



# **SUMMARY CODE COMPARISON**

**McALLEN DEVELOPMENT CODE  
By Kendig Keast Collaborative**

**To**

**EXISTING CODES AND  
REGULATIONS**

Department of Planning  
July 2011

# INTRODUCTION

Following is a summary comparison of existing development codes and regulations with the proposed McAllen Development Code as drafted by Kendig Keast Collaborative. The McAllen Development Code Draft can be seen at [www.zoningplus.com/regs/mcallen](http://www.zoningplus.com/regs/mcallen), by selecting the tab "View LDC". The existing codes can be seen at [www.municode.com](http://www.municode.com), by selecting Municode Library, Texas, and McAllen.

The Draft Code addresses recommendations and Goals contained in the Foresight McAllen Comprehensive Plan which was adopted in December 2007 addressing the function and appearance of the City. In reviewing the comparison, please note the following:

- This comparison is not intended as inclusive of all development-related topics, but rather a sampling of various regulations or requirement addressed by the City and the development community on a regular basis.
- Each general topic under the proposed regulations has a reference number such as Sec. 9-13.3; Div. 19-4, etc. The use of these references is intended to direct the user to that particular issue to learn more.
- There are instances where only a section or division number is shown with a generalized topic heading without relating requirements. This is due to the scope of a particular standard having several elements or conditions that could be considered under various development options or possibilities.
- The final pages of the summary contain topics and requirements, with reference sections, that are new to the City and not contained in existing ordinances.

Please be encouraged to provide comments by emailing the City at [udc@mcallen.net](mailto:udc@mcallen.net). The City is maintaining a record of all responses, which will be made available to the various approval bodies prior to adoption.

COMPARISON OF LAND USE DISTRICT	
EXISTING	PROPOSED
A-O Agricultural—Open Space	OS-Open Space
	AG-Agricultural
R-1 Single-Family Residential	Neighborhood Conservation-RE
	Neighborhood Conservation-RS
	Neighborhood Conservation-AU
	Neighborhood Conservation-U
	Neighborhood Transition-RE
	Neighborhood Transition-RS
	Neighborhood Transition-AU
	Neighborhood Transition-RU
	RE-Residential Estate
	RS- Residential Suburban
	RG- Residential General
	RU- Residential Urban
R-2 Duplex-Fourplex Residential	RU- Residential Urban
R-3A Multifamily Residential-Apartment	
R-3C Multifamily Residential-Condominium	
R-3T Multifamily Residential-Townhouse	
R-4 Mobile Home and Modular Home	AG-Agricultural
	RE- Residential Suburban
	RG- Residential General
Planned Unit Development	Single-Family Cluster
	Mixed Housing Neighborhood
	TND
C-1 Office Building	CS-Commercial Suburban
C-2 Neighborhood Commercial	CG-Commercial General
C-3L Light Commercial	AC-Activity Center
C-3 General Business	CBD-Central Business District
	PR-Public and Recreation
	BP-Business Park
C-4 Commercial-Industrial	IL-Industrial, Light
I-1 Light Industrial	
I-2 Heavy Industrial	IH-Industrial, Heavy

**Comparison of Gross Density  
(Table 4-1.1)**

EXISTING		PROPOSED			
EXISTING ZONING DISTRICTS	UNITS PER AC.	PROPOSED ZONING DISTRICTS	MINIMUM AREA (AC)	% OPEN SPACE	UNITS PER AC.
A-O	0.2	AG-Single-Family Detached	NA	NA	0.09
		AG-Single-Family Cluster	40	70%	0.11
R-1	8	RE-Single-Family Detached	NA	10%	1.46
		RE-Single-Family Cluster	20	40%	2.00
		RS-Single-Family Detached	NA	10%	3.01
		RG-Single-Family Detached	NA	10%	4.47
		RU-Single-Family Detached	NA	10%	6.82
		RS-Mixed Housing	30	40%	4.55
R-2 Duplex	16	RS-Mixed Housing	30	40%	4.55
R-2 Triplex	20	RG-Mixed Housing	15	20%	6.06
R-2 Fourplex	22	RG-Multifamily	5	20%	9.29
R-3T	20	RG-TND	20	10%	9.00
R-3A/C- 0 Bedroom	29	RU-Single-Family Attached	NA	15%	8.71
R-3A/C- 3 Bedroom	54	RU-Mixed Housing	10	15%	8.71
		RU-Multifamily	NA	15%	20.00
		RU-TND	20	10%	12.00
R-4 Mobile Home	12	AG-Manufactured Home Park	80	80%	0.50
R-4 RV	25	RS-Manufactured Home Park	5	35%	3.79
		RG-Manufactured Home Park	5	15%	4.95

## COMPARISON TO ZONING AND LAND USE (cont.)

Existing	Proposed
<p>Land Uses</p> <ul style="list-style-type: none"> <li>• Lists 49 land uses</li> <li>• Provisions for uses not listed</li> </ul>	<p>Land Use Table (Sec. 2-3.1, Sec. 2-3.9)</p> <ul style="list-style-type: none"> <li>• Lists 97 land uses</li> <li>• Provisions for those not listed (Sec. 2-3.7)</li> </ul>
<p>District Overlays</p> <ul style="list-style-type: none"> <li>• Entertainment and Cultural Overlay</li> <li>• Downtown Retail Overlay</li> <li>• Historic Preservation Overlay</li> </ul>	<p>District Overlay</p> <ul style="list-style-type: none"> <li>• Applicability</li> <li>• Designation                             <ul style="list-style-type: none"> <li>- Same as existing</li> <li>- Adds Airport Overlay</li> </ul> </li> </ul>
<p>Planned Unit Development</p> <p>Currently uses the CUP process for life of use and designates as a PUD.</p>	<p>Planned Development</p> <p>Not proposed.</p>
<p>(Art. IV)</p> <p>Conditional Use Permit</p> <ul style="list-style-type: none"> <li>• 24 situations requiring a CUP</li> <li>• Need for a CUP depends on zoning district</li> <li>• Approved for 1 year or life-of-use</li> <li>• City Commission approves life-of-use</li> </ul>	<p>(Div. 2-4)</p> <p>Conditional Use Permit</p> <ul style="list-style-type: none"> <li>• 24 situations requiring a CUP</li> <li>• Need for a CUP depends on zoning district</li> <li>• All approved for life-of-use</li> </ul>
	<p>(Div. 2-4)</p> <p>Limited Uses--Administratively approved</p> <p>72 Limited Uses</p> <p>Application of the Limited Use requirements depends upon zoning district and associated land use proposed.</p> <p>Each Limited Use has additional standards applied to that use, depending on the zoning district.</p>

## COMPARISON TO ZONING AND LAND USE (cont.)

Existing	Proposed
<p>Temporary Use Permits, Administratively approved:</p> <ul style="list-style-type: none"> <li>Parades and processions</li> <li>Street closure</li> <li>Tents</li> <li>Carnivals, circus and mass gatherings</li> </ul>	<p>Temporary Uses (Div. 2-6):</p> <ul style="list-style-type: none"> <li>Class A Temporary special events</li> <li>Class B Temporary special events</li> <li>Class A Temporary commercial sales uses</li> <li>Class B Temporary commercial sales uses</li> <li>Class C Temporary commercial sales uses</li> <li>Class A Temporary building / construction uses</li> <li>Class B Temporary building / construction uses</li> <li>Class C Temporary building / construction uses</li> <li>Additional standards for Temporary Public Events that apply to Class A and Class B Temporary special events.</li> <li>All Class A uses require a public hearing and approval by P&amp;Z (Sec. 15-7.4)</li> <li>All Class B and C uses require administrative approval (Sec. 15-7.3)</li> </ul>
<p>Noise:</p> <ul style="list-style-type: none"> <li>From vehicles</li> <li>Screaming and shouting</li> <li>Volume controls on mechanical devices</li> <li>Loud speakers broadcasting to public streets</li> </ul> <p>Regulated under a separate City ordinance</p>	<p>Environmental Performance (Div. 11-1)</p> <ul style="list-style-type: none"> <li>Lighting zones for nonresidential outdoor lighting</li> <li>Lighting for single-family uses</li> <li>Noise (uses a decibel scale; applies to adjacency)</li> <li>Truck routing and emergency response plans</li> <li>Stormwater pollution prevention</li> <li>Dust and debris</li> <li>Vibration</li> </ul>

## COMPARISON TO DEVELOPMENT STANDARDS

Existing	Proposed
<p>Table of Height and Yard Requirements (Art. VI, Div. 2), addressed by zoning district:</p> <ul style="list-style-type: none"> <li>• Min. Lot Area</li> <li>• Min. Yard Requirements</li> <li>• Max. Height</li> <li>• Min. Lot Width Along Front</li> <li>• Max. Building Coverage as a Percent of Total Lot Area</li> <li>• Max. number of Dwelling Units per Gross Acre</li> </ul> <p>Minimum parking required in accordance with separate Off-Street Parking Ordinance</p>	<p style="text-align: center;"><b><u>Generally Residential</u></b></p> <ul style="list-style-type: none"> <li>• NC and NT districts:               <ul style="list-style-type: none"> <li>○ General lot and building standards (Sec. 3-2.1)</li> <li>○ Alternative setback standards (Sec. 3-2.2)</li> <li>○ Alternative height standards (Sec. 3-2.3)</li> <li>○ Alternative building coverage and impervious surface standards (Sec. 3-2.4)</li> </ul> </li> <li>• Density and open space in new neighborhoods; AG, RE, RS, RG, and RU districts (Sec. 4-1.1)</li> <li>• Lot Averaging (Sec. 4-1.2)</li> <li>• Condominium and alternative land ownership patterns (Sec. 4-1.3)</li> <li>• Mix of housing types in Mixed-Housing neighborhoods and TNDs (Sec. 4-1.4)</li> <li>• Density, open space and housing mix in phased developments (Sec. 4-1.5)</li> <li>• Housing palette (Sec. 4-2.1)</li> <li>• Housing types by district and neighborhood type (Sec. 4-2.2)</li> <li>• Building and lot standards (Sec. 4-2.3)</li> <li>• Supplemental standards (Div. 5-2 and 5-3)</li> </ul> <p style="text-align: center;"><b><u>Nonresidential and Mixed Use Development</u></b></p> <ul style="list-style-type: none"> <li>• Nonresidential and mixed use setbacks (Sec. 4-3.2)</li> <li>• Parcel standards (Sec. 4-3.1)</li> <li>• Nonresidential and mixed use scale (Sec. 4-3.3)</li> <li>• Alternative designs for TNDs and mixed-housing neighborhoods (Div. 4-4)</li> <li>• Supplemental standards (Div. 5-2 and 5-4)</li> </ul>

**COMPARISON TO GENERAL LANDSCAPING REQUIREMENTS**

EXISTING	PROPOSED
<p>(Sec. 110-48)</p> <ul style="list-style-type: none"> <li>• 10 percent of the area devoted to landscape</li> <li>• Landscape for detention facilities may be credited toward 50%</li> <li>• Landscape in ROW not to be credited towards minimum</li> </ul>	<p>(Sec. 9-2.4)</p> <ul style="list-style-type: none"> <li>• Allows substitution of 3 palm or understory trees for 1 canopy tree</li> <li>• Up to 80 percent of trees may be palm trees</li> <li>• Credit for preserving existing trees (Sec. 9-2.5 and Table 9-2.5)</li> </ul>
<p>(Sec. 110-48)</p> <p>50 percent of landscaped area for nonresidential lots visible from the street fronting the property</p>	<p><b>Landscape surface and common open space</b></p> <p>(Sec. 9-4.2)</p> <p>Does not apply to:</p> <ul style="list-style-type: none"> <li>• Private residential lots</li> <li>• Parking lot landscape areas</li> <li>• Bufferyards</li> <li>• Dry basin stormwater detention areas</li> <li>• Areas of open water, including wet basin</li> <li>• Natural resource protection areas</li> <li>• Playfields</li> <li>• All uses in the OS, AG, PR and CBD districts</li> </ul>
<p>(Sec. 110-51)</p> <p>Minimum of 50 percent of front yard of residential devoted to landscape material</p> <p>1 non-palm tree for first 50' of frontage; 1 additional tree per each additional 25'</p> <p>No parking on unpaved surfaces</p>	<p>(Sec. 9-4.3)</p> <p>Residential and Duplex planting requirements:</p> <p>A. 1 canopy tree if a ROW is planted with street trees within 15' of front property line, otherwise one canopy tree for the first 50' of frontage plus one for each additional 25' of frontage</p> <p>B. If lots have garage doors angled at least 45 degrees to be planted with one canopy or evergreen tree plus one understory tree if abutting ROW is planted with street trees within 15' of the property line, otherwise one canopy tree for the first 45' of frontage and one additional canopy tree for each additional 25' of frontage.</p> <p>C. If lots have buildings more than 60' wide or more than 1½ story in height landscaped with canopy trees or evergreens arranged to break up the appearance of building mass so that the building is perceived to be divided into widths no greater than 50' viewed from street-level vantage points along a public ROW</p> <p>Rear yards to be planted with at least one canopy, evergreen or understory tree.</p>

**COMPARISON TO GENERAL LANDSCAPING REQUIREMENTS**

EXISTING	PROPOSED
ROW areas to be landscaped (Sec. 110-48)	<p style="text-align: center;"><b>Street Trees (in lawns and tree grates)</b></p> <p>(Sec. 9-4.5)</p> <ul style="list-style-type: none"> <li>• Required on both sides of the street in the CBD, Urban Residential and Activity Center districts except where there is no room.</li> <li>• Along both sides of new streets in all districts where there is sufficient width.</li> <li>• Along existing streets when authorized by the controlling entity of the ROW</li> <li>• Trees generally spaced 60' on center; may consider clustering.</li> <li>• If lawn is greater than 20' wide, plant in two staggered rows.</li> <li>• All trees in parkways to be canopy trees</li> <li>• Palm and understory trees may be used as a substitution based on area constraints</li> </ul> <p>Generally not applicable in the ETJ</p>
Minimum 2" caliper and minimum 6' of height Trunks maintained in a clean condition for over six feet	<p>Minimum size of vegetation at time of planting: (Sec. 9-2.3F)</p> <ul style="list-style-type: none"> <li>• 4" caliper canopy tree</li> <li>• 2" caliper understory tree</li> <li>• 6' tall evergreen tree</li> <li>• 5-gallon shrub</li> <li>• 10' clear trunk height for palms</li> </ul>
Native tree credit; encouraged to use 10% native plants	Credits for preserving existing trees

**COMPARISON TO PARKING LOT LANDSCAPING**

<b>Existing</b>	<b>Proposed</b>
<p align="center"><b>Parking Lot Landscaping</b></p> <p>Trees located within 50 feet of any parking space.</p>	<p align="center"><b>Parking Lot Landscaping</b></p> <p>(Sec. 9-4.4)</p> <ul style="list-style-type: none"> <li>• Endcap landscape island at the end of a parking row</li> <li>• Corner landscape island installed at each corner of a parking lot</li> <li>• A landscape strip installed between head-to-head parking modules the length of the parking row.</li> <li>• To allow for canopy spread, landscape islands not to be head-to-head; separated by 40'</li> <li>• Permeable area for a canopy tree of 125 sq. ft.; not less than 9' in any direction.</li> <li>• Large trees distributed so that all parking spaces are within 50' of the center of a large tree.</li> <li>• Landscape areas and landscape strips between parking modules planted with xeric groundcovers or grasses.</li> <li>• Number of parking spaces with trees depends upon the zoning district; for canopy trees between 10 and 15; for understory trees between 5 and 7</li> </ul>

## COMPARISON TO BUFFERYARDS

Existing	Proposed
<p>(Sec. 110-48)</p> <ul style="list-style-type: none"> <li>Required where a nonresidential use has a side or rear property line in common any residential use or zone</li> <li>8' masonry wall required where 200 feet or more</li> </ul> <p>(Sec. 110-49)</p> <ul style="list-style-type: none"> <li>If less than 200' the buffer to be 8' but may be wood with masonry columns at every ten feet.</li> <li>Bufferyard provided where multifamily use of four or more dwelling units per structure has a side or rear area property line in common with any single-family residential use.</li> </ul>	<p><b>Bufferyard standards between zoning districts:</b></p> <ul style="list-style-type: none"> <li>Two classifications of bufferyards based on:                             <ol style="list-style-type: none"> <li>1) No use of berms or structures (Table 9-3.1A) and</li> <li>2) Use of berms or structures (Table 9-3.1B)</li> </ol> </li> <li>If no berms or structures, there are 5 types of bufferyards (A-E) that differ by width (10' to 40') and percent opacity (10% to 80%)</li> <li>If berms or structures are proposed, there are 5 types of bufferyards (A-E) that differ by width (5' to 30') and percent opacity (10% to 80%)</li> <li>Bufferyards are used to separate uses between differing zoning districts (Sec. 9-3.2)</li> <li>Vegetation requirements for opacity based on type of bufferyard</li> <li>Developer may provide an alternative bufferyard by using a computer model (provided by the consultant) to meet the opacity requirement based on specific needs, but the width is not to be less than 5' (Sec. 9-3.1D)</li> </ul> <p>Not applicable in the ETJ</p>
<p>(Sec. 110-49)</p> <p>A 10' landscape strip for all nonresidential and multifamily uses contiguous to a public street</p> <p>For a lot depth of less than 200 feet, strip may be reduced to 5' with a landscape hedge not over 3'.</p>	<p style="text-align: center;"><b>Street Bufferyards</b></p> <p>(Sec. 9-3.4)</p> <ul style="list-style-type: none"> <li>Not applicable to uses developed in the OS, AG, PR and CBD</li> <li>Bufferyards along collector and greater thoroughfares to be either Type A (10' wide with 10% opacity) or Type B (10' wide with 25% opacity)</li> <li>Type of bufferyard is determined by zoning district adjacency to the thoroughfare type.</li> </ul> <p>Not applicable in the ETJ</p>
	<p style="text-align: center;"><b>Vehicular Use Area Bufferyards</b></p> <p>(Sec. 9-3.4)</p> <ul style="list-style-type: none"> <li>Required between parking lot and residential use</li> <li>Required between the street and drive-in, drive-through and stacking lanes</li> <li>May use a 3' tall masonry wall or a continuous row of 3' tall shrubs. If ornamental grasses are used, increase height to 5'.</li> <li>Addresses tuck-under and structure parking</li> </ul>

## COMPARISON TO SCREENING AND FENCING

### Existing

### Proposed

**NOTE: The terms fence and garden wall are often used interchangeably in the proposed code. In the existing code buffering most often refers to a fence; the term screen is also used to define a fence.**

(Sec. 110-49)

- Wood or masonry or combination of wood and masonry buffer provided along rear property lines of residential uses contiguous to a public street
- Buffer maintained by homeowners association.
- Buffer to screen refuse areas, outdoor storage areas and loading docks from public streets.

(Sec. 110-46)

- The screen will withstand the pressures of time and nature.
- The screen adequately accomplishes the purpose for which it was intended.

### Nonresidential and Mixed Use

(Sec. 5-4.2)

- Open picket fences allowed in the front yard or street side yard if not less than 40% transparent.
- Fences in the street yards of AC and CBD districts to be ornamental metal or a combination of metal and masonry; to be 75% transparent.
- Fences in the OS district to be post and rail unless another design is necessary for security
- Allowed materials include weather-resistant wood, wood treated with EPA approved preservatives, painted wood, composite materials, ornamental wrought iron, powder-coated aluminum, brick and stone.

### For residential uses

(Sec. 5-3.1)

- Clear zones and privacy zones required; distance inside the property line varies (Sec. 5-3.1 B1; Fig. 5-3.1)
- Front and side street yard zones inside the property line or clear zone; depends on the zoning district (Sec. 5-3.1 B2; Fig. 5-3.1)
- Height and transparency standards (Table 5-3.1)

Allowed Materials:

- Weather-resistant, painted, stained and sealed wood
  - Ornamental iron and powder-coated aluminum
- Cement fiberboard
- Masonry
- Combination of all the above

Limited Materials:

Chain link allowed in the privacy zone but not allowed in front yards or side street yards unless:

- Chain link replaces an existing chain link
- At least 4 lots on the same block have chain link in the front or side street yard
- Chain link is completely screened from view from ROW

Continuity of Fences along an arterial

- Maintained between intersections on the same side of a street in relation to design, color, materials and height

## COMPARISON TO SCREENING AND FENCING

Existing	Proposed
	<ul style="list-style-type: none"> <li>• If fences vary, new or replacement to be matched to existing structures in the following order of priority:                             <ul style="list-style-type: none"> <li>○ Existing masonry walls if it occupies more than 20% of distance between intersections; or</li> <li>○ The existing privacy fence in the best condition.</li> </ul> </li> </ul> <p>Fence and wall design</p> <p>No more than 100' without a 10'x3' offset to:</p> <ul style="list-style-type: none"> <li>• Provide a location for a gate, or</li> <li>• Provide a location for landscaping, or</li> <li>• Provide a location for a change in materials</li> </ul>
	<p>Chain link permitted in the AG, CG or BP districts in the side and rear yards, coated with vinyl or other material; in other districts if not seen from a residential property or street.</p>

<b>COMPARISON WITH OFF-STREET PARKING AND LOADING</b>	
<b>Existing</b>	<b>Proposed</b>
<ul style="list-style-type: none"> <li>23 uses listed (Art. VII)</li> <li>Parking for a use not specifically mentioned to be the same as required for a use of similar nature.</li> <li>9'x18' for 90 degree parking spaces</li> </ul>	<ul style="list-style-type: none"> <li>116 uses listed (Sec. 7-1.2)</li> <li>Parking for a use not specifically mentioned to require a documented special study by a registered professional engineer (Sec. 7-1.4 B)</li> <li>City may require areas to be land-banked to provide future parking if there is a high probability the use could change. (Sec. 7-1.4 C.2)</li> <li>10'x20' for 90 degree parking spaces</li> </ul>
	Parking credits considered: <ul style="list-style-type: none"> <li>In the AC and TND that provides on-street parking based on a formula (Sec. 7-1.5 B)</li> <li>Up to a 5% reduction if a use provides amenities for bicyclist above what is required, such as lockers, showers, dressing rooms, etc. (Sec. 7-1.5 C)</li> <li>Up to a 5% reduction if shuttle connections to the airport are provided. (Sec. 7-1.5 D)</li> </ul>
<ul style="list-style-type: none"> <li>When a property is changed or enlarged in floor area, number of employees, dwelling units, seating capacity or otherwise, to need an increase to 10% of existing parking spaces, provide on the basis of the enlargement or change.</li> <li>When enlarged 50% or more in floor area, to comply with requirements</li> <li>Where none of the rules apply, compute the requirement based on a publication.</li> </ul>	
Handicapped parking	Handicapped parking (Sec. 7-1.3)
	Bicycle parking at rate of 1 per 10 parking spaces; not less than 3 or more than 30. (Sec. 7-1.7)

## COMPARISON WITH OFF-STREET PARKING AND LOADING

Existing	Proposed
<ul style="list-style-type: none"> <li>Not more than 50% of spaces required for theaters, bowling alleys, dancehalls, nightclubs or cafes, and up to 100% of spaces required for a church or school auditorium, may be used jointly by banks, offices, retail stores, repair shops, service establishments and similar uses not open, used or operated during the same hours</li> <li>Requires a written agreement assuring retention for a minimum of 5 years.</li> <li>If mixed uses, parking to equal the sum of the requirements of the various uses computed separately.</li> </ul>	<ul style="list-style-type: none"> <li>Shared parking based on time of day of dissimilar uses (assumes same ownership of property). (Sec. 7-1.6 B)</li> <li>Special shared parking study from a registered profession engineer. City may require land to be set aside if there is a risk that parking demands may change; may later be petitioned for release of land for development. (Sec. 7-1.6 C)</li> <li>Shared parking among lots of different ownership: allocation of maintenance responsibilities, pedestrian circulation connections; recorded easements, etc. (Sec. 7-1.6 D)</li> </ul>
<p>Off-Street Loading</p> <ul style="list-style-type: none"> <li>Based on square foot of use(s) and zoning district.</li> <li>Includes dimensions for loading space</li> </ul>	<p>(Sec. 7-1.10)</p> <p>Loading Spaces, describes:</p> <ul style="list-style-type: none"> <li>2 types of spaces</li> <li>Number of spaces</li> <li>Access</li> <li>Maneuvering</li> <li>Location and buffering</li> <li>Over-the-curb loading</li> <li>Trailer storage</li> </ul>
	<p>Table of required stacking spaces (Sec. 7-1.11)</p>

## COMPARISON WITH PLATTING EXEMPTION

Existing	Proposed
<p style="text-align: center;"><b><u>Plat Exemption Requirements</u></b></p> <p>(Sec. 134.10)</p> <p>The following is required in order for a tract of land to receive subdivision exemption status for agricultural use:</p> <ul style="list-style-type: none"> <li>• A tract size of greater than five gross acres within the City limits, and more than ten gross acres in the ETJ.</li> <li>• A minimum tract width of 100'</li> <li>• Each building site is provided access to an existing public street.</li> <li>• Minimum building site to have one net acre in a Zone B and/or Zone C flood area as indicated on the current FEMA (FIRM) maps.</li> <li>• A letter of commitment from a potable water supplier agreeing to supply and the ability to serve all tracts; or evidence that adequate drinking water is immediately available to all tracts in accordance with State regulations.</li> <li>• A letter of commitment from a sewage disposal utility agreeing to dispose and the ability to serve all tracts; or evidence that onsite sewage disposal facilities are capable of complying with State regulations.</li> <li>• Separate instruments dedicating additional rights-of-way along perimeter streets in accordance with adopted thoroughfare plans.</li> </ul>	<p style="text-align: center;"><b><u>Development Plat</u></b></p> <p>(Sec. 15-12.2)</p> <p>Parcels that are exempt from platting requirements shown below are not exempt from the requirements of a development plat if they are put to uses other than agriculture, open space, or single-family detached residential.</p> <p>The following are plat exemptions for family partitions, agricultural lots, tracts or parcels, and any similar situation where a lot is greater than five acres in the City or is greater than 10 acres in the ETJ, unless the following exists, is proposed, or occurs:</p> <ul style="list-style-type: none"> <li>• A subdivision of a lot, or reapportioning of a tract or parcel into portions smaller than five acres in the City and 10 acres in the ETJ;</li> <li>• There is a building permit required by the City</li> <li>• A development plan is required by the City resulting from a proposed development</li> <li>• There is proposed access to a public street;</li> <li>• Access to the lot, tract or parcel or any part thereof is not in conformance with Division 7-2, <i>Access Management</i>;</li> <li>• There is a required dedication of rights-of-way resulting from a proposed development; or</li> <li>• There is a required extension of water and/or wastewater and/or drainage facilities to serve the property.</li> </ul>

**THE FOLLOWING REQUIREMENTS OF THE McALLEN DEVELOPMENT CODE FURTHER INTRODUCE CONCEPTS WHICH ARE NOT ADDRESSED IN EXISTING CODES AND ORDINANCES**

**Single-Family Detached**

(Div. 8-1)

- Massing element
  - Varied roofs to avoid large continuous surfaces of roof area
  - Offset façade planes that create interest
  - Porches and articulated entry areas that create pedestrian scale
- Vertical façade articulation
  - To coincide with architectural features and create logical rhythm along the façade
  - Maximum span of unarticulated façade is 35' in the NC, NT, RE, RS and AG districts; minimum depth of 1'
  - Maximum span of unarticulated façade is 30' in other districts where use is approved; minimum depth of 1'
- Garages not served by an alley
  - To occupy less than 50% of the ground floor street façade
  - Setback 25' from ROW unless 15 degrees of perpendicular from the ROW
  - Shared driveways allowed on lots 50' or less in width if accessing a garage on the rear one-half of the property
- Garages served by an alley shall take access from the alley and garages located on the rear one-half of the lot.

**Other Residential Development Standards—Non-Architecture related**

Housing Palette (Div. 4-2)

- Allows for preservation of open space and natural resources
- Flexibility is achieved by mixing housing types to achieve required density and open space.

Lot Averaging: (Sec. 4-2.3)

- Applicable for 20 lots or more
- Not required for agricultural, large estate and estate lots
- Suburban lots shall be varied (from the Table) as follows:
  - Small lots are at least 65' wide and at least 7,345 s.f. in area
  - Average lots are shown in the table
  - Large lots are at least 80' wide and at least 9,066 s.f. in area
- General and Urban lots shall be varied (from the Table) as follows:
  - Small lots are up to 10% narrower and 10% smaller in area than the lot shown in the Table
  - Average lots are as shown in the Table
  - Large lots are at least 10% wider and 10% larger in area than the lot shown in the Table
- Flexibility is promoted to allow other type of housing (smaller or larger) to maintain minimum density, for example from a typical single-family detached dwelling to a patio-type dwelling.
- Housing types are limited by zoning district (Sec. 4-2.2 and corresponding tables)

**Multifamily**

(Div. 8-2)

- Building materials
- Applies to new buildings; expanded, modified or improved buildings to not frustrate this section.
- Buildings to be oriented to face minor arterial and lower classed streets.
- If more than one building, may include buildings internal to the development, provided a street edge is created along streets of minor arterial or lower class by orienting the buildings to face

those streets.

- Massing
  - Buildings with a floor area greater than 7,500 s.f. to incorporate varied rooflines and silhouettes.
  - Buildings larger than 25,000 s.f. shall have a compound shape other than with a square or rectangular footprint.
- Roof forms on buildings within 150' of a residential lot to have a hipped roof with a pitch at least as steep as the lowest roof pitch among single-family homes within 200'.
- Vertical façade articulation provided at intervals not more than 50'; minimum depth of 3'; shall coincide with features and create a consistent and logical rhythm along the facade
- Horizontal façade articulation on buildings four stories or more shall include decorative banding or decorative cornice between the 1<sup>st</sup> and 2<sup>nd</sup> stories, and decorative banding or decorative cornice on upper floors so that no more than 3 consecutive floors are unarticulated by a façade element.

NOTE: Other design standards apply to multifamily in specific zoning districts. (See Division 8-4)

Building Materials Prohibited:

- Unfinished or untextured CMU
- Ribbed CMUs
- Corrugated metal panels
- Board and batten siding
- Vinyl siding, and
- Unfinished wood sheathing or structural elements

Building Material Restricted within 8' of grade or finished floor:

- EIFS, and
- Architectural Foam

Additional building design standards are included for nonresidential, multifamily and mixed use development in the CBD and AC districts. (See Division 8-3)

### **Nonresidential**

(Sec. 4-3.1)

- Minimum requirements for all nonresidential and mixed-use development that includes:
  - Landscape surface ratio of 15% to 98% depending on zoning district
  - Area of parcel from 4 times minimum residential lot size to 5 acres to NA, depending on zoning district
  - Frontage from 75' to 350' to NA, depending on zoning district
  - Building height from 30' to 60' to NA, depending on zoning district
  - Street frontage and area of parcels may be reduced in the CS, CG, AC and BP districts if the principal parcel prior to subdivision complied with above standards prior to subdivision, cross-access easements and shared parking is provided.

(Sec. 4-3.3)

- Maximum floor area in the RE, RS, RA, RU, NC and NT districts ranges from 5,000 s.f. on a local street to 25,000 s.f. on an arterial. In the CS district not greater than 0.40 floor area ratio or 7,500 s.f., whichever is smaller.
- Minimum height in the CBD and AC districts of 20' on the street side yard façade; maybe superseded if there is a conflict with other maximum building height requirements.
- Additional massing, articulation, design, pedestrian and sidewalk amenities and materials listed separately for CBD and AC districts. (Div. 8-3)
- Additional massing, articulation, design, and materials listed separately for CS, CG and BP districts. (Div. 8-4)

### **Mixed Housing**

Requires submission of a "pattern book" that describes each housing type and development standards (i.e. setbacks, density, etc.). Approval and amendments are by the City Commission.

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