or More Bedroom Units	1, 2
Dwelling, Single-Family Attached (Townhome)	P (N)	A building that contains Dwelling Units located on separately platted lots that are joined to other Dwelling Units on 1 or both sides by a common wall that is located along the side lot line and separates the individual Dwelling Units, commonly referred to as a townhouse.	1: 5 Dwelling Units PLUS 1.5: One Bedroom Unit and 2: Two or More Bedroom Units	1
Dwelling, Two-Family (Duplex)	P (N)	A building on 1 platted lot that contains only 2 Dwelling Units, either horizontally or vertically stacked, and has open space on all sides of the building, commonly referred to as a duplex.	2: Dwelling Unit	1
Dwelling, Urban Home	P(N)	A building that contains only 1 Dwelling Unit and is typically larger in height than in width and located on a narrow lot, commonly referred to as a detached townhome.	2: Dwelling Unit	1
Dwelling, Triplex or Fourplex	P (N)	A building on 1 platted lot that contains 3 or 4 Dwelling Units either horizontally or vertically stacked.	1: 3 Dwelling Units PLUS 1.5: One Bedroom Unit and 2: Two or More Bedroom Units	1
Dwelling, Sixplex	P (N)	A building on one platted lot that contains 5 or 6 Dwelling Units either horizontally or vertically stacked.	1: 5 Dwelling Units PLUS 1.5: One Bedroom Unit and	1

Table 2-123.1: Permitted Uses and Parking Schedule for Lake Pointe Redevelopment District

Land Use	LPR	Definition	Parking	Notes
			2: Two or More Bedroom Units	
Dwelling, Live/Work	P(N)	A building that contains 1 or more Dwelling Units that maintain integrated living and working space in different areas of the unit, either horizontally or vertically stacked.	2: Dwelling Unit	3
Child Care Home (≤6 Children)	P	A dwelling where state-licensed care, protection, and supervision are provided, for a fee, at least twice a week to no more than 6 children at one time, including children of the adult provider, for less than 24 hours per day, and in accordance with the requirements of Texas Administrative Code, Title 40, Part 19.	2: Dwelling Unit	
Child Care Home (≥7 Children)	C	A dwelling where state licensed care, protection, and supervision are provided, for a fee, at least twice a week to no more than 12 children at one time, including children of the adult provider, for less than 24 hours per day, and in accordance with the requirements of Texas Administrative Code, Title 40, Part 19.	2: Dwelling Unit	
Community Home	P	A dwelling for not more than 6 persons with disabilities and 2 supervisors and is licensed under and complies with Chapter 123 of the Texas Human Resources Code.	2: Dwelling Unit	
Institutional				
Library	P	A public facility that allows the view and check out of books, videos, and other literature.	1:300 sq.ft.	
Museums and Art Galleries	P	A building serving as a repository for a collection of natural, scientific, artistic, or literary objects of interest, and designed to be used for viewing, with or without an admission charge, and that may include the sale of goods and novelties as an accessory use.	1:300 sq.ft.	
Parks and Recreational Facilities	P	An area developed for active play and recreation that may include, but is not limited to, open space, sports courts, play equipment, trails, restrooms, and maintenance structures. The area may be owned by a public entity and used to provide recreational activities to the general public; or the area may be owned	1:100 sq.ft. of Indoor Facilities Plus 1:4 Persons Design Capacity of Outdoor Facilities (Including Both Participants and	

Table 2-123.1: Permitted Uses and Parking Schedule for Lake Pointe Redevelopment District

Land Use	LPR	Definition	Parking	Notes
		by a private, nonprofit, or homeowner's association and used to provide recreational activities to the members of the association.	Spectators as Applicable)	
School, College, and University	P	An institution established for educational purposes offering courses for study beyond the secondary education level. Dormitories for students and employees only are permitted in conjunction with these uses.	The applicant shall provide parking analysis for the proposed development and parking estimate shall be approved by the Director of Planning.	
School, Vocational	P (N)	Trade schools and commercial schools offering training or instruction in a trade, art, or occupation.	1:100 sq.ft. of Classroom Space Plus 1:300 sq.ft. for Workshop or Instructional Space	4
Office				
Professional Office, Neighborhood	P	An establishment for the provision of executive, management, or administrative services in an office setting in a building less than or equal to 20,000 sq.ft. Examples may include offices of accountants, engineers, bookkeepers, attorneys, insurance, consultants, city planners.	1:250 sq.ft.	
Professional Office, Regional	P	An establishment for the provision of executive, management, or administrative services in an office setting in a building greater than 20,000 sq.ft. Examples may include offices of accountants, engineers, bookkeepers, attorneys, insurance, consultants, city planners.	1:250 sq.ft.	
Retail				
Bar	P	A facility that derives more than 50% of its revenue from the sale of alcohol beverages for consumption on the premises where the same are sold.	1:200 sq.ft.	
Furniture and Home Furnishings Store	P(N)	A business that engages in the sale of household furniture, decorations, and related consumer goods.	1:300 sq.ft.	4
Grocery, Convenience Store	P	A retail establishment that sells food and other consumable and non-consumable products for off-premise use or consumption that is 6,000 sq.ft. or less.	1:200 sq.ft.	

Table 2-123.1: Permitted Uses and Parking Schedule for Lake Pointe Redevelopment District

Land Use	LPR	Definition	Parking	Notes
Grocery, Market	P	A retail establishment primarily selling prepackaged and perishable food as well as other convenience and household goods that is 30,000 sq.ft. or less.	1:200 sq.ft.	
Grocery, Supermarket	P	A retail establishment primarily selling prepackaged and perishable food as well as other convenience and household goods that is greater than 30,000 sq.ft.	1:200 sq.ft.	
Liquor Store	P(N)	A retail establishment primarily engaged in selling beer, wine, and other alcoholic beverages. Establishments may specialize in a particular type of alcoholic beverage.	1:200 sq.ft.	4
Pharmacy without Drive-Thru	P	An establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics, and related merchandise.	1:200 sq.ft.	
Restaurant, With No Drive-In or Drive-Thru Service	P	An establishment that prepares and sells food and beverages for immediate consumption, including cafes, coffee shops, sandwich shops, ice cream parlors, take-out, and similar uses.	1:50 sq.ft. of Public Seating and Waiting Area (Including Outdoor Areas for Seating and Waiting) PLUS 1:200 sq.ft. of the remainder of the building.	
Services				
Adult Day-Care	P	A group program that is licensed by the State of Texas and designed to meet the needs of four or more functionally and/or cognitively impaired adults through an individual plan of care. These structured, comprehensive programs provide a variety of health, social, and other related support services in a protective setting during any part of a day, but less than 24-hour care. Adult day care services are dedicated to keeping adults needing assistance healthy, independent, and non-institutionalized. Adult day centers generally operate programs during normal business hours five days a week. Some programs offer services in the evenings and on weekends.	1:200 sq.ft.	
Animal Services, Boarding/Day Care	P	A facility for the overnight boarding or day care of small animals such as dogs,	1:300 sq.ft.	

Table 2-123.1: Permitted Uses and Parking Schedule for Lake Pointe Redevelopment District

Land Use	LPR	Definition	Parking	Notes
		cats, birds, small reptiles, and other similar household animals.		
Animal Services, Outdoor Runs (Accessory)	P	Fenced outdoor facilities for small animals. This use is an accessory only in association with an approved with an approved Animal Services, Small Animal or Animal Services, Boarding/Day Care use.	No Additional Parking Required	
Animal Services, Small Animals	P	A facility for the medical or surgical treatment, grooming, or other veterinary services for small animals such as dogs, cats, birds, small reptiles, and other similar household animals. Overnight stays are primarily for those required after a surgical procedure for a household pet.	1:300 sq.ft.	
Assembly Facility, Banquet/Event Center	P	A building, facility, room, or portion thereof, which is rented, leased or otherwise made available to any person or group for a private event function, that is not open to the general public, whether or not a fee is charged. This use also includes meeting halls for civic organizations or social groups. This definition does not include assembly facilities associated with and on the same campus as a Place of Worship.	1:100 sq.ft.	
Child Care Facility, Daycare	P	An establishment, other than a public or private school, providing care training, education, custody, treatment or supervision for 7 or more children for less than 24 hours a day at a location other than the permit holder's home. A state license is required.	1:300 sq.ft.	
Cleaning, Dry Cleaners Pick-Up & Drop-Off without Drive-Thru	P(N)	An establishment that accepts clothing to be laundered, dry cleaned, dyed, or pressed. Laundering and pressing is permitted on site. Dry cleaning, dyeing, and other processes involving the use of solvents are prohibited on-site.	1:200 sq.ft.	6
Clinic, Medical, Dental or Therapist	P	An institution, public or private, for the examination, evaluation, and treatment of out-patients by an individual or group of doctors, dentists, or other licensed members of a human health care profession, such as speech, physical, or occupational therapists, chiropractors, and dieticians.	1:200 sq.ft.	
Commercial Amusement, Indoor	P	An amusement enterprise offering entertainment or games of skill to the	Bowling Alley: 4: each bowling lane;	

Table 2-123.1: Permitted Uses and Parking Schedule for Lake Pointe Redevelopment District

Land Use	LPR	Definition	Parking	Notes
		general public for a fee or charge, wherein all portions of the activity takes place indoors, including, but not limited to: bowling alley, billiard/pool facility, miniature golf course, gun range/archery range, roller/ice skating rink, racquetball/handball club, indoor tennis courts/club, indoor swimming pool or scuba diving facility, video arcade, indoor trampoline park/bouncy park, fortune telling, card reading, illusionists, magicians and puzzle-solving games.	Billiard/Pool Facility: 2:pool table; Indoor Miniature Golf Course: 1:200 sq.ft. for indoor, plus 1½:hole; Gun Range/Archery Range: 1:200 sq.ft. of indoor facilities, plus 1:lane; Roller/Ice Skating Rink: 1:150 sq.ft. of rink area; Indoor Game Courts: 3:court; Video Arcade: 1:200 sq.ft., plus 1:3 persons that the facility is designed to accommodate at maximum capacity; Indoor Trampoline/Bouncy Park: 1:200 sq. ft. Other Uses: 1:200 sq.ft.	
Commercial Amusement, Outdoor	P	A commercially operated enterprise offering entertainment or games of skill to the general public for a fee or charge, wherein any portion of the activity takes place outdoors, including, but not limited to, miniature golf course, amusement park, golf driving range, archery range, batting cages, go-cart track, sports field, and swimming pool/waterpark. Gun ranges are classified as Commercial Amusement, Indoor.	Parking: Miniature Golf Course: 1:200 sq.ft. of indoor facilities, plus 1½:hole; Golf Driving Range/Archery Range: 1:200 sq.ft. of indoor facilities, plus 1:lane or skeet field; Amusement Park: 1:3 persons that the facilities are designed to accommodate at maximum capacity; Go-Cart Tracks/Sports Fields/Swimming Pool: 1:100 sq.ft. of indoor facilities, plus 1:4 persons	

Table 2-123.1: Permitted Uses and Parking Schedule for Lake Pointe Redevelopment District

Land Use	LPR	Definition	Parking	Notes
			design capacity of outdoor facilities, including both participants and spectators as applicable; Other Uses: 1:200 sq.ft.	
Concert or Performance Hall	P	A building devoted to the showing of musical or live performances including rehearsal space.	1:500 sq.ft.	
Concierge Medical Care	P	A business engaged in medical care of clients for an annual or monthly fee with a limited number of clients. Doctors in this industry may conduct business in an office or visit patients at home. The concierge medical facility may not exceed 2,500 sq.ft.; a larger facility is classified under Clinic.	1:250 sq.ft.	
Counseling and Therapy Services	P	An establishment providing treatment on an outpatient basis for mental health and wellness issues (without the use of drugs) including individual, marital, and family counseling by one or more licensed therapists, counselors, and/or clinical social workers.	1:250 sq.ft.	
Financial Institution without Drive-Thru	P	A banking establishment without drive-thru facilities, open to the public, for the deposit, custody, loan, exchange or issue of money, the extension of credit, and facilitating the transmission of funds. Excludes pawnshops, check cashing businesses, payday advance/loan businesses, car title loan businesses and bail bonds.	1:250 sq.ft.	
Fitness Center	P	An establishment engaged in providing indoor fitness instruction such as yoga, Pilates, martial arts, Zumba, kickboxing, boot camp, swimming instruction, etc. t. See Fitness Center, Outdoor Facilities & Activities (Accessory) for any outdoor facilities or activities.	1:200 sq.ft.	
Fitness Center, Outdoor Facilities & Activities (Accessory)	P	An accessory use only permitted in conjunction with and on the premises of a Fitness Center use. Permitted accessory uses include outdoor fitness facilities, outdoor ball courts, outdoor swimming pools, or outdoor fitness classes.	No Additional Parking Required unless determined necessary by the Director of Planning	

Table 2-123.1: Permitted Uses and Parking Schedule for Lake Pointe Redevelopment District

Land Use	LPR	Definition	Parking	Notes
Hotel, Full Service	P(N)	A hotel with guest rooms offered at nightly rates only, and that contains and offers the following amenities: 1. A minimum of 10,000 square feet of dedicated meeting and event facilities; 2. Full-menu room service; 3. Fitness center; 4. Swimming pool; 5. Restaurant accessible through the interior of the hotel that offers a full-menu, table service, and seating for at least 50 patrons during standard dining hours; and 6. Lounge area containing a counter, tables, or seating area where alcoholic beverages are sold for consumption in that area.	1: Guest Room PLUS 1:200 sq.ft. for Meeting Room/ Restaurant	7
Hotel, Select Service	C(N)	A hotel with guest rooms offered at nightly rates only, and that contains and offers the following amenities: 1. A minimum of 4,000 square feet of dedicated meeting and event facilities; 2. A restaurant accessible through the interior of the hotel that offers made-to-order food and seating for at least 30 patrons during standard dining hours; 3. Swimming pool; and 4. Fitness center.	1: Guest Room PLUS 1:200 sq.ft. for Meeting Room/ Restaurant	7
Hotel, Limited Service	C(N)	A hotel with guest rooms offered at nightly rates only, and that contains the following amenities: 1. A minimum of 500 square feet of dedicated meeting and event facilities; 2. Swimming pool; and 3. Fitness center.	1: Guest Room PLUS 1:200 sq.ft. for Meeting Room/ Restaurant	7
Senior Living, Independent (55+)	P(N)	An establishment providing dwelling units specifically designed for the needs of people 55 and over. In addition to housing, this type of facility provides convenience services, such as meals, housekeeping and transportation, and community facilities, such as central dining rooms and activity rooms.	2:Dwelling Unit	1, 8
Senior Living, Transitional Care	P(N)	Any combination of Independent, Senior Living, Assisted Living, and Nursing and Personal Care Facility.	For Independent and Assisted Living - 2:Dwelling Unit plus For Nursing and Personal Care Facility - 1:2	1, 2, 5, 8

Table 2-123.1: Permitted Uses and Parking Schedule for Lake Pointe Redevelopment District

Land Use	LPR	Definition	Parking	Notes
			Resident Occupants (at maximum capacity of facility)	
Individual and Family Social Services	P	Establishments engaged in providing one or more of a variety of individual and family social, counseling, welfare, or referral services, including refugee, disaster, and temporary relief services.	1:250 sq.ft.	
Medical and Dental Laboratory	P	A facility in which medical tests are conducted on specimen, body fluids, tissues, such as blood analysis, molecular diagnostics, forensic toxicology testing; or dentures, artificial teeth, and orthodontic appliances are made to order for the dental profession.	1:300 sq.ft.	
Movie Theater	P	A building or portion of a building devoted primarily to the showing of movies or motion pictures and including the sale of concessions to theater patrons.	1:4 Seats	
Other Educational Services	P	Educational establishments, other than elementary and secondary schools, providing instruction in a classroom setting with a specific set of curricula including tutoring, music schools, language school, and similar establishments as well as educational testing centers.	1:300 sq.ft.	
Other Health Services	P	Establishments engaged in a variety of other outpatient health services not otherwise specified including dialysis centers, blood donations, and other non-surgical outpatient services.	1:300 sq.ft.	
Permanent Makeup	P	An establishment whose practices placing of marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the facial skin by means of the use of needles or other instruments designed to contact or puncture the skin to produce designs that resemble makeup such as eyebrows, eyeliner, lips, and other permanent enhancing colors.	1:200 sq.ft.	
Personal Services	P	An establishment engaged in the provision of informational, instructional, personal improvement, personal care, and similar services, such as portrait shops, photography studios, art and	1:200 sq ft.	

Table 2-123.1: Permitted Uses and Parking Schedule for Lake Pointe Redevelopment District

Land Use	LPR	Definition	Parking	Notes
		music schools, driving schools, print shops, handicraft/art or hobby instruction, salons, spas and barber shops, household and personal goods repair, and tailor/alterations shops.		
Place of Worship	P	A building for regular assembly for religious public worship that is used primarily for and designed for such purpose such as a church, synagogue, mosque or similar, along with accessory activities that are customarily associated therewith, such as a place of residence for clergy on the premises, and that is tax exempt as defined by State law.	With Fixed Seating: 1:3 Seats in the Main Assembly Area OR Without Fixed Seating: 1:75 sq.ft. in the Main Assembly Area	
Research, Life Sciences and Healthcare	P	An establishment engaged in research concerning biology, microbiology, biochemistry, other life sciences, and general healthcare such as agricultural research, food research, pharmaceutical research, oceanographers, biotechnical research, and other related life science and healthcare research.	1:300 sq.ft.	
Research & Technology Development	P	An establishment which conducts scientific research, including development, testing or controlled production of high-technology electronic, industrial, or scientific such as computer software, electronic components, electronic research, instrument analysis, robotics, optical equipment, and other related services.	1:300 sq.ft.	
Studio, Glass or Ceramics	P	An establishment primarily used for an artisan workshop to make or manipulate glass or ceramic products.	1:500 sq.ft.	
Studio, Metalwork, Woodwork, & Furniture (Including Repair)	P	An establishment primarily used for an artisan workshop dedicated to metal work, woodworking, or furniture making. Activities include but are not limited to forging individual pieces of metal, welding services, blacksmithing, creating works of art using metal, carving wood, assembling pieces together, furniture upholstery and repair, or finishing wooden pieces. Activities may also include repair that utilizes welding.	1:500 sq.ft.	

Table 2-123.1: Permitted Uses and Parking Schedule for Lake Pointe Redevelopment District

Land Use	LPR	Definition	Parking	Notes
Vehicle-Related				
Parking, Facility	P(N)	A parking facility that provides parking spaces for vehicles less than 1- ton capacity for a fee or free.	No Additional Parking Required	9
Industrial				
Microbreweries	P(N)	A facility with 30,000 sq.ft. or less of enclosed space, where beer, wine, or other alcoholic beverages are brewed, fermented, or distilled for distribution and consumption, which possess the Brewpub (BP) license from the State of Texas and which follows all TABC requirements from the State of Texas. This facility may also prepare and sell food and alcoholic beverages for immediate consumption on-site. Such facilities are typically independently owned.	1:500 sq.ft. of Production Area and Office PLUS 1:100 sq.ft. of Taproom, Lounge, and Dining Area, of Both Indoor and Outdoor Seating	10

Supplemental Regulations

1. Home Occupation

A Home Occupation is only permitted as an Accessory Use in a residential Dwelling Unit if it meets the following conditions:

- a. It does not depend on the employment of a person who does not reside in the residence;
- b. A separate entrance is not provided for the conduct of the occupation;
- c. An alteration is not made in the Dwelling Unit that changes its character as a Dwelling Unit;
- d. It does not use outdoor storage;
- e. A Sign advertising the Home Occupation is not located on the Premises;
- f. It does not require the delivery or shipment of merchandise, goods, or equipment by other than passenger motor vehicles, ¾ ton step-up van or similar sized trucks;
- g. It does not create or cause any perceptible noise, odor, smoke, electrical interference or vibrations to emanate from the Premises; and
- h. It is conducted so that it does not create parking or traffic congestion or otherwise place an undue burden on the abutting or adjoining neighbors or the immediate neighborhood.

2. Multi-Family Dwelling

- a. All Multi-Family Dwellings shall meet the additional criteria in Sec. 2-121.H.
- b. Number of Units shall not exceed the maximum number of units in the Lake Pointe Regional Activity Center as identified in the Comprehensive Plan.

3. Dwelling, Live/Work

Non-residential uses in a Live/Work dwelling are limited to the first floor of the dwelling.

4. Size Limitation (30,000 sq. ft.)

Uses are not allowed to occupy a space larger than 30,000 square feet.

5. Assisted Living

Assisted Living uses must comply with the following requirements:

- a. Provide a common dining area;

- b. Provide housekeeping and transportation services to residents; and
- c. Be licensed by the state under Texas Administrative Code Ch. 92 as a Type A or Type B facility.

6. Dry-Cleaning Facilities

Screening is required to minimize view of any rear door, utility door, or loading and unloading bay from any adjacent property line or right-of-way.

7. Hotels (Full, Limited, Select Service)

a. Intent

The City Council has determined that establishing minimum standards for hotels protects and advances the general welfare of the community by providing for structural integrity, safety, durability, and improved maintenance of sites, and by promoting economic development by providing quality hospitality developments that support the City's businesses.

b. Definition

For hotels, Cooking Facility includes a conventional oven, convection oven, stove top burner, grill, hibachi or hotplate that does not serve an integral part of an appliance designed solely to produce coffee, sink with a 1 inch or larger in diameter drain, garbage disposal, dishwasher, counter space for cooking, preparing, or serving food, but does not include a microwave, miniature refrigerator or freezer, or coffee maker.

c. Minimum Requirements

A hotel must meet the following requirements:

- i. Guest rooms must be accessible only through interior corridors;
- ii. Entrance through exterior doors must be secured and accessible only to guests and employees;
- iii. Hotel management must be on-site 24 hours each day;
- iv. Prohibit overnight parking of trucks with more than 2 axles and recreational vehicles in the hotel's parking lot and Parking Garage, erect signs in compliance with Chapter 2308 of the Texas Occupations Code stating those vehicles will be towed from the hotel property;
- v. Except for not more than 5% of the total number of guest rooms in a Full Service Hotel, guest rooms in a hotel may not contain any Cooking Facility; and
- vi. Delivery service areas must be screened from the view of any Right-of-Way or residential area by masonry walls.

8. Independent Senior Living

Independent Senior Living uses must comply with the following requirements:

- a. Provide a common dining area that is at least 3,000 sq.ft.;
- b. Provide housekeeping and transportation services to residents;
- c. Provide physical fitness and/or wellness facilities on-site;
- d. Units must be accessible through temperature controlled interior corridors; and
- e. At least one person aged 55 or over shall reside in each unit.

9. Parking, Facility

Parking Facilities are limited to parking garages. Standalone surface Parking Lots are not permitted.

10. Microbreweries

Each establishment must include one or more of the following totaling at least 15% of the square footage of the enclosed space: a restaurant, tasting room, bar, or lounge.

B. Parking Spaces and Maneuvering Area

All developments must meet the standards for parking spaces and maneuvering area dimensions and design in Article V. Off-Street Vehicle and Bicycle Parking and Loading Regulations.

C. Rules for Computing Parking Requirements

In computing the number of Parking Spaces required for each of the uses as shown in the Table 123.1: Permitted and Parking Schedule for Lake Pointe Redevelopment District, the following rules govern:

1. Base Off-Street Parking Reduction

Except for Middle Housing, the minimum number of off-street parking spaces required Table 123.1: Permitted and Parking Schedule for Lake Pointe Redevelopment District shall be reduced by 25 percent and may be further reduced in accordance with this section.

On-street parking spaces may count toward the requirement for off-street parking spaces if located adjacent to the premises. The configuration of the on-street parking and allowable credit toward off-street parking requirements shall be addressed during site plan review.

2. Shared and Off-Site Parking

Parking may be shared between sites using the recommendations of the Institute of Traffic Engineers (ITE), Urban Land Institute, the American Planning Association, or other acceptable source . Off-site parking must comply with the following:

a. Location

- (1) Shared and/or off-site parking facilities shall be located within 1,320 feet (1/4 mile) (measured along a legal pedestrian route) of the entrance to each building for which the shared parking is provided.
- (2) Off-site parking shall not be located in Residential districts.

b. Parking Agreement Required

- (1) The parties involved in the joint use of shared parking facilities and/or the use of off-site parking facilities must execute and record in the Official Public Records an agreement that contains the following:
 - (i) A legal written and recorded agreement;
 - (ii) Proof of continuing use and maintenance; and
 - (iii) An accompanying site plan depicting the exact location and number of shared parking spaces.

- (2) Such agreement must be included in the Site Plan Package for any use to be served by the shared and/or off-site parking facility.

3. Additional Off-Street Parking Reduction Options

a. Maximum Reduction for Parking Alternatives

Buildings in the LPR District may further reduce required minimum off-street parking in accordance with this Section. The maximum reduction of required off-street parking spaces by any single parking alternative or combination of parking alternatives shall be a total 60 percent, inclusive of the base 25 percent reduction.

An example of minimum off-street parking reductions is provided in Table 2-132.2 Parking Reduction Example: 15,000 Square Foot Retail.

b. Structured Parking

Off-street parking requirements may be reduced by up to 20 percent for developments providing Structured Parking.

c. Parking Demand Study Required

- (1) The applicant may utilize an alternative parking ratio. The ratio shall be supported by a parking demand study prepared by a traffic engineer. The study shall estimate parking demand for the proposed use based on the recommendations of the Institute of Traffic Engineers (ITE), Urban Land Institute, the American Planning Association, or other acceptable source of parking demand data for uses and/or combinations of uses of comparable activities, scale, bulk, area, and location.

d. Bicycle Parking Beyond Required

The applicant may provide more bicycle parking than required by Section 2-222: Bicycle Parking Requirements. The minimum required bicycle parking spaces must be calculated based on the initial vehicular parking requirement before any reduction is applied. Such reduction may be approved at a ratio of up to one off-street vehicle space reduction per five short-term bicycle spaces provided beyond the minimum required. Maximum reduction of 5 vehicle parking spaces.

e. Smart Parking

Off-street parking requirements may be reduced up to 10 percent when a smart parking system is installed that provides parking availability information via sensors and/or cameras shared via mobile device or on physical markers/signs on site.

f. Ride-Share Parking

Reduced parking requirements for buildings that provide vehicular parking spaces that are reserved for rideshare/taxi pick-up and drop-off provided the spaces meet the standards of Section 2-212 Off-Street: Parking Spaces and Maneuvering Space. Such reduction may be approved at a ratio of one off-street vehicle space per one pick-up/drop off space for up to five spaces.

g. Electric Vehicle Parking

For each electric vehicle charging station provided, the minimum number of required off-street parking spaces may be reduced by two.

Table 2-123.2 Parking Reduction Example: 15,000 Square Foot Retail

Base Minimum Requirement (1: 200 sq.ft.)	Base Off-Street Reduction (25%)	Structured Parking Provided (20%)	2 EV Charging Stations Provided (-2 spaces per charging station)	Final Alternative Minimum Requirement
$15,000 / 200 = 75$	$75 \times 0.25 = 18.75$	$75 \times 0.2 = 15$	$5 \times 2 = 10$	$75 - 19 - 15 - 4 = 31$
75 spaces	19 spaces	15 spaces	10 spaces	31 spaces

Total allowed 60% reduction of 45 spaces ($75 \times 0.60 = 45$) for a minimum requirement of 30 spaces.

Sec 2-124. Lake Pointe Redevelopment District Development Review Procedures

A. Redevelopment Concept Plan

1. Purpose

A Redevelopment Concept Plan is intended to provide a mechanism for review of a large, complex, or phased project within the Lake Pointe Redevelopment District. A Redevelopment Concept Plan enables the Commission and Council to evaluate the proposed development and its relationship to the surrounding area to ensure negative impacts are minimized; and to evaluate location of proposed uses and building orientation, connectivity, and location of public spaces. It also enables an applicant to demonstrate compliance with the housing mix requirement set forth in Section 2-117: Minimum Housing Mix Requirement through a multi-phased development.

2. Applicability

A Redevelopment Concept Plan must be submitted for review and approval prior to permitting in the Lake Pointe Redevelopment District. A Redevelopment Concept Plan may be submitted either in conjunction with an application for Rezoning or as a precursor to the preparation and submittal of the more specific and detailed plans required for Subdivision or Site Plan approvals.

3. Approval Criteria

In reviewing a proposed Redevelopment Concept Plan, the Commission and Council shall ensure that:

- a. The proposed development is consistent with the terms and conditions of any prior land use approval, plan, or plat approval that is in effect and not proposed to be changed;
- b. The proposed development is consistent with and conforms to the Comprehensive Plan and any other applicable plans;
- c. The proposed development is consistent with the purpose statements of this Development Code and complies with all applicable standards in this Code and all other applicable regulations, requirements and plans. Compliance with these standards is applied at the level of detail required for the subject submittal; and
- d. The proposed development does not cause significant adverse impacts on surrounding properties and adequate road and public service facility capacity exists to accommodate the proposed development.

4. Requirements

The Redevelopment Concept Plan must include a general site layout plan and additional information specified in the Development Application Handbook, to evaluate whether adequate road and public service facility capacity exists to accommodate the proposed development. The general site layout plan must include the following:

- a. Overall property boundary and the property's relationship to adjoining subdivisions or properties;
- b. Identification and approximate size of development areas such as districts, blocks or parcels;
- c. Existing and proposed Streets that form the boundaries of development areas;
- d. Location of nonresidential and residential uses demonstrating a mix of uses and housing types;
- e. Total number of multi-family units and approximate location;
- f. Location of major Civic Spaces and natural geographic features.

5. Review Procedure

a. Preapplication

(1) Pre-development Meeting

The applicant must attend a pre-development meeting with the Development Review Committee before submitting a formal application.

(2) Public Engagement

The applicant shall engage the public early in the development process. The applicant must host a public meeting in accordance with requirements established in the Development Application Handbook.

b. Commission Hearing and Report

The Commission will hold a public hearing on the proposed Redevelopment Concept Plan, for which notice of the time and place of the hearing has been published in the official newspaper of general circulation in the City before the 15th day before the date of the public hearing. Notice must be given to owners of any Premises located within 200 feet of the land subject to the Redevelopment Concept Plan. After the public hearing, the Commission will make a recommendation to Council to approve, deny, or approve with conditions the request. A tie

vote on a request for a Redevelopment Concept Plan is deemed to be the Commission's recommendation of denial. If the Commission denies a Redevelopment Concept Plan, an applicant may appeal the denial to City Council by submitting a written request to the Director within 30 days of the date of denial. The City Council may approve or deny the request, return it to the Commission for further consideration, or take whatever other action the Council deems appropriate.

c. City Council Hearing and Action

The Council will hold a public hearing on the proposed Redevelopment Concept Plan, for which notice of the time and place of the hearing has been published in the official newspaper of general circulation in the City before the 15th day before the date of the public hearing. Notice must be given to owners of any Premises located within 200 feet of the land subject to the Redevelopment Concept Plan. After the public hearing and receiving the Commission's recommendation, the Council will approve, deny, or approve with conditions the request.

d. Optional Joint Public Hearing

The City Council may hold a joint public hearing with the Commission. In case of a joint hearing, the City Council may not act on the request until it receives the report of the Commission.

e. Changes to Redevelopment Concept Plan

Substantial changes to the approved Redevelopment Concept Plan, including but not limited to, relocation of residential, multi-family or nonresidential uses, or significant street design or development area changes, shall require resubmittal to the Council. The Director may approve any other changes to the Redevelopment Concept Plan.

f. Expiration of Approval

Once final, an approval decision shall expire after 2 years, unless construction of the project has commenced. For the purposes of this provision, "commence" means any of the following:

- (1) Demolition or removal of an existing building or structure preparatory to rebuilding;
- (2) Clearing or grading of the site (land disturbance); or
- (3) Expansions, alterations, or modifications of an existing structure including electrical, mechanical, plumbing, structural, or cosmetic changes.

g. Extension of Time

An applicant may request to extend the expiration time for commencement or completion of any application.

(1) Conditions of Approval

All extensions of time are subject to any conditions of approval that applied to the original approval. The Council may impose additional conditions to further mitigate potential adverse effects of the proposal on adjacent properties and the community.

(2) Extensions

The Council may grant an extension of time up to one year from the original expiration date for any application unless a condition of approval prohibits an extension of time or conditions have not sufficiently changed to warrant a denial.

B. Minor Modification to LPR District Standards

1. Purpose

The Minor Modification process is intended to allow minor modification or deviations from dimensional or numeric standards of the Lake Pointe Redevelopment District. It is not a waiver of current standards of the District standards.

2. Applicability

The Director may approve minor modifications of any numeric development standard in this Part up to a maximum of 10% (or up to a maximum of 20% to protect an existing natural site feature), provided that the applicable criteria in Subsection (e.) below are met. Standards not eligible for minor modifications include:

- a. Permitted number of multi-family units; and
- b. Maximum parking reduction.

3. Review Process

a. Generally

An application for a Minor Modification shall only be submitted and reviewed concurrently with an application for a Conditional Use Permit, Site Plan approval, or Subdivision approval.

b. Review and Decision

Where the concurrently reviewed application requires review and approval by the Director, the Director shall review and approve, approve with conditions, or deny the modification in accordance with the approval criteria.

c. Effect of Approval

Approval of a Minor Modification authorizes only the particular modification of standards approved, and only to the subject property of the application.

d. Expiration of Minor Modification

A Minor Modification shall automatically expire if the associated development application is denied or if approval of the concurrently reviewed application expires, is revoked, or otherwise deemed invalid.

e. Minor Modification Approval Criteria

In reviewing a proposed Minor Modification, the Director shall consider the general approval criteria for the associated development application and whether and to what extent the Minor Modification is of a technical nature that:

- (1) Compensates for an unusual site condition;
- (2) Protects a sensitive resource, natural feature, or community asset; and
- (3) The Minor Modification will not produce an adverse change to the character of the neighborhood.

PART 6. PLANNED DEVELOPMENT DISTRICTS

PART 7. BRAZOS RIVER PARK AND CONSERVATION DISTRICT (BR)

PART 8. THE HILL AREA RESIDENTIAL DISTRICT (HR-1)

DRAFT

ARTICLE IV. - Supplemental Regulations: Satellite Dish Antennas, Fences, Accessory Buildings, and Dwelling Units

Sec 2-125. Fences

- A. In the R-1, R-1Z, MUC, and LRP zoning districts, Fences in a Front Yard may not exceed 4 feet in Height nor be placed as to violate any sight distance requirements of the Code of Ordinances.

Chapter 10 Definitions

Sec 10-3 Definitions

Arcade

A covered passageway, typically found at street level, often comprised of a series of arches supported by columns.

Awning

A cover that projects from a wall of a building over a window or entrance to provide weather protection and architectural spatial definition. The top surface of an awning is typically sloped. An awning may be fixed in place or retractable. An awning is completely supported by the building.

Blank Wall

A wall which has few or no windows or doors, and has no decoration or visual interest.

Build-to Zone

The area between the minimum and maximum setbacks.

Canopy

A permanent, flat-roof shelter covering a sidewalk, driveway, or other similar area, that may be wholly supported by a building or may be wholly or partially supported by columns, poles, or braces extended from the ground.

Civic Space

An enhanced pedestrian space available to the public. May include parks, squares, plazas, playgrounds, waterways, natural geographic features or other open spaces for public use which may be privately or publicly owned and operated.

Clear Zone

A component of the Pedestrian Realm intended to provide a clear path of travel for pedestrian movement.

Dwelling, Live/Work

A building that contains 1 or more Dwelling Units that maintain integrated living and working space in different areas of the unit, either horizontally or vertically stacked.



Dwelling, Live/Work

Dwelling, Multi-Family

7 or more Dwelling Units within a building on one platted lot.

Dwelling, Multiplex

Refers to the following residential use types as defined in the Development Code: Triplex Dwelling, Fourplex Dwelling, or Sixplex Dwelling.

Dwelling, Single-Family Attached

A building that contains Dwelling Units located on separately platted lots that are joined to other Dwelling Units on one or both sides by a common wall that is located along the side lot line and separates the individual Dwelling Units, commonly referred to as a townhouse.



Dwelling, Single-Family Attached

Dwelling, Sixplex

A building on one platted lot that contains 5 or 6 Dwelling Units either horizontally or vertically stacked.



Dwelling, Sixplex

Dwelling, Triplex or Fourplex

A building on 1 platted lot that contains 3 or 4 Dwelling Units either horizontally or vertically stacked.



Dwelling, Triplex or Fourplex

Dwelling, Two-Family

A building on 1 platted lot that contains only 2 Dwelling Units, either horizontally or vertically stacked, and has open space on all sides of the building, commonly referred to as a duplex.



Dwelling, Two-Family

Dwelling, Urban Home

A building on 1 platted lot that contains 1 Dwelling Unit and is typically larger in height than in width and located on a narrow lot, commonly referred to as a detached townhome.



Dwelling, Urban Home

Mezzanine

An intermediate level or levels between the floor and ceiling of any story.

Middle Housing

Refers to the following residential use types as defined in the Development Code: Dwelling, Urban Home, Dwelling Two-Family, Dwelling Triplex or Fourplex, Dwelling Sixplex, Dwelling Live/Work.

Mixed-Use

A combination of both residential and nonresidential uses in close proximity or in the same development area. Occurs in the context of a walkable, pedestrian-friendly environment.

Pedestrian Enhancement Zone

A component of the Pedestrian Realm intended for the placement of street trees and street furniture in a manner that does not obstruct pedestrian access or motorist visibility. This includes, but is not limited to seating, streetlights, waste receptacles, fire hydrants, traffic signs, bus shelters transit stops, bicycle racks, public utility equipment such as electric transformers and water meters, and similar elements.

Primary Façade

The front or principal face of a building which generally contains the Primary Entrance and can be distinguished from the other faces by its architectural details and orientation toward Streets and Civic Spaces.

Primary Entrance

The main point of access for pedestrians from the Pedestrian Realm into a building.

Pedestrian Realm

The space behind the curb of the street that provides physical space for pedestrian activity, buffering from the vehicular and bicycle traffic along the street, and space for shade and other elements that affect pedestrian comfort.

Regional Activity Center

As defined in the Comprehensive Plan.

Parking, Structured

A structure designed to accommodate vehicular parking spaces that are fully or partially enclosed or located on the deck surface of a building. This definition includes Parking Garages, deck parking, and underground or under-building parking lots.

Parking Lot

An off-street outdoor area for the parking of vehicles, including any parking spaces, drive aisles, and driveways appurtenant to the parking area, but not including the driveways and Private Garages serving single-family or two-family dwellings.