



CITY OF LEON VALLEY
PLANNING & ZONING COMMISSION
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, July 25, 2023 at 6:30 PM

AGENDA

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF ZONING COMMISSION MINUTES

1. Planning & Zoning Commission - Regular Meeting - June 27, 2023

3. NEW BUSINESS

1. Presentation, Public Hearing, and Discussion to Consider a Recommendation on a Replat, with Requested Variances, on an Approximately 0.854-acre Tract of Land, Being the North 133.20 Feet of Lot 7, CB 4445L, Dirt V-Murchison-Huebner Subdivision - M. Teague, Planning and Zoning Director
2. Presentation, Public Hearing, and Discussion to Consider a Recommendation on an Ordinance Revising Chapter 15 Zoning, Division 6, Section 15.02.306 (R-1 Single-Family Dwelling District) to Allow Accessory Buildings in the Side Yard - M. Teague, Planning and Zoning Director
3. Workshop to Discuss Revisions to the Leon Valley Code of Ordinances, Chapter 15 Zoning to Eliminate the General, Sustainability, and Commercial/Industrial Standards and Districts - M. Teague, Planning and Zoning Director

4. ANNOUNCEMENTS BY COMMISSIONERS AND CITY STAFF

In accordance with Section 551.0415 of the Government Code, topics discussed under this item are limited to expressions of thanks, congratulations or condolence; information regarding holiday schedules; recognition of a public official, public employee or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial or community event; and announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

5. ADJOURNMENT

Executive Session. The City Council of the City of Leon Valley reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code, Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development).

Sec. 551.0411. MEETING NOTICE REQUIREMENTS IN CERTAIN CIRCUMSTANCES: (a) Section does not require a governmental body that recesses an open meeting to the following regular business day to post notice of the continued meeting if the action is taken in good faith and not to circumvent this chapter. If an open meeting is continued to the following regular business day and, on that following day, the governmental body continues the meeting to another day, the governmental body must give written notice as required by this subchapter of the meeting continued to that other day.

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other City boards, commissions and/or committees may attend the open meeting in numbers that may constitute a quorum. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of any other boards, commissions and/or committees of the City, whose members may be in attendance in numbers constituting a quorum. These members of other City boards, commissions, and/or

committees may not deliberate or act on items listed on the agenda. [Attorney General Opinion – No. GA-0957 (2012)].

I hereby certify that the above **NOTICE OF PUBLIC MEETING(S) AND AGENDA OF THE LEON VALLEY CITY COUNCIL** was posted at the Leon Valley City Hall, 6400 El Verde Road, Leon Valley, Texas, and remained posted until after the meeting(s) hereby posted concluded. This notice is posted on the City website at <https://www.leonvalleytexas.gov>. This building is wheelchair accessible. Any request for sign interpretive or other services must be made 48 hours in advance of the meeting. To make arrangements, call (210) 684-1391, Extension 216.



SAUNDRA PASSAILAIGUE, TRMC
City Secretary
JULY 19, 2023 03:20 PM





City of Leon Valley

PLANNING AND ZONING COMMISSION

MEETING MINUTES

6:30 PM – JUNE 27, 2023

Leon Valley City Council Chambers

6400 El Verde Road, Leon Valley, TX 78238

1. CALL TO ORDER AND ROLL CALL

1st Vice Chair Edward Alonzo called the Planning and Zoning Commission meeting to order at 6:34 PM.

PRESENT

1st Vice Chair	Edward Alonzo	Place 1
Commissioner	Andrea Roofe	Place 2
Commissioner	Richard Blackmore	Place 7
2nd Alternate	Hilda Gomez	
3rd Alternate	David Perry	

ABSENT

Commissioner	Pat Martinez	Place 4	Excused
Chair	Cassie Rowse	Place 5	Excused
2nd Vice Chair	Erick Matta	Place 6	Excused
1st Alternate	Kimberly Bohl		Unexcused
Council Liaison	Benny Martinez		

Also in attendance were Planning and Zoning Director Mindy Teague and Permit Technicians Elizabeth Aguilar and Carolyn Valdez.

2. APPROVAL OF ZONING COMMISSION MINUTES

1. Planning & Zoning Commission - Regular Meeting - May 23, 2023

Commissioner Andrea Roofe made a motion to approve the minutes with the correction to the date, which was seconded by Commissioner Richard Blackmore. The motion carried unanimously.

3. NEW BUSINESS

1. Presentation and Discussion to Consider Approving a Final Plat, of Approximately Ten (10) Acre Tract of Land, Establishing Poss Landing Subdivision, Generally Located at 7213 Huebner - M. Teague, Planning and Zoning Director

Planning and Zoning Director Mindy Teague presented the case information, and a brief discussion was held between the application, Kyle Hudek with Cude Engineering, and the Commissioners regarding the private streets, one entrance/exit, finances and when they will be starting construction.

Commissioner Richard Blackmore made a motion to approve the plat as presented, which was seconded by Commissioner Andrea Roofe. The motion carried unanimously.

Voting Yea: 1st Vice Chair Alonzo and Commissioners Roofe, Blackmore, Gomez, and Perry.

Voting Nay: None

4. ANNOUNCEMENTS BY COMMISSIONERS AND CITY STAFF

Commissioner Richard Blackmore made a motion to nominate 2nd Alternate Hilda Gomez to fill the vacant Commissioner 3 seat, which was seconded by 3rd Alternate David Perry. The motion carried unanimously.

Motion made by Commissioner 7 Blackmore, Seconded by 3rd Alternate Perry.
Voting Yea: 1st Vice Chair Alonzo and Commissioners Blackmore, Perry, Roofe and Gomez

Commissioner Richard Blackmore and 2nd Alternate Hilda Gomez discussed how difficult the new website is to maneuver through.

5. ADJOURNMENT

1st Vice Chair Edward Alonzo announced the meeting adjourned at 6:58 PM.

These minutes were approved by the Leon Valley Planning & Zoning Commission on the 25th of July 2023.

APPROVED

CATHERINE ROWSE
CHAIR

ATTEST: _____

ELIZABETH AGUILAR
PERMIT TECHNICIAN

ZONING COMMISSION STAFF REPORT

DATE: July 25, 2023
TO: Zoning Commission
FROM: Mindy Teague, Planning and Zoning Director
THROUGH: Crystal Caldera, City Manager

SUBJECT: Presentation, Public Hearing, Discussion, and Recommendation on a Replat, with Requested Variances, on an Approximately 0.854-acre tract of land, Being the North 133.20 feet of Lot 7, CB 4445L, Dirt V-Murchison-Huebner Subdivision, Located on Huebner Road, Between Hoofs and Evers Roads, Adjacent to the Silo Park.

SPONSOR(S): N/A

PURPOSE

The Commission is being asked to consider making a recommendation on a replat, with requested variances, on an approximately 0.854-acre tract of land, being the north 133.20 feet of Lot 7, CB 4445L, Dirt V-Murchison-Huebner Subdivision.

The property owners wish to construct duplexes on the property.

The property owner is requesting variances to connect to water and sewer mains and required sidewalks to the time of construction and to replat only a portion of the lot.

Per the City Engineer the replat meets all other city requirements. Platting is required prior to any construction.

A total of 17 letters were sent to property owners within 200' of this request. As of this writing:

- 0 Letters in favor
- 0 Letters received in opposition.
- 0 Letters returned undeliverable.

SEE LEON VALLEY

Social Equity: Requiring properties to be platted protects all property owners from potential title concerns.

Economic Development: A platted lot is typically more valuable than a non-platted lot in a municipality.

Environmental Stewardship: Platting a property assures stormwater concerns are addressed, which protects water sources.

FISCAL IMPACT:

The applicant has paid all fees associated with replatting.

STRATEGIC GOALS

Goal # 1 - Economic Development · Objective F – Promote Leon Valley

RECOMMENDATION

After careful review, Staff has no objection to this request.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Replat PZ-2023-07 7680 Huebner Road

Mindy Teague
Planning and Zoning Director
Planning & Zoning Meeting
July 25, 2023

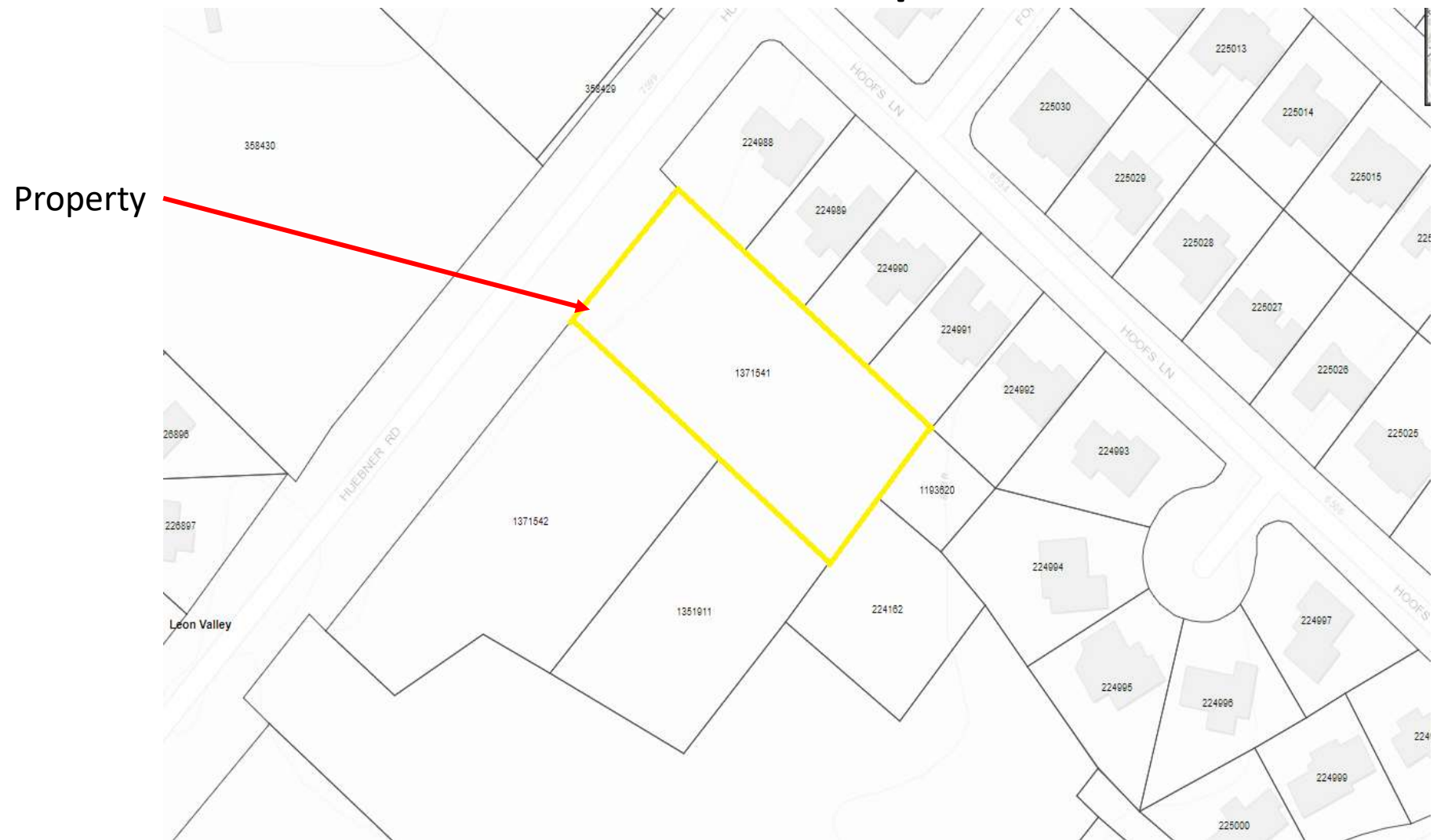
Summary

- Question
 - The Commission is being asked to consider a recommendation on a replat, with requested variances, on an approximately 0.854-acre tract of land, being the north 133.20 feet of Lot 7, CB 4445L, Dirt V-Murchison-Huebner Subdivision
 - Located on Huebner Road between Hoofs and Evers Roads, adjacent to the silos
- Options
 1. Recommend approval
 2. Recommend denial

Background

- The property owner wishes to construct duplexes on the property
- The property owner is requesting variances to connect to water and sewer mains and required sidewalks to the time of construction and to replat a only a portion of Lot 7
- Per the City Engineer the replat meets all other city requirements
- Platting is required prior to any construction

BCAD Map

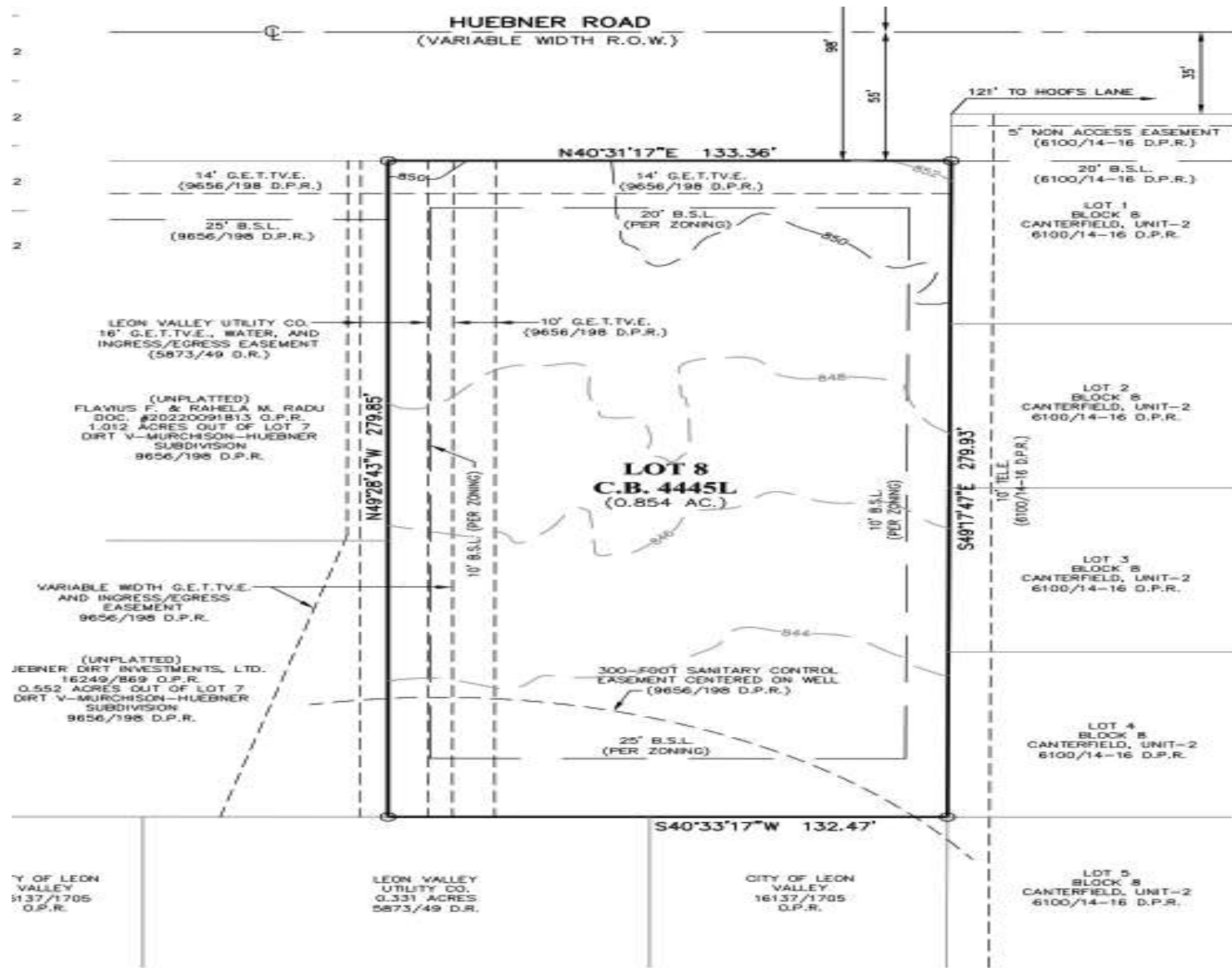


Aerial View



Plat

Item 1.



Notification Process

- 17 Letters Sent
- 0 Letter in Favor
- 0 Letters in Opposition
- 0 Letter Undeliverable

Fiscal Impact

- The platting process is the first step in being able to develop the property, which will bring increased ad valorem and sales tax

S.E.E. Statement

Social Equity: Requiring properties to be platted protects all property owners from potential title concerns

Economic Development: A platted lot is typically more valuable than a non-platted lot in a municipality

Environmental Stewardship: Platting a property assures stormwater concerns are addressed, which protects water sources

ZONING COMMISSION STAFF REPORT

DATE: July 25, 2023
TO: Zoning Commission
FROM: Mindy Teague, Planning and Zoning Director
THROUGH: Crystal Caldera, City Manager

SUBJECT: Presentation, Public Hearing, and Discussion to Consider an Ordinance Revising Chapter 15 Zoning, Division 6, Section 15.02.306 (R-1 Single-Family Dwelling District) to Allow Accessory Buildings in the Side Yard.

SPONSOR(S): N/A

PURPOSE

The purpose of this item is to consider recommending approval of an Ordinance correcting a conflict by amending Chapter 15 Zoning, Division 6, Section 15.02.306 “R-1 Single Family-Dwelling” district to allow accessory buildings in the side yard with the setback requirement of not less than 5 feet from side property line to main structure.

Staff received a request from a property owner to construct a swimming pool within the side yard. Swimming pools are considered to be accessory buildings. After reviewing the Code, it was determined that the pool would not allowed in a side yard.

Sec. 15.02.306 - "R-1" single-family dwelling, (d) Other states:

“(1) Accessory buildings. Shall be allowed but shall be located no closer than five feet from any property line, **and must be located in the rear yard**. In no case shall an accessory building occupy more than 30 percent of the total open space in the rear yard; with the following exceptions:”

However, the Code then clearly conflicts as it goes on to state:

“a. No setback shall be required for accessory buildings located **within a side** or rear yard which abuts an alley with a minimum 20 feet of public rights-of-way; or

b. No setback shall be required for accessory buildings located **within a side** or rear yard, which were constructed prior July 7, 2021, and are located a minimum of ten feet from the nearest structure on an abutting property.”

The new language would remove the portion of the sentence in (1) that states “and must be located in the rear yard”. This action will remove the conflict.

SEE LEON VALLEY

Social – Revising the zoning code would allow Leon Valley property owners more design options.

Economic - Assuring quality development maintains housing property values.

Environmental – Any new structures would be required to conform to the 2021 International Energy and Building codes.

FISCAL IMPACT

N/A

STRATEGIC GOALS

Goal # 1 - Economic Development · Objective F – Promote Leon Valley

RECOMMENDATION

After careful review, Staff has no objection to this request.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Consider Zoning Code Amendment Accessory buildings in Side Yard

Planning and Zoning Commission Meeting
Planning & Zoning Director Mindy Teague
July 25, 2023

Purpose

- To consider amending the Leon Valley Code of Ordinances, Chapter 15 Zoning, Division 6, Section 15.02.306 R-1 Single-Family Dwelling District, (d) Other, (1)
- To remove a Code conflict regarding accessory buildings within a side yard

Background

- Staff received a request from a citizen (in R-1 Single Family district), to construct a swimming pool in a side yard
- Pools are considered accessory structures for plan review & inspection, unless stated otherwise in the code
- After review of the Code, it was determined that the request would be denied, but that the Code contained a conflict in this regard

Current Code Language

- Chapter 15 Zoning, Division 6 - Districts, Boundaries, and Use Regulations, Section, 15.02.306 “R-1” Single Family Dwelling, (d) *Other* states:
 - (1) *Accessory buildings*. Shall be allowed but shall be located no closer than five feet from any property line **and must be located in the rear yard**. In no case shall an accessory building occupy more than 30 percent of the total open space in the rear yard; with the following exceptions:
 - It then states:
 - a. No setback shall be required for accessory buildings located **within a side** or rear yard which abuts an alley with a minimum 20 feet of public rights-of-way; or
 - b. No setback shall be required for accessory buildings located **within a side** or rear yard, which were constructed prior July 7, 2021, and are located a minimum of ten feet from the nearest structure on an abutting property.

Proposed Code Amendment

- Chapter 15 Zoning, Division 6 - Districts, Boundaries, and Use Regulations, Section 15.02.306 “R-1” Single Family Dwelling, (d) Other.
 - (1) *Accessory buildings*. Shall be allowed but shall be located no closer than five feet from any property line and **must be located in the side or rear yard**. In no case shall an accessory building occupy more than 30 percent of the total open space in the rear yard nor be located in the front yard.

S.E.E. Leon Valley

- Social – Revising the code gives all citizens more flexibility with design options on their lots
- Economic – Assuring quality development maintains housing property values
- Environmental – Any new or remodeled swimming pool areas would be required to conform to the 2021 International Energy and Building codes

Recommendation

- Staff recommends approval of the Code amendment

ZONING COMMISSION STAFF REPORT

DATE: July 25, 2023

TO: Planning and Zoning Commission

FROM: Mindy Teague, Planning and Zoning Director

THROUGH: Crystal Caldera, City Manager

SUBJECT: To consider making a recommendation for moving some regulations from Appendix C Sustainability, Gateway, and Commercial/Industrial Overlay Standards

SPONSOR(S): N/A

PURPOSE

The purpose of this workshop is to discuss revisions to the Leon Valley Code of Ordinances, Chapter 15 zoning and to eventually eliminate the General, Sustainability, and Commercial/Industrial Overlay Standards

SEE LEON VALLEY

Social Equity – Updating regulatory codes protects the health, safety, and welfare of all citizens

Economic Development – Assuring quality development maintains housing and business property values

Environmental Stewardship – Updating the Code to the present environmental standards assures clean air and water

FISCAL IMPACT

N/A

STRATEGIC GOALS

Goal # 1 - Economic Development · Objective F – Promote Leon Valley

RECOMMENDATION

At the Commission's discretion

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Workshop

Amending Chapter 15 Zoning

Planning and Zoning Commission Meeting
Planning & Zoning Director Mindy Teague
7-25-23



Purpose

- The purpose of this workshop is to discuss revisions to the Leon Valley Code of Ordinances, Chapter 15 Zoning:
 - To consider a recommendation for moving some regulations from Appendix C Sustainability, Gateway, and Commercial/Industrial Overlay Standards
 - To eventually eliminate the General, Sustainability, and Commercial/Industrial Overlay Standards and zoning districts
- This workshop will address only the Sustainability Overlay Standards
- Future workshops will address Commercial/Industrial Overlay Standards and districts

Background

- Chapter 15 Zoning is to be reviewed and amended periodically, as directed by city council
- Codes should be reviewed and updated/adopted every 4 years in order to incorporate new trends and current building regulations
- Adopting codes assures a *minimum* standard
- City Council has expressed their desire to revise Appendix C Sustainability, Gateway, and Commercial/Industrial Overlay Standards
- Staff would also like to make these revisions in order to make the Zoning Code easier to understand for both internal and external users

Proposed Revisions

- 1. Overlay District – Sustainability
 - A. Intent – Remove from Code
 - B. Land Use – Remove from Code
 - C. Building Height and site area regulations – Move to each district.
 - D. Building orientation – Remove from Code
 - E. Cross-access drives – Move to parking, Div. 9

Proposed Revisions

- 1. Overlay District – Sustainability
 - F. Automobile Parking – Move to parking, Div. 9
 - G. Bicycle Parking - Move to parking, Div. 9
 - H. Supplementary Architectural Regulations
- Remove most regulations at the commission's recommendation
- Please see additional attachment for existing standards for sustainability overlay in our current code with staff recommendations

State Law

Item 3.

- H.B. 2439 added Government Code Section 3000.002 to prohibit an applicable governmental entity from adopting or enforcing a regulation that either:
 - Directly or indirectly prohibits or limits the use or installation of a building product or material in the construction or alteration of a residential or commercial building if the building product or material is approved for use by a national model code published within the last three code cycles that applies to the construction, renovation, maintenance, or other alteration of the building; or
 - Establishes a standard for a building product, material, or aesthetic method in the construction or alteration of such a building that is more stringent than a standard for the product, material, or aesthetic method under such a code that applies to the construction or alteration of the building

State Law

- There are limited exceptions outlined in the code and most recently **SB 2453** added exceptions as follows:
 - **Exceptions to Building Material Preemption:** allows a governmental entity, including a city, to adopt a regulation regarding the building the use or installation of a building product, material, or aesthetic method in construction, renovation, maintenance, or other alteration of a residential or commercial building if that product, material or method relates to:
 - (1) certain energy codes adopted by the State Energy Conservation Office;
 - (2) certain energy and water conservation design standards established by the State Energy Conservation Office; or
 - (3) certain high-performance building standards approved by the board of regents of an institute of higher education. (Effective September 1, 2023.)

-

Fiscal Impact

- These revisions may impact developers as vacant land becomes developed and as existing developments are remodeled or redeveloped

S.E.E. Statement

- *Social* – Updating regulatory codes protects the health, safety, and welfare of all citizens
- *Economic* – Assuring quality development maintains housing and business property values
- *Environmental* – Updating the Code to the present environmental standards assures clean air and water

CHAPTER 15 - ZONING
APPENDIX C. - SUSTAINABILITY, GATEWAY, AND COMMERCIAL/INDUSTRIAL OVERLAY DISTRICT STANDARDS
II. STANDARDS FOR SUSTAINABILITY OVERLAY

II. STANDARDS FOR SUSTAINABILITY OVERLAY

A. ~~Intent.~~

The intent of these standards is to

1. ~~Create an identity for Leon Valley to distinguish it from surrounding communities~~
2. ~~Stabilize and strengthen property values over the long term~~
3. ~~Attract new residents and businesses that will invest and reinvest in properties~~
4. ~~Increase the quality of development~~
5. ~~Strengthen and clarify existing zoning ordinance provisions for nonresidential design standards.~~
6. ~~Make the community more sustainable for future generations through~~
 - a. ~~Providing for Integrated mixed use.~~
 - b. ~~Embodying LEED ND (Leadership in Energy and Environmental Design Neighborhood Development) principles, and~~
 - c. ~~Assuring pedestrian and bicycle friendliness.~~

B. ~~Land use.~~

1. ~~Intent. It is intended that allowed uses will encourage pedestrian-oriented mixed use projects that are well integrated with retail and residential activities.~~
2. ~~Residential uses in the form of townhouses are allowed up to 50 percent of the site area and shall abide by the townhouse district standards and the standards in this ordinance. However, at least 50 percent of the retail must be constructed prior to obtaining a certificate of occupancy for the residential component.~~
3. ~~Residential uses above nonresidential uses at grade shall be permitted by right and defined as a mixed use building. Lobbies to upper stories may be located at grade level.~~
4. ~~General standards. Approval of a specific use permit, landscaping requirements, sign standards, performance standards, and requirements for nonconforming structures shall follow the procedures established by the zoning ordinance as well as procedures and standards outlined in section I, Overlay Standards General of these overlay district standards.~~

C. ~~Building height and site area regulations.~~

1. ~~Intent. The intent of the height and area regulations is to convey a stronger sense of community by bringing buildings closer to the street.~~

2. *Building height.*

Move to each district

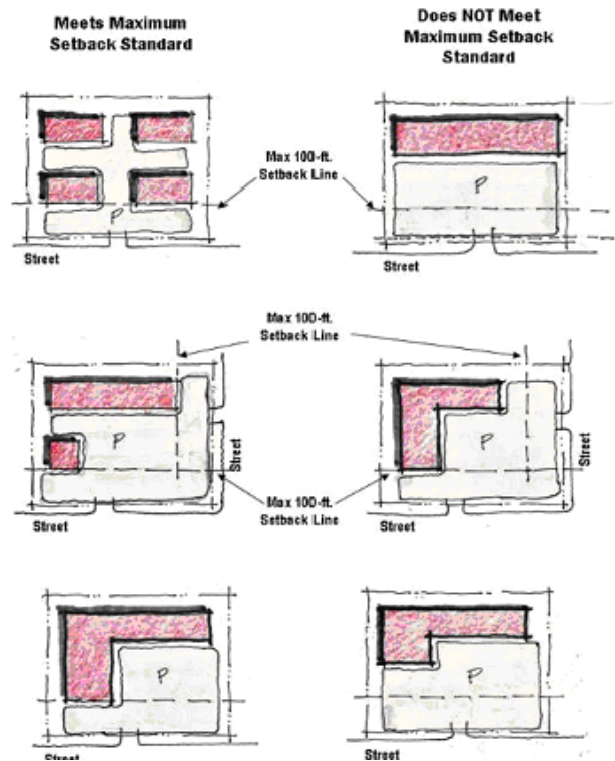
- a. Buildings shall not exceed 50 feet or three stories, whichever is less, unless it qualifies as a landmark building, in which case the landmark feature may be up to 25 percent greater than the remainder of the building height as approved by the director.

CHAPTER 15 - ZONING

APPENDIX C. - SUSTAINABILITY, GATEWAY, AND COMMERCIAL/INDUSTRIAL OVERLAY DISTRICT STANDARDS

II. STANDARDS FOR SUSTAINABILITY OVERLAY

- b. However, buildings on properties abutting Bandera and Grissom may be constructed up to four stories or 60 feet.
- c. Portions of any buildings within 100 feet of a single-family zoned residential lot may not exceed 45 feet in height or 2.5 stories.
3. *Minimum lot size.* One acre unless otherwise approved through the site plan.
4. *Front yard.* Minimum front yard shall be six feet and a maximum setback of 100 feet (which would allow for one full bay of parking).
5. *Rear yard.* Minimum six feet, or 25 feet when abutting residentially zoned land.

**D. Building orientation.**

1. *Intent.* It is intended that buildings have direct orientation to the street.
2. *Facades* shall generally be built parallel to the street or major access drive frontage, except at street intersections, where a facade containing a primary building entrance may be curved or angled toward an intersection.

E. Cross-access drives.

Move to parking, Div 9

1. *Intent.* It is the intent that access ways will facilitate the movement of pedestrians and autos in an attractive environment, and that blocks ensure cross-access to adjacent non-single-family zoned sites.
2. *Cross-access.* All nonresidential lots must provide cross-access to adjoining nonresidential lots.

CHAPTER 15 - ZONING
 APPENDIX C. - SUSTAINABILITY, GATEWAY, AND COMMERCIAL/INDUSTRIAL OVERLAY DISTRICT STANDARDS
 II. STANDARDS FOR SUSTAINABILITY OVERLAY

F. Automobile parking.

Move to parking, Div 9

1. *Intent.* The following is the intent of the city's parking policies and these design standards for the Sustainability Overlay District:
 - a. Minimize paved surfaces which increase runoff, ambient temperature and construction costs.
 - b. Support the creation of shared parking in order to enable visitors to park once at a convenient location and to access a variety of nonresidential enterprises in a pedestrian and bicycle-friendly environment.
 - c. Manage parking so that it is convenient and efficient, and supports an active and vibrant retail environment.
 - d. Ensure ease of access to parking.
 - e. Provide flexibility for changes in land uses which have different parking requirements within the district.
 - f. Provide flexibility for the redevelopment of small sites.
 - g. Avoid diffused, inefficient single-purpose reserved parking.
 - h. Avoid adverse parking impacts on residential neighborhoods.
2. *Parking requirements.*
 - a. Off-street parking facilities shall be provided in accordance with this subsection.
 - b. Off-street parking spaces for the applicable use classification shall meet the city's current standards.
 - c. Where parking exceeds the minimum spaces required by more than ten percent or more than one full bay of parking is located between a building and a public street, landscaping of parking areas shall be increased to the following standards between the building and the public street:
 - i. A minimum of 12 percent of the gross vehicular use area shall be devoted to living landscaping which includes grasses, ground cover, plants, shrubs and trees.
 - ii. There shall be a minimum of one shade tree planted for each 300 square feet or fraction thereof of required interior landscape area.
 - iii. Planting islands shall not be spaced greater than every ten spaces unless approved in the landscape plan in order to preserve existing trees and natural features or due to unique site conditions.
 - d. *Parking reduction.* Provided there is a shared access and joint use agreement with an adjacent property, parking may be reduced by up to 15 percent of the total requirement.

G. Bicycle parking.

Move to parking, Div 9

1. *Goals.* Bicycle parking is required in order to encourage the use of bicycles by providing safe and convenient places to park bicycles.

CHAPTER 15 - ZONING

APPENDIX C. - SUSTAINABILITY, GATEWAY, AND COMMERCIAL/INDUSTRIAL OVERLAY DISTRICT STANDARDS

II. STANDARDS FOR SUSTAINABILITY OVERLAY

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2. *Bicycle parking.* Bicycle parking shall be provided based on at least one bike rack for each development or one bike rack for each 25 car parking spaces required, whichever is greater, unless otherwise approved by the director. Bicycle racks shall accommodate a minimum of two bicycles per rack. No more than ten bicycle racks shall be required per development.
 3. *Bicycle parking standards.*
 - a. *Location.*
 - i. Required bicycle parking should be located within 50 feet of an entrance to the building.
 - ii. Bicycle parking may be provided within a building, but the location must be easily accessible to bicycles.
- H. Supplementary architectural regulations.
- Remove most regulations at the commission's recommendation
1. *Intent.* The intent of this subsection is to create buildings which reflect the desired Leon Valley character of being a sustainable and attractive city as stated above. It is also intended that nonresidential buildings are constructed in a manner that allows flexibility to accommodate a range of uses over time in order to avoid the need to demolish and rebuild for successive uses. The size, disposition and design of buildings play an important role in achieving that goal. This includes encouraging the following:
 - a. Landmark elements such as enhanced open spaces and building features.
 - b. Buildings which directly contribute to the attractiveness, safety and function of the street and public areas.
 - c. Buildings which are constructed in a manner, and with materials, that are highly durable and will continue to endure and be attractive over a long time, especially adjacent to public and pedestrian areas.

It is intended by this section, to encourage a variety of building and design solutions in response to the standards and regulations outlined herein.
 2. *Building standards - Nonresidential and mixed use.*
 - a. *Building form.*
 - i. All buildings shall be designed and constructed in tri-partite architecture so that they have a distinct base, middle and top.

Examples of Single Story Tri-Partite

CHAPTER 15 - ZONING
 APPENDIX C. - SUSTAINABILITY, GATEWAY, AND COMMERCIAL/INDUSTRIAL OVERLAY DISTRICT STANDARDS
 II. STANDARDS FOR SUSTAINABILITY OVERLAY



- ii. Buildings which are located on axis with a terminating street or access drive or at the intersection of streets and/or major access drives shall be considered a landmark building. Such buildings shall be designed with landmark features which take advantage of that location, such as an accentuated entry and a unique building articulation which is offset from the front wall planes and goes above the main building eave or parapet line.



- iii. *Building articulation.* One- and two-story facades visible from a public street, drive or open space shall meet the following minimum standards for articulation. Articulation for buildings three or more stories in height shall be required for the primary entries and the building's main corners.

CHAPTER 15 - ZONING

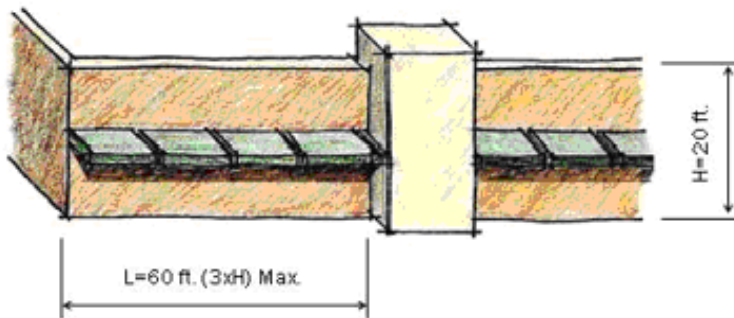
APPENDIX C. - SUSTAINABILITY, GATEWAY, AND COMMERCIAL/INDUSTRIAL OVERLAY DISTRICT STANDARDS

II. STANDARDS FOR SUSTAINABILITY OVERLAY

Horizontal articulation. No building wall shall extend for a distance equal to three times the wall's height without having an offset equal to 25 percent of the wall's height, and that new plane shall extend for a distance equal to at least 25 percent of the maximum length of the first plane.

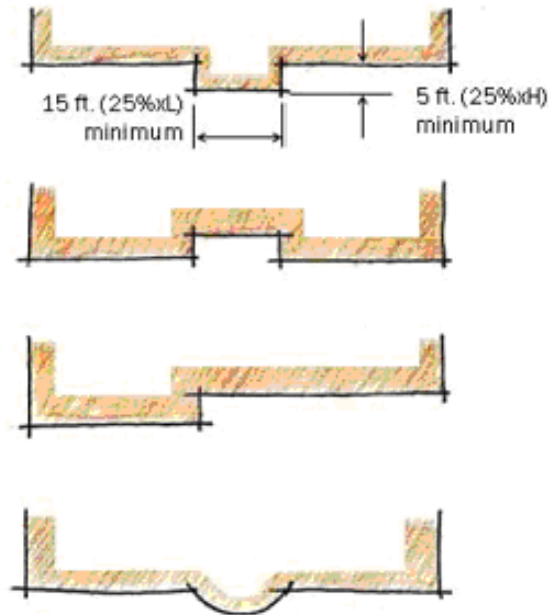
Vertical articulation. No horizontal wall shall extend for a distance greater than three times the height of the wall without changing height by a minimum of 25 percent of the wall's height. Pitched roofs shall count toward achieving vertical articulation, provided they are 65 degrees or less from horizontal.

Building Articulation Examples



CHAPTER 15 - ZONING
APPENDIX C. - SUSTAINABILITY, GATEWAY, AND COMMERCIAL/INDUSTRIAL OVERLAY DISTRICT STANDARDS
II. STANDARDS FOR SUSTAINABILITY OVERLAY

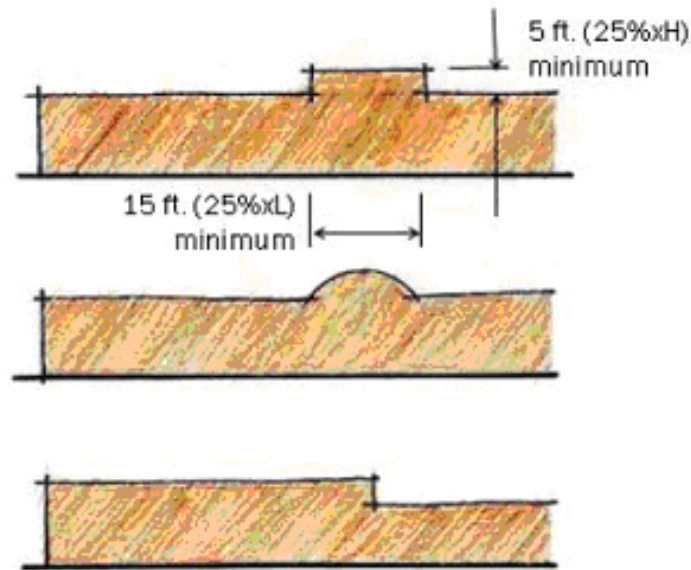
HORIZONTAL Articulation



Possible PLANS

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VERTICAL Articulation



Possible ELEVATIONS



3. *Architectural features.*
 - a. Where clearly visible from a public street, open space or major access drive:
 - i. *Roofs.* For buildings with hip, gable or mansard roofs, allowed materials include metal standing seam, slate, clay or concrete tile (barrel or Roman shape).
 - ii. *Windows,* except for retail at-grade, shall be vertical in proportion and have at least a three-inch reveal. Vertically proportioned windows which are joined together by a mullion shall be considered as meeting this standard.
 - b. *Architectural point system.* All structures shall be designed to incorporate no less than four of the architectural elements from the list below. Buildings over 50,000 square feet must include a minimum of five of the referenced architectural elements.
 - i. Canopies, awnings, porticos with colonnade, or arcades for at least 70 percent of the front facade;
 - ii. Raised pilasters or quoined corners;
 - iii. Vertical elements (landmark feature as defined in this Code);

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- iv. Windows and doors framed with stone, cast stone, limestone, or other decorative masonry headers and sills;
 - v. Outdoor patios and/or courtyards (landscaped and furnished);
 - vi. Decorative ornamentation integrated into the building facade, such as corbels, medallions (non-signage), functioning clocks, niches, wrought iron, balconettes or horizontal and rhythm patterned brickwork; or other architectural features approved by the director.
 - vii. Rainwater harvesting system for on-site use.
- c. *Exterior facade materials.*
- i. *Allowed exterior materials.* Allowed exterior surface materials are categorized into three groups:

Group A. Brick, stone and exterior grade stucco applied in a three-step process. At least 10% of any primary facade shall contain brick or stone.

Group B. Stucco, architectural concrete block with integrated color, factory primed cementitious fiberboard (in the form of lap siding or board and batten), colored or stamped tilt-wall, EIFS (above 14 feet from grade only). Cementitious fiberboard is limited to 20 percent of any facade.

Group C - Accent. Metal, EIFS, wood.
 - ii. *Prohibited exterior materials.* Prohibited exterior surface materials include metal building panels, cinderblock and aggregate finished surfaces.
 - iii. *Primary facades.* The following shall apply to all exterior walls of buildings which are clearly visible from a public street, open space, or active storefront:
 - a) Primary facades, excluding windows, doors, and other openings, shall be constructed of at least 80% Group A materials and up to 20 percent Group B materials. However, accent materials from Group C may be allowed in limited application for architectural features.
 - iv. *Secondary facades.* The following shall apply to all exterior walls of buildings which are not clearly visible from a public street, open space or active storefront, or are constructed on a property line as one of a series of in-line buildings where the wall will become part of a common wall:
 - a) Walls, excluding windows, doors, and other openings, shall be constructed of a minimum of 20 percent Group A materials and up to 80% Group B materials. However, the color of the walls shall match the primary facades.
 - b) *Wrapping the primary facade treatment.* Secondary facades which are adjacent to the primary facade shall contain the primary facade treatment for at least 10% of its area. This may occur as a simple continuation of the primary facade treatment, or elements such as cornices, bases and vertical elements. In all cases, however, wall surface materials shall wrap the corner, except when located on a common property line.
 - v. At least two materials shall be used on all exterior facades.

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vi. Windows and glazing shall be limited to a minimum of 30 percent and maximum of 70 percent of each building elevation facing a street, major access drive or side yard greater than ten feet. This does not apply to big boxes or industrial buildings. See subsection 6.b below for special requirements for retail at-grade.

vii. *Color.*

a) The dominant color of all buildings shall be muted shades of color. Black shall not be used except as an accent color.

There are no restrictions on accent colors which comprise less than 1.0% of the building face, except that bright and florescent colors are prohibited.

b) Roof colors shall be a muted shade of cool gray, warm gray, brown or red.

c) The planning director may refer the interpretation of appropriate colors to city council.

4. *Townhouse district standards.*

a. All townhouse developments within the overlay are subject to site plan review and approval by director. The site plan shall show the typical layout of the townhouse lot and an overall layout of the development.

b. All townhouse developments shall provide rear entry off-street parking with a minimum two-car garage. Alleys servicing these developments shall be a minimum 20 feet in width.

c. *Open space.*

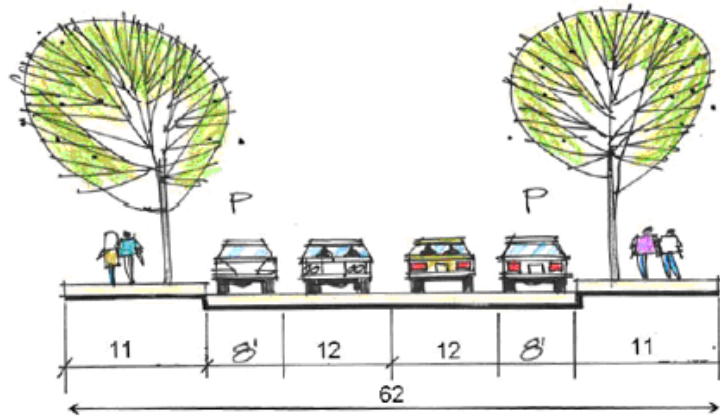
i. Ten percent of the total townhouse development shall be dedicated as usable open space. This area shall be platted as common area; open space must be usable and serve as an amenity for residents.

ii. Open space shall contain at least one large canopy tree and one small ornamental tree for each 5,000 square feet of required open space. The location of open space should endeavor to preserve existing trees.

d. The maximum height of townhouses shall be at least two stories but may not exceed three stories or 50' whichever is less.

e. Streets adjacent to townhouses shall have a minimum 62-foot right-of-way or public access driveway. All townhouses shall be platted on individual lots and require public street frontage, but cannot have double street frontage.

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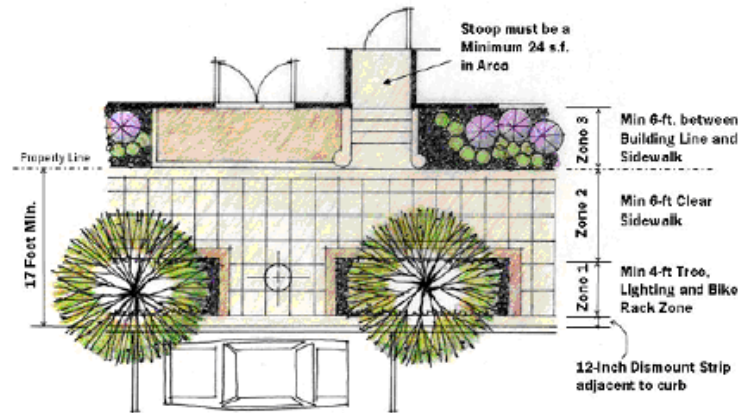


- f. Parallel parking shall be provided along the curb in the right-of-way.
- g. The front building setback shall be a minimum of six feet and a maximum of 15 feet.
- h. Three zones between back of curb and the building line:
 - i. Streetscape zone - a minimum four-foot wide area adjacent to the back-of-curb for urban trees, street furniture plus a one-foot dismount strip. An urban tree in a tree well shall be provided for each 25 linear feet in the streetscape zone. For each two urban trees, a bike rack, trash receptacle, bench, pedestrian streetlights, or other approved street furniture is required.
 - ii. Sidewalk zone (2) - a minimum six-foot wide clear sidewalk;
 - iii. Landscape zone (3) - a minimum six-foot landscape/patio area adjacent to the building. In order to differentiate the different zones (public v. private) of the sidewalk and the townhouse, a three-foot high wrought iron, masonry, or cast stone fence may be constructed. Balcony and patio railings and fences shall be largely transparent and constructed of tempered glass, wrought iron or metal. Masonry columns may be used on patios provided that they are used as accents. Wood fences and railings and chain-link fencing are prohibited for balconies and patios.
- i. All buildings which have residential unit floor plates within six feet of grade shall include a primary front door entrance into the unit which may be accessed from the sidewalk.
- j. The front door entry shall be located a minimum of two feet above the sidewalk elevation and include a minimum 24 sf stoop. If pre-empted by topographic conditions, the entry may be lowered in elevation, subject to approval of the director. However, up to 50 percent of units [may be] built at grade for ADA accessibility from the sidewalk provided there is a metal fence (in the form of metal tubing or wrought iron) separating the private area from the public sidewalk area.

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Masonry Column

Primary Entrance



Visibility to Sidewalk

Elevated Ground Floor Plate

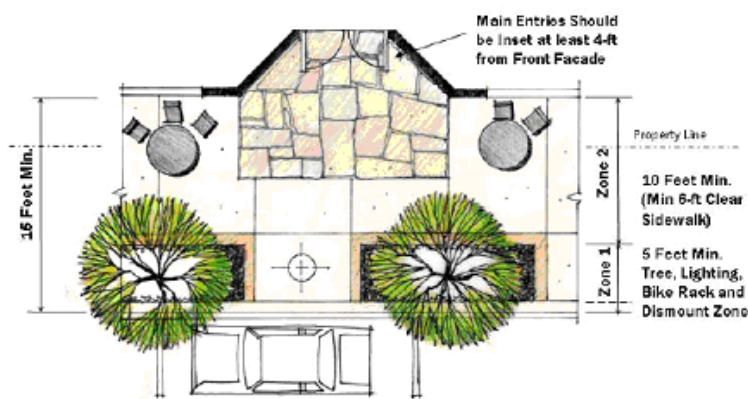
- k. A 20-foot rear building setback shall be applied from the alley right-of-way which includes a five-foot fence setback with an urban tree for each property.
- l. The minimum side yard is five feet between groups of three to six townhouses; side yard at corner shall be the same as for a front yard, and requires all three zones.
- m. The minimum lot width is 25 feet. Lot depth is a minimum of 100 feet.
- n. The maximum block length should not exceed 400 feet.
- o. A ten-foot wide rear landscape buffer shall be provided and shall contain one tree for each 30 linear feet.
- p. Units must also include windows which provide residents a view of the street or public access easement and sidewalk area.

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5. *Residential at-grade.* In developments that contain residential at-grade, the front door entry shall be located a minimum of two feet above the sidewalk elevation and include a minimum 24 sf stoop. If pre-empted by topographic conditions, the entry may be lowered in elevation, subject to approval of the director. However, up to 50 percent of units [may be] built at grade for ADA accessibility from the sidewalk provided there is a metal fence (in the form of metal tubing or wrought iron) separating the private area from the public sidewalk area. (See diagram in townhouse standards above.)
6. *Retail and mixed use building standards.*
 - a. The ground floor entry must be located at the approximate elevation of the adjacent sidewalk and should be inset by at least four feet.
 - b. Retail uses adjacent to the sidewalk at-grade shall:
 - i. Be constructed to meet fire code separation from any other uses constructed above;
 - ii. Have a minimum clear height of 14 feet between finished floor and the bottom of the structure above. Mezzanines within the retail space shall be allowed per building code;
 - iii. Have an awning or canopy which extends at least six feet over the sidewalk for at least 75 percent of the frontage on any portion of a building. Such awning or canopy shall maintain a minimum 7.5-foot clearance over the sidewalk; and
 - iv. Have highly transparent glass windows for at least 60 percent, but no greater than 80 percent, of the ground floor facade. The ground floor shall be excluded from the minimum and maximum window requirement above.
 - c. Two zones between back of curb and the building line:
 - i. Streetscape zone - a minimum four-foot wide area adjacent to the back-of-curb for urban trees, street furniture plus a one-foot dismount strip. An urban tree in a tree well shall be provided for each 25 linear feet in the streetscape zone. For each three urban trees along a sidewalk, a bike rack, trash receptacle, bench, lighted bollard, or other approved street furniture should be provided.
 - ii. Sidewalk zone (2) - a minimum ten-foot wide sidewalk. The sidewalk zone may be encroached by a three-foot high fenced patio area for dining, as long as a minimum six-foot width is maintained for a pedestrian way.

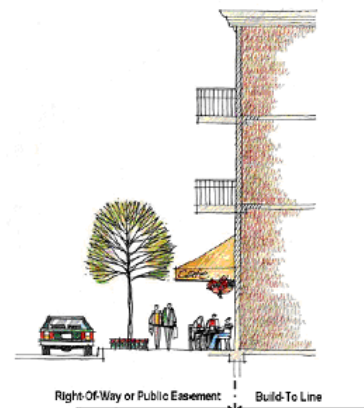


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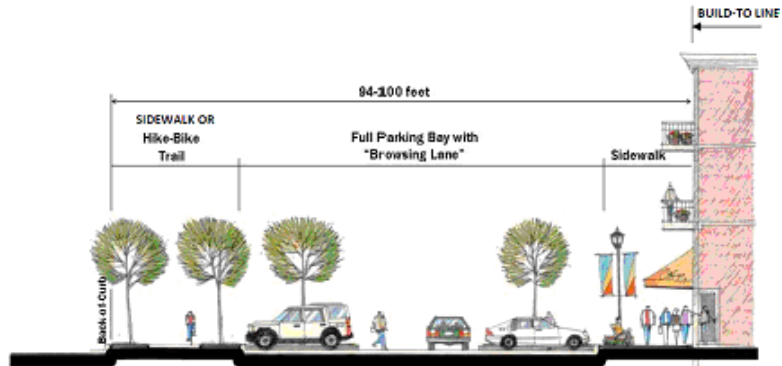


- d. **Build-to line.** At least 70 percent of the front building face shall be constructed within a minimum of 15 feet from the back of curb and a maximum of 20 feet when adjacent to a major access drive. The remainder of the building frontage may be set back further to allow such things as outdoor dining, plazas, entry courts and pass-throughs to parking. For developments where there is parking between the building and property line, the build-to line shall be 100 feet from the back-of-curb.

Build-To Diagrams



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