

Proposed Brazos River Corridor District Revisions Summary

The Brazos River Corridor District was created in 1986 for the purpose of providing standards that ensure the development of the Brazos River Corridor as a center for quality recreation, convention, tourism, housing, and office facilities. The standards are designed to protect the special environmental character of the corridor, to promote continued private and public investment, preserve the distinctive character and natural beauty of the Brazos River Corridor and to maintain its charm and atmosphere.

The Cameron Park Neighborhood Association requested revisions to the Brazos River Corridor District to allow the standards to extend to the neighborhoods around Cameron Park. Also, to enhance development standards designed to provide more compatible development with Cameron Park and the District. Below is an overview of the proposed revisions:

- Expands district boundaries to include all of the Cameron Park Neighborhood Association and properties along N. 19th St. adjacent to McLennan County Community College.
- Adds clarification of when regulations apply. Regulations only apply to new development or substantial renovations to existing development.
- Removes single family residential exemptions for lighting and certain sections of landscaping requirements.
- Adds requirement for lighting to be shielded downward to limit light pollution.
- Adds additional maximum impervious requirement within 200' of Cameron Park & both rivers adjacent to Cameron Park.
- Adds a requirement for tree planting in landscaping section. Applies to both commercial and residential when properties develop.
- Adds tree preservation credit for preservation of significant trees.
- Adds definition of significant trees, caliper inches and substantial renovation.
- Adds an exception to the prohibited use section to allow serving of food and beverages directly to consumers in motor vehicles along North 18th Street and North 19th Street.