

CITY OF TEXARKANA, TEXAS

University Planned Development District (UPDD)

Ordinance #052-2012, June 2012

City of Texarkana, Texas
University Planned Development District (UPDD)

A. Purpose of District

The purpose of this district is to provide appropriate design standards for the development of properties within the University Planned Development District (UPDD) Boundary. These standards recognize and support the area's unique development character and significance of the University as a primary source for development in this subject area. The zoning ordinance purpose and vision are paraphrased below in the Goals of the District.

B. Goals of The District

Land Use

- Provide for a more compact and integrated mix of land uses and densities that will encourage economic vitality, maintain and embrace the integrity of the existing single family neighborhoods, efficient use of land and city services, and a strong sense of community.
- Provide a greater variety of housing to accommodate a broad range of student and family demand, including both more urban style housing within walking distance of campus amenities and to integrate and complement the existing, single-family housing within the UPDD.
- Retail areas should be designed to be pedestrian-oriented and be integrated with neighboring residential and commercial areas. This could be created through a mixed-use project that serves as a transition from retail to its surroundings, by the inclusion of walkways, roadways, trails and other means of access.
- Strengthen the University's position as the cultural heart of the district by encouraging retail, restaurant and residential uses with development standards designed to enhance the district's form, character, and function.

Framework

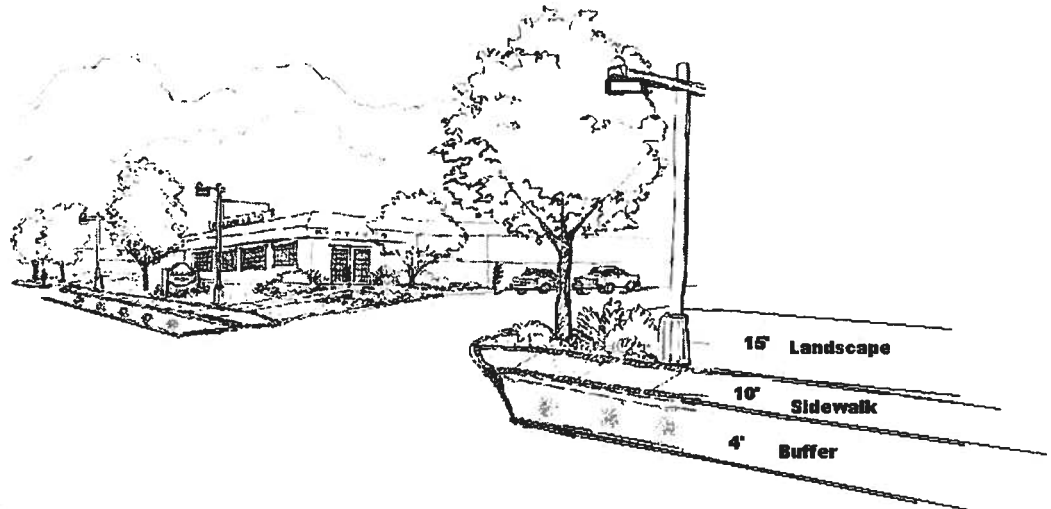
- Provide University Avenue with landscaping, furnishings and public art to enhance the University lifestyle, and provide the district with cohesive design elements that accommodate vehicular, pedestrian and bicycle traffic.
- Ensure that the character of both private and public buildings and structures reflects a sense of permanence and public pride through prominent locations and high quality of design, landscaping, materials and construction.
- Identify and protect sceneries that contribute to the district's character and uniqueness, particularly Bringle Lake.

Development

- In the mixed use areas set out in this plan, the site layout for commercial and for loft, townhome and urban housing developments should encourage buildings to be placed close to the roadway, with parking primarily located to the rear or side of buildings.
- Landscaping must be designed, installed, maintained and replanted to ensure that design objectives and the long-term health of plant materials are achieved.
- Building facades should be consistent with the overall Texas A&M University-Texarkana (TAMU-T) Campus. The facades of large commercial buildings should be designed and detailed in a manner and scale that minimizes their visual impact on the District.
- Implement sign standards to minimize visual clutter while providing clear identity and information.

- Use site design considerations including layout, screening and buffering to minimize negative visual impacts on adjacent properties.

UNIVERSITY DISTRICT DESIGN CONCEPT



(From TAMU- T Campus entrance to University Ave Bridge)

C. Boundary Areas (Refer to UPDD Site Map)

- *Area boundaries.* UPDD development areas are those areas within close proximity to Texas A&M University-Texarkana Campus and the University Corridor from Richmond Road to Summerhill Road, as shown in the attached Boundary Map.
- *Compliance required.* All property within the boundaries of the UPDD shall adhere to the UPDD development standards.
- *Application to develop inside UPDD.* Upon receipt of a request for building permit or subdivision plat within the designated UPDD development area, the applicant will receive a copy of the UPDD development standards and submittal requirements.

D. UPDD Zoning Districts Established

The UPDD is hereby divided into nine (9) zoning districts. The use, height and area regulations as set out herein are uniform throughout each district. The boundaries of the zoning districts set out herein are delineated by the Zoning District Map of the UPDD attached in this document. The nine (9) districts established herein shall be known as:

- 1.) Texas A&M University -Texarkana Campus
- 2.) (Removed from District)
- 3.) Retail and Mixed Uses
- 3A.) Additional Retail and Mixed Uses
- 4.) Bringle Lake and Park
- 5.) Single Family Residential
- 6.) Mixed Use Residential
- 7.) Office and Residential Uses
- 8.) Richmond Road Mixed Use Development
- 9.) Summerhill Road Retail Development
- 10.)Future District Expansion

E. Use Regulations

A church or chapel is allowed in all areas.

- 1.) Texas A&M University -Texarkana Campus:
 - a. Office Use
 - b. Educational buildings
 - c. Public schools
 - d. Food services
 - e. High Density University Housing
 - f. Parking Garages
 - g. Sporting Event Centers
 - h. College or University
- 2.) Removed from District (uses incorporated into area 3 below)
- 3.) Retail and Mixed Uses:
 - a. School, Public
 - b. Bank, Credit Union, or Financial Services
 - c. Food and Beverage Store (No package stores)
 - d. Restaurant or Eateries (No drive-thru service allowed east of bridge)
Roof Top/Patio/Outside Seating Allowed (only along Bringle Lake frontage)
 - e. Office Use
 - f. Mixed uses with ground floor retail, personal services and/or offices, upper floor condominiums.
 - g. Brownstone Condominiums
 - h. Department Stores
 - i. Dry Cleaner Stores with cleaning facilities outside the UPDD
 - j. Civic, Cultural, and Community Facilities
 - k. Medical Clinic (7500 SF max)
 - p. Coffee, Bakery or Confectionary Shop
 - q. Retail and Shops under 10,000 square feet of gross leasable floor area
 - r. Single family homes (site built homes, not modular or industrial/manufactured homes)

- 3A.) Additional Retail and Mixed Uses plus:
 - a. Hotels
 - b. Apartments, Townhomes
 - c. University Housing
 - d. Restaurant or Eateries (drive thru service allowed east of bridge)
 - e. Parking Garages
 - f. Drug store or Pharmacy
 - e. Cinema/ Theatre
- 4.) Bringle Lake and Park
 - a. Nature and Walking/Mountain Biking Trails
 - b. Park Pavilions & Picnic areas
 - c. Playgrounds
 - d. Boat ramps
 - e. Park buildings (including restrooms, maintenance and offices)
- 5.) Single Family Residential:
 - a. Single Family Homes (One Unit per lot, only site built homes no modular or industrial/manufactured homes)
- 6.) Mixed Use Residential: (No apartments, townhomes or duplexes allowed)
 - b. Brownstone Townhome/Condominiums
 - c. Single-Family Homes (One Unit per lot, only site built homes no modular or industrial/manufactured homes)
- 7.) Office and Residential Uses:
 - a. Office Use
 - b. Single-Family Homes (One Unit per lot, only site built homes no modular or industrial/manufactured homes)
 - c. Brownstone townhomes/ condominiums
- 7A.) Additional use:
 - a. Special event venue
 - b. Bed and Breakfast Inn
- 8.) Richmond Road Mixed Use Development:

(All that is allowed in Campus Retail and Mixed Use), Plus:

 - a. Fast Food Eateries
 - b. Gas Stations
 - c. Townhomes (no duplexes, triplexes or apartments)
 - d. Day Care Facility Neighborhood Health Center
- 9.) Summerhill Road Retail Development

(All that is allowed in Mixed Use Residential), Plus

 - a. Food and Beverage Store (no package store)
 - b. Fast Food Eateries
 - c. Gas Stations
 - d. Offices
 - e. Retail Stores
 - f. Dry Cleaners
 - g. Coffee, Bakery or Confectionary Shop
- 10.) Future Development (Golf Course and Bringle Lake Park property)
 - a. Golf Course
 - b. Golf Course Amenities
 - c. Golf Course Club House with Restaurant and Bar
 - d. Golf Course Club House Gift Shop
 - e. Park green space

F. Building Design

1.) Height Regulations (See University District Map)

In the following Zoning Districts, the maximum height of buildings and structures shall be:

- | | |
|---|--|
| 1. Texas A&M University –Texarkana Campus | No height restriction |
| 2. (Removed from District) | |
| 3. Retail and Mixed Uses | Three stories (35 foot max) |
| 3A.) Additional Retail and Mixed Uses | 6 stories |
| 4. Bringle Lake and Park | Two and one-half stories (35 foot max) |
| 5. Single Family Residential | Two and one-half stories (35 foot max) |
| 6. Mixed Use Residential | Three and one-half stories (40 foot max) |
| 7. Office and Residential Uses: | Two and one-half stories (35 foot max) |
| 8. Richmond Road Mixed Use Development | Three and one-half stories (40 foot max) |
| 9. Summerhill Road Retail Development: | Two and one-half stories (35 foot max) |
| 10. Future Development | Two and one-half stories (35 foot max) |

2.) Architectural Style Requirements

Applicability- All structures/buildings with exception of Single Family Residential within the District shall comply with the standards in this section.

a. Exterior Building Material Requirements

Masonry Requirement - One hundred percent (100%) of the exterior of all buildings (excluding doors and windows) shall be finished in one or more of the following materials:

1. Brick, stone, cast stone, rock, marble and/or granite shall be used in at least 50% of exterior walls of the building.
2. Exterior Insulating Finishing System (EIFS) shall not exceed thirty percent (30%) of any exterior wall of the building, nor be located in the first 10 feet of the structure.
3. Glass with less than twenty percent (20%) reflectance. However, only a maximum of thirty percent (30%) of a building façade may be constructed in glass. Buildings over 3 stories will be allowed to increase glass surface with UPDD Site Plan Approval.
4. Poured-in-place concrete and tilt-wall concrete shall have an integrated color and be textured or patterned. Tilt-wall concrete structures shall include reveals, punch-outs, or other similar surface characteristics and adornments to enhance the façade on at least ten percent (10%) of each façade.
5. Wood, and Concrete board, such as Hardy Plank or other similar material, properly installed may be allowed up to 30% of a façade, excluding all windows, doors, and glass construction materials.
6. Established Chain Restaurants and National Retailers with specific tradedress designs will be allowed with UPDD Site Plan Approval.

b. Architectural Features

The facades of all primary commercial and multi-family structures which face a street shall include the following key architectural features:

1. Classical architectural elements, such as a distinct base, wall, columns and cornice or top.
2. The use of covered walkways, architectural awnings, canopies, or porticos is required along the primary façade.
3. Windows, which may include see-through doors, shall be provided along all facades which face streets.

4. TAMU-T University is the focal point of the district and designs shall enhance or complement the overall architectural features of the campus.
- c. Roofs
1. Roofline variations are required to reduce the visual scale of buildings, and to create additional interest. The roofs of non-residential and multi-family residential buildings shall include:
 - a) Parapet walls that conceal flat roofs and rooftop equipment from public view at adjacent public streets. Parapet walls shall vary in height, and will include architectural detailing, cornices, moldings, trims, variations in brick coursing, and/or other similar type detailing.
 Or at least two of the following elements:
 - b) Overhanging eaves, extending no less than eighteen (18") past the supporting walls.
 - c) Two or more roof slope planes.
 - d) Sloped roofs shall be finished with tile, 30-year or better deep profile composite shingle, metal shingles, slate shingles, or standing seam metal. UPDD Site Plan Approval is required for material color.
 - e) Roof Top Patios.
 2. Single-family residential buildings shall have sloped roofs.
 3. Brownstone Townhomes shall have sloped roofs on 75% of building.
- d. Color
1. All commercial and multiple-family buildings shall comply with the standards in this section.
 - a) Exterior colors shall be low reflectance, subtle, neutral, earth tone or colors compatible with the surrounding area. Some color recommendations are neutral or earth tones such as beige, brown, white, earthy greens and yellows, or colors matching with the University such as a muted red brick.
 - b) The use of high intensity, primary or fluorescent colors is prohibited.
 - c) Established Chain Restaurants with specific tradedress colors will be allowed with UPDD Site Plan Approval.
- e. Retaining Walls:
- Visible:
1. Retaining wall blocks and designs shall consist of the same materials as the building façade. Keystone or gravity stone may also be used in a color palette consistent to the color palette of the façade.
 2. Retaining wall blocks and designs are required to be detailed in the site plan approval process.
- Non-visible:
1. Alternate materials must be approved by the UPDD.

3.) Site Design

a. Building Placement and Site Orientation (Except Single Family Residential)

1. Minimum setbacks from property lines adjacent to University Avenue
 - a) Fifteen (15) foot front yard setbacks
 - b) Ten (10) foot side yard setbacks
 - c) Fifteen (15) foot rear yard setback
1. Minimum setbacks from property lines not adjacent to University Avenue
 - a) Fifteen (15) foot front yard setbacks
 - b) Five (5) foot side yard setbacks
 - c) Five (5) foot rear yard setback
2. Minimum setbacks from property lines adjacent to Bringle Lake
 - a) Fifteen (15) foot front yard setbacks (Facing University)
 - b) Ten (10) foot side yard setbacks
 - c) Zero (0) foot rear setback for deck (Lake Side)
 - d) Twenty (20) foot rear setback for building (Lake Side)

3. Minimum setbacks from property lines for Brownstone Townhome/Condominium:
 - a) Fifteen (15) foot front yard setbacks (Facing University)
 - b) Ten (10) foot side yard setback from end of building cluster. No side yard setback is required between attached buildings.
 - c) Five (5) foot rear yard setback
 - d) A brownstone condominium shall not contain more than 8 dwelling units and shall not exceed two hundred (200) feet in length.
 4. Buildings not adjacent to the lake should be located as close as possible to the front property line to improve the overall appearance from adjacent streets and provide a strong building wall on either side of street.
 5. Site layouts on individual lots shall be developed in such a manner that pedestrian connections between buildings both on that lot and between lots within the overall district can be achieved.
 6. Residential parking areas shall be placed at the side or rear of buildings adjacent to University Avenue to improve the overall appearance from the streets.
- b. Single Family Residential Building Placement and Site Orientation
1. Minimum setbacks from property lines adjacent to University Avenue
 - a) Twenty-Five (25) foot front yard setbacks
 - b) Eight (8) foot side yard setbacks
 - c) Ten (10) foot rear yard setback
 2. New Driveways for Residential use must provide an on-site turn-around to prevent backing out onto University Avenue.
- c. Accessory Uses
1. Residential Accessory Buildings are structures allowed only within a residential dwelling unit. These structures shall be of consistent material and color to the primary structure and located in the rear yard only. Accessory buildings shall not exceed 50% of the rear yard. Only one of each type listed below is allowed per lot:
 - a) Storage Building or Shed,
 - b) Free Standing Garage,
 - c) Workshops,
 - d) Gazebos, and
 - e) Pool House
 2. Commercial Accessory Buildings shall be of the same material and color of the primary structure.
- d. Lot Regulations

Dwelling Type	Minimum Lot Area per Dwelling Unit (S.F.)	Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)	Lot Coverage
Single Family	12,000	90	100	40%
Duplex	5,000	70	100	40%
Triplex	3,000	70	100	40%
Fourplex	2,500	70	100	50%
Townhouses	1,600	16	100	60%
Apartments/Condominiums	1,800	60	100	60%
Mixed Use Lofts	1000	n/a	n/a	60%
Dorms	550	n/a	n/a	60%
Non-Residential	n/a	n/a	n/a	50%

e. Parking Regulations

1. Parking Space Requirements: It is the intent of the district to be a pedestrian friendly community. In the event of a UPDD parking garage, parking minimums may be decreased. Credit can be given for bike racks.

#	Building Use	Parking Requirements
1	Hotel	1 space per guestroom, 1 space per employee per shift, 1 space per 3 seats in meeting room, (Plus restaurant requirements)
2	Restaurant	1 space per 3 seats, 1 space per employee per shift
3	Retail	1 space per 200 square feet
4	Single Family Residential	2 spaces per unit
5	Multiple Family Residential	1 space per bedroom 1 designated visitor space per 4 units
6	Brownstone Townhome/Condominium	2 spaces per unit 1 designated visitor space per 6 units
7	QSR- Quick Service Restaurants	1 space per 100 square feet

2. Parking Layout and Access Requirements

- a) No On-Street Parking will be allowed on University Avenue.
- b) No parking in grass, yard or landscaped areas.
- c) No Parking Spaces shall be located in front of Multiple Family Residential Units.
- d) Parking space sizes shall be 180 square feet. 2-foot overhangs are allowed where a minimum 5' sidewalk is provided or additional green space.
- e) Compact car off-street parking spaces may account for up to ten (10) percent of the required parking spaces, provided the spaces are permanently designated by sign(s) as being for use by compact cars only. All compact car parking spaces shall be a minimum eight (8) feet in width and a minimum of sixteen (16) feet in depth.
- f) All parking areas shall provide a drive aisle connection to adjoining properties for cross access. Pedestrian connections shall also connect to adjoining properties.
- g) Three public pedestrian access points will be required from University Avenue to the lakefront boardwalk. These points are subject to development location and access shall be required. Maintenance of these boardwalk connections located off of private property will be the City's responsibility.
- h) Required stacking space for drive-through aisles shall be a minimum of 3 vehicles and shall not block parking drive aisles or passageways. Stacking space shall not impair the streetscape of University Avenue.
- i) Parking Areas and driveways shall be concrete with curb and gutter. However, the utilization of other paving materials not immediately adjacent to University Avenue is allowable with UPDD approval.
- j) In areas where sidewalk is not provided adjacent to University Avenue, continuous 10 foot wide concrete sidewalks shall be placed along the entire property frontage.
- k) Installation of bicycle racks and seating benches are encouraged to accommodate pedestrian and bicycle traffic. Installation of bicycle racks and seating benches will offset parking space 1:1 for bicycle racks and 2:1 for seating benches up to a total of two parking spaces.

3. Parking Garage Requirement

- a) Parking spaces for restaurants and businesses may meet requirements by using assigned parking garage spaces.
- b) Parking deck shall conform to architectural style requirements of the UPDD.
- c) UPDD lighting requirements must be followed including LED interior lighting or approved equivalent for parking areas.
- d) It is encouraged that the structure be mixed use with retail space available on the ground level.

f. Site Drainage

1. All Parking Lot Runoff shall be directed to storm sewer. Any collection of drainage shall be filtered of hydrocarbons before leaving the site. Proper maintenance of the filtration is the responsibility of the property owner.
2. Lakefront Properties may be allowed to direct runoff towards Bringle Lake. Any discharge towards the lake shall be filtered of hydrocarbons, debris, and harmful chemicals to fish and wildlife. Proper maintenance of the filtration is the responsibility of the property owner.
3. All drainage calculations, sizing and reporting to City Engineers shall follow City Drainage Ordinance with exceptions as noted in the UPDD.
4. All Stormwater Pollution Prevention shall be in accordance with the Texarkana MS4 Permit.

4.) **Landscaping, Fencing and Screening Requirements**

- a. A landscaping plan, including planting and irrigation details, shall be submitted in conjunction with the site plan review process. The landscape plan can either be a separate print or be included on the required site plan print. Minimum information required on the landscape plan shall include:
 - Locations of existing boundary lines, dimensions of the lot or property, proposed and existing utility easements on or adjacent to the lot and location of overhead power lines and any underground utilities.
 - The location of the proposed water faucet(s) or a note indicating the installation of the irrigation system covering the entire lot.
 - A plant schedule listing the botanical and/or common names of all plants and the size of plant material, date, scale, north arrow, name and phone number.
- b. Landscaping shall be required on all developments (Except Single Family Residential) and shall be completed prior to the issuance of the certificate of occupancy.
- c. Tree Preservation
 1. The preservation of existing trees is encouraged throughout the district. No tree over 12" caliper shall be removed in the district without a UPDD approved site plan.
 2. All site plans shall be submitted with a tree survey showing location, size, and type of all trees greater than twelve (12) inches in diameter. Additionally, it shall be indicated on all site plans if these trees are to be retained or removed.
 3. Preservation of trees over 12" caliper shall be given landscaping credits
 - 12"-18" = 10 points
 - 18" - 24" = 15 points
 - 24" and larger = 20 points
- d. Every site adjacent to University Avenue shall include a fifteen (15) foot buffer strip, landscaped and irrigated. The landscape buffer shall consist of trees, shrubs, groundcover, berms, and related elements as specified below. All sidewalks shall be a minimum of four (4) feet in width.
 1. One three inch caliper or greater deciduous shade tree per 75 feet of linear frontage along University Avenue.
 - Large shade trees

- ❖ Red Maple (not silver maple)
 - ❖ White oak
 - ❖ Red oak
 - ❖ Shumard oak
 - ❖ Pin oak
 - ❖ Additional selections must have UPDD approval.
2. A landscape screen with a minimum height of 18 inches and a maximum height of 36 inches (as measured from the finished grade of the parking area) shall be provided in locations where the landscape buffer separates a surface parking area from University Avenue. Landscape screens can be achieved through a combination of the following methods:
- Shrubbery hedges forming a continuous living screen not to exceed 36 inches in height. Shrubs shall be one or a combination of the following:
 - ❖ Yaupons
 - ❖ Boxwoods
 - ❖ Roses
 - ❖ Yews
 - ❖ Additional selections must have UPDD approval.
 - Earthen berms not to exceed 24 inches in height shall be allowed in conjunction with small planting on top of the berm,
 - Any landscaping shall conform to the required visibility triangles.
- e. Every site adjacent to the Bringle Lake Wilderness Area regardless of zoning use shall include a fifteen (15) foot buffer strip, landscaped and irrigated. The landscape buffer shall consist of trees, shrubs, groundcover, berms, and related elements as specified above in d.
- f. A 10 foot tree landscape buffer and fencing as noted in 5.) e. Screening and Fencing Requirements is required covering 70 % of the buffer area with trees along the property line between Area 5 and Area 7 as shown on the UPDD map and shall also include the southern boundary of Zone 8 and the Southwestern boundary of Zone 8 along the Briarwood Cir. neighborhood through Parcel 6005).
- g. Parking Lot Landscaping:
1. Landscaped areas in a parking lot shall be contained within the parking area, based on the standards below:
- One (1) 2" caliper tree and six (6) shrubs shall be planted for each 12 parking spaces.
 - All new trees within a parking lot shall be planted in a landscaped island of at least one hundred and fifty (150) square feet and have a minimum dimension of eight and one-half (8.5) feet. (E.g. 8.5'x18'). However, up to twenty percent (20%) of the required trees may be planted in islands of at least twenty-five (25) square feet and have a minimum dimension of five (5) feet.
- h. Remaining Site Landscaping: (Points will be allowed for landscaping in the ROW)
1. In addition to the above requirements, landscape plans must earn a minimum of one hundred (100) points by using some or all of the required electives listed below in a project.
- | | |
|--|---------------------------|
| • Irrigation System | 20 Points |
| • Drought Tolerant Vegetation (50 sq. ft./min) | 10 Points (Max 20 points) |
| • Grass/groundcover (50 sq.ft/min.) | 10 Points (Max 20 points) |
| • Small Tree (each, see plant list) | 5 Points |
| • Large Tree (each see plant list) | 10 Points |
| • Planter box (each) | 5 Points (Max 10 points) |
| • Landscape Entry/Exit (Annuals) | 10 Points (Max 20 points) |
| • Landscape around Signage | 10 Points |

- Foundation Planting

10 Points/ Façade Side (Max 20 points)

- i. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning or trimming, fertilizing, weeding, watering and other such activities common to the maintenance of landscaping. Plant materials which die shall be replaced with plant material of similar variety and size within 30 days weather permitting.
- j. No permits shall be issued for building, paving, grading or construction until a qualifying Landscape Plan is submitted. In the event that the proposed project is in a planned development district a landscape plan is required as part of the Site Plan Approval process by the City Council.
- k. Prior to the issuance of a Certificate of Occupancy for any building or structure all landscaping requirements shall be in place. If the Building Official determines that it would be impractical to plant trees, shrubs, grass, or to lay turf, due to the season of the year, a temporary Certificate of Occupancy may be issued. All landscaping required by the landscaping plan must be installed within six (6) months of the date of the issuance of the Certificate of Occupancy or penalties shall be applied.

PLANT LIST (suggested but other plants can be approved if plant zone requirements are met according to the temperature ranges of the Texarkana area)

Large Trees – 30-60 feet:

Oaks - Pin, Shumard, Red, White, Post, Live, Black etc.	Quercus species
Pine- Loblolly	Pinus taeda
Ash	Fraxinus species
Maple Red (No Silver Maples)	Acer species
Bald Cypress	Taxodium distichum
Birches- River, Paper	Betula species
Elms- American, Cedar, Lacebark, Winged	Ulmus species
Southern Magnolia	Magnolia grandiflora
Pistache	Pistacia chinensis

Small (Accent) Trees: 10-20 feet

Redbud	Cercis canadensis
Crape Myrtle (any species)	Lagerstroemia indica
Crab Apple	Malus angustifloia
Hollies- Foster, Nellie R. Stevens, Savannah	Ilex species
Loquat	Eriobotrya japonica
Magnolias- Jane, Little Gem, Saucer, Star, Sweet Bay, Tulip	Magnolia Species
Redbuds- Chinese, Eastern, Mexican, Oklahoma, Texas	Cercis species
Vitex	Vitex agnus-castus
Wax Myrtle	Myrica cerifera
Japanese Maple	Acer palmatum
Dogwood	Cornus Florida
(Bradford Pears not recommended for this district)	

Shrubs: 3-8 feet

Dwarf Crape Myrtle	Lagerstroemia indica nana
Yaupon Holly	Ilex vomitoria
Dwarf Yaupon Holly	Ilex vomitoria "Nana"

Foster Holly	<i>Ilex fosteri</i>
Elaeagnus	<i>Elaeagnus</i> species
Fraser's Photinia	<i>Photinia Fraseri</i>
Abelia	<i>Abelia grandiflora</i>
Azaleas	<i>Rhododendron</i> species
Barberries- Crimson Pigmy, Golden, Rose Glow, Wintergreen	<i>Berberis</i> Species
Boxwoods- Harland, Japanese Wintergreen	<i>Buxus</i> species
Cleyera	<i>Ternstroemia gymnanthera</i>
Hollies- Dwarf Burford, Dwarf Chinese Carissa, Helleri	<i>Ilex</i> species
Nandinas- Dwarf, Fire Power, Gulf Stream, Harbour Dwarf	<i>Nandina domestica</i> species
Pittosporum	<i>Pittosporum tobira</i>
Sasanquas	<i>Camelia sasanqua</i> species
Spiraea	<i>Spiraea japonica</i>
Yews	<i>Taxus</i> species
Loropetalum Ruby	<i>Loropetalum Chinense</i> var. <i>rubrum</i>

5.) Screening and Fencing Requirements (Excludes Single Family Residential)

a. Screening of Mechanical Equipment

1. Properties that may be viewed from residential uses, streets, lakefront or public park areas shall screen all roof, ground and wall mounted mechanical equipment (Compressors, duct work, transformers, meters, elevator equipment, etc.) from view at ground level on adjacent properties or public streets or parks.
2. Roof-mounted mechanical equipment shall be shielded from view on four sides, use of dog-house screening prohibited. Screening shall consist of materials consistent with the primary building materials, and may include metal screening or louvers that are painted to blend with the primary building.
3. Screening shall result in the mechanical equipment blending in with the primary building, and not appearing separate from the building.
4. Wall or ground-mounted equipment screening shall be constructed of:
 - a) Planting screens; or
 - b) Brick, stone, or other similar masonry materials; or
 - c) Redwood or cedar pressure treated wood; or
 - d) All fence posts shall be rust-protected metal, concrete-based masonry or concrete pillars.
 - e) A combination of the above.

b. Screening of Outside Storage

1. Outside storage shall be located on the side or rear of the primary building and shall be screened from public view on streets, lakefront or park areas.
2. Outside storage shall be screened with a minimum seven (7) foot tall screen or a screen that is a minimum of one (1) foot above the top of the storage materials, whichever is taller. Screening shall be:
 - a) A masonry wall or other material that is similar to the primary structure.
 - b) A berm.

- c) A planting enclosure of large evergreen shrubs planted a maximum of four (4) feet apart that shall create a solid screen to a minimum height of seven (7) feet within two (2) years as determined by a registered landscape architect, certified nurseryman or master gardener.
 - d) A combination of the above.
- c. Screening of Waste Containers
 - 1. Waste containers shall consist of the following:
 - a) Dumpsters
 - b) Compactors
 - c) Grease Storage
 - d) Recycling Containers
 - e) Composting Areas
 - f) Cardboard Storage
 - g) Crates/ Pallets
 - 2. Waste containers shall be located on the side or rear of the building and screened from public view on streets, lakefront or public park areas.
 - 3. Waste containers shall be located outside of the required building setback areas.
 - a) When adjacent to residentially zoned property, the waste container must be located at least fifty feet (50') away from residential property lines.
 - b) When adjacent to the lakefront, the waste container must be located at least fifty feet (50') away from the northern property line.
 - 4. Waste containers shall be screened on four (4) sides, using an enclosure that is seven (7) feet tall or of a height that is a minimum of one (1) foot above the top of the dumpster, whichever is taller.
 - a) Screening materials shall match the primary masonry structure exterior.
 - b) Gates shall be solid and painted to match the primary structure. Gate materials shall consist of metal, redwood or cedar pressure treated wood. All fence posts shall be rust-protected metal, concrete-based masonry or concrete pillars.
 - 5. Any drainage runoff occurring from dumpster shall be incorporated with overall drainage plan and filtered of pollutants.
- d. Screening of Loading and Service Areas
 - 1. Loading and service areas shall be located at the side or rear of buildings. Exception: Lakefront developments shall not have loading docks adjacent to the lake.
 - 2. Loading areas shall be screened from view of any residential uses, streets, lakefront or public park areas.
 - 3. Loading areas shall be enclosed on three sides by a wall not less than eight (8) feet in height.
 - 4. Loading areas shall not be located closer than fifty (50) feet to any single family lot, unless wholly within an enclosed building.
 - 5. Screening materials shall be comprised of a wall that has a similar finish and material to the primary structure.
- e. Fencing
 - 1. Fencing shall be required whenever a non-residential development abuts to a single-family and multiple-family residential area. Multiple-family residential areas shall be fenced if adjacent to a

- single-family residential area. Fencing shall be required when the property is developed and shall be maintained by the property owner.
2. Fencing shall create a solid visual barrier.
 3. Fencing materials shall be limited to the following or a combination of the following:
 - Stone, brick, decorative spit faced block masonry, decorative concrete, or other masonry materials.
 4. To create a consistent fence line, fencing along that line, shall be similar in material, pattern, and design.
 5. Fences shall be a minimum of 7' in height, measured from ground level.
 6. Fencing shall not block drainage and shall leave a 2" space between the ground and the fence. Should drainage require additional spacing, sufficient drainage plans and fence elevations must be provided with UPDD site plan approval.

f. Retaining Walls – See Section 2) **Architectural Style Requirements (e.)**

6.) Sign Regulations (Excludes Single Family Residential)

- a. Monument Signage – a permanent ground sign fully supported by the base without the use of poles as the primary support that is constructed out of brick, stone, concrete or similar materials that complement the architecture of the primary structure, across the entire base of the structure.

Building Use	Maximum Height (ft.)	Maximum Copy Area (SF)	Maximum Total Area (including Copy area) SF	# of Signs	Minimum Spacing (ft.)
Commercial, Restaurant, Office or Retail	6	60	90	1 per street frontage	60'
Apartments or high-density residential	6	30	45	1 per street frontage	60'
Multi-tenant, Mixed use development 3 tenants or less	8	80	110	1 per street frontage	60'
Multi-tenant , mixed use development 4 tenants or more	10	120	150	1 per street frontage	100'
Directional	2.5	8	n/a	1 per drive	n/a

1. Lighting-
 - a) Sign shall be internally lit, or lit by the use of ground lighting incorporated with landscaping (no flood lighting);
 - b) No neon lighting;
 - c) No electronic or changeable messaging; and
 - d) EXCEPTION: each entrance into the UPDD will be allowed one electronic or changeable message sign. This sign will have joint use of the district for advertising purposes.

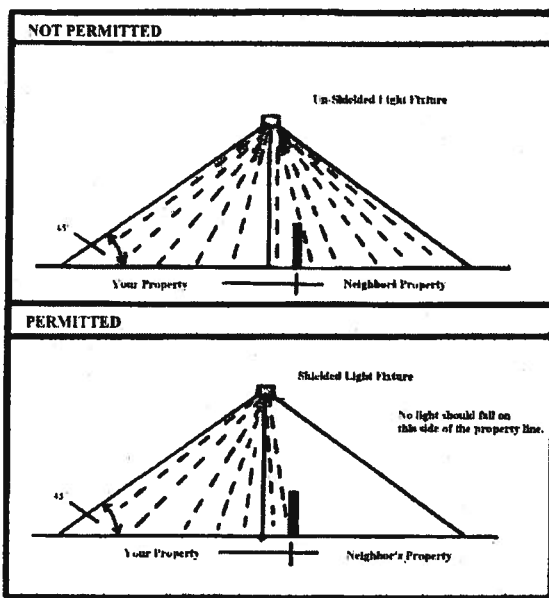
2. Location-
 - a) Signs must be located within 30' of ROW;
 - b) Signs shall not block sight distances;
 - c) Signs shall not be inside a ROW; and
 - d) Signs can be located within a city utility easement, but any repairs or damage occurred to signage due to utilities will be at owner's expense.
 3. Name of business and main address must be located on a single tenant sign.
- b. Wall Signage - sign located and attached to the exterior of a building.
1. Attached signs shall not extend above the roof or parapet wall;
 2. Wall signs shall not exceed 150 SF per wall façade. An additional 10 SF of signage will be allowed per 20' in building height over 35' in height;
 3. Lake front signage shall be limited to 30 SF in area; and
 4. Individual letter height shall not exceed 6 feet.
- c. Signs not allowed in district:
1. Off-premise advertising signs;
 2. Banners;
 3. Flags (does not include TAMU-T flags, State of Texas or United States of America Flags);
 4. Inflatable objects;
 5. 3-D imaging;
 6. Streamers or balloons;
 7. Coroplast, stake or placards;
 8. Flashing or arrow signs;
 9. A-frame or sandwich boards;
 10. Writing on windows;
 11. EXCEPTION: On-campus signage is not regulated.

7.) Lighting (Excludes Single Family Residential)

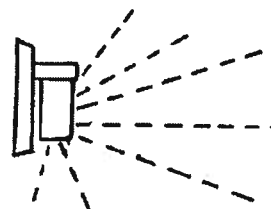
The Intent of the lighting is to enhance amenities, promote safety, and encourage dark skies. In an effort to promote dark skies, excess lighting can be limited by the UPDD.

1. The following standards shall apply to all outdoor lighting:
 1. The use of LED lighting or approved equivalent is required for all outside fixtures in the UPDD;
 2. Structures of pole lighting shall match or complement the street light pole design;
 3. Lighting for parking light poles shall have a maximum of 20 feet;
 4. No flood lighting will be allowed;
 5. Ground lighting or up lighting can be used along parking lots, screening and landscaping areas.
 6. Christmas outdoor lighting will be consistent for the overall UPDD with the same signage restrictions as section 6.
 7. Outdoor lighting shall be hooded, shielded, and aimed downward as shown in the images below, including doorway lighting.
 8. The hood or shield shall mask the direct horizontal surface of the light source. The light shall be aimed to ensure that the illumination is only pointing downward onto the ground surface.
 9. All outdoor lighting fixtures shall be designed, installed, located and maintained such that all direct illumination is kept within the boundaries of the fixture owner's property.
 10. Ground mounted accent lighting for buildings, directed onto the building
 - a. Direct light emissions shall not be visible above the roof line or beyond the building edge.

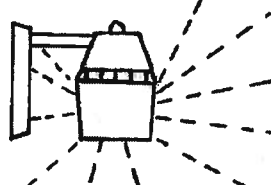
- b. All upward aimed light shall be fully shielded, fully confined from projecting into the sky by eaves, roofs or overhangs, and all fixtures shall be located as close to the building being illuminated as possible.
 - c. All ground mounted accent fixtures shall be permanently fixed such that they are resistant from tampering or redirection of the light source. Ground mounted spotlights shall not be located in such a way as to have the bulb or lamp visible from a pedestrian or vehicular egress.
11. Pedestrian walkway lighting 12 feet or less in height above the adjacent walkway grade may be permitted. This includes lighting applications such as bollards, light fixtures located in retaining and landscape walls, and lighting fixtures located on or within structures utilized for pedestrian safety, for example, stairwell lighting.



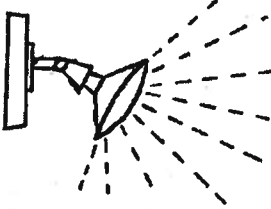
NOT PERMITTED



Typical "Wall Pack Fixture"

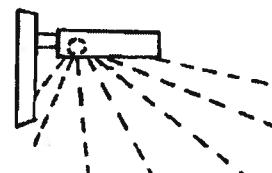


Typical "Barn Light"

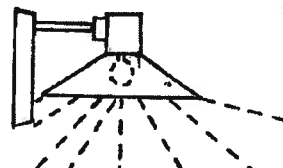


Area Flood Light

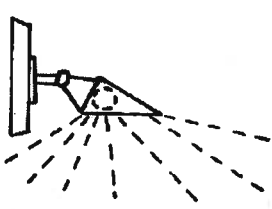
PERMITTED



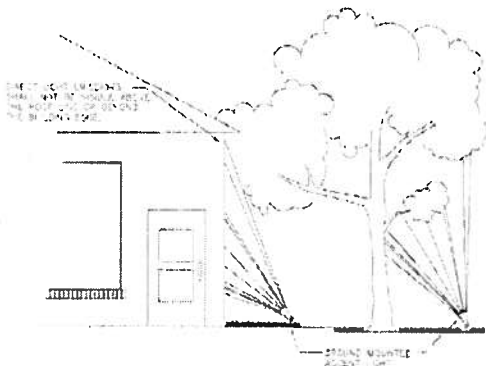
Typical "Shoe Box Fixture"



Opaque Reflector (lamp inside)



Area Flood Light with Hood/Shield



8.) Site Plan Approval Process

- a. The site plan approval process will be a review to assure compliance, by a five member panel consisting of the Director of City Planning or Zoning, or his/her designee, the Planning and Zoning Chairman, the City Engineer, or his/her designee, and two citizens of Ward Five who reside in the

Texarkana, Texas city limits as shown by the Member Committee Zone Map. (Exhibit "D") The Citizen Members shall serve no more than one consecutive three-year term. The initial term of one citizen member shall be two years, which Citizen Member to be determined by lot or chance. Appointment of the Citizen Members shall be by nomination from the Ward 5 City Council Member then sitting with confirmation by a vote of the City Council.

- b. Site Plan Submittal Requirements for UPDD.
 1. The Site Plan shall be clearly defined and drawn to an appropriate scale to permit accurate review for compliance with UPDD standards.
 2. Two (2) copies of the Site Plan shall be given not to exceed 24" x 36". Site Plan shall be drawn on dimensionally stable reproducible sheets and shall be appropriately drafted at an engineering scale of 1" = 30" or larger.
 3. The following features, as a minimum shall be required on all Site Plans before they will be accepted for review:
 - a) Legal description, address, property lines and dimensions;
 - b) Location, sizes and names of adjacent or included streets, alleys, easements and cross connectivity agreements;
 - c) Location, setbacks, dimensions and square footage of existing/proposed buildings, existing/proposed elevations with finished floor elevation;
 - d) Signage location and detail;
 - e) Location of buildings on adjoining property within 20' of the subject property;
 - f) Location and dimensions of existing/proposed parking spaces, driveways, vehicle maneuvering areas, curb cuts, loading facilities and sight visibility triangle areas;
 - g) Parking calculation table;
 - h) Existing/proposed surfacing, landscape/buffer areas and screening or fencing;
 - i) Location of facilities for refuse disposal with appropriate screening;
 - j) Landscape and irrigation plan;
 - k) Lighting Plan including foot candles and areas affected by the lighting;
 - l) Drainage direction and outfall, filtration device, location type and size of drainage facilities(calculations when necessary);
 - m) Proposed use(s), north arrow, graphic scale and date of plan preparation;
 - n) Floodplain limits, if applicable.
 4. Where not stated in the UPDD, all building codes, drainage ordinances, subdivision platting, and stormwater MS4 will still apply.
 5. If denied, the appeal process for the site plan approval will go to the Planning and Zoning Commission for recommendation to the City Council. The City Council will make the final decision. If Planning and Zoning Commission recommends for denial, a ¼ vote of the City Council will be required.
 6. To amend this District, a request will be filed with the Planning and Zoning Commission. If the request is recommended by the Planning and Zoning Commission it will be sent to the City Council.

G.) Penalty

Any person violating or failing to comply with any of the provisions of this Ordinance shall be fined upon conviction not less than five hundred dollars (\$500.00) or more than two thousand dollars (\$2,000.00), and each day any violation or noncompliance continues shall constitute a separate and distinct offense.

H.) Applicability of other City Ordinances

This Ordinance shall take precedence over any other City Ordinance governing the matters contained herein. However, any matter not specifically controlled by this Ordinance shall continue to be governed by any other City Ordinance that may be applicable.

I.) Definitions

- a. Accessory Use - A use subordinate to and incidental to the primary use of the main building or to the primary use of the premises.
- b. Apartment - A room or suite of rooms in a multi-family dwelling or apartment house arranged, designed or occupied as a place of residence by a single-family, individual or group of individuals.
- c. Building - Any structure built for the support, shelter and enclosure of persons, animals, chattels or movable property of any kind. When subdivided in a manner sufficient to prevent the spread of fire, each portion so subdivided may be deemed a separate building.
- d. City Council - The governing body of the City of Texarkana, Texas.
- e. Planning and Zoning Commission - The agency appointed by the City Council as an advisory body to it and which is authorized to recommend changes in the zoning.
- f. Coverage - The percent of a lot or tract covered by the roof or first floor of a building. Roof eaves to the extent of three (3) feet from the walls of a building shall be excluded from coverage computations.
- g. District - A section of the City of Texarkana for which the regulations governing the area, height or use of the land and buildings are uniform.
- h. Dwelling, One-Family - A detached building having accommodations for and occupied by not more than one family, or by one family and not more than three (3) boarders and lodgers.
- i. Dwelling, Two-Family - A detached building having separate accommodations for and occupied by not more than two families, or by two families and not more than three (3) boarders and lodgers.
- j. Dwelling, Multiple-Family - Any building or portion thereof, which is designed, built, rented, leased or let to be occupied as three or more dwelling units or apartments or which is occupied as a home or residence of three or more families.
- k. Dwelling, Brownstone Townhome Condominium—a specific type of family development consisting of single family attached units, typically with 2-4 floors per unit. Exterior façade shall comply with all architectural style requirements of the UPDD.
- l. Dwelling Unit - A building or portion of a building which is arranged, occupied, or intended to be occupied as living quarters and includes facilities for food preparation and sleeping.
- m. Family - Any number of individuals living together as a single housekeeping unit, in which not more than three (3) individuals are unrelated by blood, marriage or adoption.
- n. Height - The vertical distance of a building measured from the finished floor of the front door, to (1) the highest point of the roof's surface if a flat surface, (2) to the deck line of mansard roofs or (3) to the mean height level between eaves and ridge for hip and gable roofs and, in any event, excluding chimneys, cooling towers, elevator bulkheads, penthouses, tanks, water towers, radio towers, ornamental cupolas, domes or spires and parapet walls not exceeding ten (10) feet in height. If the street grade has not been officially established, the average front yard grade shall be used for a base level.

- o. LED Lighting approved equivalent – a metal halide, high pressure sodium or other fixture with the same color temperature range as existing LED street lighting.
- p. Legal Height - The maximum height of a building permitted by any airport zoning ordinance or other ordinance restricting the height of structures.
- q. Living Unit - The room or rooms occupied by a family and must include cooking facilities.
- r. Lot Coverage - The percentage of the total area of a lot occupied by the base (first story or floor) of buildings located on the lot or the area determined as the maximum cross sectional area of a building.
- s. Story - The height between the successive floors of a building or from the top floor to the roof. The standard height for a story is eleven (11) feet, six (6) inches.

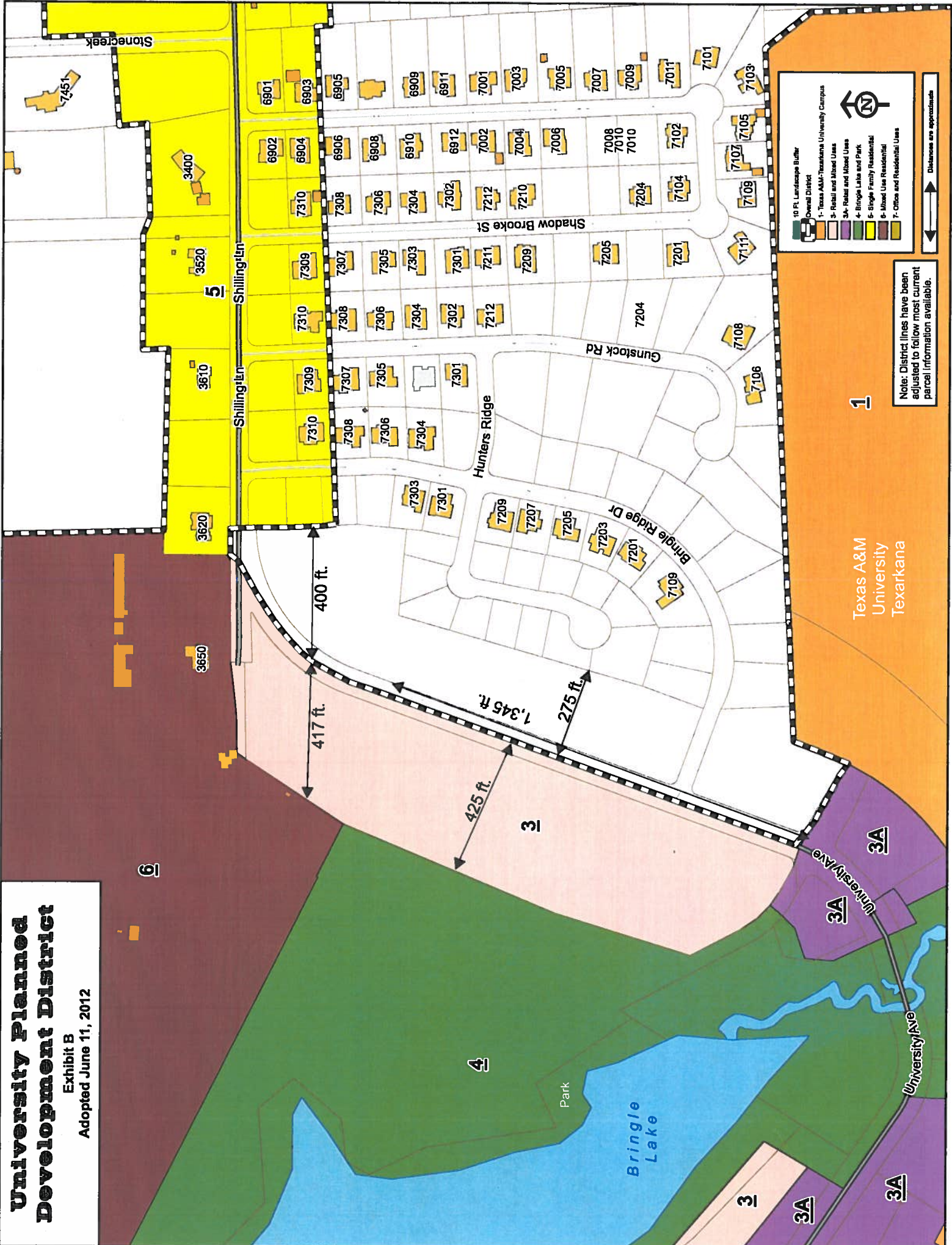
****For additional definitions refer to the City of Texarkana, Texas Zoning Ordinance.**

This UPDD will be reviewed by the Planning and Zoning Commission and the City Council for amendments no sooner than one (1) year from the date of adoption and every five (5) years thereafter.

Adopted by Ordinance #052-2012, June 2012

University Planned Development District

Exhibit B
Adopted June 11, 2012



10 Ft. Landscape Buffer

Overall District

- 1- Texas A&M-Texasiana University Campus
- 3- Retail and Mixed Uses
- 3A- Retail and Mixed Uses
- 4- Bringle Lake and Park
- 5- Single Family Residential
- 6- Mixed Use Residential
- 7- Office and Residential Uses

North Arrow

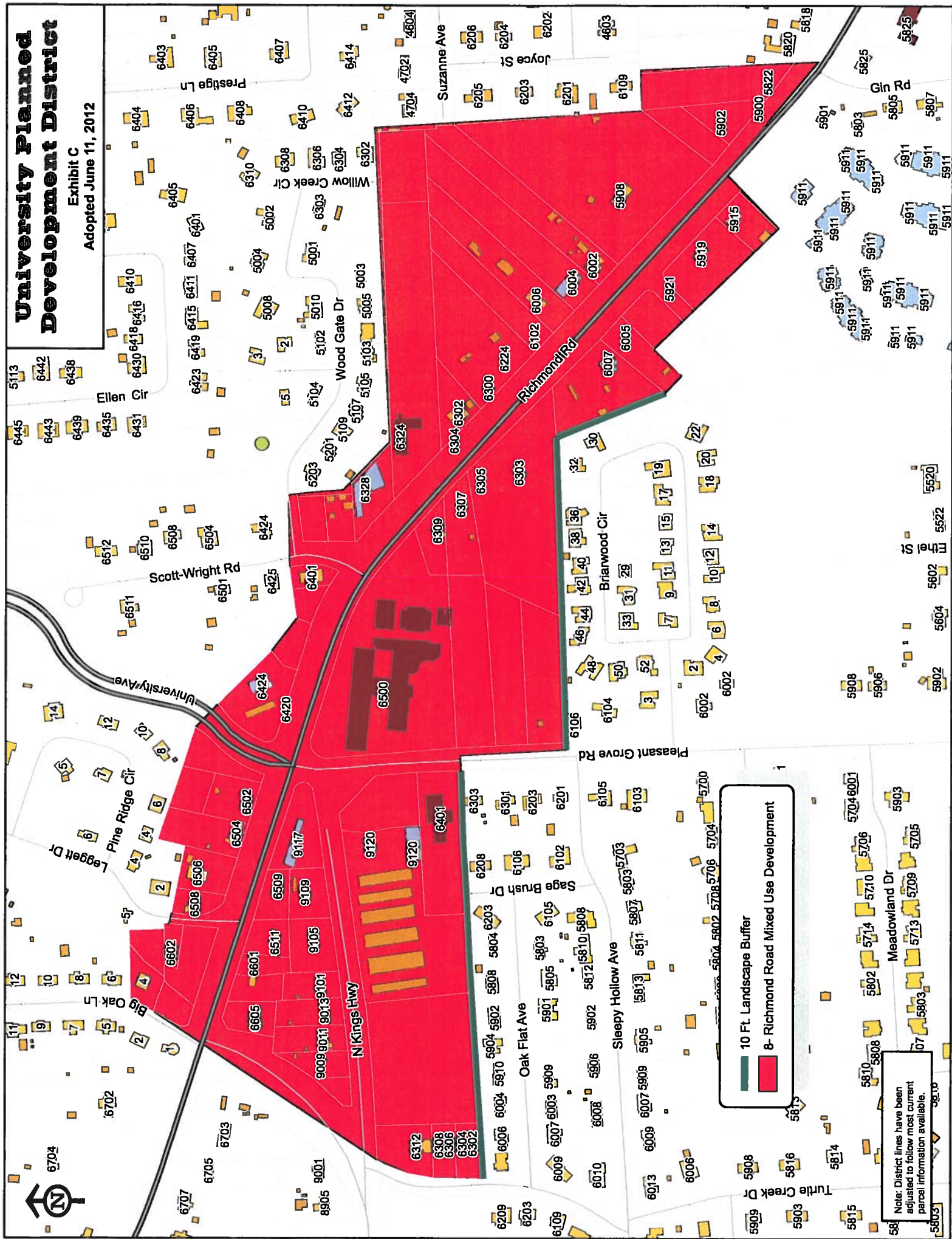
Distances are approximate

Note: District lines have been adjusted to follow most current parcel information available.

Texas A&M University Texarkana

University Planned Development District

Exhibit C
Adopted June 11, 2012



10 Ft. Landscape Buffer
8-Richmond Road Mixed Use Development

Note: District lines have been adjusted to follow most current parcel information available.

University Planned Development District

(UPPD)

Texarkana, TX

Exhibit E

Adopted June 11, 2012

- 10 Ft. Landscape Buffer
- Overall District
- 1- Texas A&M-Texarkana University Campus
- 2- Removed From Map
- 3- Retail and Mixed Uses
- 3A- Retail and Mixed Uses
- 4- Bringle Lake and Park
- 5- Single Family Residential
- 6- Mixed Use Residential
- 7- Office and Residential Uses
- 7A- Office and Residential Uses
- 8- Richmond Road Mixed Use Development
- 9- Summerhill Road Retail Development
- 10- Future District Expansion



Note: District lines have been adjusted to follow most current parcel information available.

