

959 Texas Avenue

Zoning Assessment

Location:

959 Texas Avenue is located within the D-1-AC, the Downtown Arts and Culture Sub-District.

What is the D-1-AC Downtown Arts and Culture Sub-District?

The D-1-AC Downtown Arts and Culture Sub-District is intended to facilitate sustainable development and use as a creative cultural community. The D-1-AC is intended to be a pedestrian-friendly, mid-rise, mixed-use district, including residential, retail, and adaptive reuse of historic buildings, and new construction anchored by arts, culture, and entertainment institutions and facilities, as well as signature open space.

General Zoning Regulations

All development at 929 Texas is subject to the standards of the Shreveport UDC, including, but not limited to:

- Article 4 for dimensional and design standards.
- Article 5 for use definitions.
- Article 6 for use standards.
- Article 7 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, and permitted encroachments.
- Article 8 for off-street parking and loading standards and requirements.
- Article 9 for sign standards.
- Article 10 for landscape and tree preservation standards and requirements.
- Article 11 for stormwater management standards and requirements.
- Article 16 for small planned unit development approvals.
- Article 21 for Historic District Standards, requirements, process and procedures.

Dimensional Standards (from Table 4-5: Sub-Districts Dimensional Standards)

- **Bulk**
 - Minimum Building Height..... 2-Story minimum
 - Maximum Building Height.....,60 feet (5 stories)

- **Setbacks**
 - Minimum Street Lot Line Setback Build-To Zone: 0' to 20'
 - Required Build-To Percentage..... 80%
 - Minimum Interior Side Setback..... None
 - Minimum Rear Setback..... None, unless abutting residential district then 15'

Design Standards (from Table 4-6: Downtown Design Standards)

- **Façade Design**
 - All buildings must be designed with a definable base (ground floor), through the use of architectural features such as recesses and building material variations, ground floor lobby designs, plazas, and window designs.
 - Public entrances must be visually distinctive from the remaining portions of the façade along which they are located.
 - Building facades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 35 linear feet, measured parallel to the street.
 - Building facades in excess of 100 feet that abut a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: color change, texture change, material module change, or a wall articulation change of no less than two feet in depth, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 40 feet.

- **Fenestration Design**

- Windows must be recessed no less than two inches or projected out from the façade plane to provide depth and shadow.
- The ground floor of the front facade must maintain a transparency of 50%, measured up to 14 feet in height from grade.
- The ground floor of the front facade must maintain a transparency of 35%, measured up to 14 feet in height from grade.
- Upper floors of the front facade must maintain a transparency of 15% of the wall area of the story.

- **Roof Design**

- Rooflines over 100 linear feet in building length must be variegated, and incorporate a major focal point feature, such as a dormer, gable, or projected wall feature. An element of variegation on the roofline must occur at intervals of no more than 75 feet.
- Parapet walls must feature three-dimensional cornice treatments or other shadow-creating details along their tops.
- Green roof, blue roof, and white roof designs are encouraged.
- Reflective roof surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.

Uses Allowed in the D-1-AC

The following are uses allowed in the D-1-AC Zoning District. Permitted uses are allowed by right. Special Uses are allowed, though require approval after a public hearing before the Metropolitan Planning Commission.

- **Permitted Uses:**

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| <ul style="list-style-type: none"> ○ Agriculture ○ Amusement Facility—Indoor ○ Art Gallery ○ Arts Studio ○ Automated Teller Machine—Standalone ○ Bar ○ Body Modification Establishment ○ Broadcasting Facility TV/Radio—Without Antennae ○ Bus Transfer Station ○ Community Center ○ Community Garden ○ Cultural Facility Day Care Center ○ Dwelling—Above the Ground Flo ○ Dwelling—Age-Restricted Housing ○ Dwelling—Multi-Family ○ Dwelling—Townhouse ○ Educational Facility—University, College or Vocational ○ Financial Institution | <ul style="list-style-type: none"> ○ Food Truck and Trailer Vendor ○ Government Office ○ Industrial Design ○ Live Entertainment—Ancillary Use ○ Live Performance Venue ○ Lodge/Meeting Hall ○ Medical/Dental Office ○ Office ○ Outdoor Dining ○ Parking Structure (Principal Use) ○ Personal Service Establishment ○ Place of Worship ○ Public Park ○ Public Safety Facility ○ Restaurant ○ Retail Goods Establishment ○ Self-Service Ice Vending Unit ○ Soup Kitchen ○ Soup Kitchen, Accessory ○ Specialty Food Service |
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- **Permitted Uses Requiring a Temporary Use Permit**
 - Farmers' Market
 - Temporary Outdoor Events
 - Temporary Sale of Non-Seasonal Merchandise
 - Temporary Seasonal Sales

- **Special Use Approval Required:**
 - Animal Care Facility
 - Animal Shelter
 - Animal Shelter—Operated by Public Authority
 - Bed and Breakfast
 - Brewery
 - Business Support Services
 - Distillery
 - Food Truck Park
 - Heavy Retail, Rental, and Service
 - Hotel
 - Industrial—Artisan
 - Movie Studio
 - Nightclub
 - Reception Facility
 - Retail Sales of Alcohol—Beer/Wine
 - Utility
 - Vehicle Repair/Service—Minor
 - Winery

Small Planned Unit Development

Planned unit developments are included in the UDC as a special type of development. The planned unit development technique is intended to encourage and allow more creative and flexible development of land than is possible under base district zoning regulations.

- Planned unit developments are of two types: a planned unit development (PUD), which must be a minimum of five acres, and a small planned unit development (SPUD), which may be less than five acres in area and is planned all in one stage. The purpose of the planned unit development (PUD) and small planned unit development (SPUD) process is:
 - To protect and provide for the public health, safety, and general welfare of the City.
 - To guide the future development of the City in accordance with the Master Plan.
 - To accommodate innovation by modifying regulations to better accomplish the City's development goals.
 - To mitigate developmental impacts, especially those related to the environment, traffic, public services and facilities, and adjacent and area land uses.
 - To protect and enhance the aesthetic and visual quality of development.