

G. The Commercial Light Industrial land use/character area is intended to encourage the development of office, flex office, and light industrial uses located at mid-block. Given the significant linear frontage along IH-35 in North Schertz, there are several opportunities to accommodate low impact campus development that takes advantage of the highway frontage and any major environmental assets (such as flood plains, steep grades, and significant vegetation) as aesthetic amenities on the site. Some of the character-defining elements recommended are:

- Land Use Mix: office, research, flex-office, and supporting uses, light industrial and assembly uses, educational and other institutional uses.
- Building Scale/Height: May vary from low rise office with scale transitions between developments
- Create an overlay district with standards to implement the campus commercial design elements:
 - o Building articulation – Some building articulation required; simple building and roof forms; requiring all dock doors and truck trailer parking to be located at the back of the building not viewable from public right-of-way.
 - o Materials: Allow a range of building materials including but not limited to articulated tilt wall, masonry, stucco, synthetic stone, concrete panels, concrete block, cinder block, metal and tile.
 - Encouraged to have the buildings be esthetically pleasing from the public right-of-way.
 - o Building Orientation:
 - Buildings shall be set in a campus environment with landscaping and natural features
 - Development to be auto-oriented along highway and service street frontages and pedestrian oriented along other internal connector streets (hybrid)
 - Emphasis on key linkage streets for more pedestrian oriented development
 - o Transitions to adjoining uses:
 - Buffer/screen loading, unloading and service areas
 - o Civic/Open Space:
 - More natural and unstructured spaces
 - o Landscaping:
 - Soften highway frontage with landscaping and screening of surface parking
 - Combination of private and public landscaping

- Low impact infrastructure for storm water and water quality such as bio swales, rain gardens, pervious pavers, etc.

- o Signage: Unified wayfinding program with a palette of monument and building signs