



Interstate 30 Corridor Overlay District Notes

The City Council hereby finds and declares as a matter of public policy that Interstate 30 is a primary thoroughfare within the City. The Interstate 30 Overlay District establishes standards for properties within the Interstate 30 Corridor regarding land uses, site and architectural design, building materials, landscaping, lighting, and signage. The Interstate 30 Corridor Overlay District is intended to substantially advance a legitimate governmental interest that includes enhancing the quality of life in the City, to regulate the development and redevelopment of growth along the Interstate 30 corridor, and to assure the planned and orderly growth of the Interstate 30 Corridor - reflecting the character of the community and enhancing the image of the corridor. *This form is provided to developers for presentation of details of compliance or deviation of such with the various parameters to the Planning Commission and City Council for their better understanding of proposed projects. Staff is a resource in interpretation of the standards or in answering questions.*

REQUIREMENT	COMPLIANCE OR DEVIATION	DEVIATION JUSTIFICATION
E. DESIGN STANDARDS		
1. Building Orientation:		
a) Buildings shall have their primary orientation toward a front yard. Said primary orientation shall include a main or primary entrance.		
b) For each lot or tract with frontage onto Interstate 30, a minimum of forty percent (40%) of the width of the front building line shall be occupied by the front elevation of a permanent structure.		
2. Primary Entrances.		
a) Primary entrances shall have a clearly defined, highly visible customer entrance with distinguishing features such as a canopy, portico or other prominent element of the architectural design.		
b) Buildings shall incorporate lighting and changes in mass, surface or finish giving emphasis to primary entrances.		
c) Buildings that are open to the public and are within thirty (30) feet of the street right-of-way shall have a pedestrian walkway from the street to the primary entrance. Said pedestrian walkway shall consist of a concrete sidewalk meeting the City's construction standards for sidewalks and measuring a minimum of four (4) feet in width.		
d) Loading docks or loading areas are to be screened from the street and maneuvering of delivery/loading/unloading vehicles may not occur in public right-of-way.		
3. Materials:		
Eighty percent (80%) of the cladding of exterior walls shall be of masonry construction, exclusive of doors and windows. Hard fired brick construction is preferred. Masonry construction shall be construed to mean that form of construction composed of brick, stone, or decorative split face block, or combination of these materials laid up unit by unit and set in mortar with a natural finish and shall exclude wall area devoted to doors and windows (does not include exterior insulated finish systems (EIFS)). As applicable to meeting the minimum requirements for the exterior construction of buildings within the property's zoning district, this shall include the following materials:		
a) Hard fired brick - kiln fired clay or slate material; severe weather grade; minimum thickness of three inches when applied as a veneer; shall not include unfired or underfired clay, sand or shale brick; may include concrete brick if it conforms to the same ASTM International (formerly American Society for Testing and Materials) standards, and to the above stated additional standards, as hard fired clay brick;		
b) Stone - includes naturally occurring granite, marble, limestone, slate, river rock, and other similar hard and durable all-weather stone that is customarily used in exterior building construction; may also include cast- or manufactured-stone product, provided that such product yields a highly textured, stone-like appearance, its coloration is integral to the masonry material and shall not be painted on, and it is demonstrated to be highly durable and maintenance-free; natural or manmade stone shall have a minimum thickness of three and five-eighths inches when applied as a veneer;		
c) Decorative split face block - highly textured finish, such as split-face, indented, hammered, fluted, ribbed or similar architectural finish; coloration shall be integral to the masonry material and shall not be painted on; minimum thickness of three and five-eighths inches when applied as a veneer; shall not include lightweight or featherweight concrete block or cinder block units;		

d) Exterior insulation finishing system (EIFS) or synthetic stucco material shall be permitted on soffits that are greater than ten feet above finish floor.		
4. Colors:		
The color scheme should take into account the surrounding developments' design and themes to provide a smooth transition from one development to another		
5. Glass:		
a) Use of reflective/mirrored glass shall be prohibited.		
b) Glass shall not comprise more than fifty (50) percent of the building skin.		
6. Windows:		
a) Windows shall not be flush with the exterior wall treatment		
b) Windows and doors shall be provided with architectural surround at the jamb.		
c) Windows shall be designed with ledges that extend horizontally a minimum of two inches (2") from the exterior building facade.		
F. BUILDING ARTICULATION FOR PRIMARY STRUCTURES		
1. Exterior walls visible from a public street or a residentially zoned property shall have offsets, jogs or other distinctive changes in the building facade. Parapet and roofline offsets between facades shall be provided in order to break down the scale of the block and create architectural interest and variety.		
2. Buildings shall incorporate arcades, roofs, alcoves, porticoes, and awnings as design elements for exterior walls that are visible from a public street.		
G. DISPLAY AREAS, WINDOWS, OR DOORWAYS REQUIRED		
A minimum of forty (40) percent of the building facade along the ground floor and adjacent to a public street shall consist of display areas, windows, or doorways.		
H. TRANSOMS		
Transoms shall be constructed above each main or principal door. Transoms shall be constructed with or without glass and of a design complementary to the overall architectural design of the building.		
I. CANOPIES AND AWNINGS		
Canopies and/or awnings are encouraged above facade openings. They may project from building face and may extend to, or be located within eight (8) inches of the back of curb over the sidewalk along the exterior of the building. All awnings shall be made of standing seam metal with ribs 18 inches on center, 1-1/2" integral locks, in satin or matte finish and be of colors complimentary to the building exterior.		
J. DESIGN FEATURES		
A minimum of two (2) of the following design features must be incorporated into the front building elevation:		
1. Columns		
2. Quoins located at the building corners		
3. Fluted masonry for at least eighty percent (80%) of the length of the building elevations		
4. Decorative masonry course integrated into the masonry facade of the primary structure or building for at least eighty percent (80%) of the length of the building elevations		
K. FLAT ROOFS		
Building walls shall extend to parapets that enclose the roof area for flat roofs. Said parapets shall be of a sufficient height to fully screen the roof and any mechanical equipment located on the roof from view of the surrounding area. Screening of roof equipment must be, at least, equal height of the equipment		
L. PITCHED ROOFS		
Roofing eaves shall exist where the pitched roofs intersect the building line and shall extend a minimum of three feet outside the footprint of the building.		
The pitched roof shall be visible from all frontage roads and shall be visible on the elevations from all front and side yards		
The pitched roof shall have minimum roof slopes of five (5) feet of rise for every twelve (12) feet of run (5:12).		
Shingled roofing is not required; other roofing systems or materials equal to or exceeding the standards established herein may be used pursuant to approval by the Building Official or designee.		
Installed roofing shingles must consist of dimensional shingles in colors complimentary to the building exterior with a minimum manufacturers rating of twenty (20) years.		
M. LIGHTING		

Lighting may be used to accent architectural details, emphasize primary entrances, accent signs, illuminate sidewalks, and illuminate parking areas and service entrances for public safety concerns. Lighting should meet the following criteria		
1. Light fixtures and light standards visible from a public street or public right-of-way shall be of an architectural design that is compatible with the architectural design of the primary structure/s.		
2. A lamp that conveys the color spectrum that is similar to natural daylight is preferred. Metal halide and color-corrected sodium lamps are appropriate.		
3. a) Installed light sources may not use the equivalent of more than 1,200 lumens per bulb		
b) Light sources shall be installed in such a manner so as to be shielded from public view and mitigate glare and light spill		
4. Lights shall be fully shielded to minimize light trespass onto any adjacent lot. "Fully shielded" means a technique or method of construction or manufacture that does not allow any light dispersion to shine above the horizontal plane from the lowest light emitting point of the light fixture. Any structural part of the light fixture providing this shielding shall be permanently affixed to the light fixture		
N. OPEN STORAGE		
Open storage is prohibited.		
O. OUTSIDE DISPLAY		
Outside display of merchandise and seasonal items, such as Christmas trees and pumpkins, may be allowed and as permitted by the City and shall be limited to the following:		
1. Outside display areas shall not be placed or located more than thirty (30) feet from the main building.		
2. Outside display areas shall not occupy any of the parking spaces that are required for the primary use(s) of the property.		
3. Outside display areas shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on site or off site, in any way.		
4. Outside display areas shall not extend into public right-of-way or onto adjacent property.		
5. Outside display items shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.		
6. Outside display areas shall be on an approved surface.		
P. TRASH, STORAGE AREAS, AND MECHANICAL EQUIPMENT		
Trash storage areas, mechanical equipment, and other such items shall not be visible from a public right-of-way and are prohibited between the primary structure and a public street. Trash storage areas, mechanical equipment, and similar items shall be fully screened with a masonry screening wall and constructed of like and similar masonry materials to those of the primary structure.		
Q. LOADING AND SERVICE AREAS		
Loading and service areas shall be located at the side or rear of the primary structure.		
R. SCREENING		
1. If site areas are required to be screened from view by City ordinance through the use of walls or fences, then the construction of said walls or fences shall be of masonry materials of like and similar materials to those of the primary building structures.		
2. In addition to those regulations of Section 6-8 Screening and Buffering, any commercial development adjacent to property with a public school on the property, must construct a masonry screening wall of not less than six (6) feet in height and not more than eight (8) feet in height.		
S. SITE PAVING		
1. Parking lots may be located on the side or front of buildings. If parking lots are on the side or front, they must be buffered from the roadway corridors with berms, decorative walls, hedges, shade trees or other landscaping as approved by the City		
2. Large parking lots shall be compartmentalized - divided into smaller separate lots by landscape islands dispersed throughout to reduce the large expanses of paving. Design shall be reviewed on a site-by-site basis and evaluated by size and space requirements by the City.		
3. Curbs must be provided on all driving and paving surfaces		

4. When applicable, wheel stops will be designed so that the overhang of the vehicles is contained totally within the parking space.		
5. Shared driveways and cross-lot access easements are required for all commercial development and shall require the dedication of a joint use, private access easement on each affected property, unless otherwise approved by the City. The shared easement must encompass the entire width of the planned driveway plus an additional width of one foot (1') on both sides of the drive.		
6. All driveways entering from the I-30 service roads shall comply with Section 5 of the Texas Department of Transportation Access Management Manual.		
7. Unless otherwise specified in this ordinance all requirements shall comply with the City's Zoning Ordinance, Technical Construction Standards and Specifications Manual, Subdivision Regulations and all other applicable codes and ordinances.		
T. LANDSCAPING		
Unless otherwise stated in this section, all landscape regulations shall be in accordance with Section 6-11, Landscape Requirements as it exists or may be amended.		
U. SIGNAGE		
All signage shall comply with the City's Sign Ordinance [Article 3.08] as it exists or may be amended.		
V. RESIDENTIAL REGULATIONS		
Underlying residential districts in the I-30 COD shall comply with the underlying zoning or Planned Development requirements.		