

Sec. 14.06.016 Class V - IH-20 Overlay District

(a) General purpose and description.

(1) The intent of these standards is to exercise greater control over the aesthetic, functional, and safety characteristics of development along Interstate Highway 20 (hereinafter referred to as "IH-20") where higher standards can effectively enhance the city's image as a desirable place to live, work, and shop.

(2) These standards are limited to either side of IH-20 to the distances specified herein and encompassing land that has already been zoned by the City of Willow Park. It supplements the standards of the underlying zoning districts with new or different standards that are more restrictive. In the event of a conflict between the standards of the IH-20 Overlay District and the regulations of the underlying zoning district, the more restrictive of the standards and regulations will prevail. Regulations of the underlying zoning district not augmented or otherwise supplemented by the IH-20 Corridor Overlay District will continue to prevail.

(b) District boundaries.

(1) The IH-20 Overlay District standards apply to the future development, improvement or redevelopment of those properties as indicated on exhibit A, attached hereto [at the end of this section]. The following rules specifically define the district boundaries:

Beginning at a point with an approximate NAD 83 coordinate of (2,222,383, 6,956,532) said point also being in the east right-of-way line of Mikus Road F.M. 5), and in the city limit boundary line for the City of Willow Park and being 300 feet from the north right-of-way line of Interstate 20 and being designated as Point #1 on the attached exhibit A.

Thence continuing in a southeasterly direction parallel to the Interstate 20 access roads at a depth of 300 feet from the north right-of-way line of Interstate 20 to a point for a corner, said point having an approximate NAD 83 coordinate of (2,240,858, 6,950,425) said point also being in the ETJ boundary line for the City of Willow Park and being designated as Point #2 on the attached exhibit A.

Thence continuing in a southerly direction crossing Interstate 20 access roads to a depth of 300 feet from the south right-of-way line of Interstate 20 to a point for a corner, said point having an approximate NAD 83 coordinate of (2,240,858, 6,949,401) said point also being in the ETJ boundary line for the City of Willow Park and being designated as Point #3 on the attached exhibit A.

Thence continuing in a northwesterly direction parallel to the Interstate 20 access roads at a depth of 300 feet from the south right-of-way line of Interstate 20 to a point for a corner, said point having an approximate NAD 83 coordinate of (2,238,216, 6,949,851) said point also being in the city limit boundary line for the City of Willow Park and being designated as Point #4 on the attached exhibit A.

Thence continuing in a southerly direction to a point for a corner, said point having an approximate NAD 83 coordinate of (2,238,212, 6,949,167) said point also being in the city limit boundary line for the City of Willow Park and being designated as Point #5 on the attached exhibit A.

Thence continuing in a northwesterly direction parallel to the Interstate 20 access roads to a point for a corner, said point having an approximate NAD 83 coordinate of (2,237,444, 6,949,378) said point also being in the city limit boundary line for the City of Willow Park and being designated as Point #6 on the attached exhibit A.

Thence continuing in a westerly direction to a point for a corner, said point having an approximate NAD 83 coordinate of (2,236,625, 6,949,240) and being in the west right-of-way line of Sunrise Drive, said point also being in the city limit boundary line for the City of Willow Park and being designated as Point #7 on the attached exhibit A.

Thence continuing in a westerly direction to a point for a corner, said point having an approximate NAD 83 coordinate of (2,235,596, 6,949,240), said point also being in the city limit boundary line for the City of Willow Park and being designated as Point #8 on the attached exhibit A.

Thence continuing in a southwesterly direction to a point for a corner, said point having an approximate NAD 83 coordinate of (2,235,300, 6,948,869) and being in the north right-of-way line of East Bankhead Highway, said point also being in the city limit boundary line for the City of Willow Park and being designated as Point #9 on the attached exhibit A.

Thence continuing along the north right-of-way line of East Bankhead Highway in a westerly direction to a point for a corner, said point having an approximate NAD 83 coordinate of (2,234,000, 6,949,671) and being in the north right-of-way line of East Bankhead Highway, said point also being in the city limit boundary line for the City of Willow Park and being a right-of-way line of Old Bankhead Road and being designated as Point #10 on the attached exhibit A.

Thence continuing in a northeasterly direction parallel to Old Bankhead Road at a depth of 300 feet from the west right-of-way line of said Old Bankhead Road to a point for a corner, said point having an approximate NAD 83 coordinate of (2,234,673, 6,950,936) said point also being approximately 300 feet from the south right-of-way line of Interstate 20 and being designated as Point #11 on the attached exhibit A.

Thence continuing in a northwesterly direction parallel to the Interstate 20 access roads at a depth of 300 feet from the south right-of-way line of Interstate 20 to a point for a corner in the west right-of-way line of Russell Road, said point having an approximate NAD 83 coordinate of (2,220,612, 6,956,236) said point also being in the city limit boundary line for the City of Willow Park and being designated as Point #12 on the attached exhibit A.

Thence continuing northeasterly along the west right-of-way line of Russell Road to a point for a corner, said point having an approximate NAD 83 coordinate of (2,220,741 6,956,491) and being in the north right-of-way line of East Bankhead Highway, said point also being in the city limit boundary line for the City of Willow Park and being approximately 300 feet from the west right-of-way line of Old Bankhead Road and being designated as Point #13 on the attached exhibit A.

Thence continuing in a southeasterly direction along the north right-of-way line of Interstate 20 to a point

for a corner, said point having an approximate NAD 83 coordinate of (2,222,347, 6,955,599) said point also being in the city limit boundary line for the City of Willow Park and being designated as Point #14 on the attached exhibit A.

Thence in a northwesterly direction crossing Interstate 20 to the point of beginning.

(c) Application.

(1) The IH-20 Overlay District standards apply to the following:

(A) Development of any land for which there is not improvement at the time of construction;

(B) An increase in any existing structure that is equal to or greater than thirty (30) percent of the existing square footage; or

(C) Any new construction on a lot that provides for an increase that is equal to or greater than thirty (30) percent of the lot or tract that is covered by permanent structure(s).

(d) Permitted uses.

(1) Those uses listed for the underlying zoning districts are authorized uses as permitted by the City of Willow Park zoning ordinance, as amended, except for the uses as follows, which shall be expressly prohibited within the IH-20 Overlay District:

(A) AG zoning district: Storage yards; junkyards; or motor vehicle junkyards.

(B) FP zoning district: Mining of soil, sand, gravel and minerals; irrigation lakes and pumps; industrial compressor water intake and waterworks; sumps; boat rental; or temporary buildings and structures accessory to allowed uses within the FP district.

(C) R-4 zoning district: Manufactured housing parks, inclusive of mobile homes, prefabricated homes, etc.

(D) C zoning district: Turkish baths (see C Commercial zoning allowances); light industrial type businesses; self-serve laundry facilities; commercial parking areas; pawnshops.

(E) LI zoning district: Multiple-axle truck and heavy equipment laundry and steam cleaning; automated vending machines for recycling cans, bottles, etc.; stand-alone paint and body shops not associated with automobile and trailer sales dealers; storage yards and facilities; dog and cat hospitals with outside kennels; firewood sales when displayed and conducted entirely outdoors; machine shops; sheetmetal shops; welding shop.

(F) In addition to those uses prohibited in (A) through (E) above, the following uses shall be prohibited within any zoning district: auction house/lot; manufactured home sales; model home sales and display not located or part of a residential subdivision in which the model home is to apply; farm implement sales; vehicle/boat/RV storage; boarding house; laundry/dry cleaning plant; metal repairs-welding; armature rewinding; utility treatment/generative facilities; cold storage locker; meat locker/freezer; grain elevator/feed/fertilizer; landfill/refuse dump; mineral extraction/barrow pit; kennels;

mobile homes; outdoor theater; racetrack; raising/breeding non-farm animals/fowl; riding stables; boarding stables; above-ground bulk storage tanks; sewer treatment plant; forestry preserve; fishing, hunting, trapping; metal mining; anthracite mining; bituminous coals and liquate mining; oil and gas extraction; mining/quarrying nonmetallic minerals; general contractor's yard; rail switching, terminal services (engineer yards); heavy equipment sales; group home; special trade contractor's yard; boarding house; enclosed confined feeding, confined feedlot; roadside produce stand; or sexually oriented businesses as defined by city ordinance.

(e) Lot and setback standards.

(1) Maximum height. The maximum height for structures subject to these standards shall be fifty (50) feet unless a specific use permit is granted by the governing body.

(A) Primary structures: Fifty (50) feet unless a specific use permit is granted by the governing body.

(B) Secondary or accessory structures: 25 feet unless a specific use permit is granted by the governing body.

(2) Open storage areas. All open storage areas, where permitted by the underlying zoning district, shall be set back a minimum of fifty (50) feet from the right-of-way for any Freeway, Type AA Thoroughfare, Type A Thoroughfare, Type B Thoroughfare or Type C Thoroughfare as designated on the City of Willow Park thoroughfare plan, as amended.

(3) Visibility triangles. No building, parking area, or other visual obstruction shall be located in any required visibility triangle.

(4) Cross access required. Each lot must provide a "cross access and fire lane" easement that provides for access to immediately adjacent tracts. Said easement shall meet the following minimum criteria:

(A) Newly dedicated easements shall align appropriately with previously dedicated or existing "cross access and fire lane" easements. Where no existing easement controls, the newly dedicated easement may be located appropriately to the plans for development of the site.

(B) "Cross access and fire lane" easements shall contain a minimum width of twenty-four (24) feet or other such minimum width as required by the city.

(C) "Cross access and fire lane" easements shall contain minimum inside turning radii of twenty-five (25) feet.

(f) Minimum design criteria.

(1) Orientation and scale of primary structure(s).

(A) Buildings shall have their primary orientation toward a front yard. Said primary orientation shall include a main or primary entrance that shall be designed to be attractive and functional, unless otherwise approved by the city council after recommendation by the planning and zoning commission.

(B) Primary entrances:

(i) 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.

(ii) Buildings shall incorporate lighting and changes in mass, surface or finish to give emphasis to primary entrances.

(iii) Loading docks or loading areas are not permitted to be visible from the street and may not be accessed directly from the street.

(2) Building materials for structures.

(A) These standards do not apply to those uses where the building or structure is fully screened from IH-20 or any other roadway(s) designated on the Willow Park thoroughfare plan, as amended, by another building or structure.

(B) Exterior construction shall consist of one hundred (100) percent exterior cladding to include brick, split face concrete block, glass, stone, cast stone, glass block, tile, cast metal or a combination of those materials for each side of the structure that is visible from a public street or an adjacent residentially zoned property. A minimum of fifty (50) percent of the exterior cladding shall consist of stone masonry. Said exterior cladding shall be exclusive of doors, windows, glass, and entryway treatments and atriums of glass and metal construction.

(i) For all structures less than 10,000 square feet, a minimum of forty (40) percent of the wall area facing a public street shall contain windows or doorways.

(ii) Color:

a. Masonry materials shall be shades of white, warm gray, beige and/or brown.

b. Modern, multi-color brick blends are prohibited.

(3) Glass.

(A) Use of nonreflective glass for displays and to allow visual access to interior space is permitted.

(B) Reflective glass shall be prohibited.

(4) First/ground floor windows.

(A) Windows on walls visible from a public street or an adjacent residentially zoned property shall be provided with trim.

(B) Windows shall not be flush with the exterior wall treatment.

(C) Windows shall be provided with architectural surround at the jamb.

(D) Windows shall be constructed with windowsills extending a minimum of two (2) inches from the exterior facade of the structure.

(5) Upper floor windows.

(A) Windows shall be provided with trim.

- (B) Windows shall not be flush with the exterior wall treatment.
 - (C) Windows shall be provided with architectural surround at the jamb.
 - (D) Windows shall be constructed with windowsills extending a minimum of two (2) inches from the exterior facade of the structure.
 - (E) Windows shall be placed symmetrically on the facade.
 - (F) Windows shall be of a divided light design with a minimum of two (2) panes over two (2) panes.
 - (G) Windows shall be rectangular with the proportion of the height being no smaller than two and one-half (2-1/2) times the width and no larger than four (4) times the width.
- (6) Building articulation for structures.
- (A) Exterior walls visible from a public street or a residentially zoned property shall have offsets, jogs or other distinctive changes in the building facade.
 - (B) Buildings shall incorporate arcades, roofs, alcoves, porticoes, and awnings as design elements for exterior walls that are visible from a public street or a residentially zoned property.
- (7) Architectural design.
- (A) All facades of an individual building, multiple buildings in a shopping center, or integrated business development, and all roofing in a shopping center or integrated business development shall have similar architectural design.
 - (B) Review of the architectural design of a proposed development shall include, but not be limited to:
 - (i) Consistency of scale and proportion with any immediately adjacent buildings or structures;
 - (ii) Design in relation to surrounding buildings;
 - (iii) Design in relation to topography of the site;
 - (iv) Design in relation to proposed landscaping; and
 - (v) Aesthetics of the proposed building, including color.
 - (C) The design of a development shall meet the following standards:
 - (i) Relationship of the structure(s) to the site:
 - a. The site shall be designed to achieve a desirable transition with the streetscape and to provide for adequate planting, safe pedestrian movement, and parking areas.
 - b. Site planning in which setbacks and yards are in excess of zoning restrictions is encouraged to provide an interesting relationship between buildings.
 - c. Without restricting the permissible limits of the applicable zoning district, the height and scale of each building shall be compatible with its site and existing (or anticipated) adjoining buildings.
 - (ii) Relationship of buildings and site to adjoining area:

- a. Adjacent buildings of different architectural styles shall be made compatible by such means as screens, sight breaks, and materials.
- b. Attractive landscape transition to adjoining properties shall be provided.
- c. Harmony in texture, lines, and masses is required.
- d. Monotony shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. In multiple building projects, variable siting or [of] individual buildings shall be used to prevent monotonous appearance.

(iii) Building design:

- a. Architectural style is not restricted. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to surrounding buildings.
- b. Buildings shall be harmonious and consistent with permanent, neighboring development.
- c. Design features: A minimum of one (1) of the following design features per story must be incorporated into the building elevation located immediately adjacent to a public street or roadway right-of-way:
 1. Decorative masonry course integrated into the top edge of the masonry facade of a parapet wall;
 2. Secondary cornice separating the ground floor from the second floor;
 3. Quoins located at the building corners;
 4. Transoms located above upper story windows;
 5. Canopies meeting the following standards:
 - (a) Canopies shall be constructed of a permanent metal material; and
 - (b) Canopies shall extend along seventy-five (75) percent of the total building frontage for each portion of a wall facing a public street or roadway right-of-way.

(8) Roofs.

- (A) Flat roofs shall be screened on all sides by parapet or mansard walls.
- (B) Pitched or gabled roofs shall contain a minimum 4:12 pitch (four (4) feet of rise for every twelve (12) feet of run).
- (C) Installed roofing shingles must consist of dimensional shingles with a minimum manufacturer's rating of twenty (20) years. Roofing systems or materials exceeding the standards established herein may be used pursuant to approval by the building official or his designee.

(9) Refuse, mechanical equipment, and loading area screening.

- (A) Refuse containers or disposal areas shall not be located between the building and the street and shall be screened on three sides by construction of a masonry wall of sufficient height to fully screen said containers or disposal areas. Masonry walls shall be constructed of like and similar materials to

those of the primary structure and shall be enclosed on the fourth side by an opaque gate.

(B) Mechanical equipment is not permitted to be visible from the street and shall not be permitted between the building and the street. Mechanical equipment shall be fully screened in an opaque manner with a masonry wall (parapet or masonry walls are acceptable for mechanical equipment located on a roof) constructed of like and similar materials to those of the primary structure or by a vegetative screening wall as approved by the city and shown on the approved site plan.

(C) Loading areas shall not be visible from a street and, when adjacent to residential uses, loading docks shall be fully screened by a full masonry wall constructed of like and similar materials to those of the primary structure, other buildings, or a vegetative screen as approved by the city and shown on the approved site plan.

(10) 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 shall meet the following criteria:

(A) 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.

(B) Installed light sources may not use the equivalent of more than 1,200 lumens per bulb and shall be installed in such a manner so as to be shielded from public view and mitigate glare and light spill.

(C) There shall be no direct illumination of any residential use or residential zoning district.

(D) Lights shall be fully shielded to minimize light trespass onto any residential zoning district. "Fully shielded" shall mean 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.

(g) Minimum landscaping criteria.

(1) At least five (5) percent of the lot, apart from the building footprint, shall be landscaped open areas with permeable surface coefficient of runoff equal to or less than 0.35, equally distributed in an aesthetically pleasing manner.

(2) Trees are required along any Freeway, Type AA Thoroughfare, Type A Thoroughfare, Type B Thoroughfare or Type C Thoroughfare as designated on the City of Willow Park thoroughfare plan, as amended, as follows:

(A) Large shade trees with a minimum three (3) inch trunk diameter as measured twelve (12) inches above the ground shall be installed with the total caliper inches equal to one (1) inch per ten (10) feet of frontage.

(B) Ornamental trees with a minimum two (2) inch trunk diameter as measured twelve (12) inches above the ground shall be provided with the total caliper inches equal to one (1) inch per each fifteen (15) feet of frontage.

- (C) At least sixty (60) percent of the required street trees shall be evergreen with year-round foliage.
 - (D) At time of planting, a minimum of eight (8) feet shall be provided between a tree trunk and back of curb and between a tree trunk and any planned or existing underground public utility lines.
 - (E) At time of planting, trees shall not be placed nearer than six (6) feet on center.
- (3) Required interior site landscaping.
- (A) Space for vehicle overhangs shall be provided in order to avoid damaging planted trees and shrubs.
 - (B) Planter islands shall have a minimum width of eight (8) feet as measured from back-of-curb to back-of-curb or nine (9) feet as measured from edge-of-pavement to edge-of-pavement if no curb is provided. A minimum of fifty percent (50%) of the planter islands within the parking lot must contain at least one large shade tree with a minimum three (3) inch trunk diameter as measured twelve (12) inches above the ground.
 - (C) On structures without canopies, a minimum of fifty (50) percent of the required minimum landscaping shall be symmetrically distributed around the structure. Said landscaping shall be installed within an planting bed extending a minimum of five (5) feet from the exterior wall and plant materials shall contain a minimum of the following plant materials:
 - (i) One ornamental tree shall be installed for every fifty (50) linear feet of landscaped area or planting bed or fraction thereof with a minimum two (2) inch trunk diameter as measured twelve (12) inches above the ground.
 - (ii) One (1) shrub shall be installed for each five (5) linear feet of landscaped area of planting bed or fraction thereof. Said shrubs shall be a minimum of five (5) gallons at the time of planting.
- (4) Screening of parking and traffic circulation areas required.
- (A) A landscaped screen with a maximum height of three (3) feet shall be provided to separate a surface parking area or driveway from the right-of-way. Landscaped screens shall consist of a combination of earthen berms and shrubbery hedges. Retaining walls may be used to facilitate berming if they are not visible from the street. Earthen berms and shrubbery hedges shall be designed with a curvilinear alignment.
 - (B) The landscaped screen specified in subsection (g)(4)(A) above shall be located within a landscaped edge measuring a minimum of thirty (30) feet in width adjacent to the IH-20 right-of-way and a minimum of twenty (20) feet in width adjacent to any public street right-of-way other than that for IH-20.
 - (C) Sidewalks, as required by the City of Willow Park subdivision ordinance, as may be amended from time to time, shall be designed with a curvilinear alignment that is in keeping and compatible with the landscaped edge required herein.

- (5) A mechanical irrigation system is required to serve all landscaped areas.
- (6) Landscaping plan.
 - (A) A landscape plan shall be submitted to the city in conjunction with the required site plan. Said landscape plan shall be prepared by a registered landscape architect licensed by the State of Texas, professional landscape installer, or any other such person equally knowledgeable or qualified.
 - (B) The following information must be included on the landscape plan:
 - (i) The entire site to be landscaped, including the boundaries of the site with dimensions.
 - (ii) The type, size, owner, and recording information for all easements located within and immediately adjacent to the site.
 - (iii) The type and size of all utilities located within and immediately adjacent to the site (all appurtenances must also be shown - i.e. valves, cleanouts, hydrants).
 - (iv) The size in square footage and the percentage of the lot covered by the following:
 - a. All paving and buildings; and
 - b. All landscaped areas.
 - (v) A schedule of the planting materials to be used - said schedule shall include the species (common and scientific names) to be used, the quantities of each plant materials, and the grade or quality of each plant material.
 - (vi) A calculation as to the runoff coefficient for the site.
 - (vii) All planting areas must be shown.
 - (viii) The location and type of each plant material proposed for the site.
 - (ix) The name, address, and seal (if applicable) of the person(s) responsible for preparing the landscape plan.
 - (x) The date of original preparation and the date of the latest revisions.
 - (xi) The written and graphic scale of the drawing - a minimum scale of 1" = 100' shall be utilized (a smaller scale may be used if authorized by the city administrator).
 - (xii) A location map showing the general location of the site at a scale of 1" = 2,000'.
 - (xiii) An irrigation detail shall be prepared by a professional designer licensed by the State of Texas on a separate sheet showing the following:
 - a. A schedule of the irrigation heads proposed. Said schedule must show the type, brand, and size of each head.
 - b. The location and size of each line.
 - c. The proposed connection to the water system, including the proposed meter location and size.

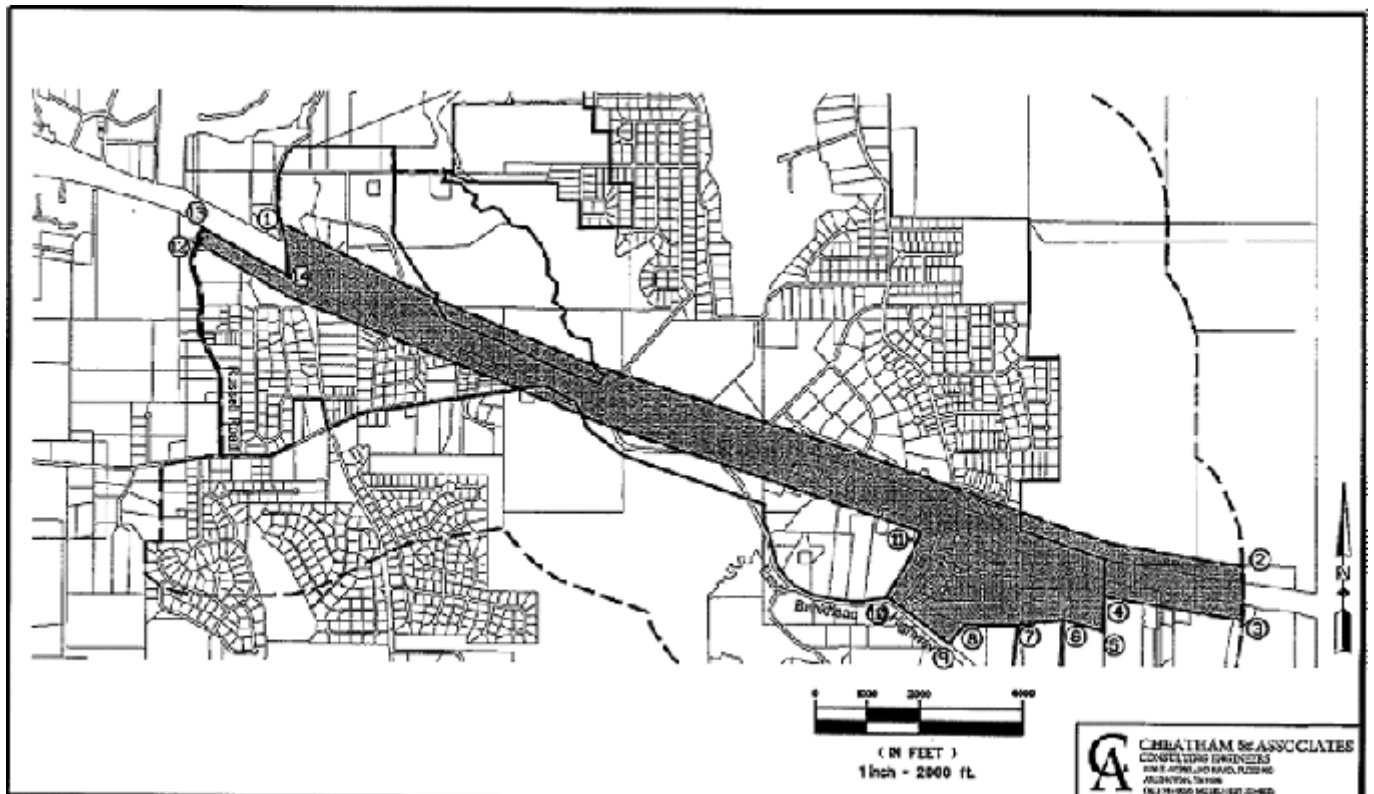
- d. The proposed location, size, and method of backflow prevention.
- e. The name, seal, and signature of the person preparing the plan.
- f. A calculation of the volume and pressure for each line.

(7) Maintenance and installation.

(A) It shall be the responsibility of the owners and their agencies to ensure proper maintenance of the landscaping, in accordance with the standards established by this chapter, and as indicated on the landscape plan, which has been approved by the city. This is to include, but is not limited to, replacing dead plantings with identical varieties or a suitable substitute, and keeping the area free of refuse and debris.

(B) All landscaping required by the approved landscaping plan shall be installed prior to the issuance of a certificate of occupancy permit if said permit is issued during a planting season, or within six (6) months of the date an occupancy permit is issued if issued during and [a] non-planting season.

EXHIBIT A



(Ordinance 507-04 adopted 1/26/04; Ordinance 542-05 adopted 9/20/05; Ordinance 575-08 adopted 6/16/08; Ordinance 639-11 adopted 9/19/11)