

ORDINANCE NO. O-11-26

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, AMENDING SECTION 4, DEFINITIONS, SECTION 7A, ARCHITECTURAL DESIGN STANDARDS, SECTION 13, SIGN REGULATIONS, AND SECTION 14, FENCE REGULATIONS, OF APPENDIX A OF THE MISSOURI CITY CODE, ENTITLED "THE CITY OF MISSOURI CITY ZONING ORDINANCE"; PROVIDING RULES AND REGULATIONS FOR AWNINGS AND BOLLARDS; AMENDING RULES AND REGULATIONS RELATING TO EXTERIOR PRIMARY MATERIALS FOR CERTAIN NONRESIDENTIAL, CONDOMINIUM, AND MULTIFAMILY DEVELOPMENTS; PROVIDING RULES AND REGULATIONS FOR INCORPORATING BUSINESS IDENTITY COLORS IN CERTAIN NONRESIDENTIAL, CONDOMINIUM, AND MULTIFAMILY DEVELOPMENTS; REPEALING ALL OTHER ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A PENALTY; AND PROVIDING FOR SEVERABILITY.

* * * *

WHEREAS, in accordance with Goal 2.5 of the City of Missouri City's 2009 Comprehensive Plan, the City of Missouri City desires to promote architectural design standards that allow for creativity in design; and

WHEREAS, the use of awnings, bollards, additional primary materials, and business identity colors may facilitate creativity in the design of nonresidential, condominium, and multifamily structures; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Missouri City have each conducted, in the time and manner and after the notice required by law and the City of Missouri City Zoning Ordinance, public hearings on certain proposed amendments to the City of Missouri City Zoning Ordinance; and

WHEREAS, all persons appearing at such public hearings who desired to speak on such proposed amendments were afforded that opportunity and their comments were duly noted and considered; and

WHEREAS, after its public hearing, the City of Missouri City Planning and Zoning Commission made its recommendation and final report to the City Council of the City of Missouri City; and

WHEREAS, the City Council of the City of Missouri City now deems it appropriate to approve the proposed amendments; now therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

ORDINANCE NO. 0-11-26

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, AMENDING SECTION 4, DEFINITIONS, SECTION 7A, ARCHITECTURAL DESIGN STANDARDS, SECTION 13, SIGN REGULATIONS, AND SECTION 14, FENCE REGULATIONS, OF APPENDIX A OF THE MISSOURI CITY CODE, ENTITLED "THE CITY OF MISSOURI CITY ZONING ORDINANCE"; PROVIDING RULES AND REGULATIONS FOR AWNINGS AND BOLLARDS; AMENDING RULES AND REGULATIONS RELATING TO EXTERIOR PRIMARY MATERIALS FOR CERTAIN NONRESIDENTIAL, CONDOMINIUM, AND MULTIFAMILY DEVELOPMENTS; PROVIDING RULES AND REGULATIONS FOR INCORPORATING BUSINESS IDENTITY COLORS IN CERTAIN NONRESIDENTIAL, CONDOMINIUM, AND MULTIFAMILY DEVELOPMENTS; REPEALING ALL OTHER ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A PENALTY; AND PROVIDING FOR SEVERABILITY.

WHEREAS, in accordance with Goal 2.5 of the City of Missouri City's 2009 Comprehensive Plan, the City of Missouri City desires to promote architectural design standards that allow for creativity in design; and

WHEREAS, the use of awnings, bollards, additional primary materials, and business identity colors may facilitate creativity in the design of nonresidential, condominium, and multifamily structures; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Missouri City have each conducted, in the time and manner and after the notice required by law and the City of Missouri City Zoning Ordinance, public hearings on certain proposed amendments to the City of Missouri City Zoning Ordinance; and

WHEREAS, all persons appearing at such public hearings who desired to speak on such proposed amendments were afforded that opportunity and their comments were duly noted and considered; and

WHEREAS, after its public hearing, the City of Missouri City Planning and Zoning Commission made its recommendation and final report to the City Council of the City of Missouri City; and

WHEREAS, the City Council of the City of Missouri City now deems it appropriate to approve the proposed amendments; now therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

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Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. As required by law, the City Council of the City of Missouri City conducted a public hearing on the amendments to the City of Missouri City Zoning Ordinance as set forth herein and declared the public hearing closed prior to the final adoption of this Ordinance.

Section 3. The Missouri City Code is hereby amended by adding new subsections (1.7), (1.8), and (3.5) of Section 4 of Appendix A to provide as follows:

"APPENDIX A

ZONING

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SECTION 4. DEFINITIONS

The following definitions shall apply in the interpretation and the enforcement of this ordinance. The terms not defined herein shall be construed in accordance with the ordinances of the city or their customary usage and meaning.

When necessary for a reasonable construction of this ordinance, words in the singular shall include the plural, words in the plural shall include the singular, and words used or defined in one tense or form shall include other tenses or derivative forms. The word "building" shall include the word "structure," the words "shall" or "will" are mandatory and the word "may" is permissive.

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(1.7) *Architectural masonry unit:* A half-height, integrally pigmented concrete masonry unit manufactured to resemble brick.

(1.8) *Awning:* An architectural projection attached to the facade of a building. An awning is composed of a frame over which is placed a cover of fabric, metal, or glass.

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(3.5) *Brick:* Material made from clay or shale, usually formed into a rectangular prism, which has been burned or fired in a kiln and manufactured to ASTM C216, Standard Specification for Facing Brick (Solid Masonry Units Made from Clay or Shale) or ASTM C652, Standard Specification for Hollow Brick (Hollow Masonry Units Made from Clay or Shale), Severe Weather (SW) grade."

Section 4. The Missouri City Code is hereby amended by renumbering subsections (8.1), (8.2), and (8.3) of Section 4 of Appendix A thereof, as new subsections (8.4), (8.5), and (8.6), respectively, of Section 4 of Appendix A.

Section 5. The Missouri City Code is hereby amended by adding new subsections (8.1), (8.2), and (8.3) of Section 4 of Appendix A to provide as follows:

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. As required by law, the City Council of the City of Missouri City conducted a public hearing on the amendments to the City of Missouri City Zoning Ordinance as set forth herein and declared the public hearing closed prior to the final adoption of this Ordinance.

Section 3. The Missouri City Code is hereby amended by adding new subsections 1.7), 1.8), and 3.5) of Section 4 of Appendix A to provide as follows:

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1.7) Architectural masonry unit: A half-height, integrally pigmented concrete masonry unit manufactured to resemble brick.

1.8) Awning: An architectural projection attached to the facade of a building. An awning is composed of a frame over which is placed a cover of fabric, metal, or glass.

3.5) Brick: Material made from clay or shale, usually formed into a rectangular prism, which has been burned or fired in a kiln and manufactured to ASTM C216, Standard Specification for Facing Brick Solid Masonry Units Made from Clay or Shale) or ASTM C652, Standard Specification for Hollow Brick Hollow Masonry Units Made from Clay or Shale), Severe Weather SW) grade."

Section 4. The Missouri City Code is hereby amended by renumbering subsections 8.1), 8.2), and 8.3) of Section 4 of Appendix A thereof, as new subsections 8.4), 8.5), and 8.6), respectively, of Section 4 of Appendix A.

Section 5. The Missouri City Code is hereby amended by adding new subsections 8.1), 8.2), and 8.3) of Section 4 of Appendix A to provide as follows:

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"APPENDIX A

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(8.1) *Business identity color.* A color or combination of colors that an organization employs to make a visual statement about the organization; communicate its business philosophy; create an image that is identifiable with the organization or its product; and differentiate the organization from its competitors.

(8.2) *Canopy.* A horizontally-placed roof-like structure of permanent construction supported by an adjacent structure and open on two or more sides.

(8.3) *Canopy, fuel-station.* An overhead shelter located above automotive fuel pumps."

Section 6. The Missouri City Code is hereby amended by adding new subsections (11.3), (11.4), (11.5), and (19.1) of Section 4 of Appendix A to provide as follows:

"APPENDIX A

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SECTION 4. DEFINITIONS

The following definitions shall apply in the interpretation and the enforcement of this ordinance. The terms not defined herein shall be construed in accordance with the ordinances of the city or their customary usage and meaning.

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8.1) Business identity color: A color or combination of colors that an organization employs to make a visual statement about the organization; communicate its business philosophy; create an image that is identifiable with the organization or its product; and differentiate the organization from its competitors.

8.2) Canopy: A horizontally-placed roof-like structure of permanent construction supported by an adjacent structure and open on two or more sides.

8.3) Canopy, fuel-station: An overhead shelter located above automotive fuel pumps."

Section 6. The Missouri City Code is hereby amended by adding new subsections 11.3), 11.4), 11.5), and 19.1) of Section 4 of Appendix A to provide as follows:

APPENDIX A

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SECTION 4. DEFINITIONS

The following definitions shall apply in the interpretation and the enforcement of this ordinance. The terms not defined herein shall be construed in accordance with the ordinances of the city or their customary usage and meaning.

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(11.3) *Concrete masonry unit*: A solid or hollow core block made from cast concrete and aggregate complying with the standards for ASTM C90, Standard Specification for Loadbearing Concrete Masonry Units.

(11.4) *Concrete masonry unit, split-face*: A concrete masonry unit manufactured to have a fractured or roughened surface.

(11.5) *Concrete tilt-wall*: A wall built using a technique in which concrete elements are formed on a concrete slab, cured and then tilted from a horizontal position to a final, vertical position.

.....

(19.1) *Exterior Insulation and Finish System (EIFS)*: A building exterior wall cladding system that provides exterior walls with an insulated finished surface and waterproofing in an integrated composite material system."

Section 7. The Missouri City Code is hereby amended by renumbering subsections (29.4) and (29.5) of Section 4 of Appendix A thereof as new subsections (29.5) and (29.6), respectively, of Section 4 of Appendix A.

Section 8. The Missouri City Code is hereby amended by adding new subsections (29.4), (41.5), (58.5), (58.6), (62.5), and (69.5) of Section 4 of Appendix A to provide as follows:

"APPENDIX A

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SECTION 4. DEFINITIONS

The following definitions shall apply in the interpretation and the enforcement of this ordinance. The terms not defined herein shall be construed in accordance with the ordinances of the city or their customary usage and meaning.

When necessary for a reasonable construction of this ordinance, words in the singular shall include the plural, words in the plural shall include the singular, and words used or defined in one tense or form shall include other tenses or derivative forms. The word "building" shall include the word "structure," the words "shall" or "will" are mandatory and the word "may" is permissive.

.....

(29.4) *Masonry*: A form of construction composed of architectural masonry units, brick, stone, stucco, Exterior Insulation and Finish System (EIFS), tile, split-face concrete masonry units, concrete tilt-wall, or other similar concrete products.

.....

(41.5) *Pedestrian-scaled*: Design techniques that enhance a pedestrian's experience of the built environment by providing elements such as, but not limited to, building entries that are visible from the street and clearly identifiable, lighting which is

11.3) Concrete masonry unit: A solid or hollow core block made from cast concrete and aggregate complying with the standards for ASTM C90, Standard Specification for Loadbearing Concrete Masonry Units.

11.4) Concrete masonry unit, split-face: A concrete masonry unit manufactured to have a fractured or roughened surface.

11.5) Concrete tilt-wall: A wall built using a technique in which concrete elements are formed on a concrete slab, cured and then tilted from a horizontal position to a final, vertical position.

19.1) Exterior Insulation and Finish System (EIFS): A building exterior wall cladding system that provides exterior walls with an insulated finished surface and waterproofing in an integrated composite material system."

Section 7. The Missouri City Code is hereby amended by renumbering subsections 29.4) and 29.5) of Section 4 of Appendix A thereof as new subsections 29.5) and 29.6), respectively, of Section 4 of Appendix A.

Section 8. The Missouri City Code is hereby amended by adding new subsections 29.4), 41.5), 58.5), 58.6), 62.5), and 69.5) of Section 4 of Appendix A to provide as follows:

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SECTION 4. DEFINITIONS

The following definitions shall apply in the interpretation and the enforcement of this ordinance. The terms not defined herein shall be construed in accordance with the ordinances of the city or their customary usage and meaning.

When necessary for a reasonable construction of this ordinance, words in the singular shall include the plural, words in the plural shall include the singular, and words used or defined in one tense or form shall include other tenses or derivative forms. The word "building" shall include the word "structure," the words "shall" or "will" are mandatory and the word "may" is permissive.

29.4) Masonry: A form of construction composed of architectural masonry units, brick, stone, stucco, Exterior Insulation and Finish System (EIFS), tile, split-face concrete masonry units, concrete tilt-wall, or other similar concrete products.

41.5) Pedestrian-scaled: Design techniques that enhance a pedestrian's experience of the built environment by providing elements such as, but not limited to, building entries that are visible from the street and clearly identifiable, lighting which is

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no greater than 16 feet in height, protection from the weather, and roadways, buildings, signage, and parking lots designed for the convenience and comfort of pedestrians as well as motorists.

.
(58.5) *Stone*: Naturally occurring materials such as granite, marble, limestone, slate or river rock and may include cast or manufactured materials, provided that such materials yield a highly textured stone-like appearance and are unpainted, durable and maintenance-free.

(58.6) *Storefront*: The area of a building frontage that contains the building entry and one or more windows.

.
(62.5) *Stucco*: A material made of portland or blended cement, sand, lime and water and used as a coating for exterior walls and other exterior surfaces.

.
(69.5) *Tile*: A manufactured piece of a hard-wearing material such as ceramic, metal or glass.”

Section 9. The Missouri City Code is hereby amended by deleting subsection 7A.2 of Section 7A of Appendix A thereof and substituting therefor a new subsection 7A.2 of Section 7A of Appendix A to provide as follows:

"APPENDIX A

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SECTION 7A. ARCHITECTURAL DESIGN STANDARDS

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7A.2. Architectural design standards for nonresidential, condominium and multifamily development.

A. *Purpose*. Architectural design standards with specific color and material standards are created for nonresidential, condominium and multifamily uses.

B. *Objectives for architectural design standards*. Building orientation and location should reflect consideration for the following:

1. Streetscape;
2. Landscape;
3. Existing structures within and overall aesthetics of the subject property and adjacent properties;
4. Parking and traffic circulation;
5. Existing vegetation; and
6. Surrounding property.

no greater than 16 feet in height, protection from the weather, and roadways, buildings, signage, and parking lots designed for the convenience and comfort of pedestrians as well as motorists.

58.5) Stone: Naturally occurring materials such as granite, marble, limestone, slate or river rock and may include cast or manufactured materials, provided that such materials yield a highly textured stone-like appearance and are unpainted, durable and maintenance-free.

58.6) Storefront: The area of a building frontage that contains the building entry and one or more windows.

62.5) Stucco: A material made of portland or blended cement, sand, lime and water and used as a coating for exterior walls and other exterior surfaces.

69.5) Tile: A manufactured piece of a hard-wearing material such as ceramic, metal or glass."

Section 9. The Missouri City Code is hereby amended by deleting subsection 7A.2 of Section 7A of Appendix A thereof and substituting therefor a new subsection 7A.2 of Section 7A of Appendix A to provide as follows:

APPENDIX A

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SECTION 7A. ARCHITECTURAL DESIGN STANDARDS

7A.2. Architectural design standards for nonresidential, condominium and multifamily development.

A. Purpose. Architectural design standards with specific color and material standards are created for nonresidential, condominium and multifamily uses.

B. Objectives for architectural design standards. Building orientation and location should reflect consideration for the following:

1. Streetscape;
2. Landscape;
3. Existing structures within and overall aesthetics of the subject property and adjacent properties;
4. Parking and traffic circulation;
5. Existing vegetation; and
6. Surrounding property.

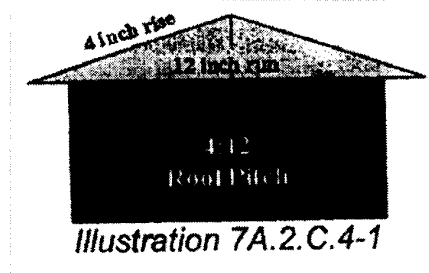
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C. *General standards for nonresidential, condominium and multifamily development.*
The following standards shall apply to buildings subject to this Section 7A:

1. The basic design of a building shall generally consist of geometric forms of a distinguished, suburban, and traditional nature. Accessory buildings and structures shall be complementary in design and materials to the principal building. In general, pad site and out parcel buildings within and adjacent to shopping centers shall be similar in design and materials to the principal building(s) of such development.
2. One hundred percent (100%) of exterior walls, excluding windows and doors, shall consist of masonry.
3. In addition to the masonry requirements of exterior walls set forth in subsection 7A.2.C.2 above, exterior walls in nonresidential developments shall meet one of the following:
 - a. a minimum of 33 percent of each exterior wall located within view of a roadway or driveway used by the general public shall consist of approved primary materials, as set forth in section 7A.2.E; or
 - b. a minimum of 50 percent of all exterior walls, not including windows and doors and not including the rear of buildings not located within view of a roadway or driveway used by the general public, shall consist of the approved primary materials for building and structure exteriors, as set forth in section 7A.2.E.
4. The use of visible pitched roofs or architectural elements with visible pitched roofs is required for all buildings except for fuel-station canopies and for those buildings used for an industrial use located within an I industrial district. All such roofs shall have a minimum pitch of 4:12 (i.e., four inches rise per 12 inches run) and consist of one of the approved materials as set forth in section 7A.2.E. See Illustration 7A.2.C.4-1, below.



5. All solid exterior doors, overhead doors, down spouts, exterior utility receptacles, service boxes, exterior lighting fixtures, frames and mullions of all doors and windows containing storefront glass panels, permitted trim, accent, and traditional decorative elements and materials, such as

C. General standards for nonresidential, condominium and multifamily development.

The following standards shall apply to buildings subject to this Section 7A:

1. The basic design of a building shall generally consist of geometric forms of a distinguished, suburban, and traditional nature. Accessory buildings and structures shall be complementary in design and materials to the principal building. In general, pad site and out parcel buildings within and adjacent to shopping centers shall be similar in design and materials to the principal building(s) of such development.

2. One hundred percent (100%) of exterior walls, excluding windows and doors, shall consist of masonry.

3. In addition to the masonry requirements of exterior walls set forth in subsection 7A.2.C.2 above, exterior walls in nonresidential developments shall meet one of the following:

a. a minimum of 33 percent of each exterior wall located within view of a roadway or driveway used by the general public shall consist of approved primary materials, as set forth in section 7A.2.E; or

b. a minimum of 50 percent of all exterior walls, not including windows and doors and not including the rear of buildings not located within view of a roadway or driveway used by the general public, shall consist of the approved primary materials for building and structure exteriors, as set forth in section 7A.2.E.

4. The use of visible pitched roofs or architectural elements with visible pitched roofs is required for all buildings except for fuel-station canopies and for those buildings used for an industrial use located within an I industrial district. All such roofs shall have a minimum pitch of 4:12 i.e., four inches rise per 12 inches run) and consist of one of the approved materials as set forth in section 7A.2.E. See Illustration 7A.2.C.4-1, below.

5. All solid exterior doors, overhead doors, down spouts, exterior utility receptacles, service boxes, exterior lighting fixtures, frames and mullions of all doors and windows containing storefront glass panels, permitted trim, accent, and traditional decorative elements and materials, such as

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Illustration 7A.2.CA-9

canopies and wrought iron, shall be of a color selected from the approved accent colors, as set forth in section 7A.2.E, and shall be complementary to the development's overall color scheme. Additionally, frames and mullions of all doors and windows containing storefront glass panels shall be anodized.

6. Mechanical equipment shall not be visible from the ground within 1,000 feet from the building, and shall be screened in accordance with the following. Roof-mounted mechanical or other equipment shall be screened by roofing and/or by parapet walls. Ground-mounted equipment, within view of a roadway or driveway used by the general public, shall be screened by masonry walls. Ground-mounted equipment, not within view of a roadway or driveway used by the general public, shall be screened by landscaping, at a minimum.
7. Outside loading docks and delivery areas within view of a roadway or driveway used by the general public shall be screened from view by masonry walls. Outside loading docks and delivery areas not within view of a roadway or driveway used by the general public, shall be screened from view by landscaping, at a minimum. It is preferred for loading docks and delivery areas to be located to the side or rear of the building.
8. Awnings and bollards.
 - a. Awnings may be constructed and maintained in accordance with this subsection:
 - i. *Location.* An awning may be located over a storefront, a window, or a building entry. An awning may extend over the framing of a window or the framing of a building entry. An awning located over a storefront shall be located over the building entry of the storefront and any window located within one (1) foot of such building entry.
 - ii. *Visibility.* An awning shall not visually dominate the building to which such awning is attached and shall complement the character and design of the building.
 - iii. *Width.* A single awning shall not extend beyond the frame of a window or a building entry. If an awning is located over a storefront, such awning shall not extend beyond the lesser of: the outermost frame of a window located within one (1) foot of a building entry or thirty (30) feet.
 - iv. *Height.* The bottom of an awning shall not be higher than the top frame of a storefront building entry or window, a building entry, or a window of the building to which such awning is attached and shall be no higher than twelve (12) feet from the finished floor as determined by measuring twelve (12) feet from

canopies and wrought iron, shall be of a color selected from the approved accent colors, as set forth in section 7A.2.E, and shall be complementary to the development's overall color scheme. Additionally, frames and mullions of all doors and windows containing storefront glass panels shall be anodized.

6. Mechanical equipment shall not be visible from the ground within 1,000 feet from the building, and shall be screened in accordance with the following. Roof-mounted mechanical or other equipment shall be screened by roofing and/or by parapet walls. Ground-mounted equipment, within view of a roadway or driveway used by the general public, shall be screened by masonry walls. Ground-mounted equipment, not within view of a roadway or driveway used by the general public, shall be screened by landscaping, at a minimum.

7. Outside loading docks and delivery areas within view of a roadway or driveway used by the general public shall be screened from view by masonry walls. Outside loading docks and delivery areas not within view of a roadway or driveway used by the general public, shall be screened from view by landscaping, at a minimum. It is preferred for loading docks and delivery areas to be located to the side or rear of the building.

8. Awnings and bollards.

a. Awnings may be constructed and maintained in accordance with this subsection:

i. Location. An awning may be located over a storefront, a window, or a building entry. An awning may extend over the framing of a window or the framing of a building entry. An awning located over a storefront shall be located over the building entry of the storefront and any window located within one 1) foot of such building entry.

ii. Visibility. An awning shall not visually dominate the building to which such awning is attached and shall complement the character and design of the building.

iii. Width. A single awning shall not extend beyond the frame of a window or a building entry. If an awning is located over a storefront, such awning shall not extend beyond the lesser of: the outermost frame of a window located within one 1) foot of a building entry or thirty 30) feet.

iv. Height. The bottom of an awning shall not be higher than the top frame of a storefront building entry or window, a building entry, or a window of the building to which such awning is attached and shall be no higher than twelve 12) feet from the finished floor as determined by measuring twelve 12) feet from

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the finished floor specified in the permitted building plans of the business establishment using such awning to the top of the awning.

- v. *Shape*. An awning shall be pedestrian-scaled.
- vi. *Material*. An awning shall be constructed of fabric, metal, or glass. Canvas awnings with a matte finish are preferred.
- vii. *Color*. An awning shall complement the overall color scheme of the building facade. An awning shall be of a color selected from the approved accent colors, as set forth in section 7A.2.E. Solid colors or subtle striped patterns are preferred.
- viii. *Shopping centers and integrated business developments*. Awnings located within a shopping center or an integrated business development shall be attached to each business establishment within such shopping center or integrated business development and shall be uniform in shape, material, color, and design.

- b. *Bollards*. A bollard shall complement the overall color scheme of a building facade. Bollards shall be of a color selected from the approved accent colors, as set forth in section 7A.2.E. Solid colors or subtle patterns are preferred.

D. *Additional standards for condominium or multifamily development*. For condominium or multifamily development, the following additional standards shall apply:

1. Dwelling-unit buildings shall be located and oriented to screen all parking areas from view of adjoining uses, including roadways.
2. Dwelling-unit buildings shall transition in height from lower to higher from the perimeter to the interior of the development. The taller buildings in the development shall be located in the interior part of the development. Buildings with up to two-story dwelling units may be located around the perimeters of the development, except that three-story buildings will be allowed around perimeters if they are part of buildings that include both two and three stories.
3. Long uninterrupted expanses of building facades are prohibited. Articulation is required through the use of jogs, projections or retreats in the building walls, windows, balconies, entry ways and bays.
4. All building entries adjacent to a street shall be pedestrian-scaled and shall include two or more of the following architectural treatments: distinctive doorways; distinctive entry canopies or awnings; projected or recessed entry bays; porches; changes in paving material, texture, or color; landscaping providing entry focal points; fountains; decorative benches; and ornamental glazing, railings, and balustrades.

the finished floor specified in the permitted building plans of the business establishment using such awning to the top of the awning.

v. Shape. An awning shall be pedestrian-scaled.

vi. Material. An awning shall be constructed of fabric, metal, or glass. Canvas awnings with a matte finish are preferred.

vii. Color. An awning shall complement the overall color scheme of the building facade. An awning shall be of a color selected from the approved accent colors, as set forth in section 7A.2.E. Solid colors or subtle striped patterns are preferred.

viii. Shopping centers and integrated business developments.

Awnings located within a shopping center or an integrated business development shall be attached to each business establishment within such shopping center or integrated business development and shall be uniform in shape, material, color, and design.

b. Bollards. A bollard shall complement the overall color scheme of a building facade. Bollards shall be of a color selected from the approved accent colors, as set forth in section 7A.2.E. Solid colors or subtle patterns are preferred.

D. Additional standards for condominium or multifamily development. For condominium or multifamily development, the following additional standards shall apply:

1. Dwelling-unit buildings shall be located and oriented to screen all parking areas from view of adjoining uses, including roadways.
2. Dwelling-unit buildings shall transition in height from lower to higher from the perimeter to the interior of the development. The taller buildings in the development shall be located in the interior part of the development. Buildings with up to two-story dwelling units may be located around the perimeters of the development, except that three-story buildings will be allowed around perimeters if they are part of buildings that include both two and three stories.
3. Long uninterrupted expanses of building facades are prohibited. Articulation is required through the use of jogs, projections or retreats in the building walls, windows, balconies, entry ways and bays.
4. All building entries adjacent to a street shall be pedestrian-scaled and shall include two or more of the following architectural treatments: distinctive doorways; distinctive entry canopies or awnings; projected or recessed entry bays; porches; changes in paving material, texture, or color; landscaping providing entry focal points; fountains; decorative benches; and ornamental glazing, railings, and balustrades.

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5. Stairs, hallways, and elevators shall be located within buildings and structures and not on the exterior of buildings and structures. No more than 25 percent of front doors to units shall be located on the exterior of the buildings.
6. Excluding windows and doors, a minimum of 50 percent (50%) of the exterior of dwelling unit buildings shall consist of brick, stone and/or stucco.
7. Roofing materials shall consist of standing seam metal, slate, tile or concrete products.
8. The roof structures for all dwelling-unit buildings shall be pitched, with a minimum slope ratio of 5:12 for the main slope and a minimum of 8:12 for any accent gables and hips.
9. The roof structures for accessory buildings, including any detached garages and carports, shall be pitched with a minimum slope ratio of 4:12, if within view of adjoining properties, including roadways.
10. Garages may be attached, detached, the first floor of a multistory residence or multistory freestanding structures.
11. If freestanding parking structures are used, such structures shall be located so as to be easily accessible to the buildings in which the dwelling units they service are located.
12. The exteriors of freestanding multistory parking structures shall have architecturally-designed masonry panels. Notwithstanding anything in this Section 7A to the contrary, there shall be no pitched roof requirements for these structures.
13. The vehicular entrance to garages or parking areas shall not face a street. Vehicle entrances to garages shall be set back at least 30 feet from all internal vehicular access roads, driveways or roads.
14. Garage doors of attached garages shall not comprise more than 60 percent of the total length of a building's frontage, and there shall be no more than six such garage doors in succession on a building.
15. No more than four detached garages shall be located side by side.
16. Any carport section shall be limited to housing no more than six vehicles, up to a maximum of 120 feet in length, including enclosed storage areas.

5. Stairs, hallways, and elevators shall be located within buildings and structures and not on the exterior of buildings and structures. No more than 25 percent of front doors to units shall be located on the exterior of the buildings.
6. Excluding windows and doors, a minimum of 50 percent (50%) of the exterior of dwelling unit buildings shall consist of brick, stone and/or stucco.
7. Roofing materials shall consist of standing seam metal, slate, tile or concrete products.
8. The roof structures for all dwelling-unit buildings shall be pitched, with a minimum slope ratio of 5:12 for the main slope and a minimum of 8:12 for any accent gables and hips.
9. The roof structures for accessory buildings, including any detached garages and carports, shall be pitched with a minimum slope ratio of 4:12, if within view of adjoining properties, including roadways.
10. Garages may be attached, detached, the first floor of a multistory residence or multistory freestanding structures.
11. If freestanding parking structures are used, such structures shall be located so as to be easily accessible to the buildings in which the dwelling units they service are located.
12. The exteriors of freestanding multistory parking structures shall have architecturally-designed masonry panels. Notwithstanding anything in this Section 7A to the contrary, there shall be no pitched roof requirements for these structures.
13. The vehicular entrance to garages or parking areas shall not face a street. Vehicle entrances to garages shall be set back at least 30 feet from all internal vehicular access roads, driveways or roads.
14. Garage doors of attached garages shall not comprise more than 60 percent of the total length of a building's frontage, and there shall be no more than six such garage doors in succession on a building.
15. No more than four detached garages shall be located side by side.
16. Any carport section shall be limited to housing no more than six vehicles, up to a maximum of 120 feet in length, including enclosed storage areas.

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17. At least one garage with square footage sufficient to house a minimum of two seven-foot by 18-foot automobiles in addition to normal yard maintenance equipment shall be provided for each condominium unit.
18. The square footage for garages for a multifamily development shall be of adequate square footage to house a minimum of one seven-foot by 18-foot automobile. At least 50 percent of the required total number of parking spaces in accordance with section 12 hereof for a multifamily development shall be provided within covered parking such as garages or carports. At least 25 percent of the required total number of parking spaces in accordance with section 12 hereof for a multifamily development shall be housed in garages.

E. *Designated architectural design zones.*

1. *Architectural design zone 1.* Architectural design standards for nonresidential developments, other than industrial developments, at least partially located within 1,000 feet of the center line of the right-of-way of a major thoroughfare as indicated on the city's major thoroughfare plan; condominiums; and multifamily developments shall be as follows:

- a. Primary materials and colors for building and structure exteriors and fencing:

Architectural masonry unit, brick: Beige, brown, burgundy, gray, orange, red, rose, sage.

Stone: Beige, brown, cream, tan.

- b. Materials and colors for visible roofing:

Standing seam metal, slate, or concrete tile: Black, bronze, brown, gray.

Half-barrel clay tile: Orange, gray.

- c. Accent exterior colors:

Beige, black, bronze, buff, cream, forest green, gray, olive, rose, rust, sage, sand, sepia, tan, terracotta, white, a business identity color, as provided by section 7A.2.F.

2. *Architectural design zone I-1.* Architectural design standards for industrial developments located within an I industrial district south and west of Beltway 8 or within an I industrial district north and east of Beltway 8 and south of Fondren Park subdivision and South Main Gardens subdivision shall be as follows:

17. At least one garage with square footage sufficient to house a minimum of two seven-foot by 18-foot automobiles in addition to normal yard maintenance equipment shall be provided for each condominium unit.

18. The square footage for garages for a multifamily development shall be of adequate square footage to house a minimum of one seven-foot by 18-foot automobile. At least 50 percent of the required total number of parking spaces in accordance with section 12 hereof for a multifamily development shall be provided within covered parking such as garages or carports. At least 25 percent of the required total number of parking spaces in accordance with section 12 hereof for a multifamily development shall be housed in garages.

E. Designated architectural design zones.

1. Architectural design zone 1. Architectural design standards for nonresidential developments, other than industrial developments, at least partially located within 1,000 feet of the center line of the right-of-way of a major thoroughfare as indicated on the city's major thoroughfare plan; condominiums; and multifamily developments shall be as follows:

a. Primary materials and colors for building and structure exteriors and fencing:

Architectural masonry unit, brick: Beige, brown, burgundy, gray, orange, red, rose, sage.

Stone: Beige, brown, cream, tan.

b. Materials and colors for visible roofing:

Standing seam metal, slate, or concrete tile: Black, bronze, brown, gray.

Half-barrel clay tile: Orange, gray.

c. Accent exterior colors:

Beige, black, bronze, buff, cream, forest green, gray, olive, rose, rust, sage, sand, sepia, tan, terracotta, white, a business identity color, as provided by section 7A.2.F.

2. Architectural design zone 1-1. Architectural design standards for industrial developments located within an I industrial district south and west of Beltway 8 or within an I industrial district north and east of Beltway 8 and south of Fondren Park subdivision and South Main Gardens subdivision shall be as follows:

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- a. Primary materials and colors for building and structure exteriors and fencing:

Architectural masonry unit, brick, stone, concrete tilt wall, Exterior Insulation and Finish System (EIFS), split-face concrete masonry unit, or stucco: Beige, black, bronze, buff, cream, forest green, gray, olive, red, rose, rust, sand, sage, sepia, tan, terracotta, white.

Sheet metal on the side and/or back of a building, provided such side and/or back does not face a public or private street immediately adjacent to the tract on which the building is located: Beige, black, bronze, buff, cream, forest green, gray, olive, red, rose, rust, sage, sand, sepia, tan, terracotta, white.

- b. Materials and colors for visible roofing:

Standing seam metal, slate, concrete tile: Bronze, gray.

- c. Accent exterior colors:

Beige, black, bronze, buff, cream, forest green, gray, olive, rose, rust, sage, sand, sepia, tan, terracotta, white, a business identity color, as provided by section 7A.2.F.

3. *Architectural design zone I-2.* Architectural design standards for industrial developments in an I industrial district contained within South Main Gardens subdivision shall be as follows:

- a. Primary materials and colors for building and structure exteriors and fencing:

Architectural masonry unit, brick, stone, concrete tilt wall, Exterior Insulation and Finish System (EIFS), split-face concrete masonry unit, stucco or metal with a minimum of 25 percent (25%) brick or stone on the frontage: Beige, black, bronze, buff, cream, forest green, gray, olive, red, rose, rust, sand, sage, sepia, tan, terracotta, white.

- b. Materials and colors for visible roofing:

Standing seam metal, slate or concrete tile: Bronze, gray.

- c. Accent exterior colors:

a. Primary materials and colors for building and structure exteriors and fencing:

Architectural masonry unit, brick, stone, concrete tilt wall, Exterior Insulation and Finish System EIFS), split-face concrete masonry unit, or stucco: Beige, black, bronze, buff, cream, forest green, gray, olive, red, rose, rust, sand, sage, sepia, tan, terracotta, white.

Sheet metal on the side and/or back of a building, provided such side and/or back does not face a public or private street immediately adjacent to the tract on which the building is located: Beige, black, bronze, buff, cream, forest green, gray, olive, red, rose, rust, sage, sand, sepia, tan, terracotta, white.

b. Materials and colors for visible roofing:

Standing seam metal, slate, concrete tile: Bronze, gray.

c. Accent exterior colors:

Beige, black, bronze, buff, cream, forest green, gray, olive, rose, rust, sage, sand, sepia, tan, terracotta, white, a business identity color, as provided by section 7A.2.F.

3. Architectural design zone 1-2. Architectural design standards for industrial developments in an I industrial district contained within South Main Gardens subdivision shall be as follows:

a. Primary materials and colors for building and structure exteriors and fencing:

Architectural masonry unit, brick, stone, concrete tilt wall, Exterior Insulation and Finish System EIFS), split-face concrete masonry unit, stucco or metal with a minimum of 25 percent (25%) brick or stone on the frontage: Beige, black, bronze, buff, cream, forest green, gray, olive, red, rose, rust, sand, sage, sepia, tan, terracotta, white.

b. Materials and colors for visible roofing:

Standing seam metal, slate or concrete tile: Bronze, gray.

c. Accent exterior colors:

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Beige, black, bronze, buff, cream, forest green, gray, olive, rose, rust, sand, sage, sepia, tan, terracotta, white, a business identity color, as provided by section 7A.2.F.

F. *Business identity colors.* Business identity colors may be incorporated into the architectural design of a building as provided for herein:

1. Business identity colors shall complement the building design.
2. Business identity colors shall not dominate the building design and shall not be designed to create an advertisement of the building itself.
3. Business identity colors shall be exempt from subsection 7A.3.2.
4. A maximum of five percent (5%) of each exterior wall may consist of business identity colors. Business identity colors located on awnings are excluded from the calculation of the maximum percentage of business identity colors allowed on each exterior wall.

G. *Portfolios of preferred designs for nonresidential developments.* Portfolios, including photographs, of preferred designs for buildings for commercial and industrial uses are to be used as architectural models to guide the preparation of building design throughout the city. The city does not desire to achieve exact or even near replicas of the buildings identified in the portfolios. Instead, such buildings should be used for general purposes of reference before plans are prepared. Portfolios are maintained in the department of planning.”

Section 10. The Missouri City Code is hereby amended by deleting subsection 7A.3 of Section 7A of Appendix A thereof and substituting therefor a new subsection 7A.3 of Section 7A of Appendix A to provide as follows:

"APPENDIX A

ZONING

.....

SECTION 7A. ARCHITECTURAL DESIGN STANDARDS

.....

7A.3. Prohibitions.

Except as expressly provided for otherwise in this zoning ordinance, the following construction materials and details may not be visible on the exterior of a building:

1. Any back-lit or internally-lit panel, canopy, or awning.
2. Bright or glossy colors on major building elements and electric, fluorescent, neon, or metallic color schemes on any part of a building.
3. Concrete cinder block, except that painted cinder block may be used on the rear of buildings not backing a street or driveway used by the general public.
4. Corrugated materials used as walls or roofs.
5. Exterior neon lighting.
6. Multiple layers of awnings on a single story of a building.

Beige, black, bronze, buff, cream, forest green, gray, olive, rose, rust, sand, sage, sepia, tan, terracotta, white, a business identity color, as provided by section 7A.2.F.

F. Business identity colors. Business identity colors may be incorporated into the architectural design of a building as provided for herein:

1. Business identity colors shall complement the building design.
2. Business identity colors shall not dominate the building design and shall not be designed to create an advertisement of the building itself.
3. Business identity colors shall be exempt from subsection 7A.3.2.
4. A maximum of five percent (5%) of each exterior wall may consist of business identity colors. Business identity colors located on awnings are excluded from the calculation of the maximum percentage of business identity colors allowed on each exterior wall.

G. Portfolios of preferred designs for nonresidential developments. Portfolios, including photographs, of preferred designs for buildings for commercial and industrial uses are to be used as architectural models to guide the preparation of building design throughout the city. The city does not desire to achieve exact or even near replicas of the buildings identified in the portfolios. Instead, such buildings should be used for general purposes of reference before plans are prepared. Portfolios are maintained in the department of planning."

Section 10. The Missouri City Code is hereby amended by deleting subsection 7A.3 of Section 7A of Appendix A thereof and substituting therefor a new subsection 7A.3 of Section 7A of Appendix A to provide as follows:

APPENDIX A

ZONING

SECTION 7A. ARCHITECTURAL DESIGN STANDARDS

7A.3. Prohibitions.

Except as expressly provided for otherwise in this zoning ordinance, the following construction materials and details may not be visible on the exterior of a building:

1. Any back-lit or internally-lit panel, canopy, or awning.
2. Bright or glossy colors on major building elements and electric, fluorescent, neon, or metallic color schemes on any part of a building.
3. Concrete cinder block, except that painted cinder block may be used on the rear of buildings not backing a street or driveway used by the general public.
4. Corrugated materials used as walls or roofs.
5. Exterior neon lighting.
6. Multiple layers of awnings on a single story of a building.

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7. Temporary buildings, other than construction trailers.”

Section 11. The Missouri City Code is hereby amended by deleting subsection 7A.4.A of Section 7A of Appendix A thereof and substituting therefor a new subsection 7A.4.A of Section 7A of Appendix A to provide as follows:

"APPENDIX A

ZONING

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SECTION 7A. ARCHITECTURAL DESIGN STANDARDS

.

7A.4. Modified standards for existing nonresidential, multifamily and condominium projects.

A. A tract containing a nonconforming nonresidential principal building, multifamily project or condominium project built prior to September 20, 1999, the nonconforming status of which is terminated pursuant to section 16 of this zoning ordinance and which complies with the following conditions, shall be exempt from the requirements contained in subsections 7A.2.C.3, 7A.2.C.4, and 7A.3.4 and shall further qualify for the modified standards set forth in subsection 7A.4.B.

1. Exteriors and any visible roofing of all buildings and structures within the given tract are cleaned or repainted and maintained in an approved earth tone color scheme complementary to that required for new development;
2. A building or structure constructed with metal siding on walls located within view of a roadway or driveway used by the general public, having existing landscaping or having additional landscaping installed, immediately adjacent to such walls at ten-foot intervals, except for doorways. Such landscaping may be installed in planters;
3. Accessory buildings and structures, including new construction, located in such tracts are, at a minimum, similar in materials and design to the existing principal building. New buildings and structures, however, must consist completely of masonry, except for windows and doors;
4. Any existing temporary building, visible from a roadway or driveway used by the general public, is screened by a masonry wall and/or landscaping; and
5. Each trash disposal area is located to the rear or side of buildings, where possible, and is in compliance with section 9.14 of this ordinance.”

7. Temporary buildings, other than construction trailers."

Section 11. The Missouri City Code is hereby amended by deleting subsection 7A.4.A of Section 7A of Appendix A thereof and substituting therefor a new subsection 7A.4.A of Section 7A of Appendix A to provide as follows:

APPENDIX A

ZONING

SECTION 7A. ARCHITECTURAL DESIGN STANDARDS

7A.4. Modified standards for existing nonresidential, multifamily and condominium projects.

A. A tract containing a nonconforming nonresidential principal building, multifamily project or condominium project built prior to September 20, 1999, the nonconforming status of which is terminated pursuant to section 16 of this zoning ordinance and which complies with the following conditions, shall be exempt from the requirements contained in subsections 7A.2.C.3, 7A.2.C.4, and 7A.3.4 and shall further qualify for the modified standards set forth in subsection 7A.4.B.

1. Exteriors and any visible roofing of all buildings and structures within the given tract are cleaned or repainted and maintained in an approved earth tone color scheme complementary to that required for new development;
2. A building or structure constructed with metal siding on walls located within view of a roadway or driveway used by the general public, having existing landscaping or having additional landscaping installed, immediately adjacent to such walls at ten-foot intervals, except for doorways. Such landscaping may be installed in planters;
3. Accessory buildings and structures, including new construction, located in such tracts are, at a minimum, similar in materials and design to the existing principal building. New buildings and structures, however, must consist completely of masonry, except for windows and doors;
4. Any existing temporary building, visible from a roadway or driveway used by the general public, is screened by a masonry wall and/or landscaping;
and
5. Each trash disposal area is located to the rear or side of buildings, where possible, and is in compliance with section 9.14 of this ordinance."

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Section 12. The Missouri City Code is hereby amended by deleting subsection 7A.5 of Section 7A of Appendix A thereof and substituting therefor a new subsection 7A.5 of Section 7A of Appendix A to provide as follows:

"APPENDIX A

ZONING

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SECTION 7A. ARCHITECTURAL DESIGN STANDARDS

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7A.5. Administration.

A. Upon the submission of an application for a building permit, specific-use permit, or rezoning to planned development district, an applicant shall submit a design review application and the applicable fee as set forth in a resolution adopted by city council adopting a schedule of fees. Such application shall contain proposed preliminary elevations of proposed buildings showing details of exterior colors, materials and architectural style. Samples of the proposed exterior materials shall also be submitted.

B. Upon review of such applications, a list of required changes, if any, shall be provided to the applicant by the city.

C. A building permit will not be granted until:

1. an applicant has submitted a color board containing samples of the approved exterior, fencing, roofing and accent materials;
2. a design review application for the proposed development has been submitted and approved; and
3. the building permit application complies with all applicable ordinances, laws, rules, and regulations."

Section 13. The Missouri City Code is hereby amended by deleting subsection 13.7.C.1.c(3) of Section 13 of Appendix A thereof and substituting therefor a new subsection 13.7.C.1.c(3) of Section 13 of Appendix A to provide as follows:

"APPENDIX A

ZONING

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SECTION 13. SIGN REGULATIONS

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13.7. Signs permitted and regulated in commercial and industrial districts.

In commercial and industrial zoned districts on-premises signs are allowed which comply with the provisions of this subsection.

Section 12. The Missouri City Code is hereby amended by deleting subsection 7A.5 of Section 7A of Appendix A thereof and substituting therefor a new subsection 7A.5 of Section 7A of Appendix A to provide as follows:

APPENDIX A

ZONING

SECTION 7A. ARCHITECTURAL DESIGN STANDARDS

7A.5. Administration.

A. Upon the submission of an application for a building permit, specific-use permit, or rezoning to planned development district, an applicant shall submit a design review application and the applicable fee as set forth in a resolution adopted by city council adopting a schedule of fees. Such application shall contain proposed preliminary elevations of proposed buildings showing details of exterior colors, materials and architectural style. Samples of the proposed exterior materials shall also be submitted.

B. Upon review of such applications, a list of required changes, if any, shall be provided to the applicant by the city.

C. A building permit will not be granted until:

1. an applicant has submitted a color board containing samples of the approved exterior, fencing, roofing and accent materials;
2. a design review application for the proposed development has been submitted and approved; and
3. the building permit application complies with all applicable ordinances, laws, rules, and regulations."

Section 13. The Missouri City Code is hereby amended by deleting subsection 13.7.C.1.c(3) of Section 13 of Appendix A thereof and substituting therefor a new subsection 13.7.C.1.c(3) of Section 13 of Appendix A to provide as follows:

APPENDIX A

ZONING

SECTION 13. SIGN REGULATIONS

13.7. Signs permitted and regulated in commercial and industrial districts.

In commercial and industrial zoned districts on-premises signs are allowed which comply with the provisions of this subsection.

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C. *Individual business establishments.* Each business establishment within a commercial or industrial zoned district shall be allowed signage in accordance with the provisions of this paragraph. If, however, such business establishment is part of a shopping center or integrated business development the signage allowed shall be as provided in paragraph D of this subsection. It is further provided, however, that a single occupant detached commercial establishment located on a lot or tract in a commercial subdivision separate from a shopping center or integrated business development within such subdivision shall be allowed signage in accordance with the provisions of this paragraph, if such business establishment is separated by a substantial distance from the shopping center or integrated business development and only incidentally shares parking facilities and driveway access.

1. Permanent signs.

.
c. *Canopy signs.*

- (3) *Color bands on fuel-station canopies.* A business that sells automobile fuel may install a color band around the sides of a fuel-station canopy. This color band shall not exceed two feet in height.”

Section 14. The Missouri City Code is hereby amended by deleting subsection 13.7.D.1.c(3) of Section 13 of Appendix A thereof and substituting therefor a new subsection 13.7.D.1.c(3) of Section 13 of Appendix A to provide as follows:

"APPENDIX A

ZONING

.
SECTION 13. SIGN REGULATIONS

.
13.7. Signs permitted and regulated in commercial and industrial districts.

In commercial and industrial zoned districts on-premises signs are allowed which comply with the provisions of this subsection.

.
D. *Integrated business developments.* Integrated business developments within commercial or industrial zoned districts and the business establishments located therein shall be allowed signage in accordance with the provisions of this paragraph.

1. Permanent signs.

.
c. *Canopy signs.*

- (3) *Color bands on fuel-station canopies.* A business that sells automobile fuel may install a color band around the sides of

C. Individual business establishments. Each business establishment within a commercial or industrial zoned district shall be allowed signage in accordance with the provisions of this paragraph. If, however, such business establishment is part of a shopping center or integrated business development the signage allowed shall be as provided in paragraph D of this subsection. It is further provided, however, that a single occupant detached commercial establishment located on a lot or tract in a commercial subdivision separate from a shopping center or integrated business development within such subdivision shall be allowed signage in accordance with the provisions of this paragraph, if such business establishment is separated by a substantial distance from the shopping center or integrated business development and only incidentally shares parking facilities and driveway access.

1. Permanent signs.

c. Canopy signs.

3) Color bands on fuel-station canopies. A business that sells automobile fuel may install a color band around the sides of a fuel-station canopy. This color band shall not exceed two feet in height."

Section 14. The Missouri City Code is hereby amended by deleting subsection 13.7.D.1.c(3) of Section 13 of Appendix A thereof and substituting therefor a new subsection 13.7.D.1.c(3) of Section 13 of Appendix A to provide as follows:

APPENDIX A

ZONING

SECTION 13. SIGN REGULATIONS

13.7. Signs permitted and regulated in commercial and industrial districts.

In commercial and industrial zoned districts on-premises signs are allowed which comply with the provisions of this subsection.

D. Integrated business developments. Integrated business developments within commercial or industrial zoned districts and the business establishments located therein shall be allowed signage in accordance with the provisions of this paragraph.

1. Permanent signs.

c. Canopy signs.

3) Color bands on fuel-station canopies. A business that sells automobile fuel may install a color band around the sides of

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a fuel-station canopy. This color band shall not exceed two feet in height.”

Section 15. The Missouri City Code is hereby amended by deleting subsection 14.3.D.3.b of Section 14 of Appendix A thereof and substituting therefor a new subsection 14.3.D.3.b of Section 14 of Appendix A to provide as follows:

"APPENDIX A

ZONING

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SECTION 14. FENCE REGULATIONS

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14.3. Community fencing.

.

D. *Design and construction standards.*

.

3. *Masonry fencing, pilasters and columns.*

.

b. The approved materials for masonry pilasters and columns are architectural masonry unit, brick, and stone. Approved materials for fence walls include architectural masonry unit; brick; stone; split-face concrete masonry unit; pre-cast concrete; and/or stucco. The use of brick veneer is prohibited on community fencing.”

Section 16. *Repeal.* Any ordinance or any part of an ordinance in conflict herewith shall be and is hereby repealed only to the extent of such conflict.

Section 17. *Penalty.* Any person, firm, partnership, association, corporation, company, or organization of any kind who or which violates any provision of this zoning ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed Five Hundred Dollars (\$500.00). Each day during which said violation shall exist or occur shall constitute a separate offense. The owner or owners of any property or premises where any violation of this zoning ordinance shall occur, and any agent, contractor, builder, architect, person, or corporation who shall assist in the commission of such offense shall be guilty of a separate offense unless otherwise prohibited by law and, upon conviction thereof, shall be punished as above provided.

a fuel-station canopy. This color band shall not exceed two feet in height."

Section 15. The Missouri City Code is hereby amended by deleting subsection 14.3.D.3.b of Section 14 of Appendix A thereof and substituting therefor a new subsection 14.3.D.3.b of Section 14 of Appendix A to provide as follows:

APPENDIX A

ZONING

SECTION 14. FENCE REGULATIONS

14.3. Community fencing.

D. Design and construction standards.

3. Masonry fencing, pilasters and columns.

b. The approved materials for masonry pilasters and columns are architectural masonry unit, brick, and stone. Approved materials for fence walls include architectural masonry unit; brick; stone; split-face concrete masonry unit; pre-cast concrete; and/or stucco. The use of brick veneer is prohibited on community fencing."

Section 16. Repeal. Any ordinance or any part of an ordinance in conflict herewith shall be and is hereby repealed only to the extent of such conflict.

Section 17. Penalty. Any person, firm, partnership, association, corporation, company, or organization of any kind who or which violates any provision of this zoning ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed Five Hundred Dollars (\$500.00). Each day during which said violation shall exist or occur shall constitute a separate offense. The owner or owners of any property or premises where any violation of this zoning ordinance shall occur, and any agent, contractor, builder, architect, person, or corporation who shall assist in the commission of such offense shall be guilty of a separate offense unless otherwise prohibited by law and, upon conviction thereof, shall be punished as above provided.

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Section 18. Severability. In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED and APPROVED on first reading this 20th day of June, 2011.

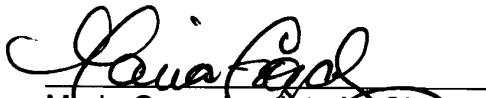
PASSED, APPROVED and ADOPTED on second and final reading this 18th day of July, 2011.



Allen Owen, Mayor

ATTEST:

APPROVED AS TO FORM:



Maria Gonzalez, Interim City Secretary



Caroline Kelley, City Attorney

Section 18. Severability. In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

2011.

PASSED and APPROVED on first reading this 20th day of June

PASSED, APPROVED and ADOPTED on second and final reading this /~Y'4
day of 2011.

ATTEST:

M Gonza to ity

Secretary

Allen Owen, Mayor

APPROVED AS TO FORM:

Caroline Kelley, City ttorney

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