

**Ordinance amending the Unified Development Code (“UDC”), upon application by Blackard Global on behalf of Apex Golf Properties Corporation (“Owner”), by changing the UDC Zoning Map in reference to 57.75 acres comprised of a portion of Tract 1, The Pharaohs Country Club and all of Block 3, Pharaoh Valley Northeast (the “Property”), by adding a Planned Unit Development Overlay to the Property’s existing zoning of “RS-6” Single-Family 6 District and “RS-10” Single-Family 10 District; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause and publication.**

**WHEREAS**, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Blackard Global on behalf of Apex Golf Properties Corporation (“Owner”), for an amendment to the City of Corpus Christi’s Unified Development Code (“UDC”) and corresponding UDC Zoning Map;

**WHEREAS**, with proper notice to the public, public hearings were held on Wednesday, June 18, 2014, and Wednesday, July 2, 2014, during a meeting of the Planning Commission, and on Tuesday, July 29, 2014, during a meeting of the City Council, during which all interested persons were allowed to appear and be heard;

**WHEREAS**, the City Council has determined that this amendment would best serve the public health, necessity, convenience and general welfare of the City of Corpus Christi and its citizens; and

**WHEREAS**, the applicant seeks to create a mixed-use pedestrian- and community-oriented development.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:**

**SECTION 1.** Upon application made by Blackard Global on behalf of Apex Golf Properties Corporation (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on 57.75 acres comprised of a portion of Tract 1, The Pharaohs Country Club and all of Block 3, Pharaoh Valley Northeast (the “Property”), located on Ennis Joslin Road (Spur 3), Pharaoh Drive, and McArdle Road by adding a Planned Unit Development Overlay (“PUD”) to the Property’s existing zoning of “RS-6” Single-Family 6 District and “RS-10” Single-Family 10 District, as shown in Exhibits A through J. Exhibit A, which is the metes and bounds description of the Property, Exhibit B, which is the map to accompany the metes and bounds description, Exhibit C, which is the “Master Site Plan,” Exhibit D, which are “Design Guideline Images,” Exhibit E, which is a list of permitted uses, Exhibit F, which is a layout of the Property based on building height, Exhibit G, which are required parking ratios, Exhibit H, which are approved street sections, and Exhibit I, which are special sign standards, Exhibit J, which identifies future driveway locations, are attached to and incorporated in this ordinance by reference as if fully set out herein in their entireties.

**SECTION 2.** The PUD granted in Section 1 of this ordinance is subject to the following conditions:

1. **Master Site Plan:** The Owner shall develop the Property in accordance with the site layout illustrated in the Master Site Plan (Exhibit C) and the Design Guideline Images (Exhibit D). The purpose of the building footprints and street alignment on the Master Site Plan is to illustrate the development concept. Buildings are not required to be located as shown. Exhibits C and D illustrate the following the PUD's development concepts:

- a. A European village with buildings placed near the street right-of-way and mixed-use buildings resulting in a pedestrian-oriented development.
- b. Central lake in the "village core"
- c. Lakeside sidewalks with potential gathering spaces
- d. Principal plaza
- e. Public gathering spaces
- f. Meandering main street or "spine" with three points of access to existing City streets
- g. Pedestrian-oriented design
- h. Shared and off-site parking
- i. Architectural requirements
- j. Buffer yard (100-foot wide green space)

2. **Permitted Uses:**

- a. Development of the Property shall result in the provision of office, medical, commercial, and recreational uses developed in close proximity to and with respect for residential uses to meet the needs of residents living within the Property. Development of the Property may consist of single-family, townhouse, multifamily, office, or commercial uses or vertical and/or horizontal mixed-use buildings. Uses allowed on the Property are those identified in Exhibit D.
- b. The area occupied by existing tennis courts and former Pharaoh Valley Country Club clubhouse and shown in Exhibit F (Height Exhibit) shall only be developed with those uses and/or uses that support existing golf course and country club.

3. **Setbacks and Lot Width:**

- a. A minimum lot width shall not be required.
- b. Minimum front, side, and rear yards shall not be required, except that:
  - i. Non-residential or mixed-use buildings located along the main street shall have a front yard not exceeding 10 feet;
  - ii. Buildings on Ennis Joslin Road shall be setback a minimum of 20 feet; and
  - iii. Buildings on Pharaoh Drive shall be setback a minimum of 25 feet.
- c. Non-residential lots platted on the Property shall have a minimum lot size of 400 square feet.

- d. Single-family lots shall range between 1,200 and 6,000 square feet.
  - e. All lots shall have frontage on a public street and dedicated access to a public sidewalk.
4. **Maximum Densities:** Densities for the following uses developed on the Property shall not exceed:
- a. 200 fee-simple single-family lots
  - b. 1,200 multifamily units
  - c. One 120-room hotel
  - d. 200 assisted living/skilled nursing units
  - e. 450 senior independent living units
  - f. 120-room memory care facility
  - g. 200,000 additional square feet of non-residential uses
5. **Open Space:** The Property must maintain a minimum of 20% open space, which includes the lake.
6. **Definitions:**
- a. **Plaza:** An open public area that is usually near city buildings and that often has trees and bushes and places to sit, walk, and shop.
  - b. **Condominium flats:** A unit within a multi-unit building or complex, which is individually owned and where the owner shares in joint ownership of any common grounds, passageways, etc. A condominium flat is not strictly intended for residential uses.
  - c. **Artisan studios:** A mixed commercial-residential space for sale or lease where the individual residing in a portion of the space also operates a store, studio or showroom at the front of the space. The individual operating the commercial use cannot be different from the individual residing in the space.
7. **Specific Standards for Uses:**
- a. **Plaza:** The first structures constructed on the Property shall support the formation of a public plaza. The plaza shall be a minimum of 5,000 square feet in open area and developed to provide a public gathering space, such as those typically found in European urban design. The plaza shall provide amenities for pedestrians such as places to sit. The plaza shall be bordered by the following uses located in one contiguous building: residential, office, and commercial uses, parking garage(s), and a hotel. A minimum of 50% of the first levels of the buildings surrounding the plaza shall be occupied with non-residential uses. All parking required for the residential units within the plaza shall be provided in a parking garage attached to the plaza. Due to the

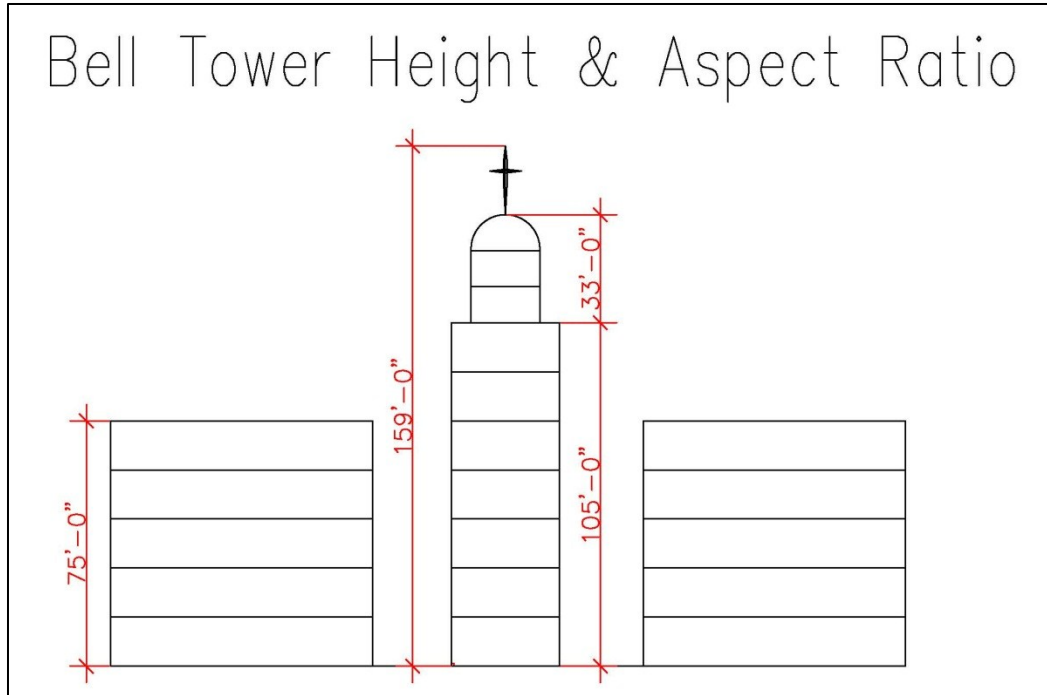
intended public use of the plaza, the first floor of any parking structure within the plaza shall be accessible to the public in order to provide parking for retail and other non-residential uses that may be developed on the first floor of the plaza.

- b. **Residential condominiums** shall be built in clusters of no less than two units per contiguous structure and no more than 18 units per contiguous building.
- c. **Single-family dwellings:**
  - i. Single-family dwelling may be located throughout the development.
  - ii. Single-family dwellings may be used as home occupations, however, the following uses shall be prohibited as home occupations in single-family areas of the Property: vehicle repair; outdoor repair; barber shop, massage parlor, or beauty parlor; retail sales; greenhouse, commercial nursery or truck farming; food handling, processing or packing, other than services that utilize standard home kitchen equipment; medical or dental lab; restaurant; and sales or repair of firearms. Outside storage related to a home occupation is prohibited.
- d. **Convenience Store with Gas Pumps:** No more than six vehicle fueling stations shall be permitted.
- e. **Restaurants:** Restaurants shall be allowed outside storage for items including but not limited to fire wood, however, outside storage for restaurants shall be approved through the Special Use Exception procedures.

## 8. **Building Height:**

- a. Building height shall reflect the limitations indicated in Exhibit F.
- b. With the exception of bell towers, no building on the Property shall be greater than five stories above grade or 75 feet.
- c. **Bell Towers:** One architecturally accurate bell tower may be constructed within the main loop road of the “village core,” which is identified in Exhibit F, with a footprint no greater than 51 feet by 51 feet. Maximum height of occupied space within the bell tower shall not exceed 105 feet above grade. The bell tower is allowed up to an additional 33 feet of height to accommodate a viewing platform and/or observatory level(s) as long as the floor area of each level above 105 feet in height is not greater than 75% of the tower footprint. Total maximum tower height including all spires, belfries and ornamental treatments is not to exceed 159 feet above grade. The bell tower height limitation is illustrated in Figure 1 below:





**Figure 1**

- d. Architectural embellishments not intended for human occupancy that are integral to the architectural style of the buildings, including spires, belfries, towers, cupolas, domes, and roof forms whose area in plan is no greater than 25% of the first floor footprint may exceed the height limits by up to 20 feet.
- e. **Mechanical equipment**, including mechanical/elevator equipment, penthouse enclosures, ventilation equipment, antennas, chimneys, exhaust stacks and flues, fire sprinkler tanks, and other similar features may extend up to 20 feet above the actual building height, provided that:
  - i. These features are setback from all exterior walls a distance at least equal to the vertical dimension that such item(s) extend(s) above the actual building height; or
  - ii. The exterior wall and roof surfaces of such items that are set back less than the vertical dimension above the actual building are to be constructed as architecturally integral parts of the building façade(s) or as architectural embellishments as described above.

**9. Building Materials:**

- a. Only durable materials such as clay fired brick, natural and manufactured stone, granite, marble, exterior insulation and finishing system (“EIFS”) and stucco shall be considered primary materials. Native Texas stone materials shall be of primary consideration in the building material selection process.

Building materials and colors shall conform to the illustrations of the Design Guideline Images of Exhibit D.

- b. Primary materials shall comprise as least 80% of the façade of each floor, exclusive of doors and windows. EIFS as a primary building material may only be used above the second floor of any structure.
- c. Only primary building materials are allowed on the first floor, exclusive of doors, windows, and their accompanying frames. For purposes of this section, the first floor shall be at least nine feet high.
- d. Secondary materials used on a building façade are those that comprise less than a total of 20% of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, cedar or similar quality decorative wood or other materials as approved by the Director of Development Services in accordance with the Design Guideline Images (Exhibit D).
- e. Four-Sided Building Design: All buildings shall be architecturally finished on all sides with the same materials, detailing, and features. Where the rear façade does not face a public street, the architectural finish must match the remainder of the building in color only.
- f. Building facades shall be designed in accordance with the Design Guidelines Images shown in Exhibit D.
- g. All buildings shall have a tile roof. Flat roof buildings shall have a parapet.

#### **10. Building Entries:**

- a. Main entries to buildings shall be highlighted using such techniques as building articulation and/or entry canopies so they are obvious to pedestrians and motorists.
- b. Each building and separate lease space at grade shall have a functioning "Primary Entry" from the sidewalk along the each street frontage. Corner entries may count as a Primary Entry for both intersecting street fronts.

#### **11. Awnings, Canopies, Arcades and Overhangs:**

- a. Structural awnings are encouraged at the ground level to enhance articulation of the building volumes.
- b. The material of awnings and canopies shall complement the building.
- c. Canopies and awnings shall respect the placement of street trees and lighting.

- d. All large canopies, i.e. gas stations, banks, etc., that require structural columns for support shall have a minimum six feet masonry or ornamental iron/steel (or other approved material) finish measured from the finished grade. Materials used on columns and canopies shall complement the building.

**12. Building Articulation:**

- a. The first floor of a building where retail or service uses take place shall be accentuated by awnings or canopies, different building materials, or other architectural features.
- b. For at least every 100 feet of building façade length, building facades fronting streets and private drives shall have massing changes and architectural articulation to provide visual interest and texture and to reduce large areas of undifferentiated building façade. Design articulation should not apply evenly across the building façade, but should be grouped for greater visual impact employing changes in volume and plane. Architectural elements including projecting volumes, windows, balconies, loggias, canopies, pediments, and moldings that break up the mass of the building are encouraged.

**13. Use of Public Right-of-Way:** The use of public right-of-way shall require a Use Privilege Agreement with the City.

- a. The following projections shall be permitted into a public easement or right-of-way, provided that 1) no projection shall be permitted into a public easement or right-of-way of Ennis Joslin Road or Pharaoh Drive; 2) such projections do not extend over the traveled portion of a roadway below a finished road grade height of 15 feet; 3) the Owner has assumed liability related to such projections; and 4) the Owner shall maintain such projection in a safe and non-injurious manner.
- b. Ordinary building projections, including, but not limited to water tables, sills, belt courses, pilasters, and cornices may project up to 12 inches beyond a building face or architectural projection.
- c. Business signs and roof eaves may project up to 36 inches beyond the building face or architectural projection.
- d. Architectural projections, including balconies, bays, towers, and oriels; show windows (first floor only); below grade vaults and areaways; and elements of a nature similar to those listed; may project up to 48 inches beyond the building face.
- e. Canopies and/or awnings may project from the building face and may extend into the public right-of-way if a minimum sidewalk clearance and/or distance

to a street tree of five feet is maintained. Additionally, canopies and/or awnings may be extended or be within eight inches of the back of curb if used to provide a covered walkway to a building entrance and as long as any canopy/awning support is no closer than 18 inches from the back of the curb.

- f. Below-grade footings approved in conjunction with building permits.
- g. Outdoor eating areas and outdoor display of retail items for sale may extend into right-of-way if a minimum sidewalk clearance and/or distance to a street tree of five feet is maintained, provided that no extensions shall be permitted into a public easement or right-of-way of Ennis Joslin Road or Pharaoh Drive.

14. **Buffers:** The property shall contain a 100-foot wide buffer yard around the perimeter of the Property in the areas shows on the Master Site Plan.

15. **Parking:**

- a. The Property shall provide parking for each use in accordance with Exhibit G.
- b. Required parking for a particular use may be located and maintained anywhere within the Property.
- c. On-street parking and shared parking located anywhere within the Property's boundaries may be counted towards meeting the parking requirements of any use.
- d. The Owner is required to submit parking information with each building permit and shall maintain an ongoing count of parking spaces and the allocation of parking spaces toward a particular use.
- e. **Surface Parking Lots:**
  - i. Whether or not the parking spaces are required by this ordinance, no more than 50% of parking spaces provided on the Property shall be provided by surface parking lots, not including parking made available on public streets.
  - ii. Surface parking lots cannot be located on a corner lot fronting the main street and shall be located to the side or rear of a building.
  - iii. With the exception of one row of parking in front of a storefront, or "teaser" parking, surface parking lots shall not be located between the main street and a principal building.

- iv. Any non-structured, off-street surface parking lot shall meet the landscape requirements of UDC Section 7.3.11. A masonry wall that extends from and matches the adjacent building's façade with respect to material, style, and application shall be permitted as required screening for a surface parking lot.

**f. Shared Parking:**

- i. Uses may share required parking spaces where the Owner can submit a shared parking analysis prepared by a professional engineer to the Director of Development Services demonstrating the feasibility of shared parking for multiple uses. The shared parking analysis shall address at a minimum the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads for all uses that will be sharing parking spaces.
- ii. As a condition of approval of shared parking, shared parking must result in a reduction of at least ten percent (10%) of the aggregate required parking for such uses.
- iii. Up to 50% of the parking spaces required for a theater or other place of evening entertainment (after 5:00 PM), or for a church, may be provided and used jointly by banks, offices, and similar uses not normally open, used, or operated during evening hours if specifically approved by the Director of Development Services.

**g. Parking Garages:**

- i. Parking garages shall be provided and located only within the main loop road of the "village core," which is identified in Exhibit F, or where a lot or building pad has frontage on Ennis Joslin Road.
- ii. Adequate public access to and from public rights-of-way via private drives and/or access easements shall be established for parking garages.
- iii. In no instance shall a parking structure be taller than the building to which it is closest. Notwithstanding, the maximum height for a parking structure shall be 75 feet.
- iv. Where parking garages are within view from streets, openings in parking garages shall not exceed 75% of the parking garage's façade. The portion of the parking garage that is visible from the street shall have an architecturally finished façade compatible with the surrounding buildings.

- v. Entries and exits to and from parking structures shall be clearly marked for both vehicles and pedestrians by materials, lighting, signage, etc., to ensure pedestrian safety on sidewalks.

**16. Service Equipment and Areas:**

- a. Loading docks, truck parking, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building or placed behind or on the side of a building. On corner lots, these areas should be located behind buildings.
- b. Transformers, HVAC equipment (if located at the ground level), lift stations, utility meters, and other machinery, where practical, should be located at the rear of the property.

**17. Screening:**

- a. Service equipment and areas shall be screened so the visual impacts of these functions are fully contained and out of view from adjacent properties and public rights-of-way.
- b. Screening materials for solid waste collection and loading areas shall be the same as the materials used for the principal building, or a six-foot tall solid masonry wall. Trash dumpsters shall have a door, which shall remain closed when not in use.
- c. No internal screening of differing uses within the boundaries of the Property is required.

18. **Fencing:** Fencing shall be constructed of wrought iron, tubular steel or similar material, or masonry. Fencing is allowed between the primary facade of the building and the property line. Fencing is allowed to separate an outdoor eating area from the walkway if the outdoor seating area extends into the adjacent right-of-way.

**19. Landscaping:**

- a. To retain authenticity to the small European village, public streets, private streets, plazas, gathering areas, alleys and/or pedestrian access corridors within the Property shall not be required to provide landscaping.
- b. Artificial plants shall be strictly prohibited.
- c. Landscaping shall utilize plants listed in the UDC.
- d. Permanent irrigation shall be provided for all landscaping as follows:

- i. Irrigation lines for perimeter landscaping identified in (a) above, shall be placed a minimum of 2.5 feet from a City sidewalk or alley. Reduction of this requirement is subject to review and approval by the City Engineer. Privately owned and operated irrigation lines shall not be located within a public easement.
- ii. Only bubbler-type irrigation lines shall irrigate trees and shrubs. Other landscaping may be irrigated by spray irrigation. Separate valves shall be provided to turn off the spray irrigation line during periods of drought or water conservation.
- iii. Rain, freeze, and wind detectors shall be installed on all irrigation lines.
- iv. Automatic irrigation systems shall be operated between the hours of 6:00 p.m. and 10:00 a.m. to reduce loss of water to evaporation and wind.

**20. Signage:** Signs located on the Property shall comply with the standards below and those established in Exhibit I. Signs shall be designed for visual communication and orientation to the pedestrians and slow-moving vehicular traffic crossing pedestrian sidewalks as follows:

- a. Hanging or “blade” signs are permitted and shall be placed perpendicular to the façade, located above or adjacent to the entrance and visible to pedestrian circulation on adjacent sidewalks.
- b. Canopy signs are permitted and shall be oriented perpendicular or parallel to the façade, typically located above or adjacent to the entrance and visible to pedestrian circulation on adjacent sidewalk.
- c. All signs shall maintain a minimum clearance of eight feet above sidewalk level to the bottom of the sign.
- d. Pole-mounted signs are prohibited and may only be used for public traffic, safety, transportation, and directional information purposes.
- e. Billboards shall not be permitted within, or attached to, any structure.
- f. Sandwich signs are permitted on sidewalks, provided that they are located adjacent to the building and are not located in, or block the sidewalk’s five-foot wide clear zone.
- g. With the exception of the sign standards outlined under this section, all signs must meet the criteria and compliance of the standards of Section 7.5 of the UDC.

**21. Pedestrian Access:**

- a. **Sidewalk and Clear Zone:** A minimum five-foot wide sidewalk is required to be constructed and remain in place within public street right-of-way and along the lake. Pedestrian amenities and streetscape features, such as planters, benches, trees, light poles, shall not encroach upon the dedicated five-foot wide sidewalk or “clear zone.”
- b. **Mid-Block Pedestrian Pass-Throughs:**
  - i. Where buildings are continuous for 400 linear feet or more, a mid-block pedestrian pass-through or galleria shall be provided. An example of a pedestrian pass-through is provided in Figure 2 below:



**Figure 2**

- ii. The pass-through shall be lighted and designed to be safe and visually interesting for pedestrians, incorporating such features as display windows or artwork.
    - iii. Mid-block pedestrian pass-throughs must be designed so they cannot be enclosed or locked.
22. **Streets:** Each building on the Property shall have access to a public street designed in accordance with the approved street sections (Exhibit H) and in accordance with the requirements of the City Engineer and Fire Marshal. Streets shall be laid out in a with a central main street, two points of access to Ennis Joslin Road and one point of access to McArdle Road, as shown in the Master Site Plan shown in Exhibit C. Streets shall be designed in accordance with the City Engineer and Fire Marshal. Through-traffic shall not have access to Pharaoh Drive, but emergency vehicles may have access to Pharaoh Drive.
23. **Emergency Vehicle Access:** Parking on-street is prohibited except where provided in approved public street construction drawings. A 20-foot wide drive aisle shall be maintained for emergency vehicles.



24. **Visibility Triangles:** Adequate sight distance as approved by the City Engineer will be provided at all intersections through the use of appropriate traffic control devices. Visibility triangles at intersections and private driveways for vehicles exiting the Property shall be provided at intersections with Ennis Joslin and McArdle Roads.

25. **Utilities:** All utility lines shall be located underground.

26. **Public Infrastructure:** Infrastructure serving the needs of the full build-out of the Property shall be constructed in one phase.

27. **Review of Construction Drawings:** In order to review site and building construction drawings for compliance with this PUD:

- a. The Owner shall provide a Preliminary Site Plan for each building permit application demonstrating that the development meets the conditions of this PUD ordinance.
- b. The Owner shall submit a final façade plan and sample boards with a Final Site Plan for each building permit application to ensure that the minimum standards of this ordinance are met. The purpose of the façade plan is to ensure consistency and compatibility for all buildings within the development.
- c. The Owner shall submit additional details as deemed necessary by City review staff, including, but not limited to, façade plans of buildings within 100 feet of the building under review and the location of existing trees in the public right-of-way.

28. **Procedures and Criteria for Alternative Compliance:**

- a. Alternative compliance is a procedure that allows development to occur where the intent of the UDC and this PUD ordinance is met through an alternative design. It is not a general waiver of regulations. Rather, it permits a site-specific plan to incorporate an alternative design that is equal to or better than the strict application of a design standard in meeting the intent of both the zoning district and the applicable standard.
- b. If a concept plan or development plan is to include a request for approval of alternative compliance, a pre-submittal conference is required to determine the preliminary response from the Director of Development Services. Based on that response, the application for a conceptual plan or development plan shall include sufficient explanation and justification, in both written and graphic form, for the alternative compliance requested.
- c. A request for approval of alternative compliance may include proposed alternatives to one or more design standards. To grant a request for alternative compliance the following criteria must be met:

- i. The proposed alternative achieves the intent of the subject design standard to the same or better degree than the subject standard.
  - ii. The proposed alternative achieves the mixed-use goals and policies in the UDC and this PUD ordinance to the same or better degree than the standard.
  - iii. The proposed alternative benefits the community and is equivalent to or better than compliance with the design standard.
- d. Alternative compliance shall apply to the specific site for which it is requested and does not establish a precedent for assured approval of other requests, or the entire development plan, or future developments.

**29. Other Codes/Regulations:** Nothing in this PUD ordinance shall be construed to overrule a code or regulation adopted by separate measure. Nothing contained herein shall vary or supersede public safety requirements of the City of Corpus Christi Technical Construction Codes, and other applicable laws, rules, and regulations of the City of Corpus Christi.

**30. Time Limit:** Construction shall commence within 24 months from the date this PUD ordinance is approved by City Council.

**31. Traffic Impact Analysis:** Based on a review of the Level 2 Traffic Impact Analysis (TIA), the City's Assistant Traffic Engineer has made the following findings and recommendations.

a. Findings:

- i. The Barisi Village Project as a Planned Unit Development (PUD) will generate 1,618 additional weekday PM peak hour trips. The Unified Development Code requires a Level 2 TIA.
- ii. The existing adjacent street network can accommodate the request for a zoning change.
- iii. The installation of a new traffic signal is required on Ennis Joslin Road at Driveway "A1" as shown in Exhibit J.
- iv. The installation of stop signs are required for Driveways "B1" and "C1" on the minor street approaches, as shown in Exhibit J.
- v. The analysis did not include pedestrian and bicycle counts.
- vi. The analysis included only the number of beds for the Texas A&M University-Corpus Christi Momentum Campus.

b. Recommendations:

- i. The Planning Commission accepts the Barisi Village Project Traffic Impact Analysis as one component of several planning factors considered in a request for a change of zoning.

- ii. The City of Corpus Christi accepts the recommendations and findings in the Barisi Village Project Traffic Impact Analysis once the following items are addressed in the TIA:
  1. Intersections have a standard Level of Service “D” or better.
  2. Texas Department of Transportation (TxDOT) approval of the TIA analysis.
  3. The analysis includes pedestrian and bicycle counts.
  4. The analysis includes more accurate counts for the Texas A&M University-Corpus Christi Momentum Campus.
  5. Demonstration of coordination of signal timing with the City of Corpus Christi and TxDOT.
  6. The developer of the Property incorporates the recommended traffic improvements into the PUD.
  7. The City analyzes and provides traffic signal coordination on Ennis Joslin Road (Spur 3) from South Padre Island Drive (SH 358) to Ocean Drive.
  8. Concurrence of findings and recommendations from City Traffic Engineer with approval.

**SECTION 3.** The official UDC Zoning Map of the City is amended to reflect changes made to the UDC by Section 1 of this ordinance.

**SECTION 4.** The UDC and corresponding UDC Zoning Map of the City, made effective July 1, 2011, and as amended from time to time, except as changed by this ordinance, both remain in full force and effect.

**SECTION 5.** To the extent this amendment to the UDC represents a deviation from the City’s Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as it is amended by this ordinance.

**SECTION 6.** All ordinances or parts of ordinances specifically pertaining to the zoning of the Property and that are in conflict with this ordinance are hereby expressly repealed.

**SECTION 7.** Publication shall be made in the City’s official publication as required by the City’s Charter.

The foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the following vote:

Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

The foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the following vote:

Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

ATTEST:

\_\_\_\_\_  
Rebecca Huerta  
City Secretary

\_\_\_\_\_  
Nelda Martinez  
Mayor



May 9, 2014  
Job No. 2612.B4.01

## 57.75 Acres

STATE OF TEXAS  
COUNTY OF NUECES

Fieldnotes, for 57.75 Acres, more or less, comprised of a portion of Tract 1, The Pharaohs Country Club, a map of which is recorded in Volume 33, Page 69, of the Map Records of Nueces County, Texas and all of Block 3, Pharaoh Valley Northeast, a map of which is recorded in Volume 26, Page 11, of the said Map Records, said 57.75 Acre tract being more fully described as follows:

Beginning on the Southwest R-O-W line of Ennis Joslin Road, a public roadway, the East corner of Block A, Pharaohs Valley Northeast, a map of which is recorded in Volume 31, Page 55 of the said Map Records, for the North corner of the said Tract 1 and this tract;

Thence, South  $33^{\circ}46'30''$  East, with the common line of the said Southwest R-O-W and the Northeast line of the said Tract 1, 508.39 feet, for a corner this tract and the point of curvature of a curve to the right, having a Central angle of  $25^{\circ}15'27''$ , a radius of 1869.86 feet, an arc length of 824.28 feet, a chord bearing of South  $21^{\circ}08'46''$  East and a chord length of 817.63;

Thence, with the said common line, with the arc of the said curve to the right, 824.28 feet, to the North Corner of Tract 6, Pharaoh Valley Northeast Unit 1, a map of which is recorded in Volume 45, Page 115 of the said Map Records, the East corner of the said Tract 1 and a corner of this tract;

Thence, South  $78^{\circ}03'07''$  West, with the Northwest line of the said Tract 6, Tract 5, Pharaoh Valley Southeast Unit 1, a map of which is recorded in Volume 42, Page 141, of the said Map Records and the South line of the said Tract 1, 819.47 feet, for the North corner of Block 2, Pharaoh Valley Carriage Park East Town-Houses, a map of which is recorded in Volume 38, Page 9, of the said Map Records, the West corner of said Tract 5 and a corner of this tract;

Thence, with the boundary of this tract as follows:

- North  $12^{\circ}12'32''$  West, 100.00 feet ;
- South  $78^{\circ}03'07''$  West, 215.82 feet, to the beginning of a curve to the right with a radius of 114.01 feet, a central angle of  $40^{\circ}59'33''$ , an arc length of 81.57 feet and a chord which bears North  $81^{\circ}27'07''$  West, 79.84 feet;
- With a curve turning to the right an arc length of 81.57 feet;
- North  $60^{\circ}57'20''$  West, 820.00 feet, to the beginning of a curve to the left with a radius of 240.00 feet, a central angle of  $90^{\circ}00'00''$ , an arc length of 376.99 feet and a chord which bears South  $74^{\circ}02'40''$  West, 339.41 feet;
- With a curve turning to the right an arc length of 376.99 feet;
- South  $29^{\circ}02'40''$  West, 375.00 feet ;
- North  $60^{\circ}57'20''$  West, 169.35 feet, to the beginning of a curve to the left with a radius of 539.48 feet, a central angle of  $9^{\circ}57'04''$ , an arc length of 93.70 feet and a chord which bears North  $13^{\circ}23'12''$  East, 93.58 feet;



- With a curve turning to the left an arc length of 93.70 feet;
- North 08°24'40" East, 448.44 feet, to the beginning of a curve to the left with a radius of 424.97 feet, a central angle of 17°12'30", an arc length of 127.64 feet and a chord which bears North 00°11'35" West, 127.16 feet;
- With a curve turning to the left an arc length of 127.64 feet;
- North 17°58'07" West, 99.15 feet, to the beginning of a curve to the right with a radius of 200.00 feet, a central angle of 147°55'25", an arc length of 516.35 feet and a chord which bears North 00°16'43" West, 384.43 feet;
- With a curve turning to the left an arc length of 516.35 feet, to the beginning of a reverse curve to the left with a radius of 700.00 feet, a central angle of 29°53'04", an arc length of 365.11 feet and a chord which bears North 58°34'58" East, 360.98 feet;
- With a curve turning to the left an arc length of 365.11 feet, to the beginning of a curve to the left with a radius of 153.09 feet, a central angle of 54°45'51", an arc length of 146.33 feet and a chord which bears North 80°15'47" East, 140.82 feet;
- With a curve turning to the left an arc length of 146.33 feet;
- North 61°27'58" West, 92.87 feet, to the beginning of a curve to the left with a radius of 700.00 feet, a central angle of 4°56'12", an arc length of 60.31 feet and a chord which bears North 33°52'58" East, 60.29 feet;

Thence, with the arc of the said curve to the left, 60.31 feet, to the East line of Block 2, Pharaoh Valley Northeast, a map of which is recorded in Volume 26, Page 11, of the said Map Records, the West line of the said Block 3 and for a corner of this tract;

Thence, North 29°02'40" East, with the Southeast line of Lots 34-37, of the said Block 2, the Northwest line of the said Block 3, 375.00 feet, to the Southeast R-O-W line of the said Pharaoh Drive, the North corner of the said Block 3 and for a corner of this tract;

Thence, South 60°57'20" East, with the Southeast line of the said Pharaoh Drive, the Northeast line of the said Block 3, 320.00 feet, to the North corner of Block 4, of the said Pharaoh Valley Northeast, the East corner of the said Block 3 and for a corner of this tract;

Thence, South 29°02'40" West, with the Northwest line of Lots 1-4, of the said Block 4, the Southeast line of the said Block 3, 370.00 feet, to a corner of the said Tract 1, for a corner of this tract and the point of curvature of a curve to the left, having a Central angle of 14°00'53", a radius of 50.00 feet, an arc length of 12.23 feet, a chord bearing of South 22°02'14" West, a chord length of 12.20 feet;

Thence, with the arc of the said Curve to the left, 12.20 feet and for a corner of this tract;

Thence, with the boundary of this tract as follows:

- South 29°21'07" West, 50.06 feet ;
- North 61°27'58" West, 87.38 feet, to the beginning of a curve to the left with a radius of 150.00 feet, a central angle of 65°11'13", an arc length of 170.66 feet and a chord which bears South 28°21'44" East, 161.60 feet;
- With a curve turning to the left an arc length of 170.66 feet;
- South 60°57'20" East, 136.40 feet;
- South 74°03'05" East, 492.25 feet;

- North 61°55'05" East, 149.85 feet to the South line of said Block A, the beginning of a curve to the left with a radius of 387.10 feet, a central angle of 45°02'19", an arc length of 304.29 feet and a chord which bears North 75°12'29" East, 296.51 feet;

Thence, with the common line of the said Block A and the said Tract 1, the arc of the said Curve to the left, 304.29 feet and for a corner of this tract;

Thence, North 52°41'20" East, with the Southeast line of the said Block A, the Northwest line of the said Tract 1, 239.89, to the Point of Beginning, containing 57.75 acres (2,515,436 square feet) of land, more or less.

Bearings based on the record plat of The Pharaohs Country Club, a map of which is recorded in Volume 33, Page 69, of the said Map Records, (not based on an on-the-ground survey),

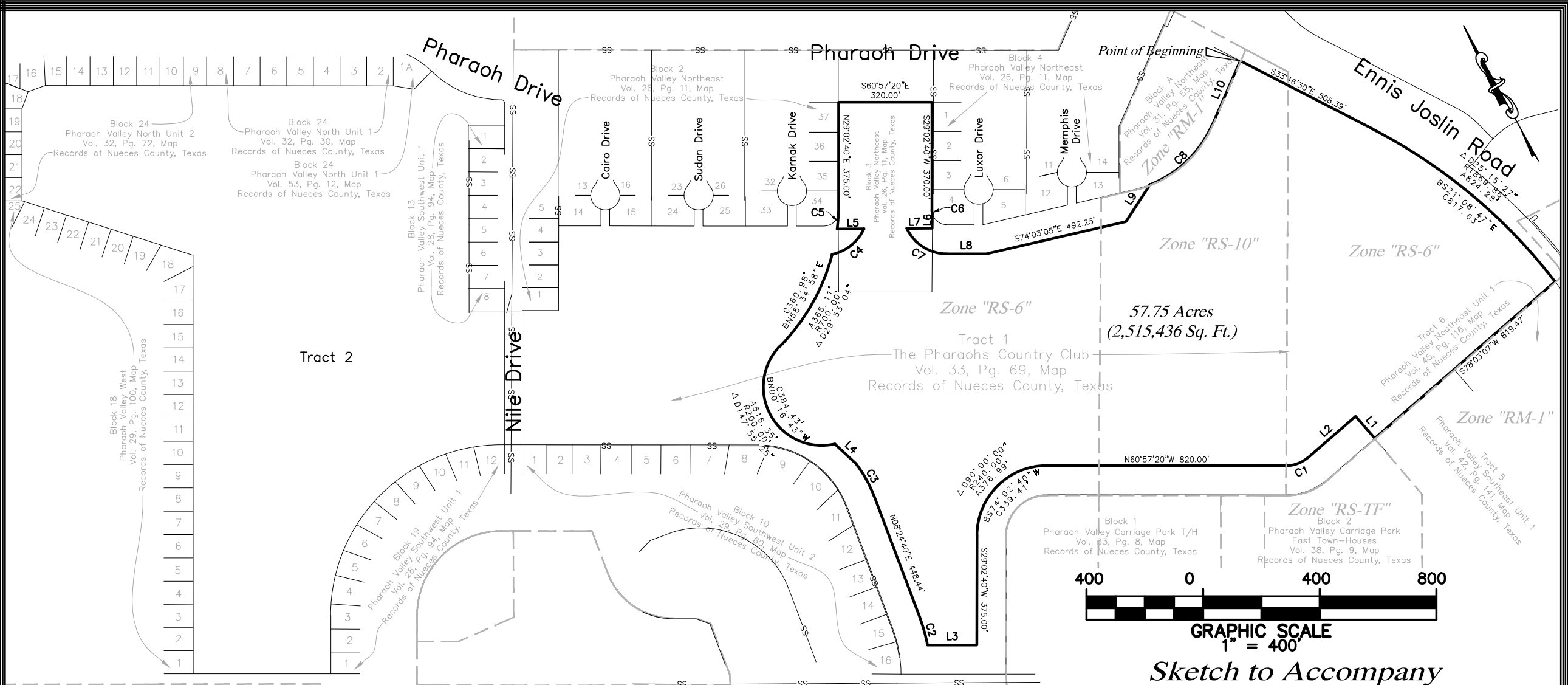
Unless this Field Notes Description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility or liability for its accuracy.

Also reference accompanying sketch of tract described herein.



URBAN ENGINEERING

*Keith W. Wooley*  
Keith W. Wooley, R.P.L.S.  
License No. 5463

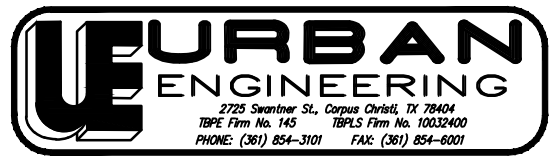


*Sketch to Accompany*

FIELDNOTES for 57.75 Acres, more or less, comprised of a portion of Tract 1, The Pharaohs Country Club, a map of which is recorded in Volume 33, Page 69, of the Map Records of Nueces County, Texas and all of Block 3, Pharaoh Valley Northeast, a map of which is recorded in Volume 26, Page 11, of the said Map Records.

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
L1	N12°12'32"W	100.00'	C1	114.01'	81.57'	40°59'33"	N81°27'07"W	79.84'
L2	S78°03'07"W	215.82'	C2	539.48'	93.70'	9°57'04"	N13°23'12"E	93.58'
L3	N60°57'20"W	169.35'	C3	424.97'	127.64'	17°12'30"	N00°11'35"W	127.16'
L4	N17°58'07"W	99.15'	C4	153.09'	146.33'	54°45'51"	N80°15'47"E	140.82'
L5	N61°27'58"W	92.87'	C5	700.00'	60.31'	4°56'12"	N33°52'58"E	60.29'
L6	S29°21'07"W	50.06'	C6	50.00'	12.23'	14°00'53"	S22°02'14"W	12.20'
L7	N61°27'58"W	87.38'	C7	150.00'	170.66'	65°11'13"	S28°21'44"E	161.60'
L8	S60°57'20"E	136.40'	C8	387.10'	304.29'	45°02'19"	N75°12'29"E	296.51'
L9	N61°55'05"E	149.85'						
L10	N52°41'20"E	239.89'						

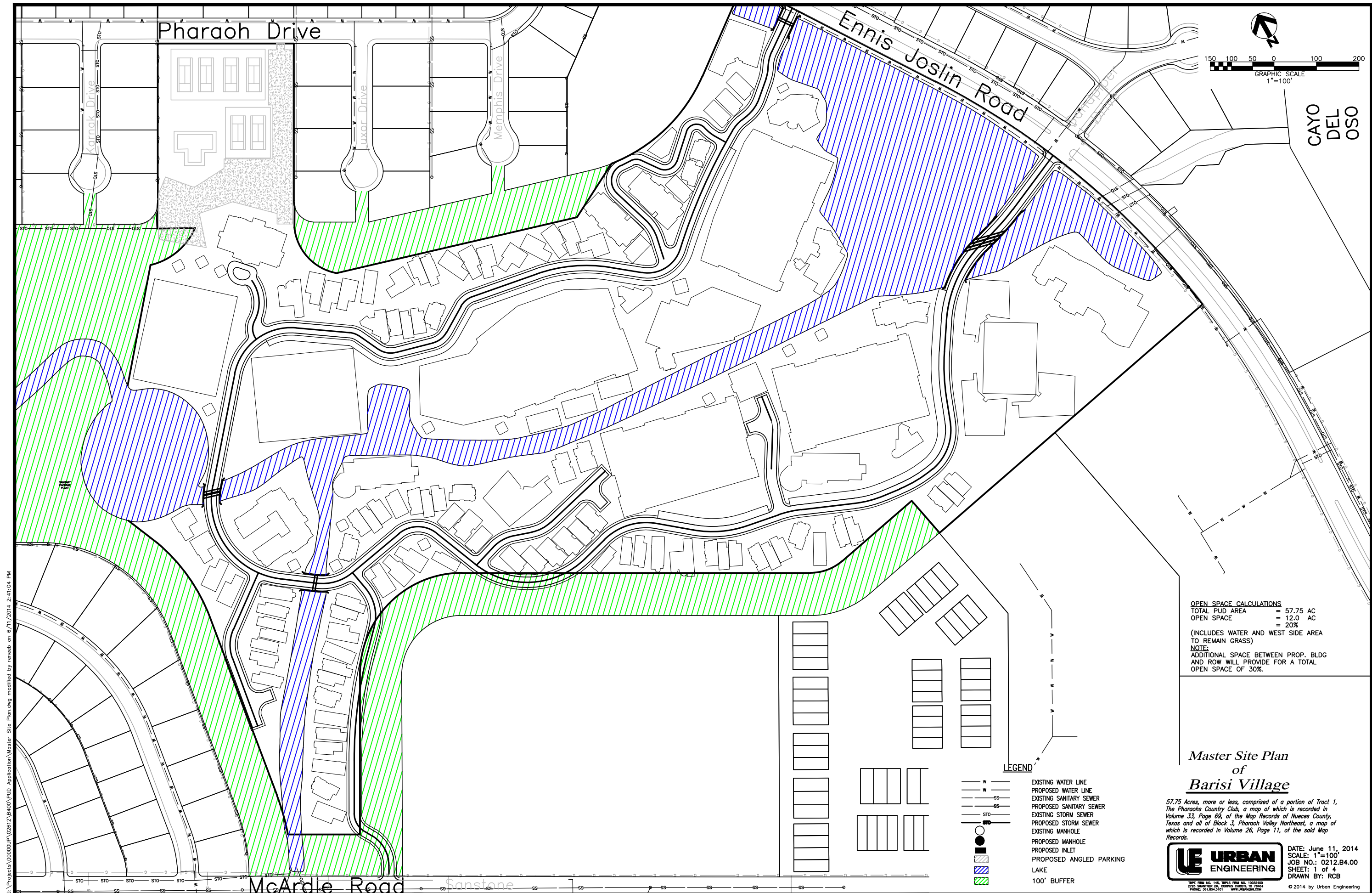
**Legend**  
 —SS— Sanitary Sewer Line GIS  
 (City of Corpus Christi)



DATE: May 9, 2014  
 SCALE: 1"=400'  
 JOB NO.: 2612.B4.01  
 SHEET: 1 OF 1  
 DRAWN BY: BMR

EXHIBIT B





S:\Projects\000000P\0212\B400\PUD\_Application\Master\_Site\_Plan.dwg modified by reneb on 6/11/2014 2:41:04 PM

EXHIBIT C





# CC BARISI – DESIGN GUIDELINE IMAGES

2014-05-22

## EXHIBIT D





Village Core from the Water



EXHIBIT D



Village Core from Jordan Boulevard (Loop Road)



EXHIBIT D





Village Core Patio Space

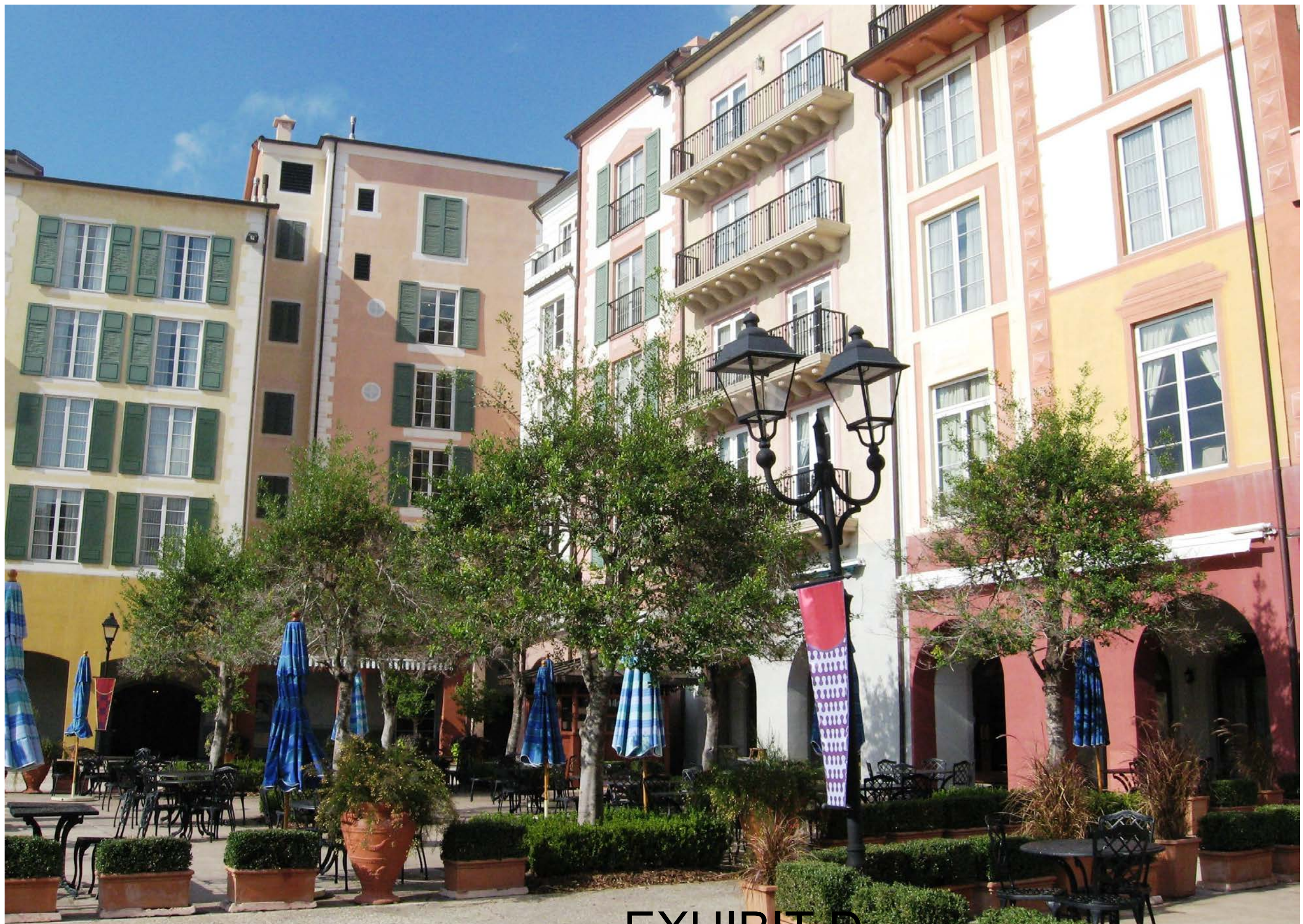


EXHIBIT D



Village Core Water front



EXHIBIT D



BUILDING  
*Villages*



Village Core with Waterfront Restaurants



mleczko.net

EXHIBIT D



Waterfront Village Core



EXHIBIT D



Evening Performance on the Square



EXHIBIT D

BELL TOWER IN RELATION TO OTHER BUILDINGS





BELL TOWER IN RELATION TO OTHER BUILDINGS

# EXHIBIT D







EXHIBIT D



Village Single Family



EXHIBIT D



Village Single Family



EXHIBIT D



Details



EXHIBIT D



## Permitted Uses

- Accessory Building
- Administrative, Medical, or Professional Office
- Amphitheater – Public and/or Private
- Antenna and/or Antenna Support Structure, Commercial
- Antenna and/or Antenna Support Structure, Non-Commercial
- Antique Shop and Used Furniture
- Aquarium, Bird and/or Pet Shop
- Art Gallery and/or Studio
- Artisan Studio (See Definition, Section 2.6 of this ordinance)
- Assisted Care or Living Facility
- Auto Parts Sales, Inside
- Automobile Paid Parking Lot/Garage
- Automobile Parking Lot/Garage
- Bakery – Custom with onsite production
- Bank, Savings and Loan, or Credit Union
- Barber Shop
- Bar, Tavern, Nightclub by Special Use Exception only
- Beauty Salon
- Bed and Breakfast Home
- Beer, Liquor & Wine Package Sales
- Bicycle/Skateboard/Scooter Shop
- Blacksmith Studio
- Book or Stationery Store
- Boutique Hotel as part of the Plaza
- Building Material and Hardware Sales, Minor
- Business Service
- Butcher Shop – (Custom Meat Market)
- Camera Store
- Candy Store
- Candy Shop with on-site production
- Castle with adaptive re-use for Residential or any other approved use
- Cathedral with adaptive re-use for Residential or any other approved use
- Caretaker's/Guard's Residence
- Chapel – Wedding Event Center

## EXHIBIT E

- Children's Theater
- Church, Synagogue or House of Worship
- Cigar and Tobacco Shop
- Civic/Convention Center
- Cobbler/Custom Boot Maker Studio
- Coliseum (Public Amphitheater) with attached Residences
- College, University, Trade, or Private Boarding School
- Commercial Amusement, Indoor
- Community Centers
- Community Gardens
- Community Vineyards
- Condominium, Residential
- Conference Center
- Convenience Store with Gas Pumps (See Section 2.7 of this ordinance for specific standards)
- Convenience Store without Gas Pumps
- Custom Clothier
- Dance Hall
- Day Care Center, Adult
- Day Care Center, Child
- Day Care Center, Incidental
- Day Spa
- Dental Care Office
- Department Store
- Dormitories in conjunction with Boarding School and/or College
- Dress Maker with onsite production
- Drug Store/Pharmacy/Compounding
- Dry Cleaning & Press-Shop
- Electronics Store
- Farmer's Market (Indoor and/or Outdoor)
- Film Developing & Printing
- Firehouse with adaptive re-use into Residential or any other approved use
- Flats – Residential
- Florist
- Fraternal Organization, Lodge, Civic Club, Fraternity, or Sorority

## **EXHIBIT E**



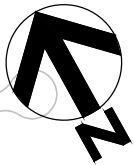
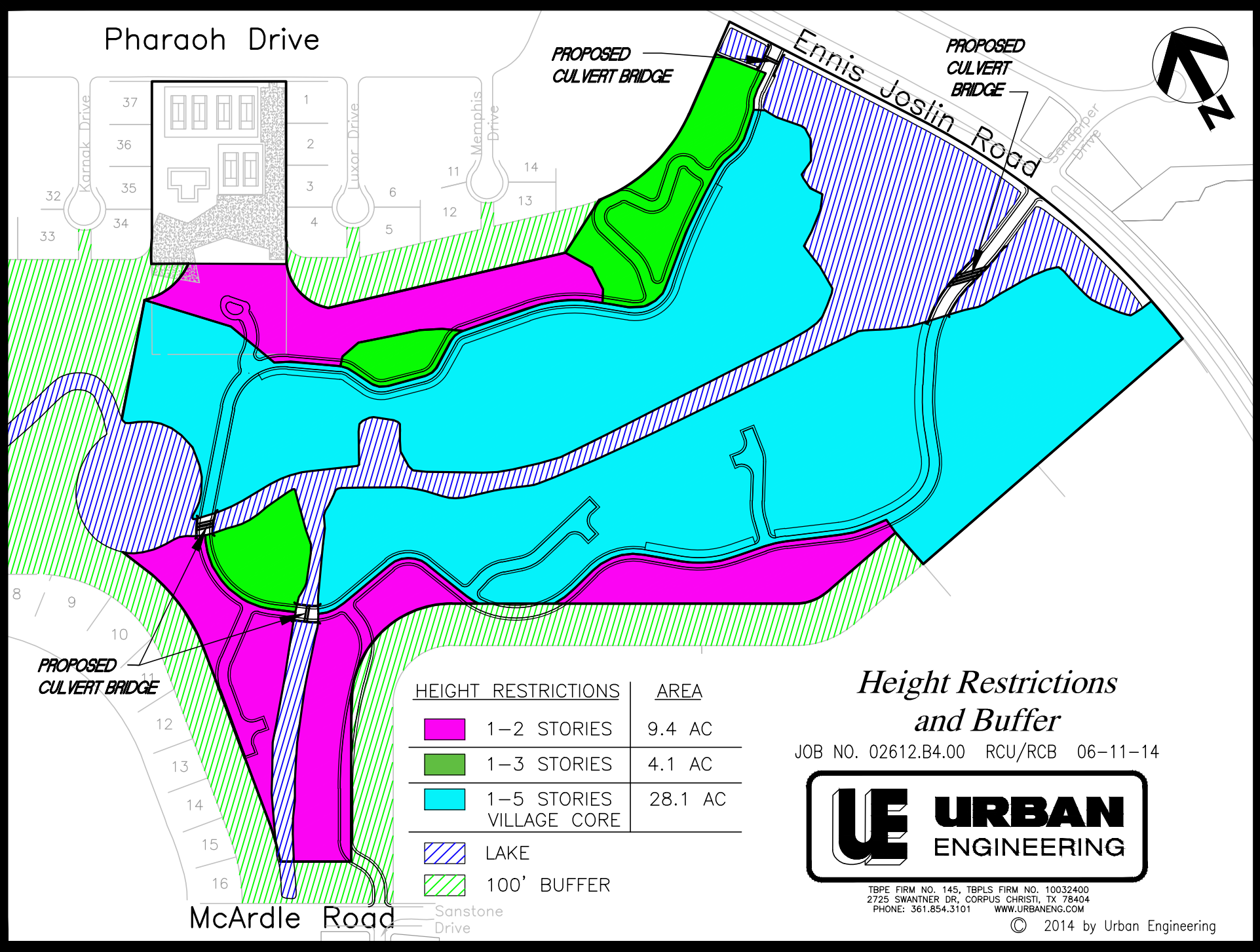
- Furniture, Home Furnishings and Appliance Store
- Glass Blower
- Governmental Office
- Grocery Store
- Gymnastics/Dance Studio
- Hardware, Sporting Goods, toys, paint, wall paper
- Health/Fitness Center
- Health Care Salon
- Home Occupation (See Section 2.7 of this ordinance for specific standards)
- Hospital
- Hostel (up to 40 beds)
- Hotel
- Household Appliance Service and Repair
- Independent Living Facility
- Insurance Office
- Jewelry Shop/Repair
- Laundromat
- Locksmith/Security System Company
- Massage Therapy, Licensed
- Medical Quick Care, Emergency Room
- Mini-Storage Facility as Condo-wrap product on Structured Parking
- Mobile Food Vendor
- Multifamily Dwelling
- Multi-Purpose Event Center
- Municipal Uses Operated by the City of Corpus Christi
- Museum/Art Gallery
- Musical Instrument Shop
- Novelty or Variety Shop
- Nursery, Minor
- Nursing Home (Convalescence)
- Optical Goods Store
- Park or Playground
- Performing Arts Center
- Pet Day Care with overnight boarding available (Pet Hotel)
- Photography Studio




## **EXHIBIT E**

- Place of Worship
- Police Substation
- Print Shop, Minor
- Private Club
- Private Recreation Center
- Private Utility, Other than Listed
- Public Water Feature (Lake, Moat, Waterway)
- Quick-Care Clinic or other similar Medical Use
- Radio Studio
- Real Estate Sales/Leasing Office
- Recycling Collection Point
- Rehabilitation Care Institution
- Restaurant or Cafeteria (See Section 2.7 of this ordinance for specific standards)
- Restaurant, Drive In (See Section 2.7 of this ordinance for specific standards)
- Restaurant/Coffee Shop, Ship-based (See Section 2.7 of this ordinance for specific standards)
- Retail Stores and Shops
- Retail/Service Incidental Use
- Salon
- School, Private or Parochial
- School, Public
- Signature Bridges
- Single-Family, Attached Dwelling
- Single-Family, Detached Dwelling
- Ski Shop
- Small Engine Repair Shop (no outside storage)
- Spa
- Stealth Antenna, Commercial—C
- Studio Dwelling
- Surgery Center with overnight boarding
- Telecommunications Studio with Offices
- Telephone Exchange
- Temporary Building
- Theater, Neighborhood (up to four screens)
- Transit Stop (no parking)

## **EXHIBIT E**

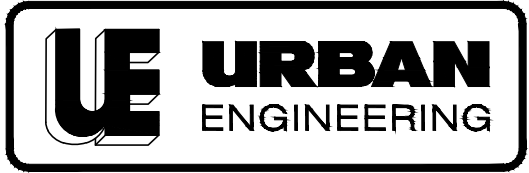
- Travel Agency – Private Air Charter
- Utility Distribution/Transmission Facility
- Veterinarian Clinic and/or Kennel, Indoor with overnight Boarding
- Wedding Chapel
- Wine Bar
- Winery



HEIGHT RESTRICTIONS	AREA
 1-2 STORIES	9.4 AC
 1-3 STORIES	4.1 AC
 1-5 STORIES VILLAGE CORE	28.1 AC
 LAKE	
 100' BUFFER	

## Height Restrictions and Buffer

JOB NO. 02612.B4.00 RCU/RCB 06-11-14



TBPE FIRM NO. 145, TBPLS FIRM NO. 10032400  
 2725 SWANTNER DR, CORPUS CHRISTI, TX 78404  
 PHONE: 361.854.3101 WWW.URBANENG.COM

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EXHIBIT F

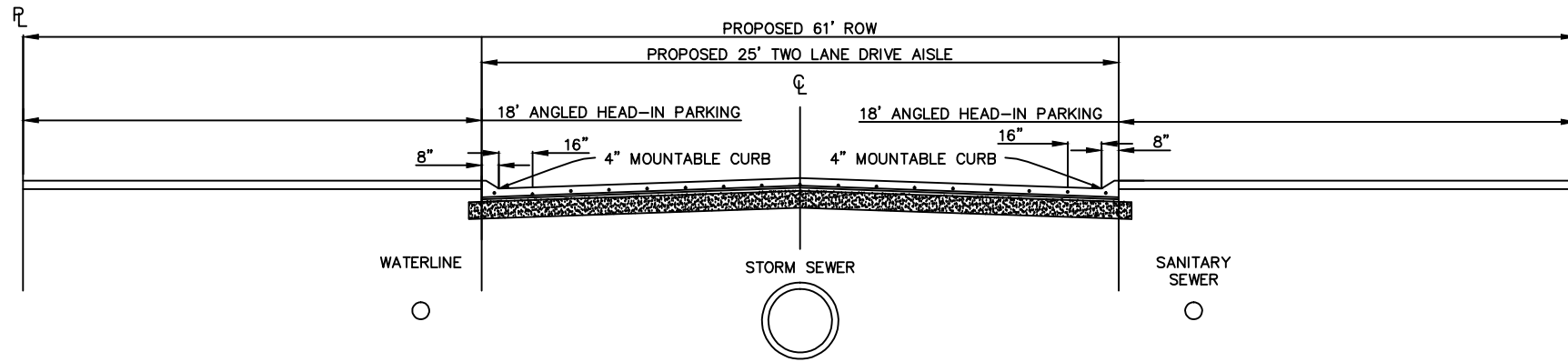
## Required Parking Ratios

- **Automobile Oil change and Similar Establishments:** One (1) parking space per service bay plus one (1) parking space per maximum number of employees on a shift.
- **Bank, Savings and Loan, or similar Establishments:** One (1) space per three hundred and fifty (350) square feet of gross floor area.
- **Boutique Hotel / Bed and breakfast facility:** One (1) space per guest room in addition to the requirements for a normal residential use.
- **Business or professional office (general):** One (1) space per three hundred and fifty (350) square feet of gross floor area except as otherwise specified herein.
- **Church, rectory, or other place of worship:** One (1) parking space for each three (3) seats in the main auditorium.
- **College or University:** One (1) space per each day student.
- **Community Center, Library, Museum, or Art Gallery:** Ten (10) parking spaces plus one (1) additional space for each three hundred (300) square feet of floor area in excess of two thousand (2,000) square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of one (1) space for each four (4) seats that it contains.
- **Commercial Amusement:** One (1) space per five (5) guests at maximum designed capacity.
- **Condominium Residence:** One (1) space per unit, plus 1 additional space for each bedroom beyond the second bedroom.
- **Dance Hall, Assembly or Exhibition Hall without Fixed Seats:** One (1) parking space for each four hundred (400) square feet of floor area thereof, as available to be shared with adjacent, full-time users.
- **Dwellings, Multifamily:** One (1) spaces for unit with one (1) and two (2) bedroom units, plus one additional space for each additional bedroom above two (2) bedrooms.
- **Farmer's Market, Flea Market:** One (1) space for each five hundred (500) square feet of site area, as available to be shared with adjacent, full-time users.
- **Fraternity, Sorority, or Dormitory:** One (1) parking space for each two (2) beds on campus, and one and space for each two beds in off campus projects.

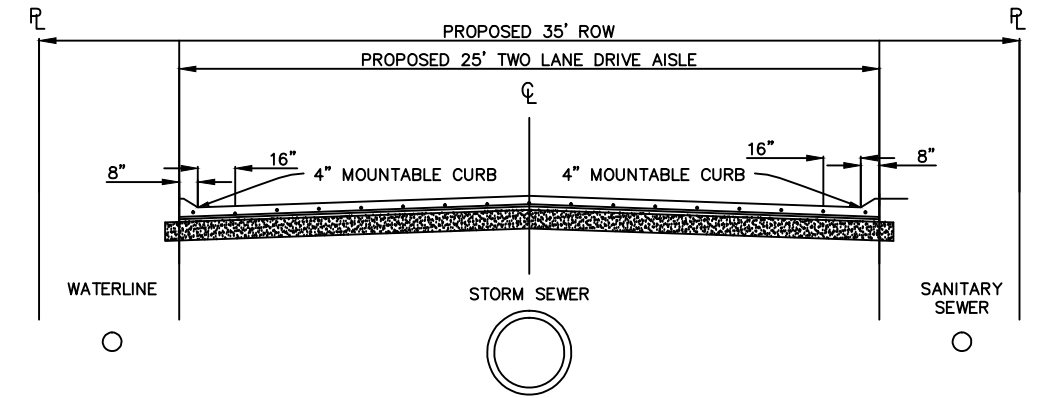
- **Furniture or Appliance Store, Wholesale Establishments, Machinery or Equipment Sales and Service, Clothing or Shoe Repair or Service:** Two (2) parking spaces plus one (1) additional parking space for each five hundred (500) square feet of floor area over one thousand (1,000).
- **Gasoline Station:** Minimum of three (3) spaces for employees. Adequate space shall be provided for waiting, stacking, and maneuvering automobiles for refueling.
- **Health Studio or Club:** One (1) parking space per four hundred (400) square feet of exercise area.
- **Hospital:** One (1) space per employee on the largest shift, plus one (1) space per each bed or examination room whichever is applicable.
- **Hotel:** One (1) parking space for each sleeping room or suite plus one (1) space for each one thousand (1000) square feet of commercial floor area contained therein.
- **Kindergartens, day schools, and similar child training and care establishments:** shall provide one (1) paved off-street loading and unloading space for an automobile on a through “circular” drive for each twenty (20) students, or one (1) space per twenty (20) students, plus one (1) space per teacher.
- **Library or Museum:** Ten (10) spaces plus one (1) space for every five hundred (500) square feet, over one thousand (1,000) square feet.
- **Lodge or Fraternal Organization:** One (1) space per two hundred (200) square feet.
- **Medical or Dental Office:** One (1) space per three hundred (300) square feet of floor area. Facilities over twenty thousand (20,000) square feet shall use the parking standards set forth for hospitals.
- **Mini-Warehouse:** Four (4) spaces per complex plus one (1) additional space per three hundred (300) square feet of rental office.
- **Motor Vehicle Repair and Service:** Three (3) parking spaces per service bay plus one (1) parking space per maximum number of employees on a shift.
- **Nursing Home:** One (1) space per five (5) beds
- **Private Club:** One (1) parking space for each one hundred and twenty-five (125) square feet of gross floor area.
- **Retail Store or Personal Service Establishment, Except as Otherwise Specified Herein:** One (1) space per three hundred and fifty (350) square feet of gross floor area.

## EXHIBIT G

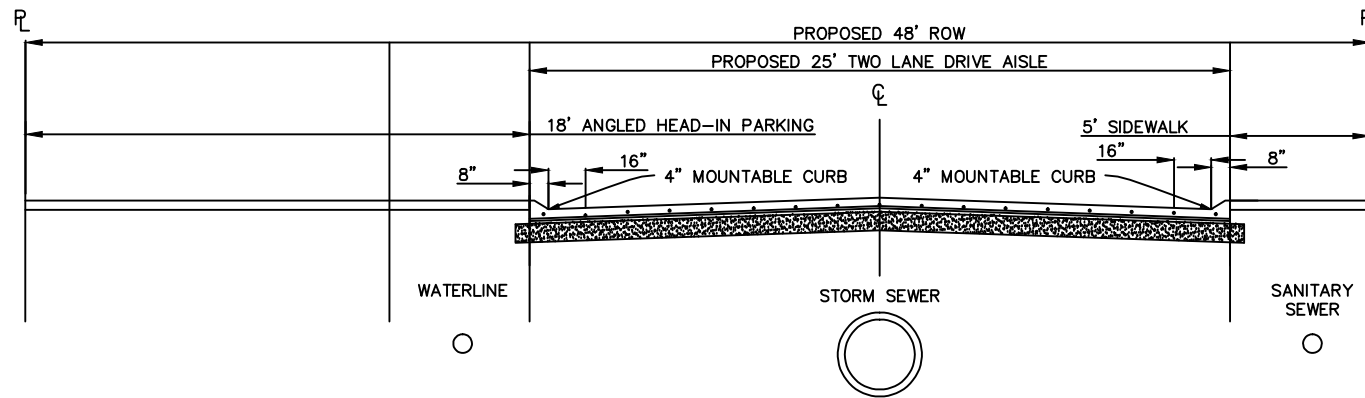
- **Restaurant, Restaurant with a Private Club, Café or Similar Dining Establishment:** One (1) parking space for each one hundred and twenty-five (125) square feet of gross floor area for stand-alone buildings without a drive-through, and one (1) parking space for each four hundred (400) square feet of gross floor area for restaurants located within a multi-tenant buildings, and one (1) parking space for each one hundred and twenty-five (125) square for stand-alone buildings with a drive-through.
- **Sanitarium, Convalescent Home, Home for the Aged or Similar Institution:** One (1) parking space for each five (5) beds.
- **School, Elementary, Secondary, or Middle:** One and one half (1 ½) parking spaces per classroom, or the requirements for public assembly areas contained herein, whichever is greater.
- **School, High School:** One and one half (1 ½) parking spaces per classroom plus one (1) space per five (5) students the school is designed to accommodate, or the requirements for public assembly areas contained herein, whichever is greater.
- **Single-Family, Attached:** One (1) space per unit, plus one (1) space for each bedroom above the second bedroom.
- **Single-Family, Detached:** Two (2) spaces per home.
- **Theater, Sports Arena, Stadium, Gymnasium or Auditorium (except school):** One (1) parking space for each four (4) seats or bench seating spaces.



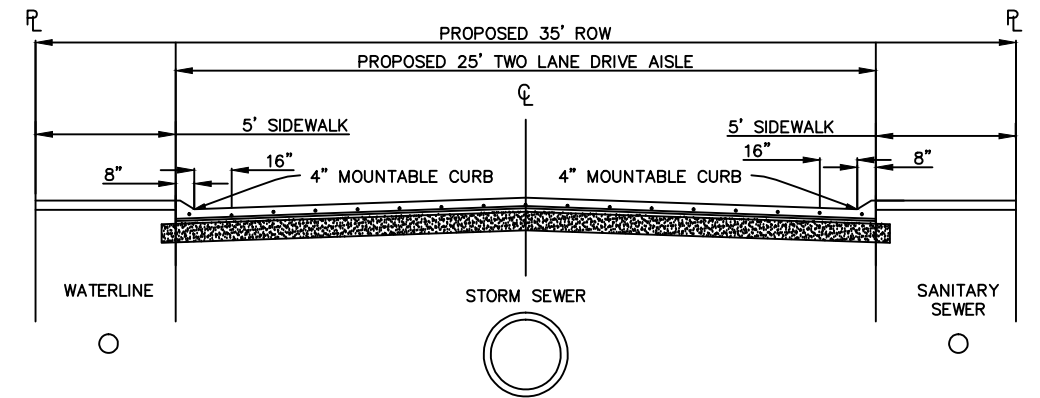
BARASI SECTION A  
DUAL ANGLED HEAD-PARKING



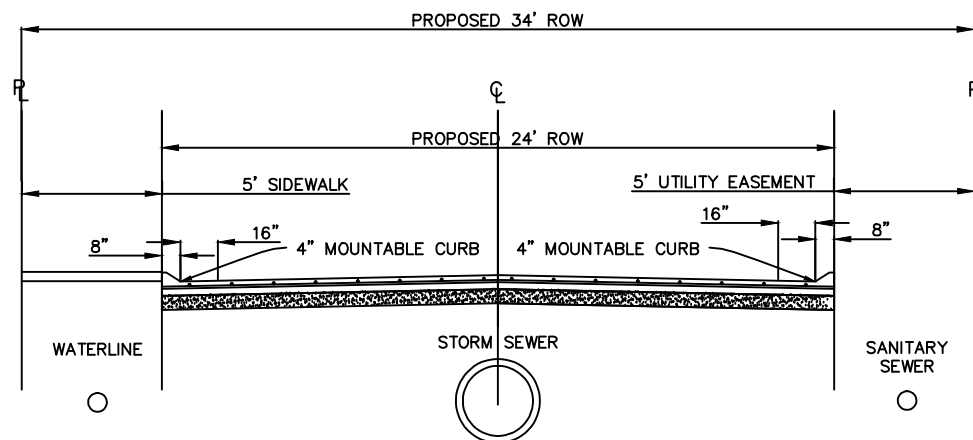
BARASI SECTION A  
NO WALKS



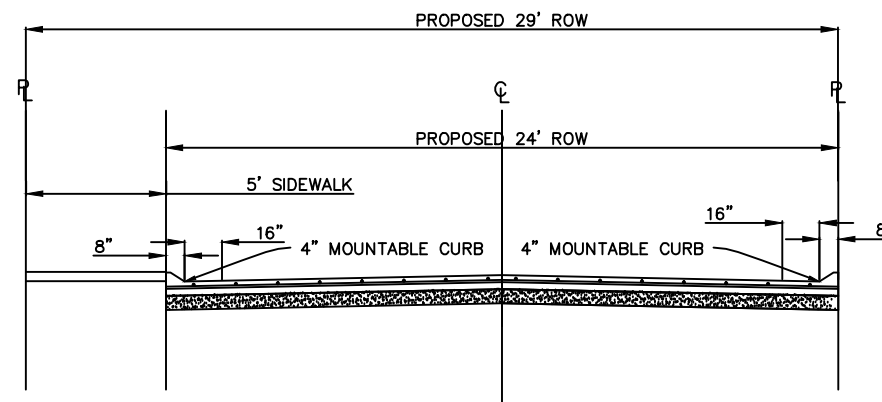
BARASI SECTION A  
ANGLED HEAD-PARKING AND SIDEWALK



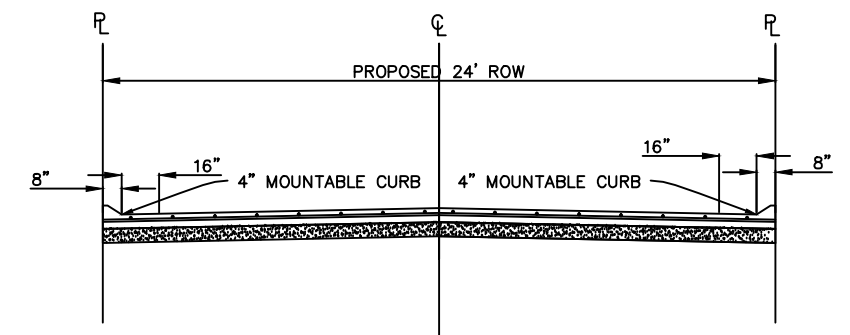
BARASI SECTION A  
UTILITIES AND DUAL SIDEWALKS



BARASI STREET SECTION B  
WITH UTILITIES AND SIDEWALK



BARASI STREET SECTION B  
WITH SIDEWALK AND NO UTILITIES



BARASI STREET SECTION B  
NO UTILITIES, NO SIDEWALKS  
ALLEY SECTION

# EXHIBIT H



## EXHIBIT I

### Special sign standards.

1. **Subdivision monument signs.** Two subdivision monument signs are allowed at each entrance to the Property. The standards for subdivision monument signs are as follows:
  - a) Content is limited to the name and logo of the subdivision.
  - b) The maximum size of each monument sign is 40 square feet; the maximum sign area is 24 square feet; and the maximum height is four feet, measured from the average grade level at the base of the sign to the highest part of the sign.
  - c) Construction materials are limited to stone, cast stone, brick, split face CMU used in conjunction with, or as a border for, stone and cast stone, or other materials approved by the board.
  - d) Sign elements may be carved into the construction materials, may consist of metal elements attached to the construction materials, or may otherwise be displayed in any manner approved by the board.
  - e) All monument signs must have a minimum landscaped area of two square feet for each linear foot of the horizontal length of the sign face unless otherwise approved in the Site Plan. For purposes of landscaping, the horizontal length of double-sided signs is the sum of the horizontal length of both sign faces.
  
2. **Business monument signs (Type 1).** Each lot is entitled to one monument sign for each street frontage of the lot. Type 1 monument signs may only include the name and logo of the building and/or the name and logo of business occupants; provided, however, if a business occupant does business under more than one name, the name that does not advertise products or services shall take precedence. The standards for all type 1 monument signs are as follows:
  - a) Length must exceed height.
  - b) Construction materials are limited to stone, cast stone, brick, split face CMU used in conjunction with, or as a border for, stone and cast stone, or other materials approved by the board.
  - c) Sign elements may be carved into the construction materials, may consist of metal elements attached to the construction materials, or may otherwise be displayed in any manner approved by the board.
  - d) If the total floor area of a building is less than 20,000 square feet: (a) the maximum monument size and maximum sign area is 20 square feet; (b) the maximum height is four feet, measured from the average grade level at the base of the sign to the highest part of the sign; and (c) the minimum setback is ten feet, measured from the public right-of-way.
  - e) If the total floor area of a building is 20,000 square feet or more but less than 125,000 square feet: (a) the maximum monument sign size is 40 square feet; (b) the maximum sign area is 24 square feet; (c) the maximum height is four

- feet, measured from the average grade level at the base of the sign to the highest part of the sign; and (d) the minimum setback is 15 feet, measured from the public right-of-way.
- f) If the total floor area of a building is 125,000 square feet or more: (a) the maximum monument sign size is 60 square feet; (b) the maximum sign area is 36 square feet; (c) the maximum height is six feet, measured from the average grade level at the base of the sign to the highest part of the sign; and (d) the minimum setback is 15 feet, measured from the public right-of-way.
  - g) All monument signs must have a minimum landscaped area of two square feet for each linear foot of the horizontal length of the sign face. For purposes of landscaping, the horizontal length of double-sided signs is the sum of the horizontal length of both sign faces.
3. **Business monument signs (Type 2).** Each building on a lot is entitled to one monument sign for each street frontage of the lot. Type 2 monument signs may only include the name and logo of the building and/or the name and logo of business occupants; provided, however, if a business occupant does business under more than one name, the name that does not advertise products or services shall take precedence. The standards for all type 2 monument signs are as follows:
- a) Signs may be located within roadway landscape zones.
  - b) Length must exceed height.
  - c) Construction materials are limited to stone, cast stone, brick, split face CMU used in conjunction with, or as a border for, stone and cast stone, or other materials approved by the board.
  - d) Sign elements may be carved into the construction materials, may consist of metal elements attached to the construction materials, or may otherwise be displayed in any manner approved by the board.
  - e) Maximum sign size is three feet high and six feet long regardless of building size.
  - f) Each monument sign must be parallel to the street and placed no closer to the street than the "build to line" for the applicable street. Where no "build to line" is established, the PD Site Plan will regulate location.
  - g) The space between the sign and the building must be landscaped unless otherwise approved on the Site Plan.
  - h) Signs must not significantly block the flow of pedestrians on the sidewalks.
4. **Business group monument signs.** Monument signs shall provide signage for a group of businesses. "Group sign areas" shall be designated.
- a. A group sign area is any contiguous area (excluding streets, other rights-of-way, and public areas) designated as such by all the owners thereof (using a metes and bounds description). The designation can be made at any time prior to or concurrent with the submission of a site plan for the area.

- b. Each group sign area is entitled to one group monument sign for each primary entrance of the group sign area. Group monument signs may only include the name and logos of buildings and/or the name and logo of business occupants; provided, however, if a business occupant does business under more than one name, the name that does not advertise products or services shall take precedence. The standards for group monument signs are as follows:
    - i. Signs may be located within any required front yard.
    - ii. Construction materials are limited to stone, cast stone brick, split face CMU used in conjunction with, or as a border for, stone and cast stone, or other materials approved by the board.
    - iii. Sign elements may be carved into the construction materials, may consist of metal elements attached to the construction materials, or may otherwise be displayed in any manner approved by the board.
    - iv. If the total floor area of all buildings within the group sign area is 20,000 square feet or more but less than 125,000 square feet: (a) the maximum monument sign size is 40 square feet; (b) the maximum sign area is 24 square feet; (c) the maximum height is four feet, measured from the average grade level at the base of the sign to the highest part of the sign; and (d) the minimum setback is 15 feet, measured from the public right-of-way.
    - v. If the total floor area of all buildings within the group sign area is 125,000 square feet or more: (a) the maximum monument sign size is 60 square feet; (b) the maximum sign area is 36 square feet; (c) the maximum height is six feet, measured from the average grade level at the base of the sign to the highest part of the sign; and (d) the minimum setback is 15 feet, measured from the public right-of-way.
  - c. All monument signs must have a minimum landscaped area of two square feet for each linear foot of the horizontal length of the sign face. For purposes of landscaping, the horizontal length of double-sided signs is the sum of the horizontal length of both sign faces.
5. **Retail facade signs.** Each building on a lot is entitled to wall signs. Wall signs may only include the name of the building and/or the name of business occupants; and if a business occupant does business under more than one name, the name that does not advertise products or services shall take precedence. The standards for all business facade signs are as follows:
- a. No limit on letters up to four inches high.
  - b. Signs can be placed on any building facade, but not above the roof line.
  - c. Except as provided (g) below, the maximum aggregate sign area of all signs on a building is four percent of the aggregate area of all street facing building facades.

## EXHIBIT I

- d. Except as provided in subsection (g) 3 below, the maximum aggregate sign area of all signs on any one building facade is four percent of the area of the building facade.
  - e. The maximum aggregate sign area of all signs advertising any one business is the lesser of (a) 180 square feet or (b) the greater of 20 square feet or four percent of the street facing building facade occupied by such business. Each business that occupies any portion of a street facing building facade shall be entitled, as a minimum, to one 20 square foot sign notwithstanding the aggregate limits set forth herein.
  - f. Signs must be architecturally consistent with the buildings to which they are attached.
6. **Large retail façade signs.** Each business occupant that occupies at least 25,000 square feet of gross leasable area is entitled to facade signs attached to the facades of the building. Facade signs may only include the name and logo of the building and/or the name and logo of the business occupant, and if a business occupant does business under more than one name, the name that does not advertise products or services shall take precedence. The standards for all big box retail facade signs are as follows:
- a. No limit on letters up to four inches high.
  - b. Signs can be placed on any building facade, but not above the roof line.
  - c. The maximum aggregate sign area of all signs advertising one business is the lesser of (a) 260 square feet or (b) the greater of 40 square feet or four percent of the street facing building facade occupied by such business.
  - d. Signs must be architecturally consistent with the buildings to which they are attached.
8. **Building identification and directory signs.** Each commercial building on a lot is entitled to identification and directory signs attached to the facades of the building. Identification and directory signs are not restricted to the name and logo of the business occupant. The standards for all identification and directory signs are as follows:
- a. No limit on letters up to four inches high.
  - b. Each building is entitled to one directory sign (not to exceed six square feet) at each main building entrance.
  - c. Each building is entitled to one building identification sign (limited to the name of the building) on each street facing building facade. The maximum sign area of each building identification sign shall be 24 square feet. Building identification signs may be placed above the first floor spandrel, but not above the roofline.
  - d. Signs can be placed on any building facade.
  - e. Signs must be architecturally consistent with the buildings to which they are attached.
9. **Business projecting signs.** Within each building each business occupant with a first floor business or an upper floor business that can be accessed directly by

exterior stairs is entitled to one projecting sign attached to the facades of the building where the entrance is located. Projecting signs are not restricted to the name and logo of the business occupant. The standards for all business projecting signs are as follows:

- a. Signs can be placed on any building facade, but not above the first floor spandrel.
- b. No sign may project more than five feet from a building facade.
- c. The maximum sign area is 12 square feet; the maximum height is three feet.
- d. All signs must have a minimum vertical clearance of eight feet above the sidewalk.
- e. Signs are intended to be primarily graphic, and must have graphics or copy on both sides.

10. **Business awning signs.** Each first floor business occupant or business occupant with a first floor entrance within a building, which business or business entrance has an awning, is entitled to awning signs. Awning signs will be a part of or applied to an awning, which is attached to the facades of the building. Awning signs are not restricted to the name and logo of the business occupant. The standards for all awning signs are as follows:

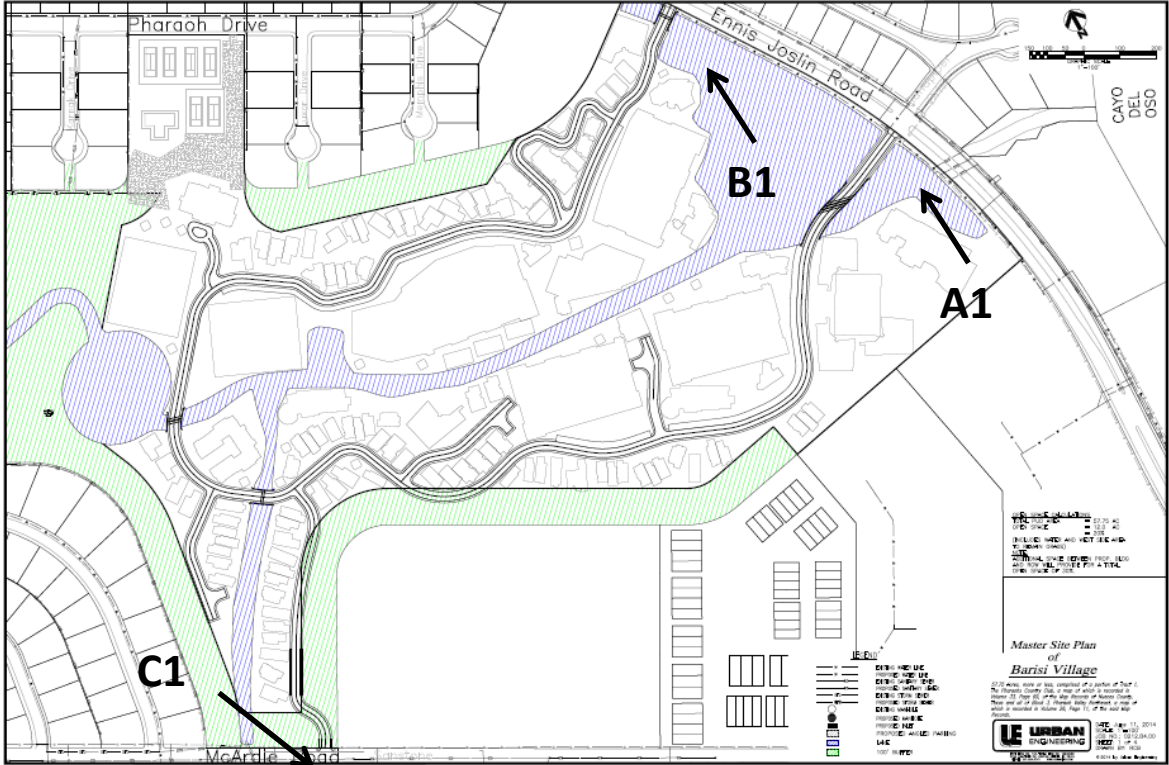
- a. Signs can be placed on any awning projecting from the building, but not above the first floor spandrel.
- b. The maximum sign area is eight square feet.
- c. All awning signs must have a minimum vertical clearance of eight feet above the sidewalk.
- d. Signs are intended to be primarily graphic.

11. **Business hanging signs.** Each first floor business occupant or business occupant with a first floor entrance within a building is entitled to one hanging sign suspended from the canopies, colonnades or covered passages of the building. Hanging signs are not restricted to the name and logo of the business occupant. The standards for all hanging signs are as follows:

- a. Signs can be suspended, so long as perpendicular to the building facade, from canopies, colonnades or covered passages on any building, but not above the first floor spandrel.
- b. Signs suspended from canopies and colonnades must be centered in the canopy or colonnade from which they are suspended; signs suspended from any covered area between two buildings may not project more than four feet from a building facade.
- c. The maximum sign area is four and one-half square feet.
- d. Maximum height is 18 inches; maximum width is 36 inches; maximum thickness is three inches.
- e. All signs must have a minimum vertical clearance of eight feet above the sidewalk.
- f. Signs are intended to be primarily graphic, and must have graphics or copy on both sides.

12. **Business window signs.** Each first floor business occupant or business occupant with a first floor entrance within a building is entitled to window signs painted or applied to the glass surface of the first floor windows. Window signs are not restricted to the name and logo of the business occupant. The standards for all window signs are as follows:
  - a. Signs can be placed on the glass surface of street facing windows, but not above the first floor spandrel.
  - b. The maximum sign area is 12 square feet.
  - c. The maximum height of each sign is two feet.
  - d. Signs are intended to be primarily graphic.
  
- 13 **General directional signs.** Directional signs are allowed on property (whether platted or not) adjacent to the intersection of two streets. The standards for directional signs are as follows:
  - a. The sign must be a monument sign and may be located within roadway landscape zones, within public rights-of-way (including street medians), and within any required front yard or as approved on the Site Plan.
  - b. Construction materials are limited to stone, cast stone, brick, split face CMU used in conjunction with, or as a border, for stone and cast stone, or other materials approved by the board.
  - c. Sign elements may be carved into the construction materials, may consist of metal elements attached to the construction materials, or may otherwise be displayed in any manner approved by the board.
  - d. Content is limited to words and arrows the only purpose of which is to direct vehicle traffic to "generic" destinations such as "Town Center", "Civic Center", "Recreation Center", "Performing Arts Center", "Equestrian Center", "Lakeside", "Playground", "Hospital", "Library", "Museum", "Country Club", "Sports fields", and other similar terms that generally describe the destination.
  - e. The maximum sign area is eight square feet, and the maximum height is four feet, measured from the average grade level at the base of the sign to the highest part of the sign. There is no minimum setback.
  - f. There is no limit on the number of directional signs.

# Proposed Driveways



McArdle  
Driveway  
“C1”

Ennis  
Joslin  
Driveway  
“B1”

Ennis  
Joslin  
Driveway  
“A1”

Exhibit J