



AGENDA

Planning and Zoning Commission Meeting

September 14, 2023 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Notice is hereby given that a meeting of the City of Lucas Planning and Zoning Commission will be held on September 14, 2023, at 6:30 pm at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002-7651, at which time the following agenda will be discussed. As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

If you would like to watch the meeting live, you may go to the City's live streaming link at <https://www.lucastexas.us/departments/public-meetings/>.

How to Provide Input at a Meeting:

Speak In Person: Request to Speak forms will be available at the meeting. Please fill out the form and give to the Assistant City Manager prior to the start of the meeting. This form will also allow a place for comments.

Submit Written Comments: If you are unable to attend a meeting and would like to submit written comments regarding a specific agenda item, email Kent Souriyasak, Assistant City Manager at kent@lucastexas.us no later than 3:30 pm the day of the meeting. The email must contain the person's name, address, phone number, and the agenda item(s) for which comments will be made. Any requests received after 3:30 pm will not be included at the meeting.

Call to Order

- Determination of Quorum
- Reminder to turn off or silence cell phones
- Pledge of Allegiance

Consent Agenda

All items listed under the consent agenda are considered routine and are recommended to the Planning and Zoning Commission for a single vote approval. If discussion is desired, an item may be removed from the consent agenda for a separate vote.

1. Consent Agenda:
 - A. Approval of the minutes of the August 10, 2023 Planning and Zoning Commission meeting.

Regular Agenda

2. Conduct a Public Hearing and consider a Specific Use Permit (SUP) application filed by Aaron Aldape to permit an accessory dwelling unit with more than 600 square feet of habitable space at 121 Estelle Lane, Lucas, Texas, and being more particularly described as Lot 8, Block C of the Huntwick Addition.

- A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct public hearing
 - C. Take action on Specific Use Permit request
(Development Services Director Joe Hilbourn)
3. Consider approving the request by Michelle Tilotta with LJA Engineering on behalf of Collin County Water Control Improvement District Number 3 for a replat on a parcel of land being 6.685 acres out of the Orpha Shelby Survey, Abstract Number 799 in the City of Lucas Extraterritorial Jurisdiction (ETJ), Collin County, Texas, more commonly known as Inspiration Phase 7A Lot 1XR and 2XR, Block 2. (Development Services Director Joe Hilbourn)
 4. Receive a presentation regarding the City of Lucas Geographic Information Systems (GIS) Web Map Portal. (Capital Improvements Project Manager Patrick Hubbard)
 5. Consider approving the 2023 Comprehensive Capital Improvement Plan. (Capital Improvements Project Manager Patrick Hubbard)
 6. Discuss updating the City of Lucas Code of Ordinances, Chapter 14 titled “Zoning”. (Development Services Director Joe Hilbourn)
 7. Discuss Planning and Zoning Commission meeting logistics and attendance. (Chairman Tommy Tolson)

Executive Agenda

As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney regarding any item on the agenda at any time during the meeting. This meeting is closed to the public as provided in the Texas Government Code.

8. Executive Session: There is not an executive session scheduled for this meeting.

Adjournment

9. Adjournment.

Certification

I do hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002 and on the City's website at www.lucastexas.us on or before 5:00 p.m. on September 8, 2023.

Kent Souriyasak, Assistant City Manager

In compliance with the American with Disabilities Act, the City of Lucas will provide for reasonable accommodations for persons attending public meetings at City Hall. Requests for accommodations or interpretive services should be directed to Assistant City Manager Kent Souriyasak at 972-912-1213 or by email at kent@lucastexas.us at least 48 hours prior to the meeting.



City of Lucas
Planning and Zoning Commission
Agenda Request
September 14, 2023

Item No. 01

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Consent Agenda:

- A. Approval of the minutes of the August 10, 2023 Planning and Zoning Commission meeting.

Background Information

NA

Attachments/Supporting Documentation

- 1. Minutes of the August 10, 2023 Planning and Zoning Commission Meeting

Budget/Financial Impact

NA

Recommendation

Staff recommends approval of the consent agenda as presented.

Motion

I make a motion to approve the consent agenda as presented.



PLANNING AND ZONING COMMISSION MEETING

August 10, 2023 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Commissioners Present:

Chairman Tommy Tolson
Vice-Chairman Joe Williams
Commissioner Rusterholtz
Commissioner Chris Bierman

Staff Present:

City Manager Joni Clarke
Assistant City Manager Kent Souriyasak
Development Services Director Joe Hilbourn
City Attorney Courtney Morris
Management Analyst Joshua Menhennett

Commissioners Absent:

Commissioner James Foster
Alternate Commissioner Frank Hise

City Council Liaison Present:

Mayor Jim Olk

Call to Order

The meeting was called to order at 6:30 pm and the Pledge of Allegiance was recited.

Public Hearing

- 1. Conduct a public hearing and consider a Specific Use Permit (SUP) application submitted by Bill Shipley on behalf of Caliber Collision to permit a Caliber Collision paint and body shop with minor automotive located in the William Snider Survey, Abstract Number 821, Tract 16, being 1.75 acres of a 5.7601 acres tract of land, more commonly known as a tract of land on McGarity Lane 500' east of the intersection of Angel Parkway and McGarity Lane.**

Development Services Director Joe Hilbourn presented on this item. Mr. Hilbourn indicated tying the site plan to the SUP. Commissioner Rusterholtz asked for clarification of entryways into the location. Mr. Hilbourn advised that the shown designs was predictive of another proposed future development. Commissioner Rusterholtz asked if there was a drive that corresponded to the site plan. Mr. Hilbourn advised the drive will be visible in the final plat later in the meeting.

Chairman Tommy Tolson opened up the Public Hearing at 6:36 pm.

Chairman Tommy Tolson read the email of Erika Busey, 425 Pennington Drive, which included her concerns regarding traffic risks, accessibility, environmental concerns, noise levels, along with value loss of the community and nearby homes.

Julie Judd, 445 Pennington Drive, expressed concern on possible noise, chain link fence on the property, current and future concerns for McGarity Lane, and if there is a way to prevent traffic damaging property in the area.

Curtis Helton, 2300 McGarity Lane, expressed concern that the business would not be a productive business for Lucas, McGarity Lane may not hold the increased traffic in its current state, present businesses causing congestion in the area, chain link fence, along with the lack of current demand in Lucas that may cause customers from Allen and McKinney.

Ken Judd, 455 Pennington Drive, expressed concern on the current state of McGarity Lane to support the traffic that the business will bring, restrictions turning onto Angel Parkway, property destruction caused by construction already in the area, noise and visuals that will be created by wrecked vehicles on the property.

Jack Zanger, 2949 Parkwood Boulevard, Frisco, Texas, is a representative of the applicant and spoke regarding the qualifications of Caliber Collision in providing service without causing issues especially noise and visual disturbances. Mr. Zanger asked whether there was another more specific site plan available to review. Development Services Director Joe Hilbourn indicated he did not receive any such document.

Chairman Tolson asked for clarification as to where on the presented location map the business would be constructed and what the applicant is purchasing from the tract of land. Mr. Zanger advised they are purchasing the northwest corner of the depicted tract with enough space for 70 parked vehicles.

Commissioner Rusterholtz asked when the proposed operating business hours would be. Mr. Zanger indicated the times would be 8:00 am to 6:00 pm on Monday through Friday. Commissioner Rusterholtz asked whether the autobody shop would need to receive a separate SUP for holding cars on the property for storage. Mr. Hilbourn advised they wouldn't need one for this purpose. Commissioner Bierman asked whether Caliber Collision has a written policy on performing work indoors. Mr. Zanger indicated that indoor work is a standard practice of Caliber Collision.

Jake Seaton, 521 Meravan Drive, Palm Harbor, Florida, is a representative of the applicant and advised the Commission on specifics regarding Caliber Collisions business practices including storage, noise, waste management, and ecological impact handled by an external party.

Chairman Tolson discussed the Caliber Collision locations present in the City of Allen and noted the locations often store vehicles on the roadway. Vice-Chairman Williams asked what the plans were for areas of the land perpendicular to the proposed development. Mr. Seaton noted there are plans for retail in that area.

Chairman Tolson closed the Public Hearing at 6:58 pm.

Commissioner Bierman asked whether the present location map was an accurate representation of the land. Development Services Director Joe Hilbourn advised it is and represents the 5.7-acre tract of land that is being divided into a 1.75-acre tract of land. Commissioner Bierman asked whose responsibility it is to cover the cost of road repair when the building is constructed. Mr. Hilbourn advised there are proposed changes to Angel Parkway that staff are looking to predict in order to avoid future repairs of McGarity Lane.

Commissioner Rusterholtz indicated some concerns with the location specifically with noise, infrastructure of McGarity Lane, and traffic.

Vice-Chairman Williams indicated concerns with storage of vehicles at the location.

Commissioner Bierman asked what would happen to a business that violated the use of the SUP by parking outside of the assigned areas. Development Services Director Joe Hilbourn indicated the location owner can be cited for the infraction or their SUP could be removed.

Chairman Tolson indicated the application does not match the current infrastructure and need of the area.

MOTION: A motion was made by Commissioner Rusterholtz, seconded by Vice-Chairman Williams to deny a Specific Use Permit (SUP) application submitted by Bill Shipley on behalf of Caliber Collision to permit a Caliber Collision paint and body shop with minor automotive located in the William Snider Survey, Abstract Number 821, Tract 16, being 1.75 acres of a 5.7601 acres tract of land, more commonly known as a tract of land on McGarity Lane 500' east of the intersection of Angel Parkway and McGarity Lane. The motion passed unanimously by a 4 to 0 vote.

Regular Agenda

- 2. Consider approving an application for an amended site plan submitted by Kristi Burk with BRR Architecture, Inc. on behalf of Walmart Real Estate Business Trust for the Walmart Lucas Addition, Block A, Lot 1 situated in the City of Lucas, Collin County, Texas, located at 2662 West Lucas Road.**

Development Services Director Joe Hilbourn presented on this item. Commissioner Bierman asked what the City would do in the case that the store management does not maintain it. Mr. Hilbourn indicated the owner could be cited or the management must clean it up, as the City would not clean it up.

Chairman Tolson discussed several reasons as to why he would not support an SUP for this location.

Commissioner Bierman indicated the prospect is hopeful but the likelihood of success at a high level would be unlikely.

Commissioner Rusterholtz indicated cities in the surrounding area have a form of recycling and the City should not pursue this.

Vice-Chairman Williams advised he is worried that the rate of cleaning of the unit would not meet the amount of problems that the receptacle would face.

Chairman Tommy Tolson indicated the immediate area around the facility will benefit nonresidents and would be a large detriment to Lucas citizens.

MOTION: A motion was made by Commissioner Rusterholtz, seconded by Vice-Chairman Williams to deny an application for an amended site plan submitted by Kristi Burk with BRR Architecture, Inc. on behalf of Walmart Real Estate Business Trust for the Walmart Lucas Addition, Block A, Lot 1 situated in the City of Lucas, Collin County, Texas, located at 2662 West Lucas Road. The motion passed unanimously by a 4 to 0 vote.

- 3. Consider approving an application for a final plat submitted by Dave Carter on behalf of NDC Holdings, LP, for Lucas Retail Addition, a retail center on a 1.619-acre tract of land located in the William Snider Survey, Abstract Number 821, situated in the City of Lucas, Collin County, Texas, located at 2695 McGarity Lane.**

Development Services Director Joe Hilbourn presented on this item. There was no discussion.

MOTION: A motion was made by Vice-Chairman Williams, seconded by Commissioner Bierman to approve an application for a final plat submitted by Dave Carter on behalf of NDC Holdings, LP, for Lucas Retail Addition, a retail center on a 1.619-acre tract of land located in the William Snider Survey, Abstract Number 821, situated in the City of Lucas, Collin County, Texas, located at 2695 McGarity Lane. The motion was passed unanimously by a 4 to 0 vote.

4. Discuss updating the City of Lucas Code of Ordinances, Chapter 14 titled “Zoning.”

Development Services Director Joe Hilbourn advised the Commission that the City Council has requested the City Attorney to review definitions such as “she-shed”, “man-cave”, and among others for further review.

Commissioner Bierman asked what should be done with definitions that the Commission may want to propose. Mr. Hilbourn advised that the Commission should send him the proposed definitions.

Commissioner Rusterholtz asked if the definitions and terms can be limited to avoid overusing definitions. Mayor Olk indicated the City Council requested to revisit definitions as the specifics of the definitions began to become entangled when discussing accessory dwelling units (ADU) and that definitions should be general and encompassing.

Commissioner Rusterholtz asked whether the definitions are being used to hinder residents from using their ADU as a business enterprise. Mr. Hilbourn advised that when discussing ADU’s in the context of the ordinance, the City exempted certain uses. Mr. Hilbourn indicated his office has received applications for large buildings in the name of these exemptions. Commissioner Rusterholtz asked why definitions such as “pool house” has to be used. Mr. Hilbourn advised that no such definition has to be used.

Chairman Tolson opened up discussion regarding Chapter 14.04, Division 5. The following changes were suggested:

- Revise Section 14.03.535, Article 3, Article 4, and Article 7 as they are duplicates of provisions listed earlier in the same chapter.
- Revise Section 14.03.535, Article 5, change “site plan approval” with “plat approval.”

Chairman Tolson asked why a section of the code regarding lot size in Estate District (ED) was rewritten from half-acre lot size to one-and-a-half-acre lot size. Commissioner Rusterholtz indicated this was done due to sizes already present at the Travis Ranch subdivision.

Chairman Tolson advised the Commission to move on to the review of the planned section. Commissioner Rusterholtz asked about the references regarding the adoption date under certain areas of the chapter. Ms. Morris advised this was the codifier’s note that the section has not been revised since 1995.

The Commission discussed the following changes:

- In the last sentence of Section 14.01.003, rewrite as “Where other ordinances impose a great restriction than is imposed herein, the provisions of such other ordinances, covenants, or agreements shall govern.”

- In the first sentence of Section 14.01.005, Article 9, add the text “, unless provided for elsewhere in this code” following the word “line” and before the period.

Chairman Tolson recommended adding Councilmember Fisher’s five concerns regarding Chapter 14 to the next agenda.

There was no motion needed for this item.

5. Discuss Planning and Zoning Commission meeting logistics and attendance.

Chairman Tolson asked the Commission if there is a more convenient time and/or day for the Planning and Zoning Commission meeting to see if it maximizes the attendance of all Commissioners. Chairman Tolson provided recommendations to adjust meeting protocols to improve efficiency such as announcing a quorum and eliminating roll call, no introduction of city staff, add consent agenda for minutes, easy ordinance changes and final plats with an approved preliminary plat, and announce adjournment with no call for a motion to adjourn. Chairman Tolson would like consensus from the Planning and Zoning Commission regarding a convenient meeting time and/or day to maximize attendance.

There was no motion needed for this item.

6. Consider approving the minutes of the July 13, 2023 Planning and Zoning Commission Meeting.

MOTION: A motion was made by Commissioner Rusterholtz, seconded by Commissioner Bierman to approve the minutes of the July 13, 2023 Planning and Zoning Commission Meeting. The motion passed unanimously by a 4 to 0 vote.

Closed at 7:51 pm.

Tommy Tolson, Chairman

Kent Souriyasak, Assistant City Manager



City of Lucas
Planning and Zoning Commission
Agenda Request
September 14, 2023

Item No. 02

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Conduct a Public Hearing and consider a Specific Use Permit (SUP) application filed by Aaron Aldape to permit an accessory dwelling unit with more than 600 square feet of habitable space at 121 Estelle Lane, Lucas, Texas, and being more particularly described as Lot 8, Block C of the Huntwick Addition.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct public hearing
- C. Take action on Specific Use Permit request

Background Information

The applicant Aaron Aldape, property owner of 121 Estelle Lane, is requesting to construct an accessory building with habitable space that meets the City's requirements. The lot is currently zoned R-2 (Residential 2-Acres). The total square footage of the proposed accessory dwelling unit is 1,460 square feet. The Specific Use Permit application is to allow an accessory dwelling unit that is greater than 600 square feet.

The City's Code of Ordinances Section 14.04.304 "General accessory buildings and structures regulations" state:

(4) Accessory Dwelling Units (ADUs). ADUs may only be used and/or occupied by the owner/occupant of the principal building, structure, or dwelling unit, their family, invited guests and/or domestic staff. An ADU may be a standalone structure, attached but not interconnected to the principal building, structure, or dwelling, or be a part of a permitted accessory building. All areas associated with, or providing support to an ADU shall be used in calculating the square footage of the ADU. These areas include but are not limited to habitable spaces, closets, halls, corridors, bathrooms, porches, patios, storage rooms, and covered vehicle storage areas. The calculation of area associated with an ADU is not intended to include areas of accessory buildings that are isolated and/or delineated for other uses, including but not limited to areas used as a barn, workshop, game/party room, art studio, or pool house. ADUs shall comply with the following:

(B) Specific regulations for ADU square footage based on zoning district:

(i) In R-2 zoning districts, a maximum of six hundred (600) square feet. An additional nine hundred (900) square feet may be permitted with a specific use permit. Total area of ADU shall not exceed one thousand and five hundred (1,500) square feet.



City of Lucas
Planning and Zoning Commission
Agenda Request
September 14, 2023

Item No. 02

Attachments/Supporting Documentation

1. Location Map
2. Specific Use Permit Application
3. Building Permit Application
3. Public Notice

Budget/Financial Impact

NA

Recommendation

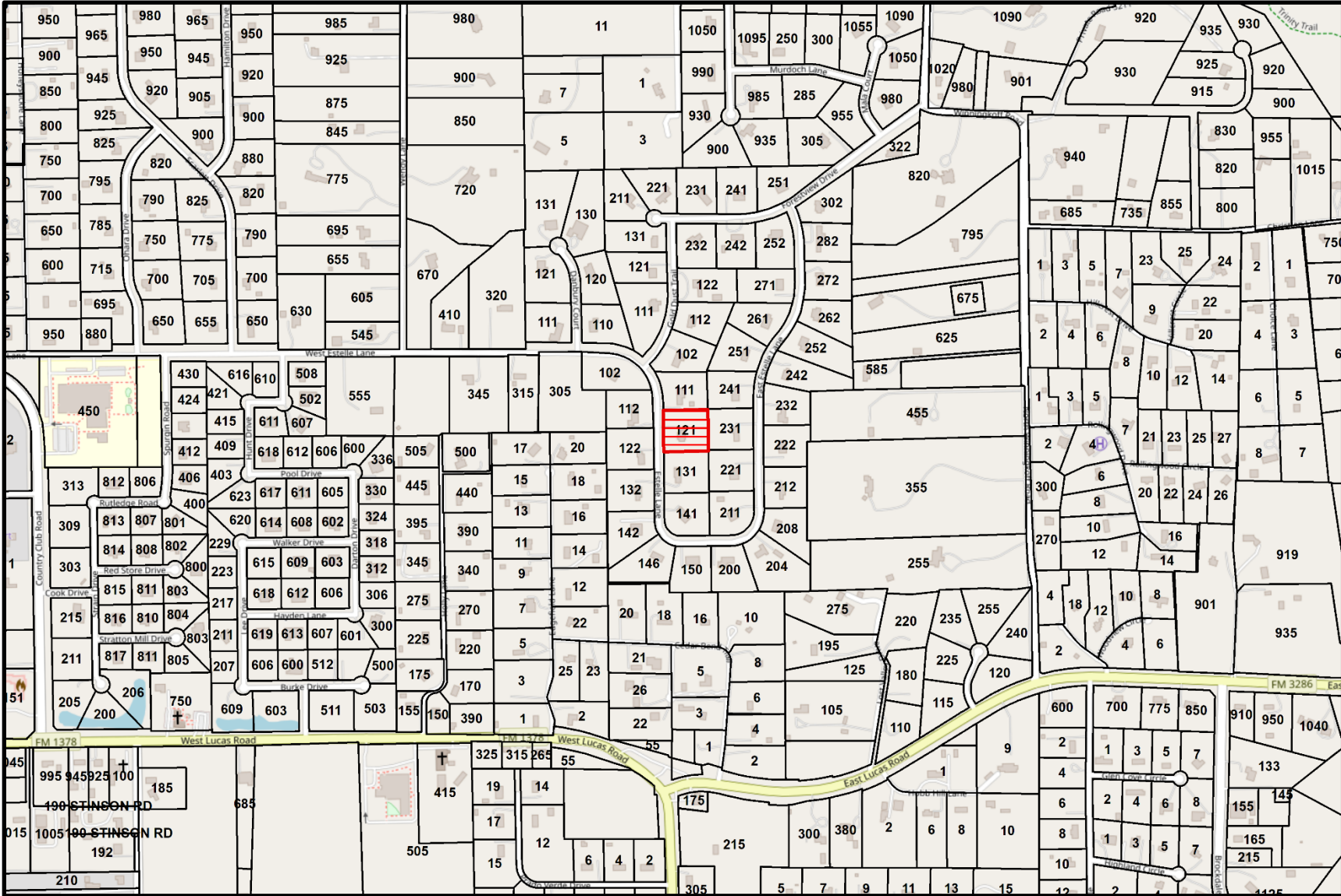
Staff recommends approval of the Specific Use Permit request as presented.

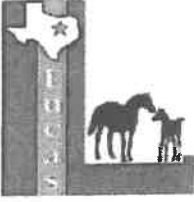
Motion

I make a motion to approve/deny the request for a Specific Use Permit application submitted by Aaron Aldape to permit an accessory dwelling unit with more than 600 square feet of habitable space at 121 Estelle Lane, Lucas, Texas, and being more particularly described as Lot 8, Block C of the Huntwick Addition.



LOCATION MAP: 121 ESTELLE LANE





Planning & Zoning Application Fee Breakdown

Development Name: Aldape.

Development Address: 121 E Estelle Ln.

G/L	TRAN			
4361	361.1	Initial Zoning	\$	_____
4361	361.2	Rezoning	\$	_____
4362	362	Specific Use Permit	\$	<u>450.00</u>
4363	363	Waiver/Variance Request	\$	_____
4390.1	390.1	Site Plan	\$	_____
4390.2	390.2	Tree Survey/Conservation Plan	\$	_____
4390.3	390.3	Architectural Plan	\$	_____
4390.4	390.4	Landscape Plan	\$	_____
4424	424.1	Preliminary Plat	\$	_____
4424	424.2	Final Plat	\$	_____
4424	424.3	Replat	\$	_____
4424	424.4	Vacation of Plat	\$	_____
4424	424.5	Optional Land Study	\$	_____
4424	424.6	Filing Fees	\$	_____
4427	427	Public Improvements/3% Construction	\$	_____
4980	980	Park ProRata/Dedication Fee	\$	_____

Total Amount Due \$ _____

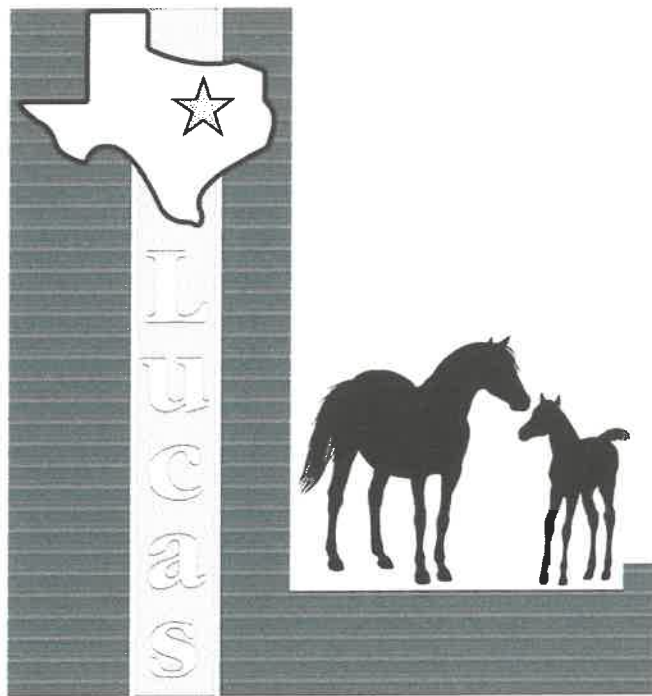
Official Use Only:

Received by: Joseph Wilbourn Date: 7/25/27

Processed by: Joseph Wilbourn Date: 7/25/27

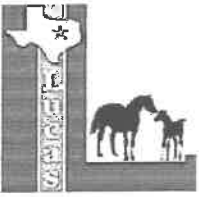
Received Monies from: Robert Aldape Check # 104 Cash CC

CITY OF LUCAS



665 Country Club Road
Lucas, Texas 75002

Office 972-912-1206
www.lucastexas.us

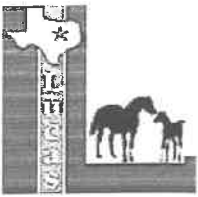


ZONING SUBMISSION REQUIREMENTS

The City is concerned about the time, expense and efforts you and City staff have or will put into your project. The checklists herein are provided to expedite the project review process, and to provide a clear understanding of what will be required, what will be expected, and what will be evaluated. City staff is bound by City Ordinance and State law regarding publishing of notices, mail-outs, etc. that will have an effect upon when your project will be heard by the approval body, which can only occur when the Zoning Application and plans are complete in all detail as determined by City staff.

Please read each checklist carefully. They are to be complete for all projects prior to acknowledgement by the City that the respective plan is accepted to proceed for approval. Instructions for completion are included with each checklist. Development regulations may be reviewed on the City's web site www.lucastexas.us.

It is recognized that there most often will be changes needed from what is initially submitted to the City for review. City staff conscientiously examines each item on a checklist to see if the item was sufficiently addressed according to City requirements. Where deficiencies are found, the plans will be marked and returned to the applicant named on the application to be addressed prior to further review or acceptance.



ZONING SUBMISSION REQUIREMENTS

1st or initial submittal

- 2 (two) - 24" x 36" folded to approximately 8" x 12" copies of each plan
- An electronic copy of required plat and/or exhibits in pdf format.
- 6 (six) - 11" x 17" hardcopy reductions
- Completed checklist
- Completed application
- A letter requesting any variance or exception, or why an issue was not addressed
- An 8 ½" x 11" hardcopy reduction of the Plat
- A fee as required

2nd and 3rd submittals to address requirements

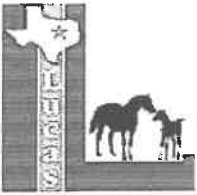
- Highlight questions asked by Design Review Committee (DRC) committee in bold.
 - Provide response/correction directly below DRC question.
- 2 (two) - 24" x 36" folded (approximately 8" x 12") copies with required corrections
- An electronic copy of the corrected plat and/or exhibits in pdf format.
- 6 (six) - 11" x 17" hard copy reductions with required corrections

4th and subsequent submittal(s)

- 2 (two) - 24" x 36" folded (approximately 8" x 12") copies with required corrections.
- A fee equal to the original submission fee

When staff has determined the application is complete and accepted for final approval

- 30 (thirty) - 24" x 36" folded copies of Zoning Concept Plan and any/all other required Plan Exhibits
- 4 (four) - 11" x 17" Z folded copies.
- An electronic copy (8 1/2 x 11 size) in pdf format.
- Labels of an appropriate size for mailing, with current property owner(s) name and address, of any property located within 500' of all property lines.
- A copy of the affected parcels on a CollinCad generated map.
- Any changes made after Planning & Zoning review and before City Council review will require:
 - 15 (fifteen) - 24" x 36" copies of each Plan, folded to approximately 8" x 12"
 - 4 (four) - 11" x 17" or "12 x 18" reductions of each plan tri- or Z-folded.
 - An electronic copy of all plans in pdf format



Zoning Exhibit Checklist

Minimum Requirements

Project Name: Additional Residential Structure for mature parents

Preparer: Aaron R. Aldage

This checklist is provided to assist you in addressing the minimum requirements for a zoning or rezoning submission. An application is incomplete unless all applicable information noted below is submitted to the Development Services Department. Indicate that all information is included on the submitted plans by initialing the box next to the required information. Initialing each item certifies to the City that you have completely and accurately addressed the issue. Return this form at the time of application submittal.

A zoning/rezoning request and associated plans are expected to be submitted complete and accurate in all detail as shown by the checklist. Should plans be determined to be incomplete, they may either be returned to the applicant without further review or marked up with needed changes, depending on the amount/magnitude of changes or corrections needed.

For Zoning or Rezoning to a Straight Zoning District

Location/vicinity map showing the location of the proposed zoning with cross streets is included. Indicate scale or not to scale (NTS) and provide north arrow.

Abstract lines, survey lines, county lines, corporate boundaries are correctly shown and clearly labeled.

_____ Statement of purpose and intent of the zoning or rezoning that includes:

- Land Use(s) proposed
- Existing and proposed zoning
- Impact of uses(s) on the transportation system. NOTE: The City will determine if a Traffic Impact Analysis (TIA) is required.
- Impact of the use(s) on water and wastewater utilities (e.g. provide statement as to general availability).
- Impact on land use(s) adjacent to the rezoning request.
- Conformance to the Comprehensive Plan.
- Other information as required by City staff, Planning & Zoning Commission, and/or City Council
- If a residential use, the density of the proposal and density of adjacent residential use(s).

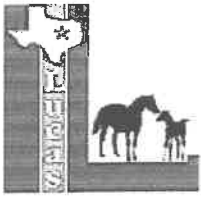
Adjacent zoning and existing land use(s) within 500 feet is indicated.

_____ Adjacent driveways, streets, roads and other thoroughfares within 500 feet of the property are shown and labeled.

_____ A note stating that development of the site will be in accordance with City of Lucas development standards.

_____ Provide an electronic file (pdf) of Legal Description/Metes & Bounds Description with labeling at top of document.

Mailing labels of an appropriate size for mailing, with current property owner(s) name and address, of any property located within 500 feet of all property lines of subject property.



Zoning Exhibit Checklist

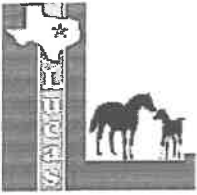
Minimum Requirements (continued)

For Special Use Permit (SUP) Requests, Conditional Use Permit (CUP) Requests and Planned Development / Zoning District Requests or Amendments

- Zoning boundary is indicated by a heavy solid line, intermittent with 2 dash lines; dimensioned with bearing(s) and distance(s).
- A title block in the lower right corner that includes large, boldly printed "ZONING CONCEPT PLAN - EXHIBIT B", owner and engineer(s), architect(s), and/or surveyor(s) names, addresses and phone numbers, project name, total acreage, survey name and abstract number (Addition Name & Lot and Block info if platted property), Collin County, submission date, and a log of submittal/revision dates since submitted to the City. A note shall be affixed to the Zoning Concept Plan as follows:

"This Concept Plan is for illustrative purposes only and subject to change. This Concept Plan, along with development regulations (for Planned Development requests), are intended to describe the intent of the Planned Development. Significant deviations from this Concept Plan, as determined by the Development Services Director, will require an amendment to the Concept Plan and, as necessary, the development regulations."
- Location/vicinity map showing the location of the proposed zoning request/change with cross streets is included.
- Indicate scale or not to scale (NTS) and provide north arrow.
- Written and bar graph scale, and north arrow are indicated. North shall be oriented to the top or left side of the sheet.
- Abstract lines, survey lines, corporate boundaries are correctly shown and clearly labeled.
- Statement of purpose and intent of the rezoning that includes:
 - Land use(s) proposed
 - Existing and proposed zoning and land use
 - Impact of uses(s) on the transportation system.

NOTE: The City will determine if a Traffic Impact Analysis (TIA) is required.
 - Impact of the use(s) on water and wastewater utilities (e.g. provide statement as to general availability).
 - Impact on land use(s) adjacent to the rezoning request.
 - Conformance to the Comprehensive Plan.
 - Other information as required by City staff, Planning & Zoning Commission, and/or City Council
- Adjacent zoning and existing land use(s) within 500 feet is indicated.
- Adjacent driveways, streets, roads and other thoroughfares within 500 feet of the project are shown.
- Concept Plan that includes the following:
 - Land use(s) proposed (building footprint(s) are to be graphically shown).
 - Thoroughfares as depicted on the Master Thoroughfare Plan (MTP) within and adjacent to the site are accurately located, named and dimensioned. Existing is to be shown as a light, solid line; proposed shown as a medium weight solid line.
 - Medians, left-turn lanes, median openings, curb cuts, acceleration/deceleration lanes within 200 feet of the property are accurately located, labeled, and dimensioned. Existing is to be shown as a light, solid line; proposed shown as a medium weight solid line.
 - If a structure is proposed, or proposed to remain, a minimum and maximum square footage (if no definitive/specific user(s) are identified at this time) is indicated for the structure(s).
 - If a structure is proposed, or proposed to remain, the use, approximate location, and square footage of each building is provided.
 - If a residential use, the density of the proposal and density of adjacent residential use(s).
 - Project phasing lines.
 - Other pertinent data as may be required by City staff, Planning and Zoning Commission, and/or City Council.
 - Location of present, future or proposed public dedication of parks, open space, etc.
- Mailing labels of an appropriate size for mailing, with current property owner(s) name and address, of any property located within 500 feet of all property lines of subject property.



Zoning Exhibit Checklist Minimum Requirements (continued)

Special Use Permit (SUP) and Conditional Use Permit (CUP) requests shall also include the following items in table format on the Zoning Concept Plan (Exhibit "B") and those specified in items 1 thru 10 above as applicable:

- Existing/proposed Lot Number(s)
- Lot area specified in square feet and acreage
- Building square footage (Indication of Minimum and Maximum suggested if no definitive/specific user(s) identified at this time)
- Proposed use for each proposed building by category of use (e.g. retail, medical office, restaurant with or without drive-thru, convenience store, bank with drive-thru, church, etc.)
- Parking count required and specified per use(s) with required ratio indicated

Planned Development (PD) Zoning District requests shall also include Development Regulations (labeled/titled Exhibit "C") with the following:

- Hard copy (8 ½" X 11") and pdf file on disk is provided.
- List of proposed land uses
- Proposed use(s) for each building (non-residential and mixed-use development) by category of use (e.g. retail, professional office, medical office, church, restaurant, bank with drive through, etc.)
- Maximum square footage of each building (non-residential uses)
- Minimum lot area (residential uses)
- Minimum lot width (residential uses)
- Minimum lot depth (residential uses)
- Heights and stories
- Maximum lot coverage percentage
- Maximum lot count (residential uses)
- Minimum house size square footage excluding garages and breezeways
- Fencing requirements indicated
- Garage type(s) indicated (e.g. front entry, rear entry alley served, "J"-hook, etc.)
- Accessory Building regulations
- Subdivision Ordinance waiver/modification requests are specifically listed.
- Parking count required specified per use(s) with required ratio indicated
- Parking count provided
- Statement is provided indicating that all current development requirements of the City as amended shall be met unless approved otherwise within these Planned Development Zoning District Development Regulations.
- Hard copy (8 ½" X 11") and electronic file (pdf) of Legal Description/Metes & Bounds Description with labeling at top of document indicating Exhibit "A" is provided.
- Mailing labels of an appropriate size for mailing, with current property owner(s) name and address, of any property located within 500 feet of all property lines.

NOTE: DEVIATIONS FROM CURRENT DEVELOPMENT STANDARDS/REGULATIONS NOT SPECIFICALLY ADDRESSED/LISTED FOR APPROVAL AS PART OF PLANNED DEVELOPMENT REGULATIONS MAY REQUIRE A HEARING/APPROVAL BY THE BOARD OF ADJUSTMENT (BOA).

Aug 10



ZONING APPLICATION

City of Lucas, Texas

Name of Project: _____

	Application Fee
____ Initial Zoning (newly annexed or agricultural property) per classification	\$450.00
____ Rezoning (property currently zoned) per classification	\$450.00
<input checked="" type="checkbox"/> Specific Use Permit (SUP) - see Zoning Ordinance for special requirements and procedures	\$450.00

Physical Location of Property: 121 E. Estelle Ln
[Address and General Location - approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds description):
Lot 8 Block C
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Collin County Appraisal District Short Account Number: _____

Acreage: _____ Existing Zoning: R2 Requested Zoning: SUP
[Attach a detailed description of requested zoning]

OWNER(S) NAME: Arnon Aldape Phone Number: Robert 214 460 6834

Applicant / Contact Person: Roy Woods Title: Owner

Company Name: RW Consulting Services LLC

Mailing Address: 1675 Blessie Rd City: Guthrie State: Tx ZIP: 75088

Phone: (214) 293 5100 Fax: () Email Address: roy.woods@att.net

ENGINEER(S) / REPRESENTATIVE(S) NAME: Childers Engineering

Contact Person: Michael Title: PE

Company Name: _____

Mailing Address: 1701 N Collins Blvd #300 City: Richton State: Tx ZIP: 75280

Phone: (214) 451 6630 Fax: () Email Address: _____



ZONING APPLICATION (continued)

Name of Project: Aldape Accessory Building

****READ BEFORE SIGNING BELOW:** If there should be more than one property owner, complete a separate sheet with the same wording as below. The City requires all original signatures. If applicant is other than the property owner a "Power of Attorney" with original, notarized signatures is required. (Notaries are available upon submittal.)

SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE. All zoning applications must be advertised in the newspaper, and notices must be mailed to all property owners within 500 feet of the subject property. Please contact City staff in advance for submittal deadlines:

ALL APPLICATIONS MUST BE COMPLETE, ACCOMPANIED BY THE APPLICABLE CHECKLIST AND TAX CERTIFICATE SHOWING TAXES PAID, BEFORE THEY WILL BE SCHEDULED FOR P&Z AGENDA. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances; and any separate submittal policies, requirements and/or checklists that may be required from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements. [Drawings will not be returned to applicant.]

SUBMISSIONS. Failure to submit all materials to the City with this application will result in delays scheduling the agenda date.

NOTICE OF PUBLIC RECORDS. The submission of plans/drawings/etc. with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings/etc.) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

ALL PARCELS/PROPERTIES MUST MATCH IN ACREAGE ALL OTHER DOCUMENTS SUBMITTED, WITH NO AMBIGUITY.

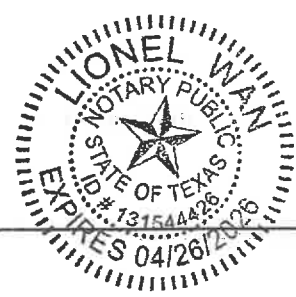
STATE OF TEXAS :
COUNTY OF COLLIN :

BEFORE ME, a Notary Public, on this day personally appeared Aaron Aldape the undersigned who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, (proof attached) for the purposes of this application; that all information submitted herein is true and correct. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."

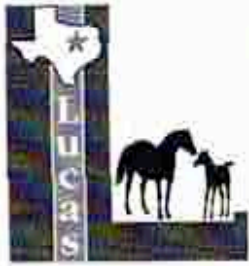
[Signature]
**Owner? Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this the 19 day of July, 2023

Notary Public in and for the State of Texas: [Signature]



Official Use Only	Action Taken
Planning & Zoning: _____	Date: _____
City Council: _____	Date: _____
Applicant Made a Written Withdrawal: <u>Yes or No</u>	Date: _____



MISCELLANEOUS BUILDING PERMIT

INSPECTION REQUEST LINE
214-644-0779

City of Lucas
665 Country Club
Lucas, TX 75002
Phone: 972-912-1206
EMAIL: PERMITS@LUCASTEXAS.US

PERMIT #

Project Address: 121 E Estelle Ln Zoning: _____

Subdivision: Huntwick Lot: 8 Block: C

Property Owner Name: Arnon A. Lopez Phone: 214 793-9488

(General) Contractor Name & Address: RW Consulting Services LLC Phone: 214 793 9488

(Elec) Contractor Name & Address: Fox Electric Phone: 972 440-0086

(Plumb) Contractor Name & Address: Wilson McLean Plumbing Phone: 770 486 7710

(HVAC) Contractor Name & Address: Season's Heat & Air Phone: 469-446-7945

Type of Permit:

- | | | |
|---|---|--|
| <input type="checkbox"/> HVAC | <input type="checkbox"/> ELECTRICAL | <input type="checkbox"/> POOL/ SPA/HOT TUB |
| <input type="checkbox"/> ACCESSORY BUILDING | <input type="checkbox"/> POOL BARRIER FENCE | <input type="checkbox"/> PLUMBING |
| <input type="checkbox"/> CULVERT/APPROACH | <input type="checkbox"/> SIGN | <input type="checkbox"/> IRRIGATION |
| <input type="checkbox"/> FIRE SUPPRESSION | <input type="checkbox"/> CERTIFICATE OF OCCUPANCY | <input type="checkbox"/> ROOFING |
| <input checked="" type="checkbox"/> OTHER: <u>SUP</u> | <input type="checkbox"/> PLAN REVIEW | <input type="checkbox"/> ALARM |

BUILDING INFORMATION

BRIEF DESCRIPTION OF PROJECT: 1460 sq ft slab, 2 Bdr, 2 Bath, Living, 1 Room Utility Room

ESTIMATED SQUARE FOOTAGE OF PROJECT: 1460 sq ft ESTIMATED VALUE: 189,000

NOTICE TO APPLICANT: UNDER PENALTY OF INTENTIONAL MISREPRESENTATION AND/OR PERJURY, I DECLARE that I have examined and/or made this application and it is true and correct to the best of my knowledge and belief. I agree to construct said improvement in compliance with all provisions of the Ordinances of the City of Lucas, I realize that the information that I have stated hereon forms a basis for the issuance of the Building Permit herein applied for and approval of any plans in connection therewith shall not be construed to permit any construction upon said premises or use thereof in violation of any provision of the Lucas City Code or any other ordinance or to excuse the owner or his successors in from complying therewith. WHERE NO WORK HAS BEEN STARTED WITHIN 180 DAYS AFTER THE ISSUANCE OF A PERMIT OR WHEN MORE THAN 180 DAYS LAPSE BETWEEN APPROVAL OF REQUIRED INSPECTIONS, SUCH PERMIT SHALL BE VOID.

I hereby certify that I am the OWNER at this address or that for the purposes of obtaining this approval, I am acting on behalf of the owner. All contract work on this project will be done by a contractor holding a valid privilege tax license and contractor's license issued by the State of Texas and the City of Lucas.

SIGNED: Ry Woods (RWC) DATE: 8/7/23
Owner or Agent

FINAL INSPECTION REQUIREMENTS:

All final reports and paperwork need to be on site for final inspection, including but not limited to: backflow report, final energy report, final termite report, final grade report, septic report or other reports that may be necessary.

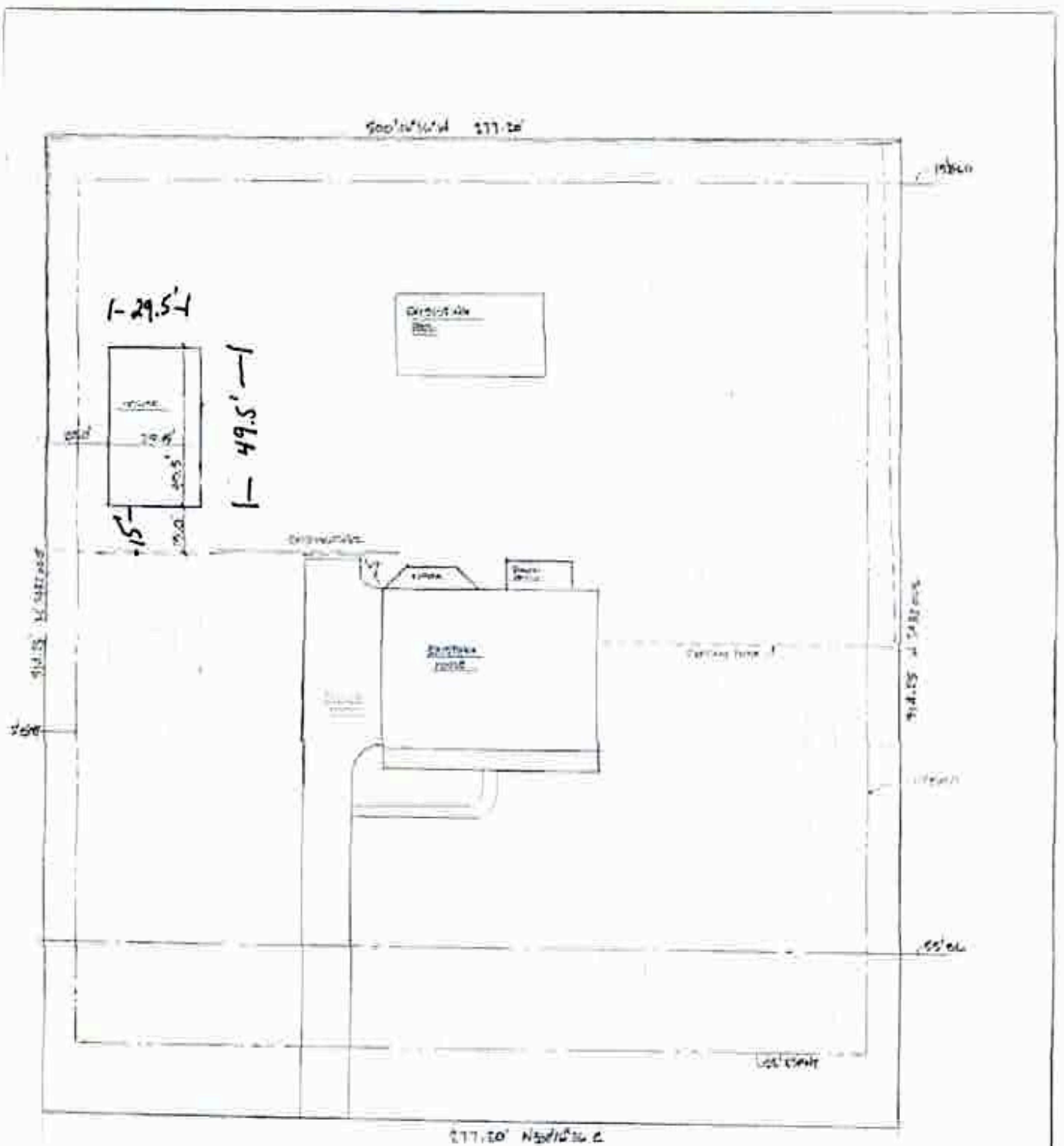
Official Use Only

Signature: _____ Date: _____
Received By
Signature: _____ Date: _____
Building Official
From: _____ Check# _____ Cash _____ CC _____

Official Use Only:

Permit Fees

Permit Fee: _____
Weight Permit: _____
Contractor Reg: _____
Other: _____
Total Amount Due: _____



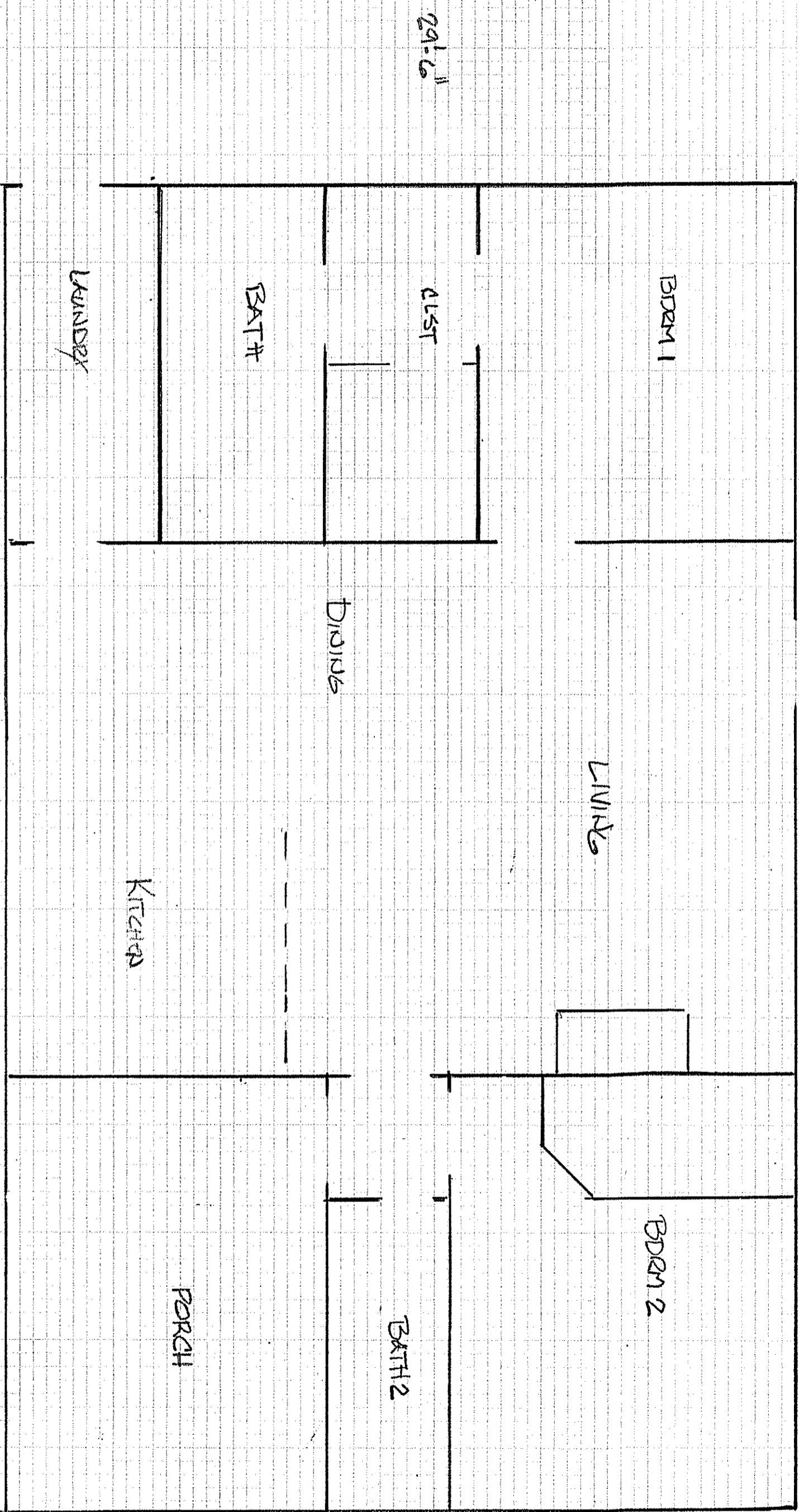
277.00' North-South

100
 CONTRACTOR'S OFFICE
 1000 10th Street

LIE ESTELLE LN

800 10th

ALCANTARA	VOLUNTARY	
MARKER ROAD		1000 10th
STATE	REGISTRATION	
NO. 1000	1000 10th	1000 10th
NO. 1000	1000 10th	1000 10th



49'-0"

29'-6"

121-B E. ESTELLE LN.
 1/4" = 1'-0"

SQ FT 9.
 BLDG 1460

ALDAPR RESIDENCE	
121-B E. ESTELLE LN	HUNTER
SCALE 1/4" = 1'-0"	ADDN
DATE 2/18/23	AK



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas, will conduct a public hearing on Thursday, September 14, 2023 at 6:30 p.m., and the City Council will conduct a second public hearing on Thursday, October 5, 2023 at 6:30 p.m. at Lucas City Hall, 665 Country Club Road, Lucas, Texas, to consider a Specific Use Permit (SUP) application filed by Aaron Aldape to permit an accessory dwelling unit with more than 600 square feet of habitable space at 121 Estelle Lane, Lucas, Texas, and being more particularly described as follows:

Lot 8, Block C of the Huntwick Addition, Lucas, Texas 75002.

Code of Ordinances Section 14.04.304 General accessory buildings and structures regulations.

(4) Accessory Dwelling Units (ADUs). ADUs may only be used and/or occupied by the owner/occupant of the principal building, structure, or dwelling unit, their family, invited guests and/or domestic staff. An ADU may be a standalone structure, attached but not interconnected to the principal building, structure, or dwelling, or be a part of a permitted accessory building. All areas associated with, or providing support to an ADU shall be used in calculating the square footage of the ADU. These areas include but are not limited to habitable spaces, closets, halls, corridors, bathrooms, porches, patios, storage rooms, and covered vehicle storage areas. The calculation of area associated with an ADU is not intended to include areas of accessory buildings that are isolated and/or delineated for other uses, including but not limited to areas used as a barn, workshop, game/party room, art studio, or pool house. ADUs shall comply with the following:

(B) Specific regulations for ADU square footage based on zoning district:

(i) In R-2 zoning districts, a maximum of six hundred (600) square feet. An additional nine hundred (900) square feet may be permitted with a specific use permit. Total area of ADU shall not exceed one thousand and five hundred (1,500) square feet.

Those wishing to speak FOR or AGAINST the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, Attention: Interim City Secretary, 665 Country Club Road, Lucas, Texas, 75002, or email Interim City Secretary Kent Souriyasak at kent@lucastexas.us and it will be presented at the hearing. If you have any questions about the above hearing, you may contact Development Services Director Joe Hilbourn at jhilbourn@lucastexas.us.



City of Lucas
Planning and Zoning Commission
Agenda Request
September 14, 2023

Item No. 03

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Consider approving the request by Michelle Tilotta with LJA Engineering on behalf of Collin County Water Control Improvement District Number 3 for a replat on a parcel of land being 6.685 acres out of the Orpha Shelby Survey, Abstract Number 799 in the City of Lucas Extraterritorial Jurisdiction (ETJ), Collin County, Texas, more commonly known as Inspiration Phase 7A Lot 1XR and 2XR, Block 2.

Background Information

This project is located within the City of Lucas ETJ and has both an approved development agreement and concept plan. This project is part of a Municipal Utility District that supplies sewer and water service for this project. The City of Lucas does not review the construction plans or inspect any civil infrastructure for this project. The City's only responsibility is plat approval.

The purpose of the plat is to create two common area lots, that was previously a single common lot, and to dedicate right-of-way extending Stellar Truth Way for a future phase creating Lot 1XR and 2XR, Block 2. The applicant has submitted payment for the replat application.

Attachments/Supporting Documentation

1. Replat
2. Location Map
3. Replat Application

Budget/Financial Impact

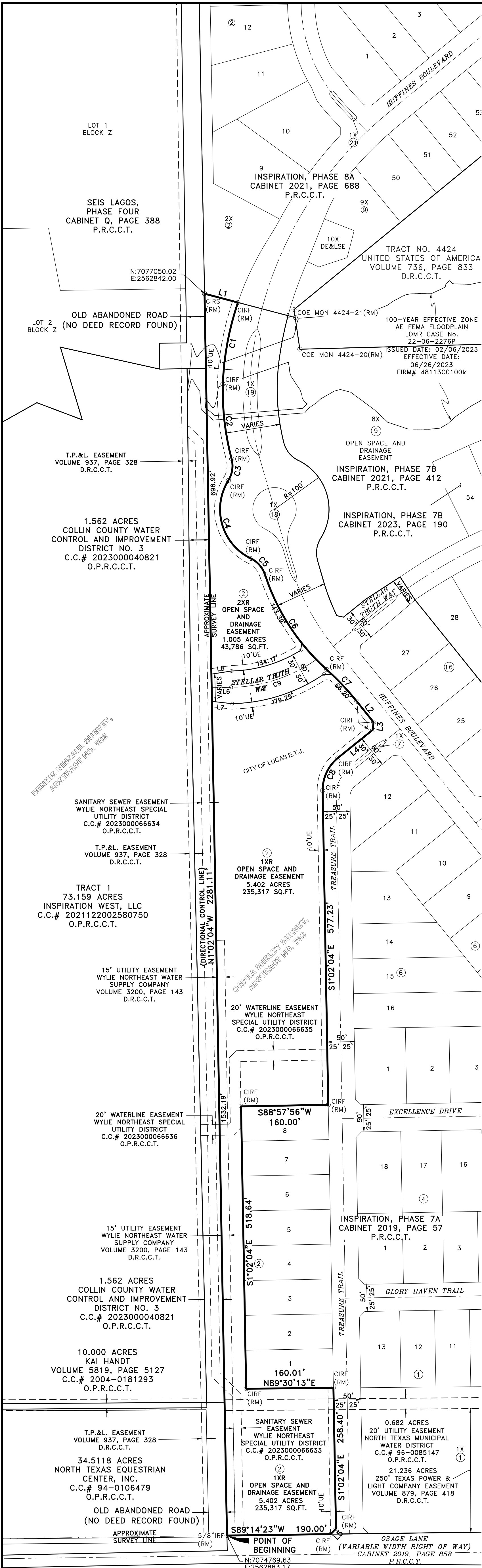
NA

Recommendation

Staff recommends approval of the replat as presented.

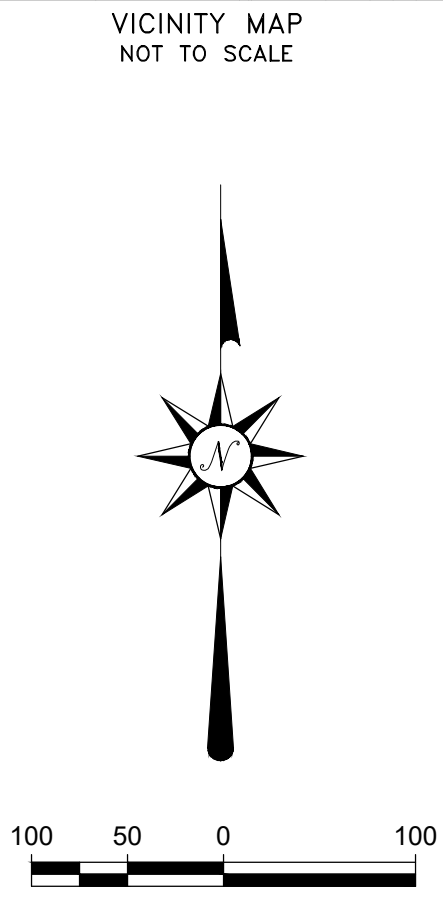
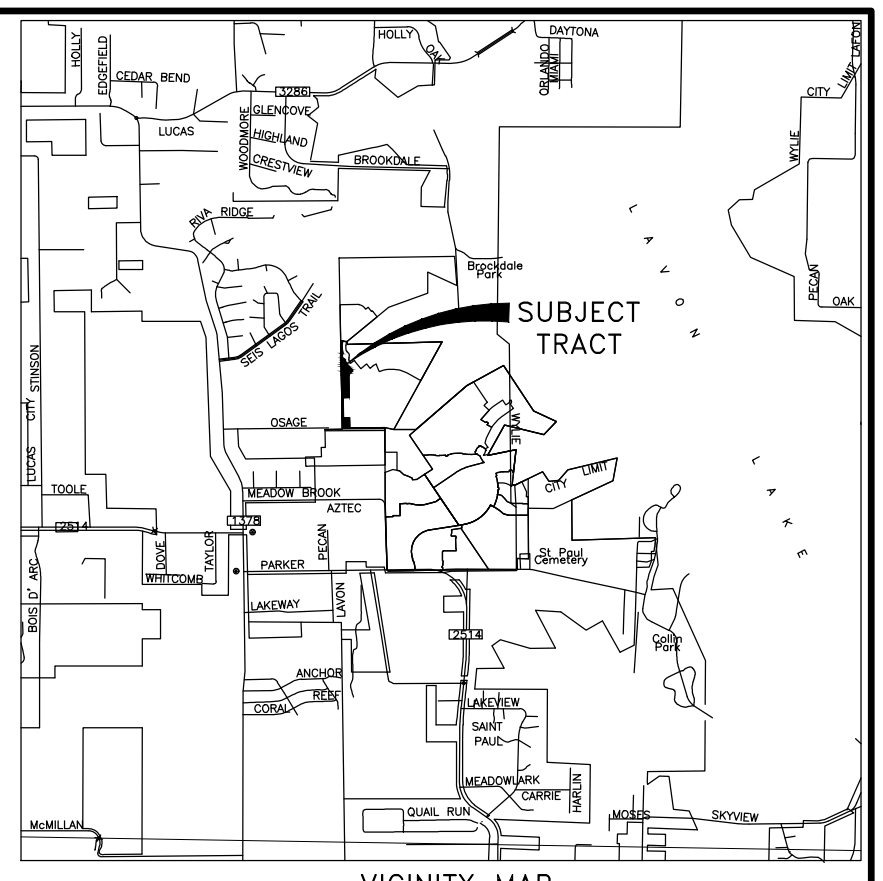
Motion

I make a motion to recommend to approve/deny the request by Michelle Tilotta with LJA Engineering on behalf of Collin County Water Control Improvement District Number 3 for a replat on a parcel of land being 6.685 acres out of the Orpha Shelby Survey, Abstract Number 799 in the City of Lucas Extraterritorial Jurisdiction (ETJ), Collin County, Texas, more commonly known as Inspiration Phase 7A Lot 1XR and 2XR, Block 2.



CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	18°17'53"	537.00'	S10°29'56"W	152.24'	152.75'
C2	18°16'05"	490.00'	S8°43'31"E	138.66'	139.13'
C3	47°03'59"	50.00'	S8°40'26"W	39.93'	41.07'
C4	96°33'51"	100.00'	S16°04'30"E	149.29'	168.54'
C5	46°25'14"	50.00'	S41°08'49"E	39.41'	40.51'
C6	30°06'05"	400.00'	S32°59'14"E	207.74'	210.15'
C7	9°11'38"	500.00'	S43°26'28"E	80.15'	80.23'
C8	52°11'26"	75.00'	S25°03'59"W	65.98'	68.32'
C9	34°06'13"	280.00'	N71°54'49"E	164.21'	166.66'

LINE	BEARING	DISTANCE
L1	S75°12'39"E	63.28'
L2	S38°50'38"E	49.38'
L3	S6°09'22"W	14.14'
L4	S51°09'22"W	82.35'
L5	S44°06'10"W	14.11'
L6	N88°44'23"E	35.77'
L7	S83°33'18"E	37.30'
L8	N80°59'51"E	37.11'



STATE OF TEXAS (X)
 COUNTY OF COLLIN (X)

WHEREAS COLLIN COUNTY WATER CONTROL IMPROVEMENT DISTRICT NO. 3 IS THE SOLE OWNER OF A 6.685 ACRE TRACT OF LAND SITUATED IN THE ORPHA SHELBY SURVEY, ABSTRACT NO. 799, CITY OF LUCAS E.T.J., COLLIN COUNTY, TEXAS, AND BEING ALL OF LOT 1X, BLOCK 2 OF INSPIRATION, PHASE 7A, AN ADDITION TO THE CITY OF LUCAS E.T.J., AS RECORDED IN CABINET 2019, PAGE 57 PLAT RECORDS, COLLIN COUNTY, TEXAS, SAID 6.685 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (2011) EPOCH 2010, DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND DENTON CORS ARP (PID-DF8986), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1X, BLOCK 2, SAME BEING THE SOUTHWEST CORNER OF SAID INSPIRATION, PHASE 7A, AN EXTERIOR ELL CORNER OF OSAGE LANE, (A VARIABLE WIDTH RIGHT-OF-WAY), AS RECORDED IN CABINET 2019, PAGE 58, PLAT RECORDS, COLLIN COUNTY, TEXAS, AND BEING ON THE EAST LINE OF AN OLD ABANDONED ROAD, (NO RECORD DOCUMENT FOUND);

THENCE, NORTH 01 DEGREE 02 MINUTES 04 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1X AND THE COMMON EAST LINE OF SAID OLD ABANDONED ROAD, AND THE EAST LINE OF A 1.562 ACRE TRACT OF LAND CONVEYED TO COLLIN COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 3, AS RECORDED IN COUNTY CLERK'S FILE NO. 202300040821, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, A DISTANCE OF 2281.11 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1X, SAME BEING THE NORTHWEST CORNER OF SAID INSPIRATION, PHASE 7A AND THE COMMON SOUTHWEST CORNER OF LOT 2X, BLOCK 2 OF INSPIRATION, PHASE 8A, AN ADDITION TO THE CITY OF LUCAS E.T.J., AS RECORDED IN CABINET 2021, PAGE 688, PLAT RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 75 DEGREES 12 MINUTES 38 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1X AND SAID INSPIRATION, PHASE 7A AND THE COMMON SOUTH LINE OF SAID LOT 2X AND SAID INSPIRATION, PHASE 8A, A DISTANCE OF 63.28 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1X AND THE COMMON SOUTHEAST CORNER OF SAID LOT 2X, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF HUFFINES BOULEVARD, (A VARIABLE WIDTH RIGHT-OF-WAY OF SAID INSPIRATION, PHASE 7A AND SAID INSPIRATION, PHASE 8A), AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18 DEGREES 17 MINUTES 53 SECONDS, A RADIUS OF 537.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 10 DEGREES 29 MINUTES 56 SECONDS WEST, A DISTANCE OF 152.24 FEET;

THENCE, ALONG THE EAST LINE OF SAID LOT 1X, BLOCK 2 AND THE COMMON WEST RIGHT-OF-WAY LINE OF SAID HUFFINES BOULEVARD, OVER AND ACROSS SAID INSPIRATION, PHASE 7A, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 152.24 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER AND THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18 DEGREES 17 MINUTES 53 SECONDS, A RADIUS OF 480.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 06 DEGREES 43 MINUTES 31 SECONDS EAST, A DISTANCE OF 138.66 FEET;

ALONG SAID COMPOUND CURVE TO THE LEFT, AN ARC DISTANCE OF 138.66 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 47 DEGREES 03 MINUTES 59 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 08 DEGREES 40 MINUTES 26 SECONDS WEST, A DISTANCE OF 39.93 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 41.07 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 96 DEGREES 33 MINUTES 51 SECONDS, A RADIUS OF 100.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 16 DEGREES 04 MINUTES 30 SECONDS EAST, A DISTANCE OF 149.29 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 168.54 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 46 DEGREES 25 MINUTES 14 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 41 DEGREES 08 MINUTES 49 SECONDS EAST, A DISTANCE OF 39.41 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 40.51 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 30 DEGREES 06 MINUTES 05 SECONDS, A RADIUS OF 400.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 32 DEGREES 59 MINUTES 14 SECONDS WEST, A DISTANCE OF 207.74 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 210.15 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09 DEGREES 11 MINUTES 38 SECONDS, A RADIUS OF 500.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 43 DEGREES 26 MINUTES 28 SECONDS EAST, A DISTANCE OF 80.15 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 80.23 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

SOUTH 38 DEGREES 50 MINUTES 38 SECONDS EAST, A DISTANCE OF 49.38 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER AT THE NORTH END OF A CORNER CLIP AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID HUFFINES BOULEVARD AND THE COMMON NORTHWEST RIGHT-OF-WAY LINE OF TREASURE TRAIL, (A VARIABLE WIDTH RIGHT-OF-WAY) OF SAID INSPIRATION, PHASE 7A;

THENCE, SOUTH 08 DEGREES 09 MINUTES 22 SECONDS WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 14.14 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER AT THE SOUTH END OF SAID CORNER CLIP;

THENCE, CONTINUING ALONG THE EASTERLY LINES OF SAID LOT 1X AND THE COMMON WESTERLY RIGHT-OF-WAY LINES OF SAID TREASURE TRAIL, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 51 DEGREES 09 MINUTES 22 SECONDS WEST, A DISTANCE OF 82.35 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES 26 SECONDS, A RADIUS OF 75.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 25 DEGREES 03 MINUTES 39 SECONDS WEST, A DISTANCE OF 65.98 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 68.32 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP "JACOBS" FOUND FOR CORNER;

SOUTH 01 DEGREE 02 MINUTES 04 SECONDS EAST, A DISTANCE OF 577.23 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR AN EXTERIOR ELL CORNER OF SAID LOT 1X AND THE COMMON NORTHEAST CORNER OF LOT 8, BLOCK 2 OF SAID INSPIRATION, PHASE 7A;

THENCE, SOUTH 01 DEGREE 02 MINUTES 04 SECONDS EAST, ALONG AN EASTERLY LINE OF SAID LOT 1X AND THE COMMON WEST LINES OF SAID LOT 8 AND LOTS 7 THROUGH 1, BLOCK 2 OF SAID INSPIRATION, PHASE 7A, A DISTANCE OF 518.64 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR AN INTERIOR ELL CORNER OF SAID LOT 1X AND THE COMMON NORTHWEST CORNER OF SAID LOT 8;

THENCE, NORTH 88 DEGREES 57 MINUTES 56 SECONDS EAST, ALONG A SOUTHERLY LINE OF SAID LOT 1X AND THE COMMON NORTH LINE OF SAID LOT 8, A DISTANCE OF 160.01 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR AN EXTERIOR ELL CORNER OF SAID LOT 1X AND THE COMMON NORTHWEST CORNER OF SAID LOT 8;

THENCE, SOUTH 01 DEGREE 02 MINUTES 04 SECONDS EAST, ALONG AN EASTERLY LINE OF SAID LOT 1X AND THE COMMON WEST LINES OF SAID LOT 8 AND LOTS 7 THROUGH 1, BLOCK 2 OF SAID INSPIRATION, PHASE 7A, A DISTANCE OF 518.64 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR AN INTERIOR ELL CORNER OF SAID LOT 1X AND THE COMMON NORTHWEST CORNER OF SAID LOT 8;

THENCE, SOUTH 01 DEGREE 02 MINUTES 04 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1X AND THE COMMON WEST RIGHT-OF-WAY LINE OF SAID TREASURE TRAIL, A DISTANCE OF 258.40 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER AT THE NORTH END OF A CORNER CLIP AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID TREASURE TRAIL AND THE COMMON NORTH RIGHT-OF-WAY LINE OF AFORESAID OSAGE LANE;

THENCE, SOUTH 44 DEGREES 06 MINUTES 10 SECONDS WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 14.11 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER AT THE SOUTH END OF SAID CORNER CLIP, SAID POINT BEING ON THE SOUTH LINE OF SAID INSPIRATION, PHASE 7A AND THE COMMON NORTH RIGHT-OF-WAY LINE OF SAID OSAGE LANE;

THENCE, SOUTH 89 DEGREES 14 MINUTES 23 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 291,187 SQUARE FEET OR 6.685 ACRES OF LAND.

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LUCAS, TEXAS ON THE _____ DAY OF _____ 2023.

ATTEST:
 ZONING SECRETARY

APPROVED FOR PREPARATION OF FINAL PLAT

CHAIRMAN, CITY OF LUCAS _____ DATE _____
 PLANNING AND ZONING COMMISSION

DEVELOPMENT SERVICES DIRECTOR _____ DATE _____

DIRECTOR OF PUBLIC WORKS _____ DATE _____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT, COLLIN COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 3 ("OWNER"), ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS INSPIRATION, PHASE 7A, AN ADDITION TO THE COUNTY OF COLLIN TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLICS USE THE STREETS AND EASEMENTS SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON TO THE INSPIRATION HOMEOWNERS ASSOCIATION. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS PLAT AND DEDICATION TO THE CONTRARY.

COLLIN COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 3

BY: _____
 TITLE: _____

STATE OF TEXAS
 COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS _____ DAY PERSONALLY APPEARED _____ TITLE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND AS THE ACT AND DEED OF SOME COMPANY.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYORS CERTIFICATE

I, CHRIS MATTEO, OF LJA SURVEYING, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY ON THE LAND UNDER MY DIRECTION AND SUPERVISION, AND UPON COMPLETION OF CONSTRUCTION, 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" WILL BE SET AT ALL SUBDIVISION BOUNDARY CORNERS AND "X" CUTS PLACED AT RIGHT-OF-WAY CENTERLINE INTERSECTIONS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED. THE MONUMENTS OR MARKS SET, OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

CHRIS MATTEO
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6501



THE STATE OF TEXAS §
 COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CHRIS MATTEO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

THE PURPOSE OF THIS REPLAT IS TO CREATE TWO OPEN SPACE LOTS AND ONE RIGHT-OF-WAY DEDICATION FROM LOT 1X, BLOCK 2 OF INSPIRATION, PHASE 7A.

**A FINAL PLAT
 BEING A REPLAT
 OF INSPIRATION PHASE 7A
 LOT 1XR AND 2XR, BLOCK 2
 OUT OF THE ORPHA SHELBY SURVEY, ABSTRACT NO. 799
 IN THE CITY OF LUCAS E.T.J., COLLIN COUNTY, TEXAS**

**6.685 ACRES
 2 OPEN SPACE LOTS**

SHEET 1 OF 1

OWNER/DEVELOPER: COLLIN COUNTY WATER CONTROL IMPROVEMENT DISTRICT NO. 3
 14755 PRESTON ROAD
 SUITE 600
 DALLAS, TEXAS 75254-6825

LJA Surveying, Inc.

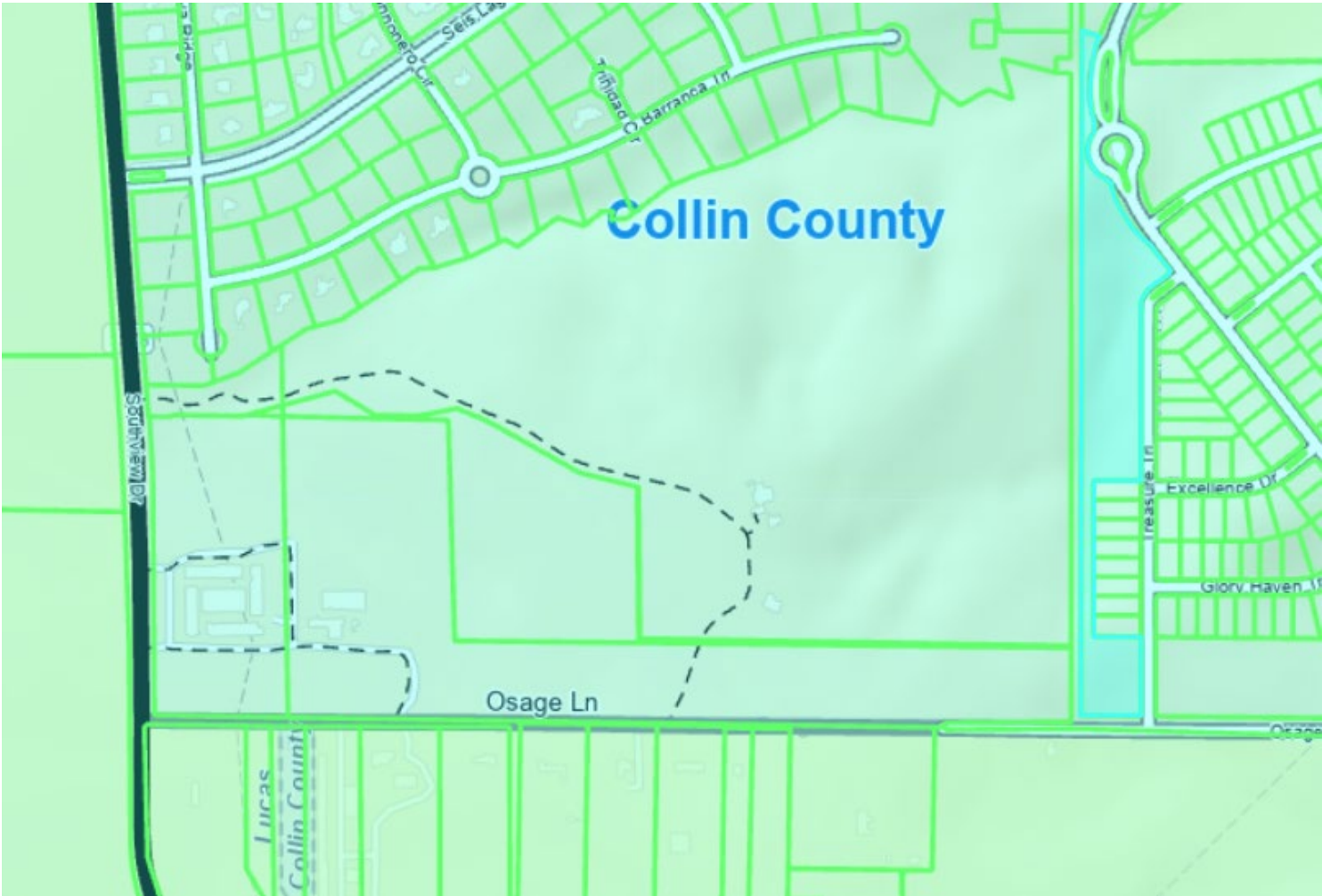
6060 North Central Expressway Phone 469.621.0710
 Suite 400
 Dallas, Texas 75206 T.B.P.E.L.S. Firm No. 10194382

JULY 2023 JOB NO. 0001

- LEGEND
- COE MON CORPS OF ENGINEERS MONUMENT
 - CIRS 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET
 - CIRF 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET
 - IRF IRON ROD FOUND
 - UE UTILITY EASEMENT
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
 O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
 (RM) RECORD MONUMENT
- NOTES:
1. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (2011) EPOCH 2010, DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND DENTON CORS ARP (PID-DF8986), COORDINATE VALUES SHOWN ARE GRID VALUES.
 2. ALL CORNERS ARE 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING", UNLESS OTHERWISE SPECIFIED.
 3. FLOOD ZONE DESIGNATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4811300100, LOMR CASE NO. 22-06-2276P WITH AN ISSUE DATE OF 02/06/2023 AND AN EFFECTIVE DATE OF 06/26/2023.

PLAT FILED IN _____

LOCATION MAP





PLAT APPLICATION

Office Use Only:

Date Received

Received by

Name of Subdivision and/or Project: Inspiration Phase 7A Replat

ITEMS SUBMITTED

Filing Fee

Preliminary Plat

- Single Family Residential Subdivision Development
 - \$750 + \$5 per acre with 20 acres or less (i.e. \$850 for 20 acres) excluding minor plats of five (5) acres or less.
 - \$750 + \$5 per acre with 21-30 acres (i.e. \$900 for 30 acres)
 - \$800 + \$5 per acre with 31-45 acres (i.e. \$1025 for 45 acres)
 - \$900 + \$5 per acre with 46+ acres (i.e. \$1130 for 46 acres)
- Estate Residential Subdivision Development
 - \$1000 + \$7 per acre for all size parcels (i.e. \$1140 for 20 acres)
- Minor Plats
 - \$500 + \$5 per acre with 5 acres or less (i.e. \$525 for 5 acres)
- Non-residential District Plats
 - \$800 + \$10 per acre with 30 acres or less
 - \$850 + \$10 per acre with 31 – 45 acres
 - \$950 + \$10 per acre with 46+ acres

Final Plat

- Single Family Residential Subdivision Development
 - \$800 + \$5 per acre with 30 acres or less
 - \$850 + \$5 per acre with 31 – 45 acres
 - \$950 + \$5 per acre with 46+ acres
 - Any additional development fees will be charged at final plat rates.*
- Estate residential Subdivision Development
 - \$950 + \$7 per lot for all size parcels
- Minor Plat
 - \$350 + \$5 per acre with 5 acres or less
- Non-residential District Plats
 - \$850 + \$10 per acre for up to 30 acres
 - \$900 + \$10 per acre with 31 – 45 acres
 - \$1000 + \$10 per acre with 46+ acres
- Replat
 - Minor Plat (5 acres or less) \$450 + \$5 per acre (\$475 for 5 acres)
 - All others - \$600 + \$10 per acre
- Amended Plat
 - Minor Plats (5 acres or less) - \$300 + \$7 per acre (i.e. \$300 for an amended plat for 5 acres)
 - All others - \$500 + \$10 per acre (i.e. \$700 for an amended plat for 20 acres)

666.85

Vacation of Plat

- \$500 + \$10 per acre

Concept Plan (Optional Land Study)

- \$150 per session with Planning & Zoning and/or Council

N/A

Tree Survey/Conservation Plan

Tree Removal & Site Clearing Permit

- \$ 250

Park Site Dedication

- \$ 1,000 per lot or land dedication per Lucas City Ordinance Sec. 10.01.122



PLAT APPLICATION, cont.

Physical Location of Property: South of Brockdale Development and East of existing Seis Lagos Development, in the ETJ area of the City of Lucas.

Brief Legal Description of Property (must also attach accurate metes and bounds description):
See attached

(Survey/Abstract No. and Tracts or platted Subdivision Name with Lots/Block)

Comprehensive Zoning Designation/s: Single Family

Existing Zoning Designation/s: N/A (ETJ)

Description of Project Uses: Single Family

Acres: 6.685 Existing # of Lots/Tracts: 1

OWNER'S NAME: Collin County Water Control Improvement District No. 3

Contact Phone: (972) 788-1600

Applicant/Contact Person: Mindy Koehne

Title: District Attorney

Company Name: Coats Rose

Street/Mailing Address: 16000 North Dallas Parkway Suite 350 Dallas, Texas 75248

Phone: (972) 788-1600 Fax: () Email: MKoehne@coatsrose.com

ENGINEER/REPRESENTATIVE: Michelle Tilotta, P.E.

Applicant/Contact Person: Michelle Tilotta, P.E.

Title: Project Manager

Company Name: LJA Engineering

Street/Mailing Address: 6060 N. Central Expy. Suite 400 Dallas, TX 75206

Phone: (214) 451-0862 Fax: () Email: mtilotta@lja.com



PLAT APPLICATION, cont.

Name of Subdivision or Project: Inspiration Phase 7A Replat cont.

ALL APPLICATIONS MUST BE COMPLETE, ACCOMPANIED BY THE APPLICABLE CHECKLIST AND TAX CERTIFICATE SHOWING TAXES PAID, BEFORE THEY WILL BE SCHEDULED FOR P&Z AGENDA. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be required from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements. [Drawings will not be returned to applicant.]

ALL PARCELS/PROPERTIES MUST MATCH IN ACREAGE ALL OTHER DOCUMENTS SUBMITTED WITH NO AMBIGUITY.
SUBMISSIONS: Failure to submit all materials to the City with this application will result in delays scheduling the agenda date.

NOTICE OF PUBLIC RECORDS: The submission of plans/drawings with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

****READ BEFORE SIGNING BELOW:** If there should be more than one property owner complete a separate sheet with the same wording as below. The City requires all Original Signatures. If applicant is other than the property owner a "Power of Attorney" with original, notarized signatures are required. (Notaries are available)

ITEMS REQUIRED PRIOR TO FINAL PLAT APPROVAL:

- Applicant agrees to pay any and all monies due to the City including but not limited to Park Site fee, Tree Removal Permit fee, 3% of Construction cost (developer to provide contracts for verification) and including but not limited to other fees that may be required prior to final plat approval.
- Maintenance Bond for City Improvements, 2 year – 10% Bond to be verified by submitting contract.
- Construction as-built record drawings (mylar)
- Engineering construction test reports.
- Walk-through with Public Works personnel completed with satisfactory outcome.
- HOA (covenants, conditions & restrictions) documentation approved by City Attorney before submittal to Planning & Zoning.

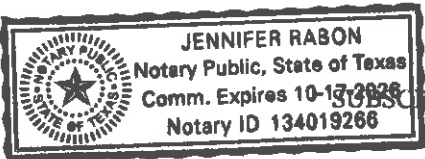
By signing this application, staff is granted access to your property to perform work related to your case. I waive the statutory time limits in accordance with Section 212 of the Texas Local Government Code.

STATE OF TEXAS ()

COUNTY OF COLLIN ()

BEFORE ME, a Notary Public, on this day personally appeared Justin Zwick the undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, (proof must be attached, e.g. "Power of Attorney) for the purposes of this application; that all information submitted herein is true and correct. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."

Justin Zwick
Owner / Agent (circle one)



SUBSCRIBED AND SWORN TO before me, this the 26th day of July, 2023
Notary Public in and for the State of Texas: Jennifer Rabon

Official Use Only:	Action Taken	
Planning & Zoning: _____	Date: _____	
City Council: _____	Date: _____	
Applicant Withdrew: Yes or No	Applicant Made a Written Withdrawal: Yes or No	Date: _____



City of Lucas
Planning and Zoning Commission
Agenda Request
September 14, 2023

Item No. 04

Requester: Capital Improvements Project Manager Patrick Hubbard

Agenda Item Request

Receive a presentation regarding the City of Lucas Geographic Information Systems (GIS) Web Map Portal.

Background Information

The City of Lucas and Halff Associates, Inc. have completed the City’s GIS Web Map Portal which features different map layers for public viewing including the zoning map, school locations, parcel information, future land use designations, and more. Halff Associates provides a hosting service using data provided and maintained by the City of Lucas and partner organizations such as Collin County and the Collin Central Appraisal District.

CIP Manager Patrick Hubbard will be presenting an overview of the GIS Web Map Portal and its features. Mr. Hubbard is responsible for managing the various processes for acquiring and analyzing GIS data, prioritizing GIS projects, and providing internal staff support.

The City’s GIS Web Map Portal is available to the public on the City’s website under the homepage tab titled “Services” and icon link titled “Web Map Portal (GIS).”

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

There is no motion required.



City of Lucas

Planning and Zoning Commission

Agenda Request

September 14, 2023

Item No. 05

Requester: Capital Improvements Project Manager Patrick Hubbard

Agenda Item Request

Consider approving the 2023 Comprehensive Capital Improvement Plan.

Background Information

Staff has completed the newly drafted version of the five-year Comprehensive Capital Improvement Plan (CIP). The CIP follows the recent adoption of a new Comprehensive Plan, Water Master Plan, and the adoption of new impact fees. This report reconciles the recently adopted plans along with past projects and other identified community needs so as to provide a broad range of capital projects to be undertaken by the City both over the next five-years and through to buildout.

A project included in the CIP must have a minimum cost of \$5,000 and must result in either the creation of a new fixed asset or the enhancement of an existing fixed asset. The typical life expectancy of a capital project is 20 years, but it varies depending on the classification of the asset and its specific design.

The projects listed in this version of the CIP are those which have already been vetted and established through policy processes. New projects may be identified as staff continue to inspect and monitor the condition of City facilities. In particular, staff continues to inspect city drainage facilities and conduct pavement condition assessments. This will likely result in new or revised projects in future updates to the plan.

Attachments/Supporting Documentation

Draft of 2023 Comprehensive Capital Improvement Plan (CIP)

Budget/Financial Impact

The CIP includes cost estimates for each capital project which can be used to help identify future revenue needs. Please refer to the CIP for specific costs related to each capital project.

Recommendation

Staff recommends that the Planning and Zoning Commission approve the 2023 Comprehensive Capital Improvement Plan.



City of Lucas
Planning and Zoning Commission
Agenda Request
September 14, 2023

Item No. 05

Motion

I make a motion to approve/deny the 2023 Comprehensive Capital Improvement Plan as presented.

OR

I make a motion to approve/deny the Comprehensive Capital Improvement Plan with the following revisions:

-
-
-
-
-



CITY OF LUCAS COMPREHENSIVE CAPITAL IMPROVEMENT PLAN

2023 EDITION



Silver Certified City for the Keep Lucas Beautiful Program through the Scenic Texas Organization



Governor's Community Achievement Award from TxDOT and Keep Texas Beautiful



ISO Class 1 Rating
Highest Public Protection
Classification Rating Achievable



Lucas Farmers Market
International City/County
Management Association's 2022
Community Partnership Award

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Water Projects.....	Page 34
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Parks, Trails and Open Space Projects.....	Page 75

Overview of Comprehensive CIP

The Comprehensive Capital Improvement Plan (CIP) for the City of Lucas is an integral part of the community planning process. The CIP links local infrastructure investments with comprehensive plan goals, land use ordinances, and economic development efforts. The CIP bridges the gap between planning and financing as well as between the visions of the comprehensive plan and the fiscal and engineering realities of improving and expanding community facilities. The CIP is developed through a policy process which outlines clear and consistent procedures for proposing, evaluating, and adopting capital projects, thereby maximizing long-term public benefit.

The Comprehensive CIP is a five-year planning document adopted by the City Council for capital improvements related to City roadway, stormwater, water, wastewater and park systems including infrastructure and facilities. A project included in the CIP must have a minimum cost of \$5,000 and must result in either the creation of a new fixed asset or the enhancement of an existing fixed asset. The typical life expectancy of a capital project is 20 years, but it varies depending on the classification of the asset and its specific design.

Examples of capital projects include construction or expansion of public buildings, the acquisition of land for public use, water system improvements, sewer mains, street construction and drainage culvert construction. Examples of enhancements to existing fixed assets include the reconstruction of streets, upgrading of playground facilities and upsizing of drainage culverts.

The Comprehensive CIP is distinct from the Capital Improvement Budget. The Capital Improvement Budget is prepared each year in conjunction with the annual Operating Budget. It generally includes only those projects listed for completion in the current year of the Comprehensive CIP. The Capital Improvement Budget will address additional capital needs that are not included in the Comprehensive CIP, such as equipment and vehicles.

This Comprehensive CIP is also distinct from the Capital Improvement Plan (CIP) produced for the purposes of developing a calculation of impact fees as defined in Chapter 395 of the Texas Local Government Code. An impact fee is a charge or assessment imposed by a political subdivision for new development within its service area in order to generate revenue for funding or recouping the costs of capital improvements of facility expansions necessitated by and attributable to the new development. This Comprehensive CIP uses a broader definition of eligible projects and, therefore, includes many projects that are not eligible for impact fee funding.

Goals

The following goals ensure consistency when establishing and prioritizing CIP activities:

1. Preserve public health, welfare, and safety - providing the basic services that ensure public health, welfare, and safety is the fundamental responsibility of local government.
2. Anticipate the demands of growth – informed by the comprehensive plan, the capital improvement plan empowers investment in community facilities and infrastructure needed to meet growth demands.
3. Support economic development – the quality of public infrastructure and services, fiscal soundness, and availability of public amenities are major drivers of the overall attractiveness and value of both residential and nonresidential properties in a community. Stakeholder investment and retention are heavily influenced by capital improvements that enhance the quality of life and sustainability of the community.
4. Develop a fair distribution of capital costs - the CIP process allows for public discussion of the preferred means of distributing capital costs over time. Funding strategies to consider include:
 - a. Annually, the City earmarks funds in the unrestricted fund balance to save for future projects.
 - b. Issuance of debt that is paid by both existing and future users of the facility.
 - c. User fees may be deemed more appropriate than broad based taxes.
 - d. Federal or state funds may also be available to help finance specific projects.

The CIP process can promote discussion of funding strategies and provide for a linkage between revenue policy and expenditure policy by tying expenditure forecasting to potential revenues over the short, medium and long terms.

Development Process

The CIP outlines the major utility infrastructure, streets and drainage, buildings, parks, and other improvements needed to meet stakeholder needs, growth demands, and state and federal regulatory obligations.

The Capital Improvement Projects Manager (CIP Manager) coordinates the annual update and adoption of the five-year CIP. The City Manager will lead the review and prioritization of capital projects for City Council consideration. The Finance Director, Public Works Director, Development Services Director, CIP Manager, and the City Manager shall prioritize and rank projects according to the considerations listed in the project goals section. The CIP includes all costs associated with the design, right-of-way acquisition, and construction of a project, as well as any pertinent operating and maintenance costs that impact future operating budgets. The following guidelines will be used for developing the CIP:

- a. Identify capital improvements based on the City of Lucas Comprehensive Plan, Impact Fee Report and any other adopted city plan. These plans are developed through a participative process that invites the residents, elected officials and other stakeholders to provide input on community priorities.
- b. Identify projects based on system models, repair and maintenance records, and known growth demands.
- c. Prioritize projects based on city staff, board and commission, and public input as informed by adopted plans, best practices and studies.

The CIP will be submitted to City Council for review, revision, and approval. It will be reviewed and revised annually to include updated information.

CIP Amendment

Amendments to the CIP effecting the current fiscal year must be recommended by the City Manager and approved by the City Council through a budget amendment. Amendments will be considered according to the CIP goals as previously identified. Higher priority will be given to projects necessary for the public health and safety, based on funding availability.

Any plan must be based upon an estimate of certain characteristics. These characteristics may change and vary from time to time and when they do, the CIP should be updated. It may require that certain proposed improvements be implemented immediately or even delayed. Further, this plan is meant to be flexible. It is to be used as a tool to help establish a course of action.

CIP Prioritization

Using the criteria identified in the Project Criteria section of this document will assist staff and ultimately the elected officials in rating each project to facilitate prioritization. There are various rating schemes available for establishing capital improvements priorities. The following set of standards are used as the evaluation method for the city:

- **High** - essential capital improvements projects needed to promote and/or protect the public welfare and safety. Projects classified under this category are projects of the highest priority and should be completed as soon as is practicable.
- **Medium** - necessary capital improvements are projects which are needed to optimize and conserve existing resources, provide substantial improvements, or make better use of existing resources. Projects of this type include improvements which are considered necessary for a progressive growing community but do not have an immediate negative impact on public welfare in their absence.
- **Low** - desirable capital improvements are projects which protect property, replace obsolete facilities, reduce operating costs and add to the attractiveness of the community. Projects of this type are not considered high priority and may be delayed or removed from the CIP as funding changes. Conversely, these types of projects can be brought forth when budget surpluses or additional funding sources are identified.

CIP Project Funding

All capital project expenditures must be appropriated in the capital budget. The Finance Director and City Manager must certify the availability of resources before any capital project contract is presented to the City Council for approval. The following are the primary options for funding CIP projects:

- General and Proprietary Revenue
 - Reserve Funds (Proprietary or General)
- Debt
 - General Obligation Bonds
 - Certificates of Obligation
- Impact Fees (Water or Roadway)
- Agency Partnerships (Grants, Interlocal Agreements)

Recognizing that long-term debt is usually a more expensive financing method, alternative financing sources will be explored before debt is issued. When debt is issued, it will be used to acquire major assets with expected lifespans equaling or exceeding the average length of the debt issue. Impact fees, assessments, pro-rata charges, or other fees may be used to fund capital projects. The City Council may also evaluate the use of unrestricted general fund reserves to facilitate funding.

Impact Fees

Chapter 395 of the Texas Local Government Code describes the procedures Texas cities must follow in order to create and implement impact fees. Senate Bill 243 (SB 243) amended Chapter 395 in September 2001 to define an Impact Fee as “a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the cost of roadway improvements or facility expansion necessitated by and attributable to the new development.”

The City of Lucas employed Birkhoff Hendricks and Carter, L.L.P. (BHC) and Lee Engineering, L.L.C, to draft the current impact fee report titled ***Water and Roadway Impact Fee Update 2022-2023*** using a methodology consistent with Chapter 395 of the Texas Local Government Code and based on the city’s Land Use Assumptions. These firms, led by BHC, developed a list of applicable CIP project and established a Land Use Equivalency Table.

The last City of Lucas Roadway and Water Impact Fee update was approved by the City Council on March 2, 2023, and subsequently adopted Ordinance 2023-03-00974 on March 16, 2023, which did the following:

- Amended the Code of Ordinances by amending Article 10 titled “Subdivisions” by amending Article 10.02, titled “Impact Fees”
- Amended Section 10.02.002 to add a definition for “Impact Fee Study”
- Amended and updated the appendices, Appendix C, titled “Fee Schedule” as follows:
 - Amended Article 10.000, titled “Road Impact Fees by Land Use” Section 10.100 titled “Road Impact Fees by Land Use” by updating and adopting the revised Roadway Impact Fee Update and the impact fee land use assumptions therein;
 - Amended Appendix “C” titled “Fee Schedule” by amending Article 11.000 titled “Water Impact Fee by Meter Size” and by amending Section 11.100 titled “Water Impact Fee by Meter Size”
- Updated and adopted the revised Water Impact Fee and the Impact Fee Land Use Assumptions therein

The following updated impact fees are in effect:

- **Road Service Unit of \$504.00 per vehicle mile**
(For example, to calculate the impact fee for a single-family home, take the service unit of \$504.00 x 2.82 per development unit equaling an impact fee of \$1,421.28)
- **Water Service Unit of \$13,119.00**
(For example, to calculate the impact fee for a one-inch water meter take the service unit of \$13,119.00 x 1 Living Unit Equivalent equaling an impact fee of \$13,119.00.)

Chapter 395 mandates that impact fees be reviewed and updated at least every five (5) years. Therefore, the City of Lucas will need to review and update its current impact fees by March 2, 2028.

Roadway Projects

The following pages are a reference guide that summarizes the CIP Roadway Projects. It indicates the fiscal year in which the project is scheduled to begin, a project number for identification purposes, the recommended priority of implementation, the preliminary estimated costs for improvements, and the anticipated funding sources. Some projects may be phased across multiple fiscal years. Cost estimates are adjusted to current year dollar value and are subject to inflation, which may result in a higher cost during the year of construction. Likewise, cost estimates include any additive alternates and contingences that may apply to the project. Projects early in the planning phase may contain generic descriptions.



(Image: Winningkoff Road at Snider Lane)

Roadway Projects by Fiscal Year

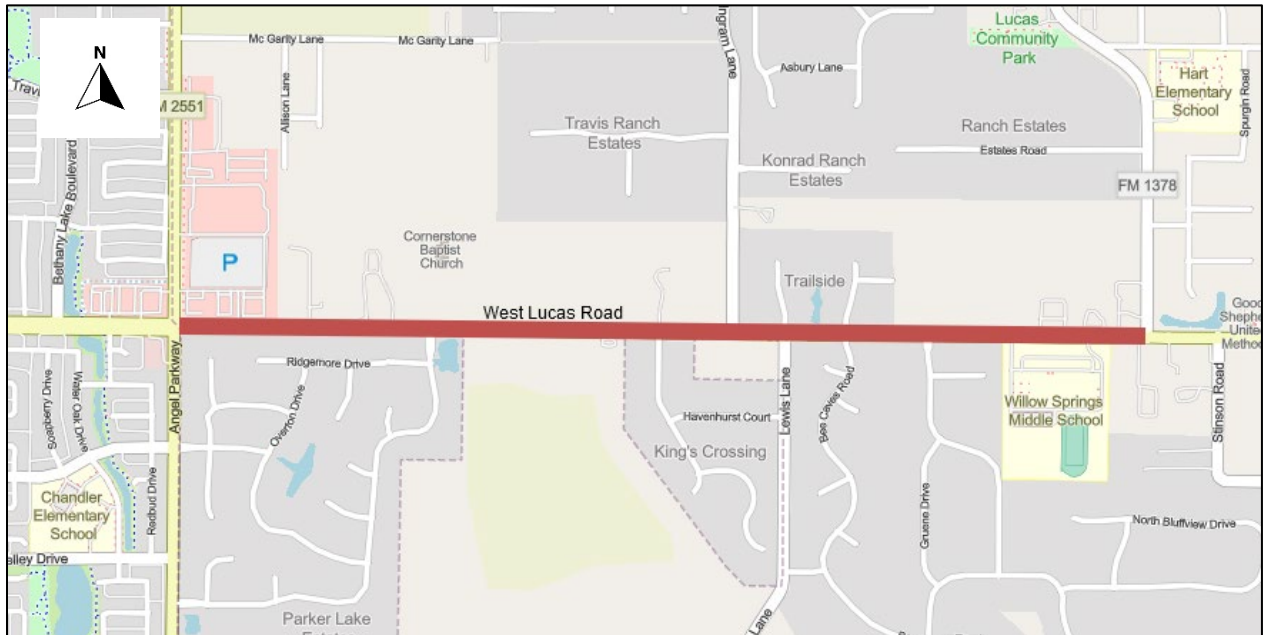
The following chart summarizes the fiscal years in which each project is schedule to take place. Those that are not yet scheduled for completion are scheduled as “2028-2029 or Later.” These projects are needed for the buildout of the city or have been identified as long-term needs and may be rescheduled to an earlier fiscal year depending on the availability of funding for capital projects or the emerging need of the city. Those projects classified as “Contingent” are generally those projects necessitated by or that will be completed in conjunction with future land development, future modifications to other infrastructure, or the availability of grant funds. Some projects may be phased across multiple fiscal years, may span multiple years or may be moved forward into future fiscal years in future versions of this report. Estimated costs figures include multi-year cost totals. Cost estimates are adjusted to current year dollar value and are subject to inflation, which may result in a higher cost during the year of construction. Likewise, cost estimates include any additive alternates and contingences that may apply to the project. Roadway projects include all associated drainage improvements, real estate activity and utility relocation required for the projects.

Begin Fiscal Year	End Fiscal Year	Project Number	Priority	Project Name	Estimated Total Cost
2020-2021	2024-2025	R-01	High	West Lucas Road from Angel Parkway to Country Club Road	\$ 13,906,701
2025-2026	2027-2028	R-02	High	Forest Grove Road from Country Club to Mary Lee Lane	\$ 5,626,500
2028-2029 or Later	2028-2029 or Later	R-03	Medium	Stinson Road Northern Section from Bentwater Drive to the Reverse Curve	\$ 3,306,426
2028-2029 or Later	2028-2029 or Later	R-04	Medium	Stinson Road from Bristol Park to Bentwater Drive excluding the Stinson Road bridge over Muddy Creek	\$ 3,208,004
2028-2029 or Later	2028-2029 or Later	R-05	Medium	Winningkoff Road Southern Section from East Lucas Road to the Reverse Curve	\$ 4,124,577
2028-2029 or Later	2028-2029 or Later	R-06	Medium	Country Club Road and Forest Grove Road Intersection Improvements	\$ 2,458,300

Begin Fiscal Year	End Fiscal Year	Project Number	Priority	Project Name	Estimated Total Cost
2028-2029 or Later	2028-2029 or Later	R-07	Medium	Ingram Lane and Estates Parkway Intersection Improvements	\$ 2,458,300
2028-2029 or Later	2028-2029 or Later	R-08	Medium	Country Club Road and Estelle Lane Intersection Improvements	\$ 2,458,300
2028-2029 or Later	2028-2029 or Later	R-09	Medium	West Lucas Road and Ingram Lane Intersection Improvements	\$ 1,990,125
2028-2029 or Later	2028-2029 or Later	R-10	Low	Future Loop from Orr Road to East Winningkoff Road	\$ 3,836,900
2028-2029 or Later	2028-2029 or Later	R-11	Low	Country Club Road and Rock Ridge Road Intersection Improvements	\$ 2,458,300
2028-2029 or Later	2028-2029 or Later	R-12	Low	East Lucas Road and Winningkoff Road Intersection Improvements	\$ 2,458,300
2028-2029 or Later	2028-2029 or Later	R-13	Low	East Lucas Road and Brockdale Park Road Intersection Improvements	\$ 2,458,300
Contingent on Development	Contingent on Development	R-14	High	Stinson Connection to West Lucas Road	[ESTIMATE PENDING]
Contingent on Development	Contingent on Development	R-15	Low	Allison Lane from Estates Parkway to West Lucas Road	\$ 4,575,000
Contingent on Development	Contingent on Development	R-16	Low	Highland Drive from Stinson Road to Southview Drive	\$ 4,331,171
Contingent on Development	Contingent on Development	R-17	Low	McGarity Lane Realignment to Travis Drive	\$ 250,000
Contingent on Highway Widening	Contingent on Highway Widening	R-18	Low	Blondy Jhune Road and Country Club Road Intersection Improvements	\$ 2,458,300

Roadway Project Summaries

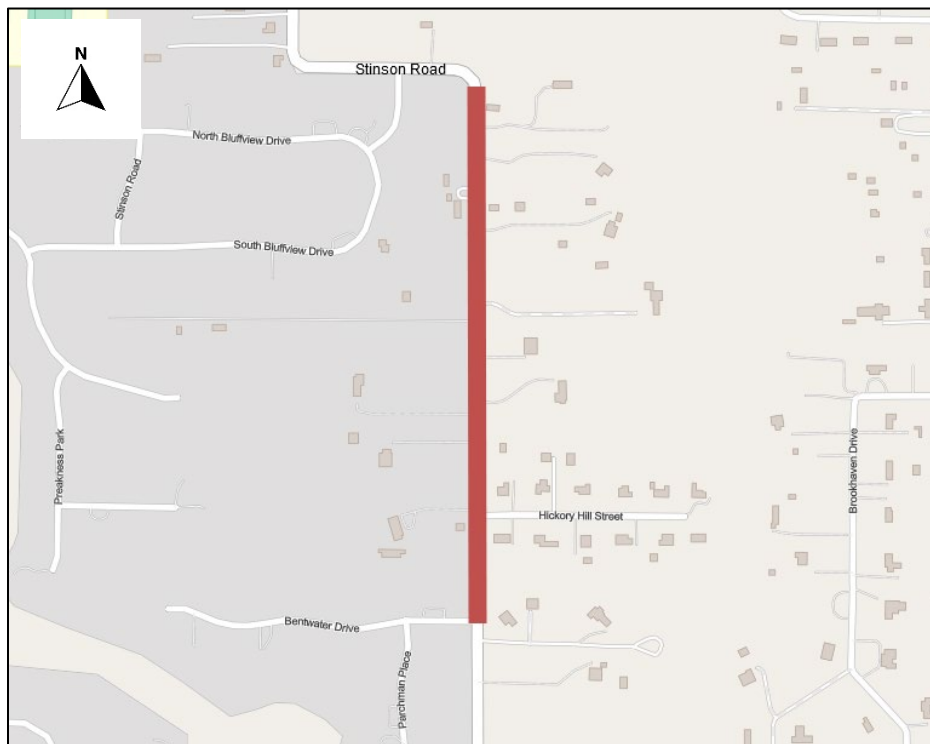
WEST LUCAS ROAD FROM ANGEL PARKWAY TO COUNTRY CLUB ROAD WIDENING				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2020-2021	R-01	Roadway	Design	High
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$13,906,701		General Obligation Bonds Certificates of Obligation General Fund Reserves Outside Agency Interlocal Agreements/Grants Roadway Impact Fee Eligible		
PROJECT DESCRIPTION				
Widening of West Lucas Road from Country Club Road to Angel Parkway from two lane roadway to four lane divided roadway.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2020-2021		2024-2025		
PROJECT MANAGER: Public Works Director				



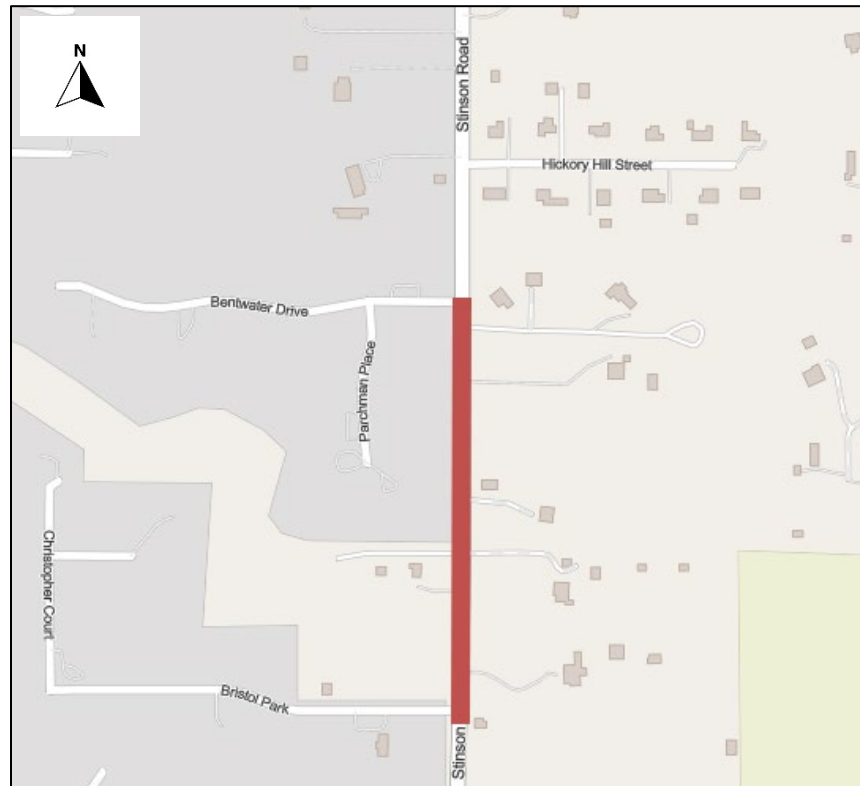
FOREST GROVE ROAD FROM COUNTRY CLUB TO MARY LEE LANE				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2025-2026	R-02	Roadway	Planning	High
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$5,626,500		General Obligation Bonds Certificates of Obligation General Fund Reserves Outside Agency Interlocal Agreements/Grants Roadway Impact Fee Eligible		
PROJECT DESCRIPTION				
Replace existing asphalt roadway with a concrete roadway from Country Club Road to Mary Lee Lane.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2025-2026		2027-2028		
PROJECT MANAGER: Public Works Director				



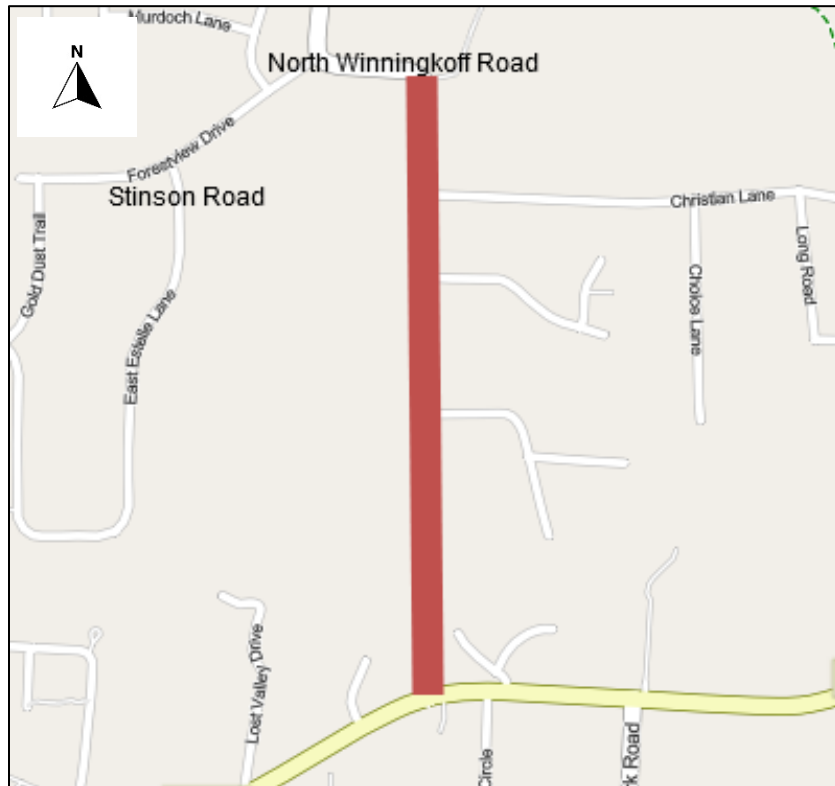
STINSON ROAD NORTHERN SECTION FROM BENTWATER DRIVE TO THE REVERSE CURVE				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2028-2029 or Later	R-03	Roadway	Planning	Medium
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$3,306,426		General Obligation Bonds Certificates of Obligation General Fund Reserves Outside Agency Interlocal Agreements/Grants		
PROJECT DESCRIPTION				
Replace existing asphalt roadway with a concrete, two-lane roadway from Bentwater Drive to the reverse curve at 405 Stinson Road. This is a straight and flat roadway with no four-way intersections.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2028-2029 or Later		2028-2029 or Later		
PROJECT MANAGER: Public Works Director				



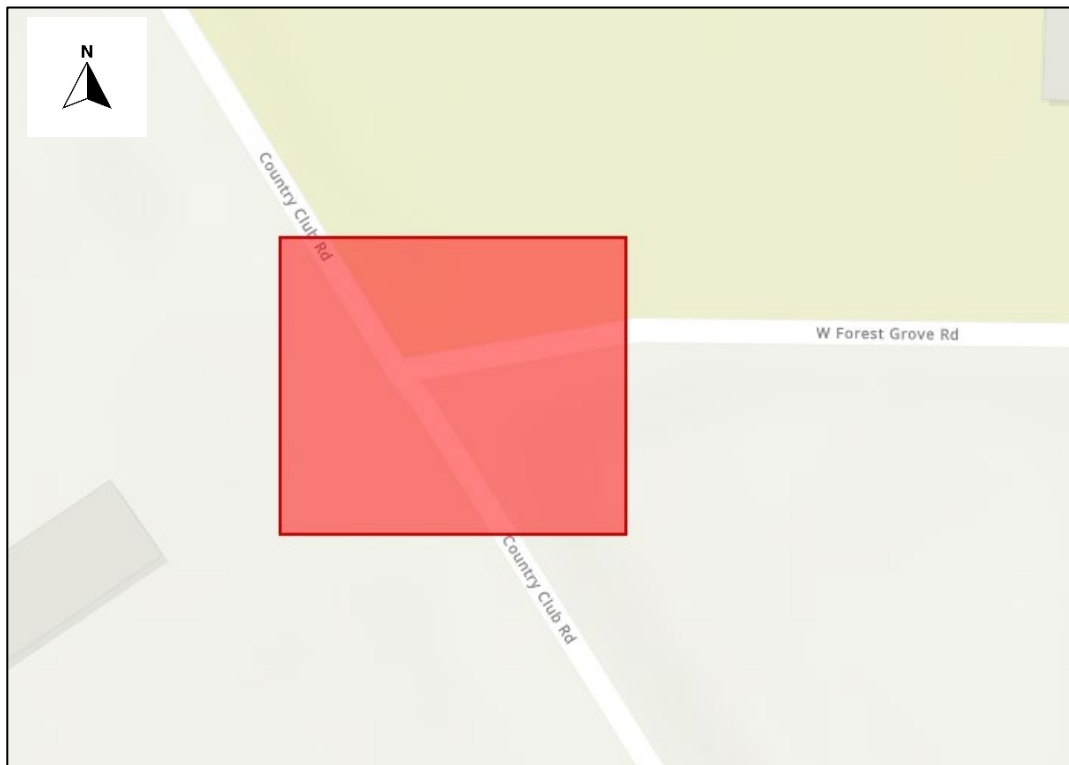
STINSON ROAD FROM BRISTOL PARK TO BENTWATER DRIVE EXCLUDING THE STINSON ROAD BRIDGE OVER MUDDY CREEK				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2028-2029 or Later	R-04	Roadway	Planning	Medium
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$3,208,004		General Obligation Bonds Certificates of Obligation General Fund Reserves Outside Agency Interlocal Agreements/Grants		
PROJECT DESCRIPTION				
Reconstruction of Stinson Road from Bentwater Drive to the Stinson Road Bridge over Muddy Creek to remove the existing asphalt roadway and construct a concrete roadway.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2028-2029 or Later		2028-2029 or Later		
PROJECT MANAGER: Public Works Director				



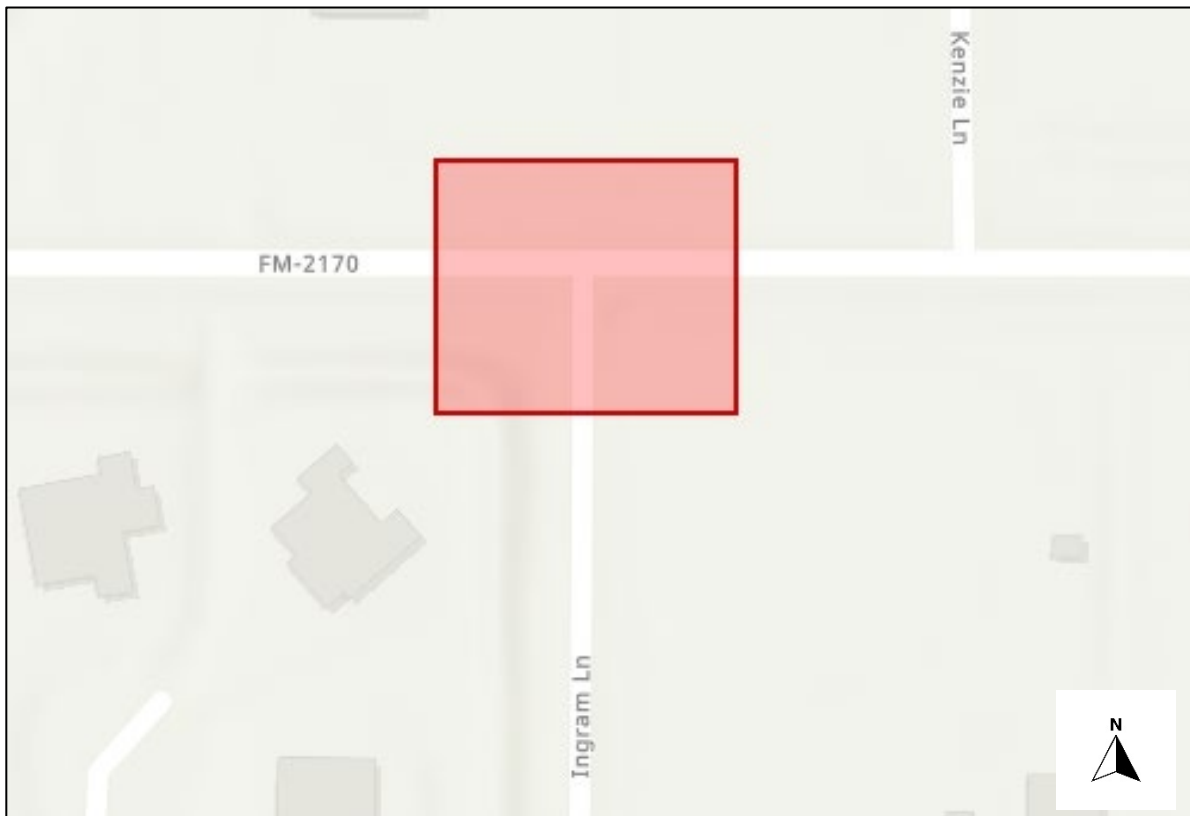
WINNINGKOFF ROAD SOUTHERN SECTION FROM EAST LUCAS ROAD TO THE REVERSE CURVE				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2028-2029 or Later	R-05	Roadway	Planning	Medium
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$4,124,577		General Obligation Bonds Certificates of Obligation General Fund Reserves Outside Agency Interlocal Agreements/Grants		
PROJECT DESCRIPTION				
Reconstruction of Winningkoff Road south of the reverse curve to the intersection with East Lucas Road to remove the existing asphalt roadway and construct a concrete roadway.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2028-2029 or Later		2028-2029 or Later		
PROJECT MANAGER: Public Works Director				



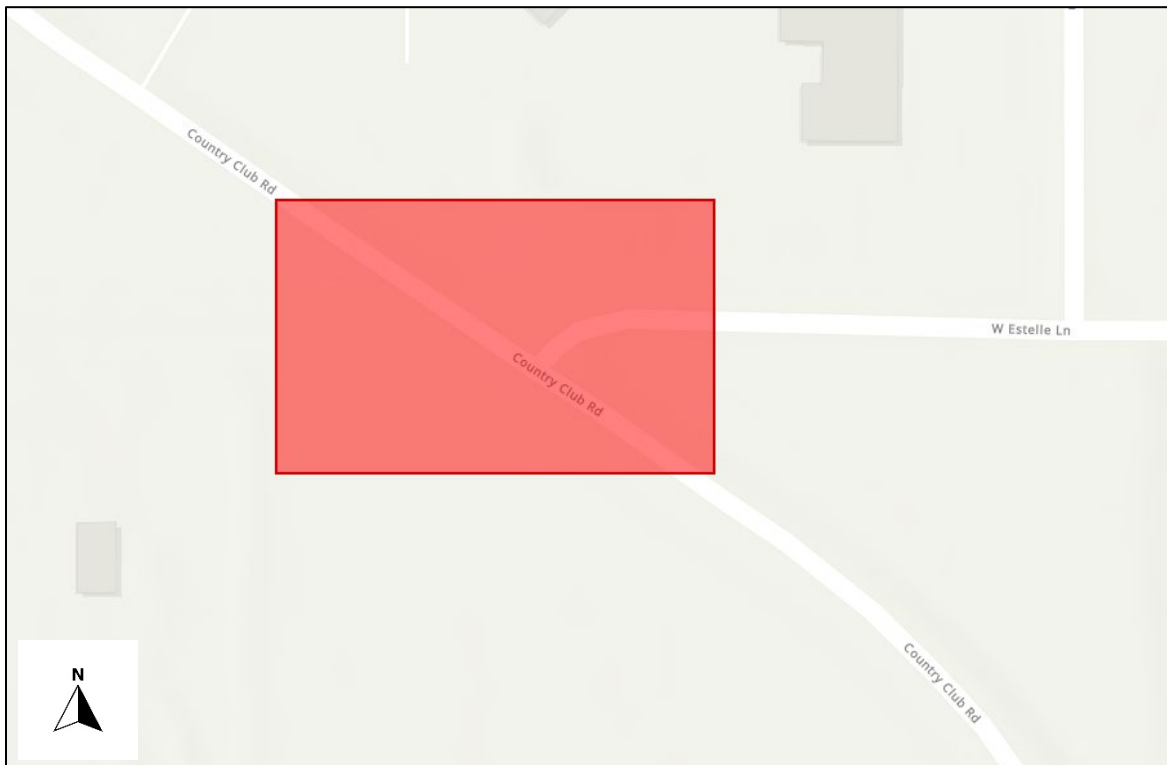
COUNTRY CLUB ROAD AND FOREST GROVE ROAD INTERSECTION IMPROVEMENTS				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2028-2029 or Later	R-06	Roadway	Planning	Medium
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$2,458,300		General Obligation Bonds Certificates of Obligation General Fund Reserves Outside Agency Interlocal Agreements/Grants Roadway Impact Fee Eligible		
PROJECT DESCRIPTION				
Install Left and Right Turn Lanes at the intersection of Country Club Road and Forest Grove Road.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2028-2029 or Later		2028-2029 or Later		
PROJECT MANAGER: Public Works Director				



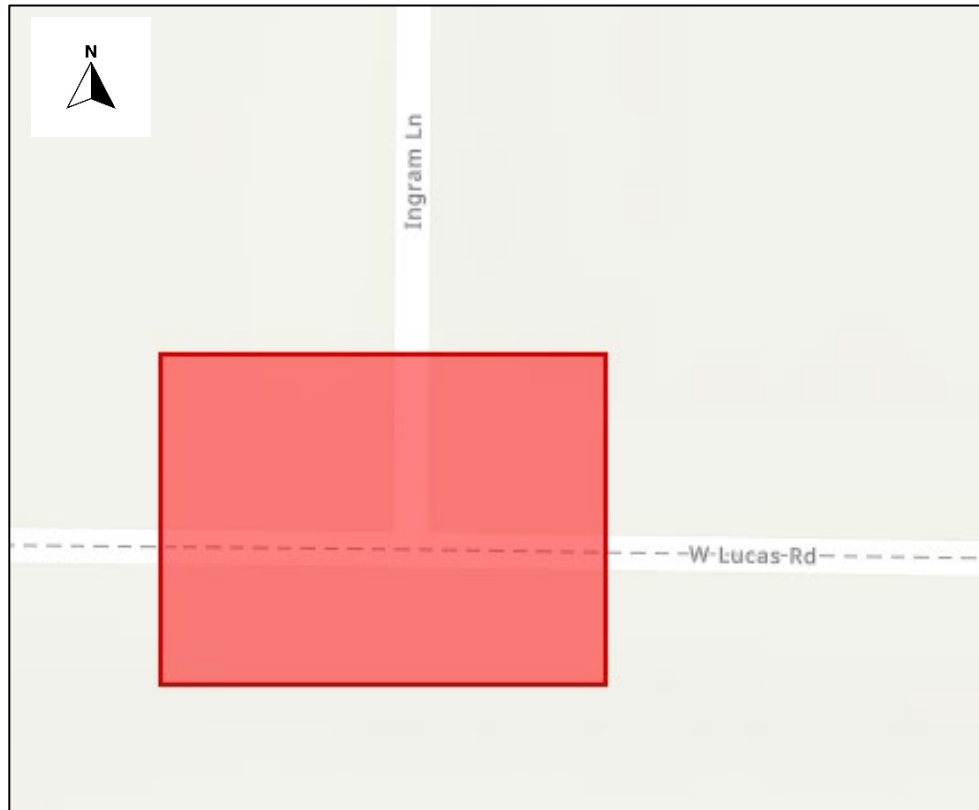
INGRAM LANE AND ESTATES PARKWAY INTERSECTION IMPROVEMENTS				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2028-2029 or Later	R-07	Roadway	Planning	Medium
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$2,458,300		General Obligation Bonds Certificates of Obligation General Fund Reserves Outside Agency Interlocal Agreements/Grants Roadway Impact Fee Eligible		
PROJECT DESCRIPTION				
Install Left and Right Turn Lanes at intersection of Ingram Lane and Estates Parkway.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2028-2029 or Later		2028-2029 or Later		
PROJECT MANAGER: Public Works Director				



COUNTRY CLUB ROAD AND ESTELLE LANE INTERSECTION IMPROVEMENTS				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2028-2029 or Later	R-08	Roadway	Planning	Medium
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$2,458,300		General Obligation Bonds Certificates of Obligation General Fund Reserves Outside Agency Interlocal Agreements/Grants Roadway Impact Fee Eligible		
PROJECT DESCRIPTION				
Install Left and Right Turn Lanes and provide realignment to a 90 degree, "T" intersection to resolve line of sight issues at intersection of Country Club Road and Estelle Lane.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2028-2029 or Later		2028-2029 or Later		
PROJECT MANAGER: Public Works Director				



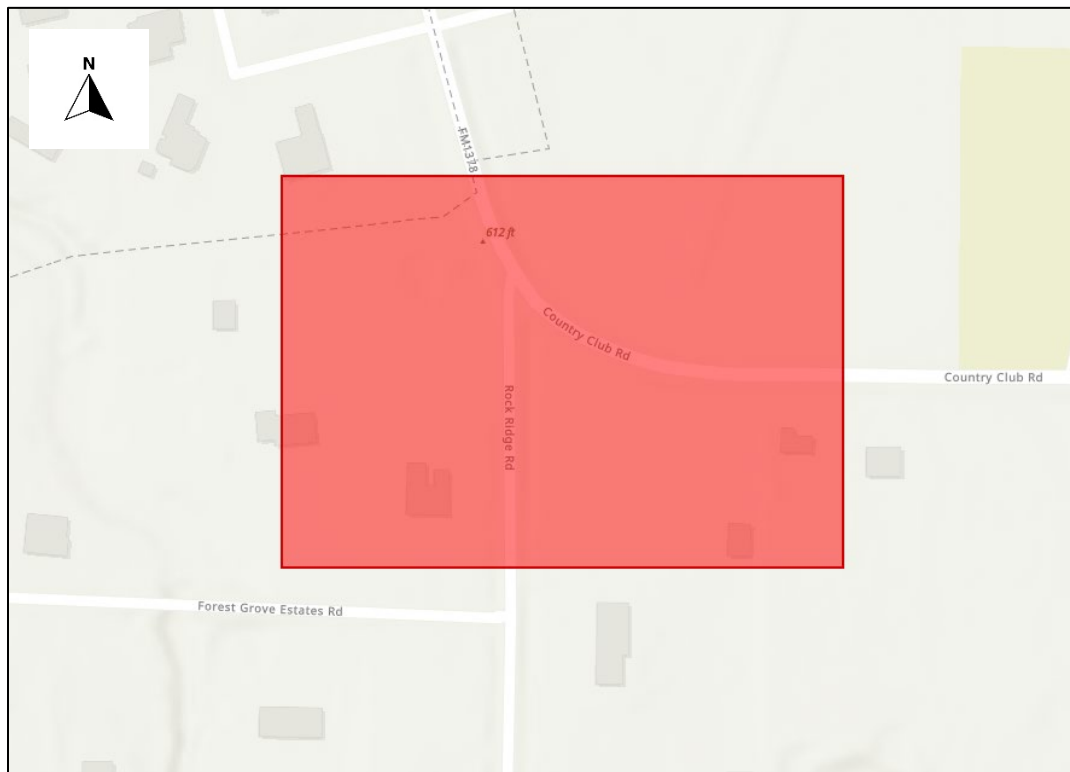
WEST LUCAS ROAD AND INGRAM LANE INTERSECTION IMPROVEMENTS				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2028-2029 or Later	R-09	Roadway	Planning	Medium
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$1,990,125		General Obligation Bonds Certificates of Obligation General Fund Reserves Outside Agency Interlocal Agreements/Grants Roadway Impact Fee Eligible		
PROJECT DESCRIPTION				
Install Left and Right Turn Lanes at intersection of West Lucas Road and Ingram Lane.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2028-2029 or Later		2028-2029 or Later		
PROJECT MANAGER: Public Works Director				



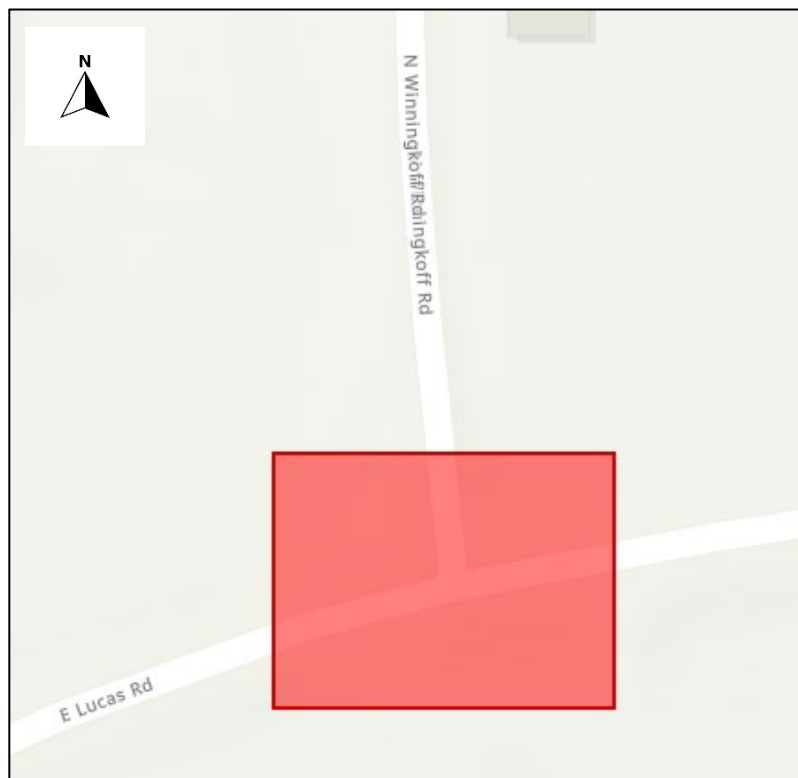
FUTURE LOOP FROM ORR ROAD TO EAST WINNINGKOFF ROAD NEW ROAD CONSTRUCTION				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2028-2029 or Later	R-10	Roadway	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$3,836,900		General Obligation Bonds Certificates of Obligation General Fund Reserves Outside Agency Interlocal Agreements/Grants Roadway Impact Fee Eligible		
PROJECT DESCRIPTION				
Construct 2-Lane Undivided Roadway from Orr Road to East Winningkoff Road as identified in the City of Lucas Thoroughfare Plan.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2028-2029 or Later		2028-2029 or Later		
PROJECT MANAGER: Public Works Director				



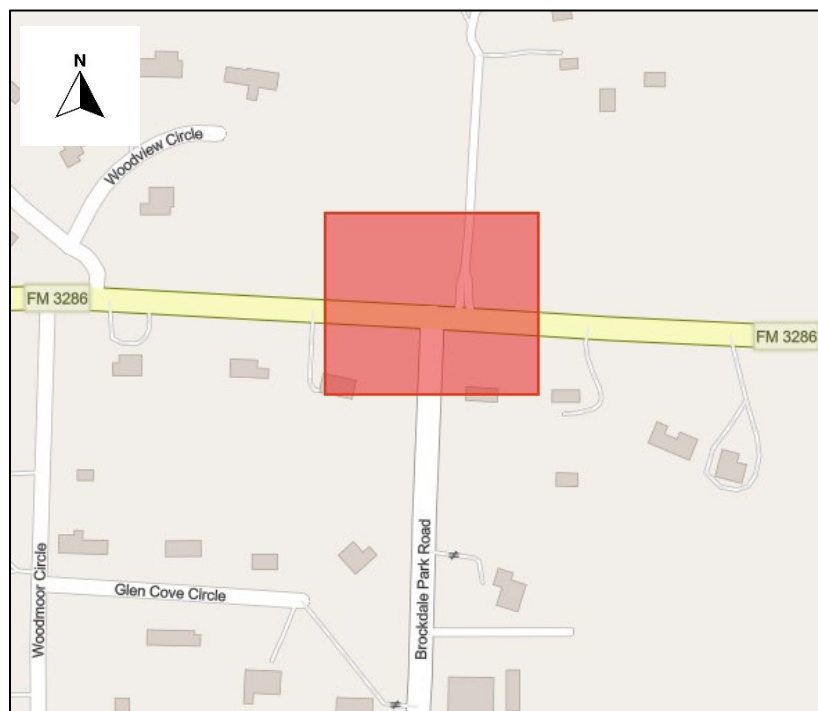
COUNTRY CLUB ROAD AND ROCK RIDGE ROAD INTERSECTION IMPROVEMENTS				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2028-2029 or Later	R-11	Roadway	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$2,458,300		General Obligation Bonds Certificates of Obligation General Fund Reserves Outside Agency Interlocal Agreements/Grants Roadway Impact Fee Eligible		
PROJECT DESCRIPTION				
Install Left and Right Turn Lanes at intersection of Country Club Road and Rock Ridge Road.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2028-2029 or Later		2028-2029 or Later		
PROJECT MANAGER: Public Works Director				



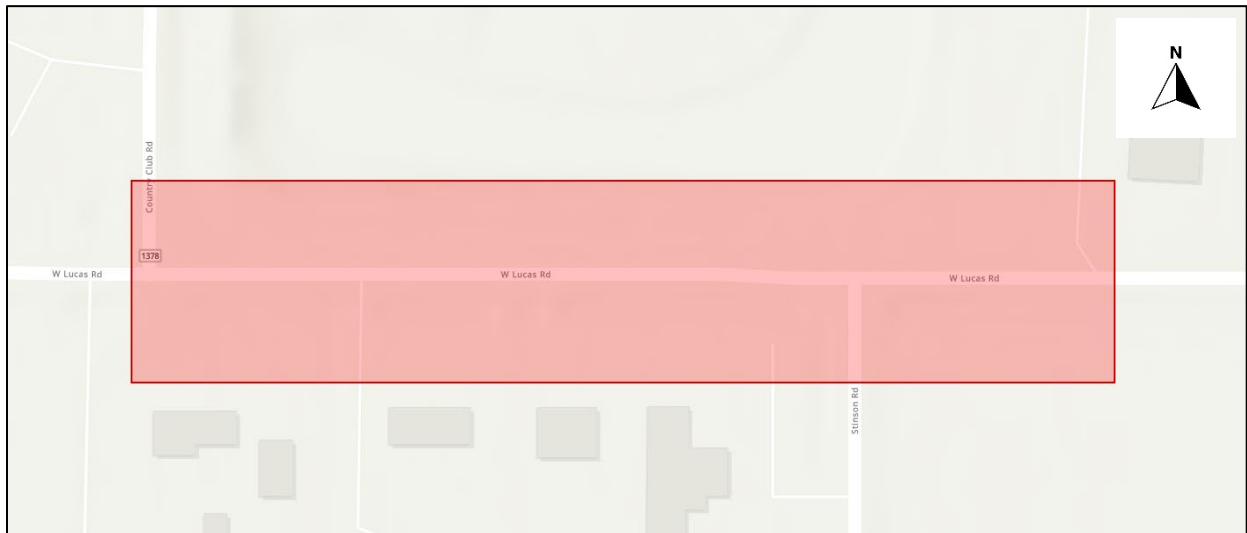
EAST LUCAS ROAD AND WINNINGKOFF ROAD INTERSECTION IMPROVEMENTS				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2028-2029 or Later	R-12	Roadway	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$2,458,300		General Obligation Bonds Certificates of Obligation General Fund Reserves Outside Agency Interlocal Agreements/Grants Roadway Impact Fee Eligible		
PROJECT DESCRIPTION				
Install Left and Right Turn Lanes at intersection of East Lucas Road and Winningkoff Road.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2028-2029 or Later		2028-2029 or Later		
PROJECT MANAGER: Public Works Director				



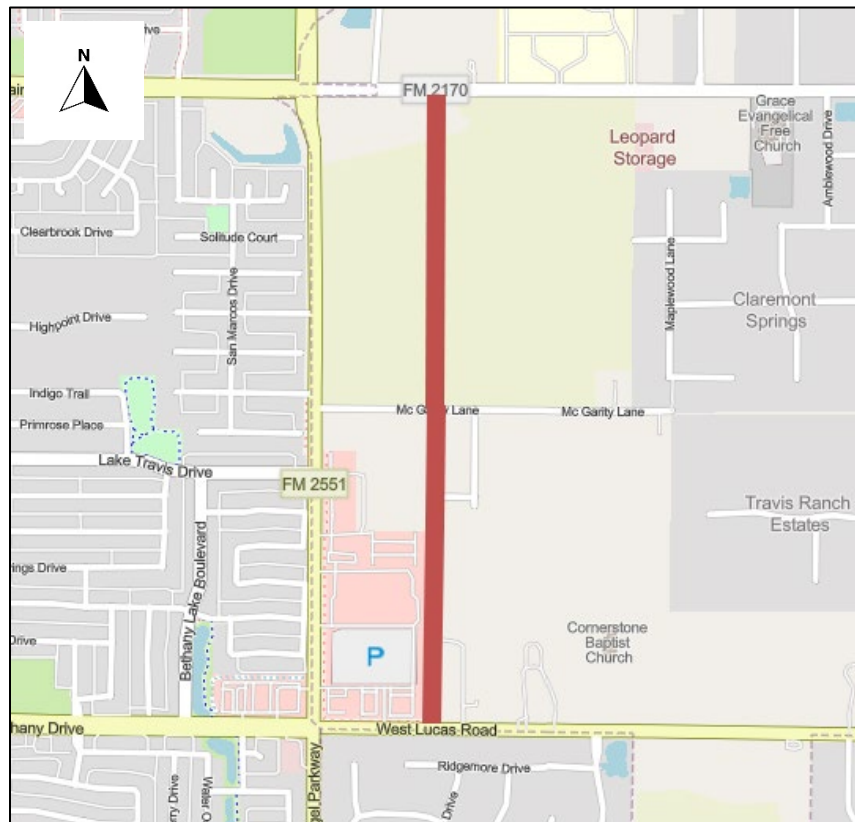
EAST LUCAS ROAD AND BROCKDALE PARK ROAD INTERSECTION IMPROVEMENTS				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
Contingent on Roadway Widening	R-13	Roadway	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$2,458,300		General Obligation Bonds Certificates of Obligation General Fund Reserves Outside Agency Interlocal Agreements/Grants Roadway Impact Fee Eligible		
PROJECT DESCRIPTION				
Install Left and Right Turn Lanes at intersection of East Lucas Road and Brockdale Park Road. This project would commence in the event that East Lucas Road is widened by TxDOT.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
Contingent on Roadway Widening		Contingent on Roadway Widening		
PROJECT MANAGER: Public Works Director				



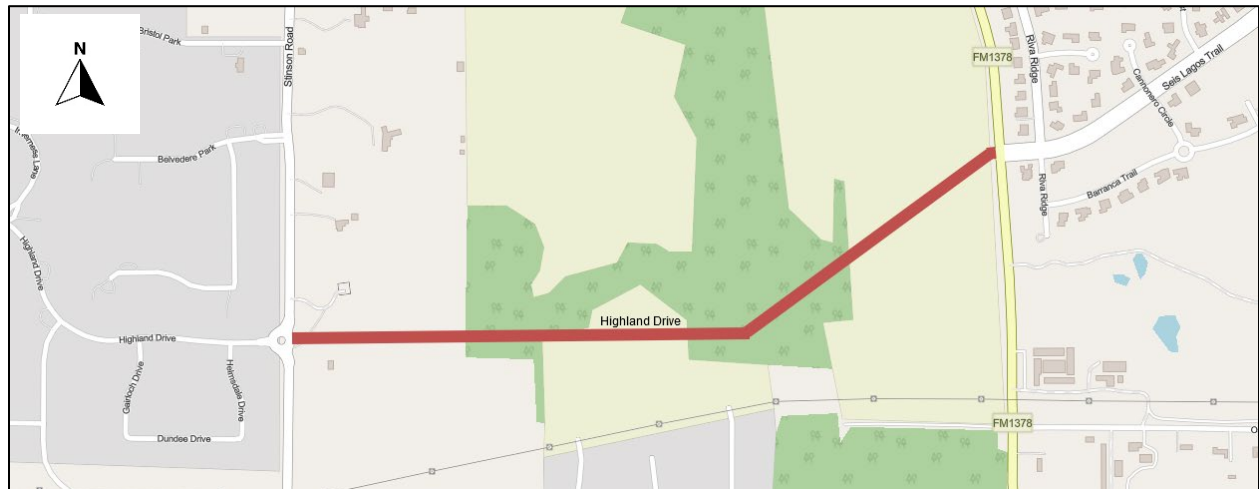
STINSON CONNECTION TO WEST LUCAS ROAD				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
Contingent on Development	R-14	Roadway	Planning	
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
[ESTIMATE PENDING]		General Obligation Bonds Certificates of Obligation General Fund Reserves Outside Agency Interlocal Agreements/Grants Roadway Impact Fee Eligible		
PROJECT DESCRIPTION				
Realignment of intersection of Stinson Road and West Lucas Road.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
Contingent on Development		Contingent on Development		
PROJECT MANAGER: Public Works Director				



ALLISON LANE FROM ESTATES PARKWAY TO WEST LUCAS ROAD				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
Contingent on Development	R-15	Roadway	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$4,575,000		General Obligation Bonds Certificates of Obligation General Fund Reserves Outside Agency Interlocal Agreements/Grants Roadway Impact Fee Eligible		
PROJECT DESCRIPTION				
Construct two lane undivided roadway as identified in City of Lucas Thoroughfare Plan.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
Contingent on Development		Contingent on Development		
PROJECT MANAGER: Public Works Director				



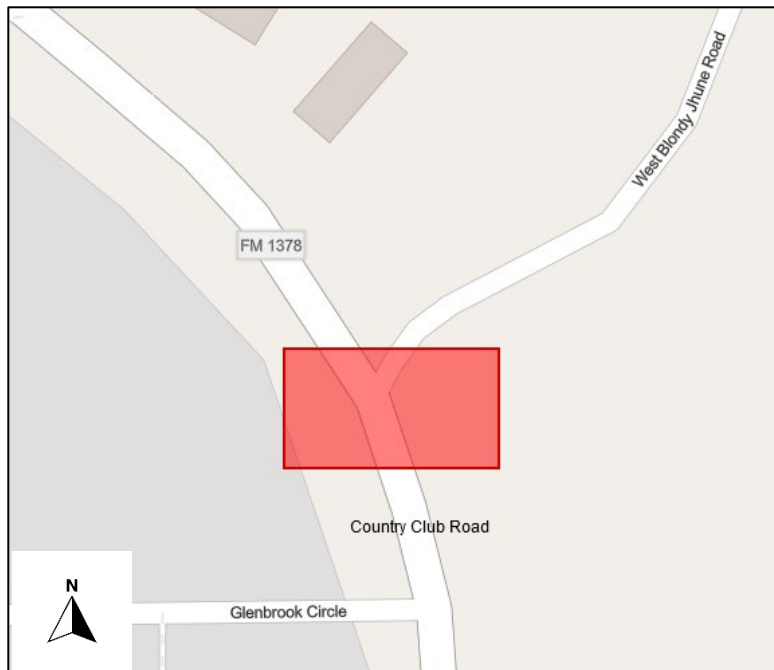
HIGHLAND DRIVE FROM STINSON ROAD TO SOUTHVIEW DRIVE NEW ROAD CONSTRUCTION				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2028-2029 or Later	R-16	Roadway	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$4,331,170.80		General Obligation Bonds Certificates of Obligation General Fund Reserves Outside Agency Interlocal Agreements/Grants Roadway Impact Fee Eligible		
PROJECT DESCRIPTION				
Construct 2-Lane Undivided Roadway from Stinson Road to Southview Drive as identified in the City of Lucas Thoroughfare Plan.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2028-2029 or Later		2028-2029 or Later		
PROJECT MANAGER: Public Works Director				



MCGARITY LANE REALIGNMENT TO TRAVIS DRIVE				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
Contingent on Development	R-17	Roadway	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$250,000		General Obligation Bonds Certificates of Obligation General Fund Reserves Outside Agency Interlocal Agreements/Grants		
PROJECT DESCRIPTION				
Realignment of McGarity lane at intersection with Angel Parkway to line up with Travis Drive in Allen. This will help to improve the flow of traffic at this intersection.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
Contingent on Development		Contingent on Development		
PROJECT MANAGER: Public Works Director				



BLONDY JHUNE ROAD AND COUNTRY CLUB ROAD INTERSECTION IMPROVEMENTS				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
Contingent on Roadway Widening	R-18	Roadway	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$2,458,300		General Obligation Bonds Certificates of Obligation General Fund Reserves Outside Agency Interlocal Agreements/Grants Roadway Impact Fee Eligible		
PROJECT DESCRIPTION				
Install Left and Right Turn Lanes at the intersection of Blondy Jhune Road and Country Club Road in the event of future TxDOT expansion of Country Club Road. Project would proceed only if TxDOT expands Country Club Road (FM 1378).				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
Contingent on Roadway Widening		Contingent on Roadway Widening		
PROJECT MANAGER: Public Works Director				



Stormwater Projects (Drainage, Culverts and Bridges)

The following pages are a reference guide that summarizes the CIP Stormwater (Drainage and Bridges) Projects. It indicates the fiscal year in which the project is scheduled to begin, a project number for identification purposes, the recommended priority of implementation, the preliminary estimated costs for improvements, and the anticipated funding sources. Some projects may be phased across multiple fiscal years. Cost estimates are adjusted to current year dollar value and are subject to inflation, which may result in a higher cost during the year of construction. Likewise, cost estimates include any additive alternates and contingences that may apply to the project. Projects early in the planning phase may contain generic descriptions.



(Image: White Rock Creek at Snider Bridge)

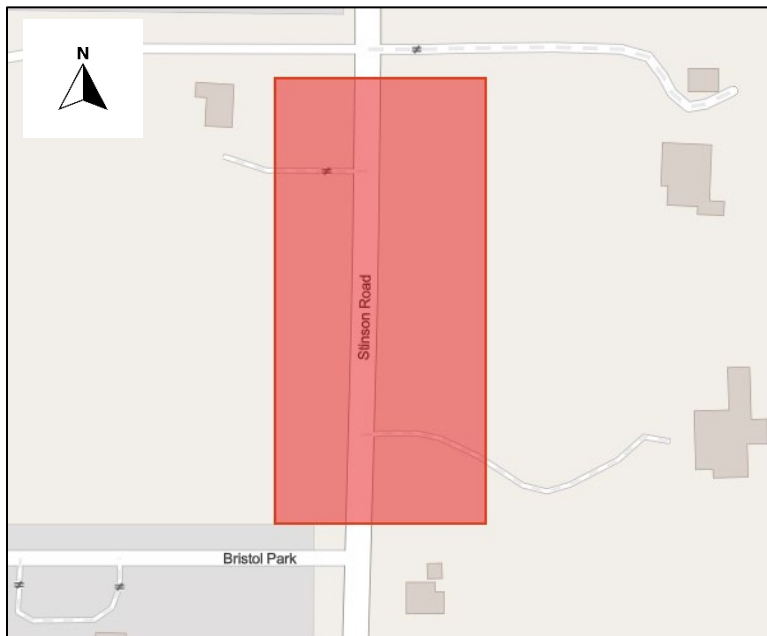
Stormwater Projects by Fiscal Year

The following chart summarize the fiscal years in which each project is schedule to take place. Those that are not yet scheduled for completion are scheduled as “2028-2029 or Later.” These projects are needed for the buildout of the city or have been identified as long-term needs and may be rescheduled to an earlier fiscal year depending on the availability of funding for capital projects or the emerging need of the city. Those projects classified as “Contingent” are generally those projects necessitated by or that will be completed in conjunction with future land development, future modifications to other infrastructure, or the availability of grant funds. Some projects may be phased across multiple fiscal years, may span multiple years or may be moved forward into future fiscal years in future versions of this report. Estimated costs figures include multi-year cost totals. Cost estimates are adjusted to current year dollar value and are subject to inflation, which may result in a higher cost during the year of construction. Likewise, cost estimates include any additive alternates and contingences that may apply to the project.

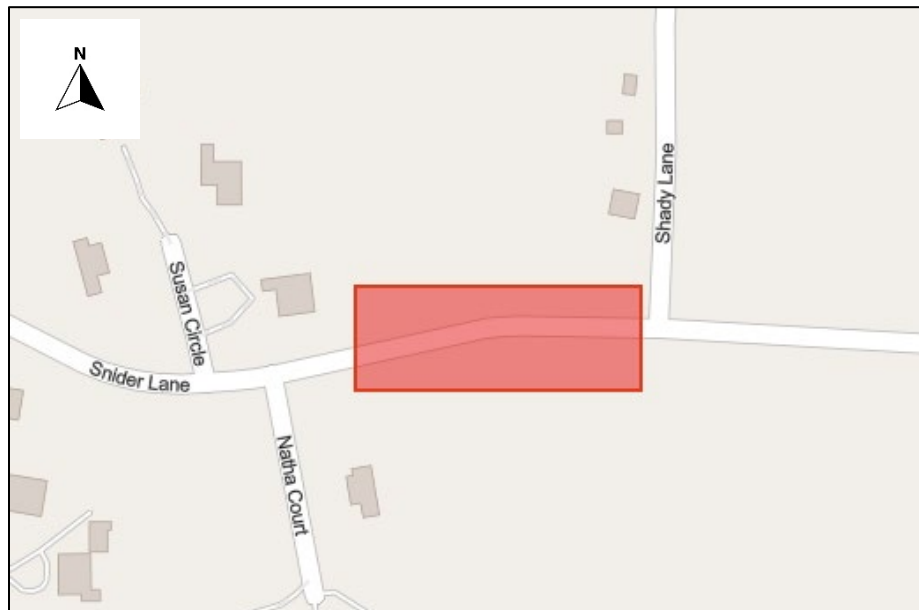
Begin Year	End Year	Project Number	Priority	Project Name	Estimated Total Cost
2028-2029 or Later	2028-2029 or Later	B-01	Medium	Stinson Bridge over Muddy Creek	\$ 6,579,529
2028-2029 or Later	2028-2029 or Later	B-02	Medium	Snider Bridge Replacement	\$ 6,906,966
2028-2029 or Later	2028-2029 or Later	B-03	Low	Winningkoff Bridge Replacement	\$ 5,826,166

Stormwater Project Summaries

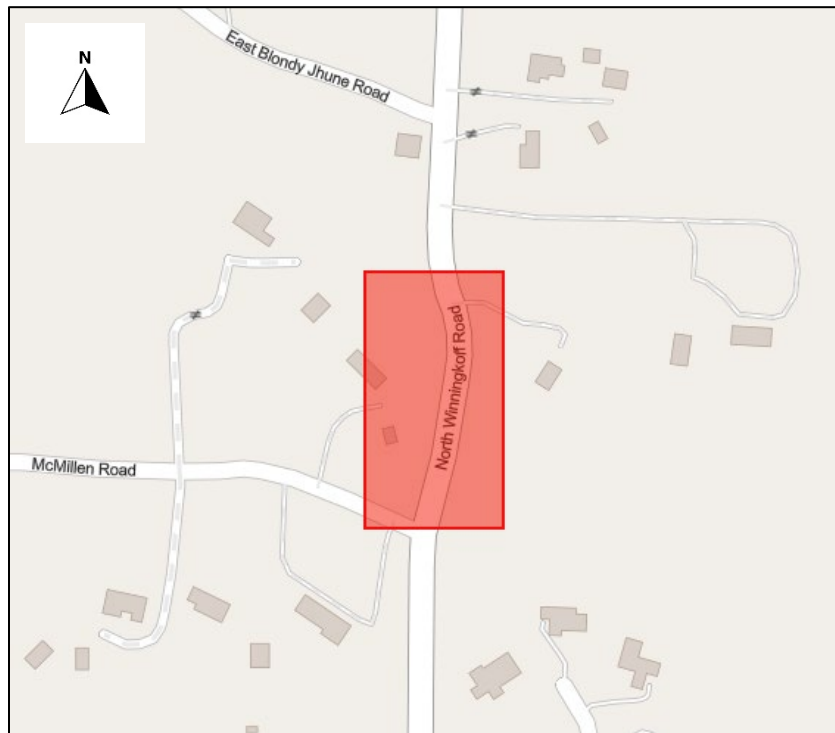
STINSON BRIDGE OVER MUDDY CREEK				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2028-2029 or Later	B-01	Stormwater	Designed	Medium
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$6,579,529		General Obligation Bonds Certificates of Obligation General Fund Reserves Outside Agency Interlocal Agreements/Grants		
PROJECT DESCRIPTION				
Reconstruction of Stinson Bridge and Approach.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2028-2029 or Later		2028-2029 or Later		
PROJECT MANAGER: Public Works Director				



SNIDER BRIDGE REPLACEMENT				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2028-2029 or Later	B-02	Stormwater	Designed	Medium
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)			Possible Sources of Funding	
\$6,906,966			General Obligation Bonds Certificates of Obligation General Fund Reserves Outside Agency Interlocal agreements/Grants	
PROJECT DESCRIPTION				
Reconstruction of Snider Bridge and Approach.				
PROJECT SCHEDULE				
Project Begin Year			Project End Year	
2028-2029 or Later			2028-2029 or Later	
PROJECT MANAGER: Public Works Director				



WINNINGKOFF BRIDGE REPLACEMENT				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2028-2029 or Later	B-03	Stormwater	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$5,826,166		General Obligation Bonds Certificates of Obligation General Fund Reserves Outside Agency Interlocal Agreements/Grants		
PROJECT DESCRIPTION				
Replacement of Winningkoff Bridge and Approach.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2028-2029 or Later		2028-2029 or Later		
PROJECT MANAGER: Public Works Director				



Water Projects

The following pages are a reference guide that summarizes the Water Projects. It indicates the fiscal year in which the project is scheduled to begin, a project number for identification purposes, the recommended priority of implementation, the preliminary estimated costs for improvements, and the anticipated funding sources. Some projects may be phased across multiple fiscal years. Cost estimates are adjusted to current year dollar value and are subject to inflation, which may result in a higher cost during the year of construction. Likewise, cost estimates include any additive alternates and contingences that may apply to the project. Projects early in the planning phase may contain generic descriptions.



(Image: Winningkoff Water Tower)

Water Projects by Fiscal Year

The following chart summarizes the fiscal years in which each project is schedule to take place. Those that are not yet scheduled for completion are scheduled as “2028-2029 or Later.” These projects are needed for the buildout of the city or have been identified as long-term needs and may be rescheduled to an earlier fiscal year depending on the availability of funding for capital projects or the emerging need of the city. Those projects classified as “Contingent” are generally those projects necessitated by or that will be completed in conjunction with future land development, future modifications to other infrastructure, or the availability of grant funds. Some projects may be phased across multiple fiscal years, may span multiple years or may be moved forward into future fiscal years in future versions of this report. Estimated costs figures include multi-year cost totals. Cost estimates are adjusted to current year dollar value and are subject to inflation, which may result in a higher cost during the year of construction. Likewise, cost estimates include any additive alternates and contingences that may apply to the project.

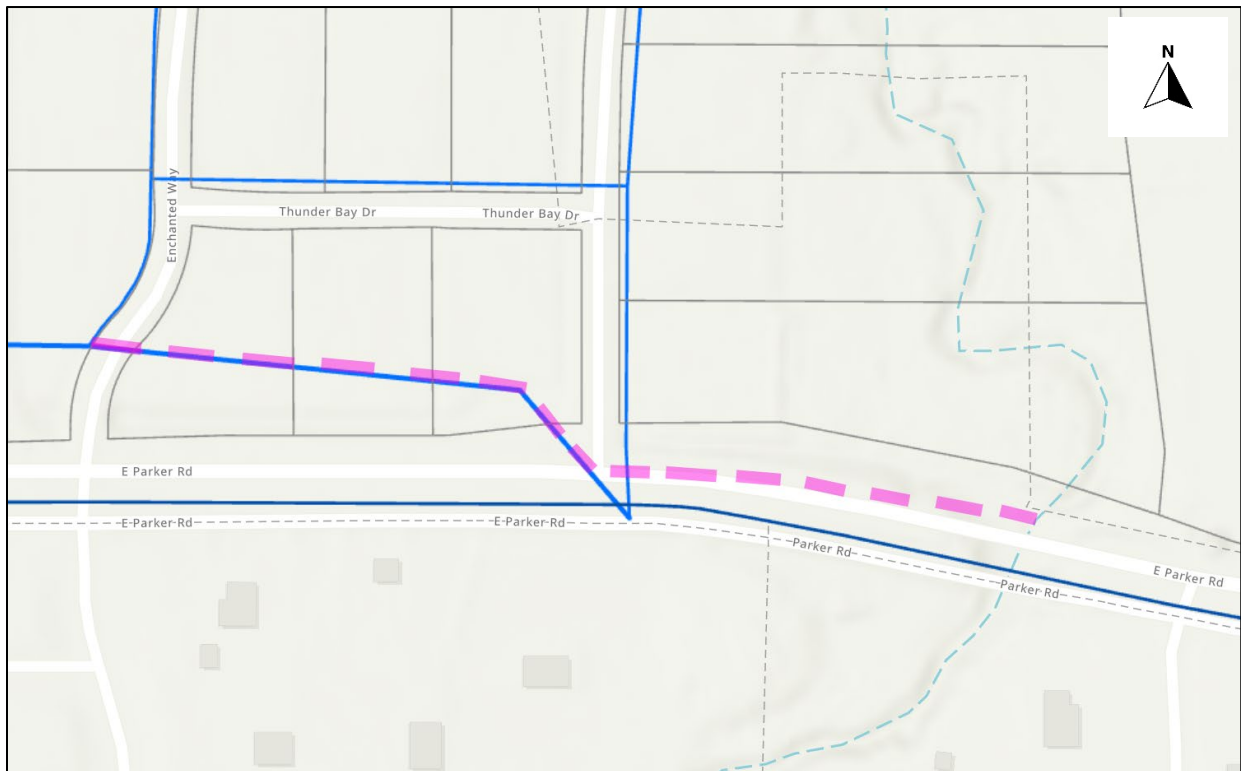
Begin Fiscal Year	End Fiscal Year	Project Number	Priority	Project Name	Estimated Total Cost
2021-2022	2023-2024	W-01	Medium	Parker Road twelve Inch Waterline Phase One - Section Two	\$ 981,454
2022-2023	2023-2024	W-02	High	723 Service Area 0.75 MG Elevated Storage Tank (East of Country Club)	\$ 7,500,000
2024-2025	2024-2025	W-03	High	Estates Road Eight-Inch Waterline Replacement	\$ 272,638
2024-2025	2024-2025	W-04	High	Repaint McGarity 350,000 Ground Storage Tank	\$ 268,732
2024-2025	2024-2025	W-05	Medium	Repaint McGarity 200,000-Gallon Ground Storage Tank	\$ 176,440
2024-2025	2024-2025	W-06	Low	North Pump Station twelve-inch water line	\$ 81,360
2025-2026	2025-2026	W-07	Medium	Estates Parkway to Glenbrook Circle and Glenbrook Circle to Country Club Road sixteen-inch water line	\$ 946,391
2025-2026	2025-2026	W-08	Medium	Brockdale Park Road to Lakeview Drive eight-inch water lines	\$ 940,392
2026-2027	2026-2027	W-09	Low	Silver Creek Circle to White Rock Trail eight-inch water line	\$ 174,220

Begin Fiscal Year	End Fiscal Year	Project Number	Priority	Project Name	Estimated Total Cost
2027-2028	2027-2028	W-10	Low	Hickory Hill Street eight-inch water line	\$ 546,100
2028-2029 or Later	2028-2029 or Later	W-11	Low	Manor Lane Eight Inch Waterline --	\$ 368,922
2028-2029 or Later	2028-2029 or Later	W-12	Low	Shiloh Drive/Toole Drive Six-Inch Waterline Replacement and Braeburn Way Eight Inch Waterline Loop	\$ 222,553
2028-2029 or Later	2028-2029 or Later	W-13	Low	Repaint North Pump Station 750,000 Gallon Ground Storage Tank	\$ 480,969
2028-2029 or Later	2028-2029 or Later	W-14	Low	PR 5252 Six Inch Waterline Replacement	\$ 109,855
2028-2029 or Later	2028-2029 or Later	W-15	Low	Repaint North Pump Station 500,000 Gallon Ground Storage Tank	\$ 349,148
2028-2029 or Later	2028-2029 or Later	W-16	Low	Forest Grove Road to Orr Road twelve-inch water line	\$ 842,111
2028-2029 or Later	2028-2029 or Later	W-17	Low	Orr Road to Welborn Lane twelve-inch water line	\$ 1,383,432
2028-2029 or Later	2028-2029 or Later	W-18	Low	Shady Creek Circle to Forest Grove Lane eight-inch water line	\$ 719,449
2028-2029 or Later	2028-2029 or Later	W-19	Low	Estates Parkway parallel sixteen-inch water line to Country Club Road	\$ 923,952
2028-2029 or Later	2028-2029 or Later	W-20	Low	Rock Ridge Road twelve-inch water line and Rock Ridge Road to Lovejoy High School twelve-inch water line	\$ 1,644,956
2028-2029 or Later	2028-2029 or Later	W-21	Low	Holyoak Lane to Daytona Avenue eight-inch Water line	\$ 1,069,816
2028-2029 or Later	2028-2029 or Later	W-22	Low	West Lucas Road to Stinson Road Parallel twelve-inch water line	\$ 538,996

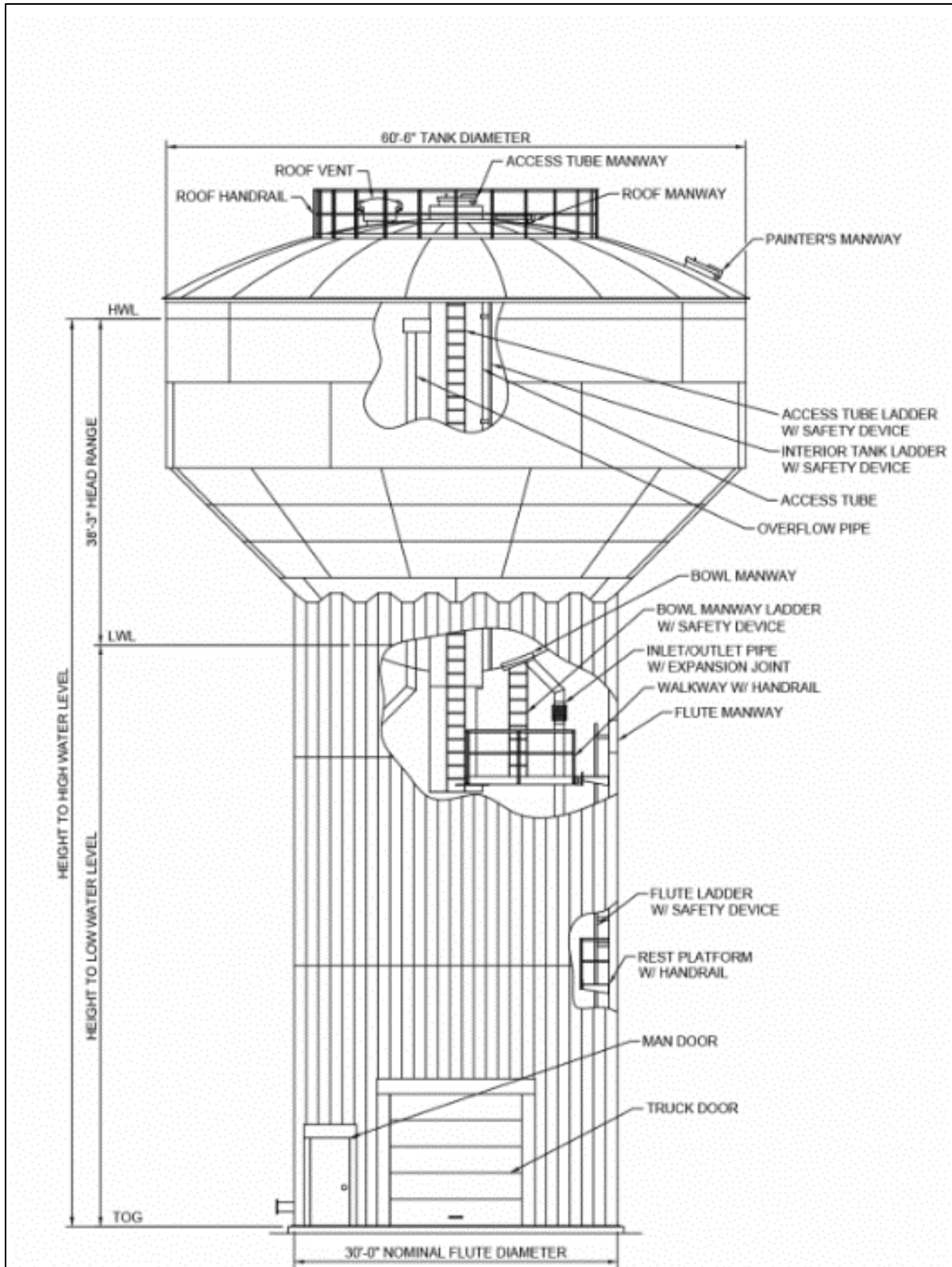
Begin Fiscal Year	End Fiscal Year	Project Number	Priority	Project Name	Estimated Total Cost
2028-2029 or Later	2028-2029 or Later	W-23	Low	Graham Lane to Rock Ridge Court Replacement eight-inch water line	\$ 1,496,134
2028-2029 or Later	2028-2029 or Later	W-24	Low	Rollingwood Circle, Choice Lane, and Lakeview Drive six-inch water lines	\$ 551,434
2028-2029 or Later	2028-2029 or Later	W-25	Low	Chisholm Trail and Caman Park eight-inch water line	\$ 567,997
2028-2029 or Later	2028-2029 or Later	W-26	Low	Ingram Lane, McGarity Lane and West Lucas Road replacement water line	\$ 1,856,736
2028-2029 or Later	2028-2029 or Later	W-27	Low	Estates Parkway eight-inch water line	\$ 512,603
2028-2029 or Later	2028-2029 or Later	W-28	Low	792 Service Area 0.50 MG Elevated Storage Tank (West of Country Club)	\$ 4,093,152
2028-2029 or Later	2028-2029 or Later	W-29	Low	McGarity Pump Station 0.50 MG Ground Storage Tank	\$ 3,960,000
Contingent on Development	Contingent on Development	W-30	Low	Blondy Jhune Road to Wendy Lane eight-inch water lines	\$ 426,877
Contingent on Development	Contingent on Development	W-33-31	Low	Angel Parkway eight inch and twelve-inch water lines	\$ 1,311,093
Contingent on Development	Contingent on Development	W-34-32	Low	Stinson Road extension twelve-inch water line	\$ 487,235
Contingent on Development	Contingent on Development	W-35-33	Low	Muddy Creek to Southview Drive twelve-inch water line	\$ 1,050,210
Contingent on Development	Contingent on Development	W-36-34	Low	Highland Drive to Lewis Lane eight-inch water line	\$ 722,413

Water Project Summaries

PARKER ROAD TWLEVE INCH WATERLINE PHASE 1 - SECTION 2				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2021-2022	W-01	Water	Construction	Medium
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$981,454		General Obligation Bonds Certificates of Obligation Proprietary Fund Reserves Outside Agency Interlocal Agreements/Grants		
PROJECT DESCRIPTION				
Construction of new water line from Enchanted Creek Phase Two Subdivision to Muddy Creek to be completed concurrent with development.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2021-2022		2023-2024		
PROJECT MANAGER: Public Works Director				



723 SERVICE AREA 0.75 MG ELEVATED STORAGE TANK (EAST OF COUNTRY CLUB)				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2022-2023	W-02	Water	Design	High
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$7,500,000		General Obligation Bonds Certificates of Obligation Proprietary Fund Reserves Outside Agency Interlocal Agreements/Grants Water Impact Fee Eligible		
PROJECT DESCRIPTION				
Construction of new 0.75 Million Gallon Elevation Storage Tank on the East side of Country Club Road.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2022-2023		2023-2024		
PROJECT MANAGER: Public Works Director				



ESTATES ROAD EIGHT-INCH WATERLINE REPLACEMENT				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2024-2025	W-03	Water	Planning	High
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$272,638		General Obligation Bonds Certificates of Obligation Proprietary Fund Reserves Outside Agency Interlocal Agreements/Grants		
PROJECT DESCRIPTION				
Replacement of asbestos waterline on Estates Road.				
PROJECT SCHEDULE				
Project Begin Year			Project End Year	
2024-2025			2024-2025	
PROJECT MANAGER: Public Works Director				



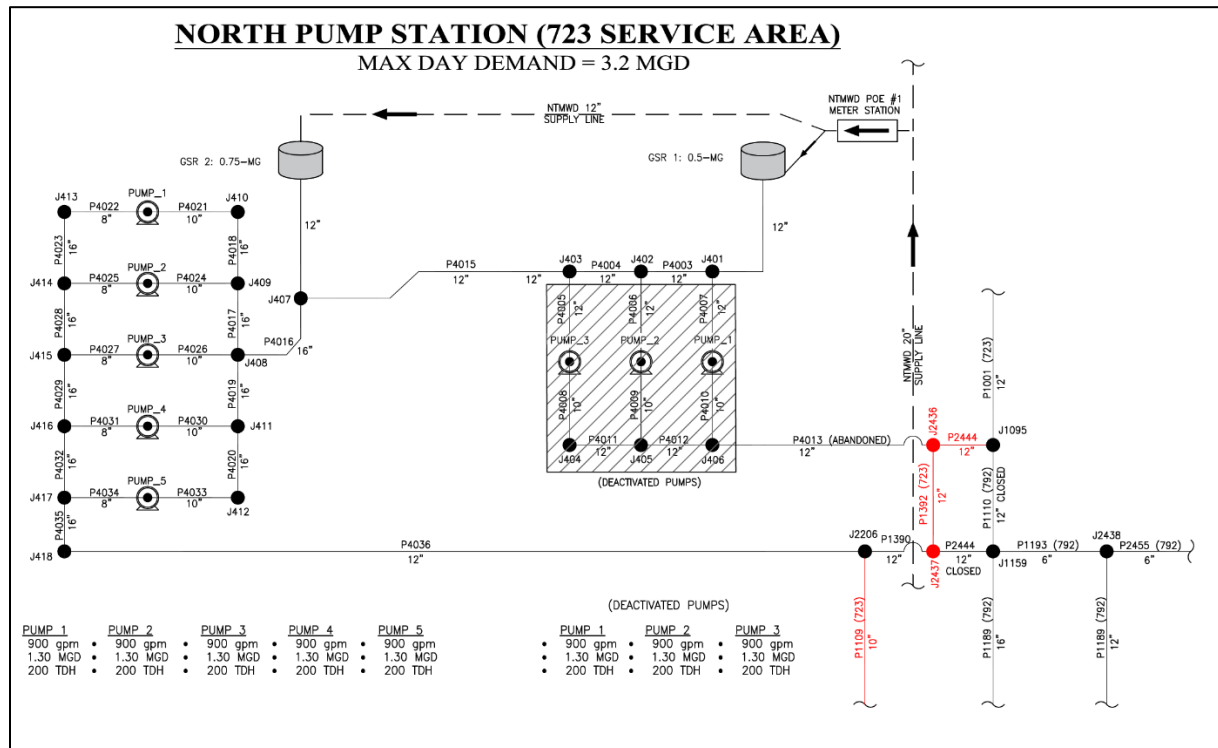
REPAINT MCGARITY 350,000 GROUND STORAGE TANK				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2024-2025	W-04	Water	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$268,732		General Obligation Bonds Certificates of Obligation Proprietary Fund Reserves Outside Agency Interlocal Agreements/Grants		
PROJECT DESCRIPTION				
Repaint of the McGarity Pump Station's 350,000 Ground Storage Tank.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2024-2025		2024-2025		
PROJECT MANAGER: Public Works Director				



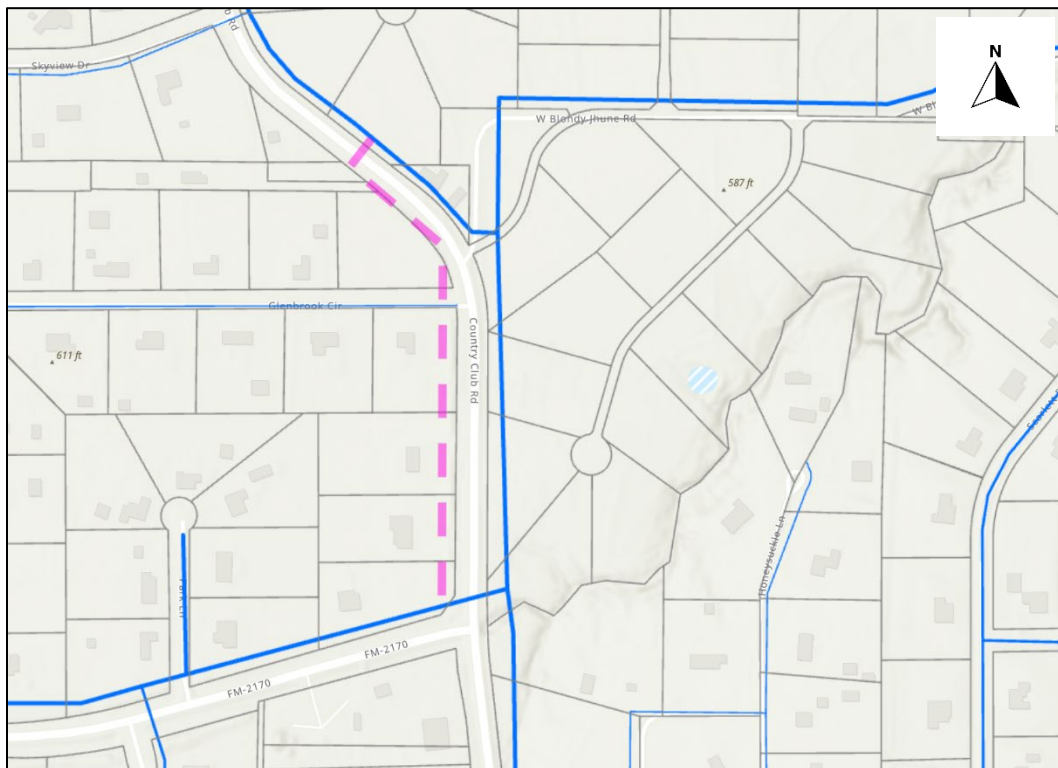
REPAINT MCGARITY 200,000-GALLON GROUND STORAGE TANK				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2024-2025	W-05	Water	Planning	Medium
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$176,440		General Obligation Bonds Certificates of Obligation Proprietary Fund Reserves Outside Agency Interlocal Agreements/Grants		
PROJECT DESCRIPTION				
Repainting of McGarity Pump Station's 200,000-gallon ground storage tank.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2024-2025		2024-2025		
PROJECT MANAGER: Public Works Director				



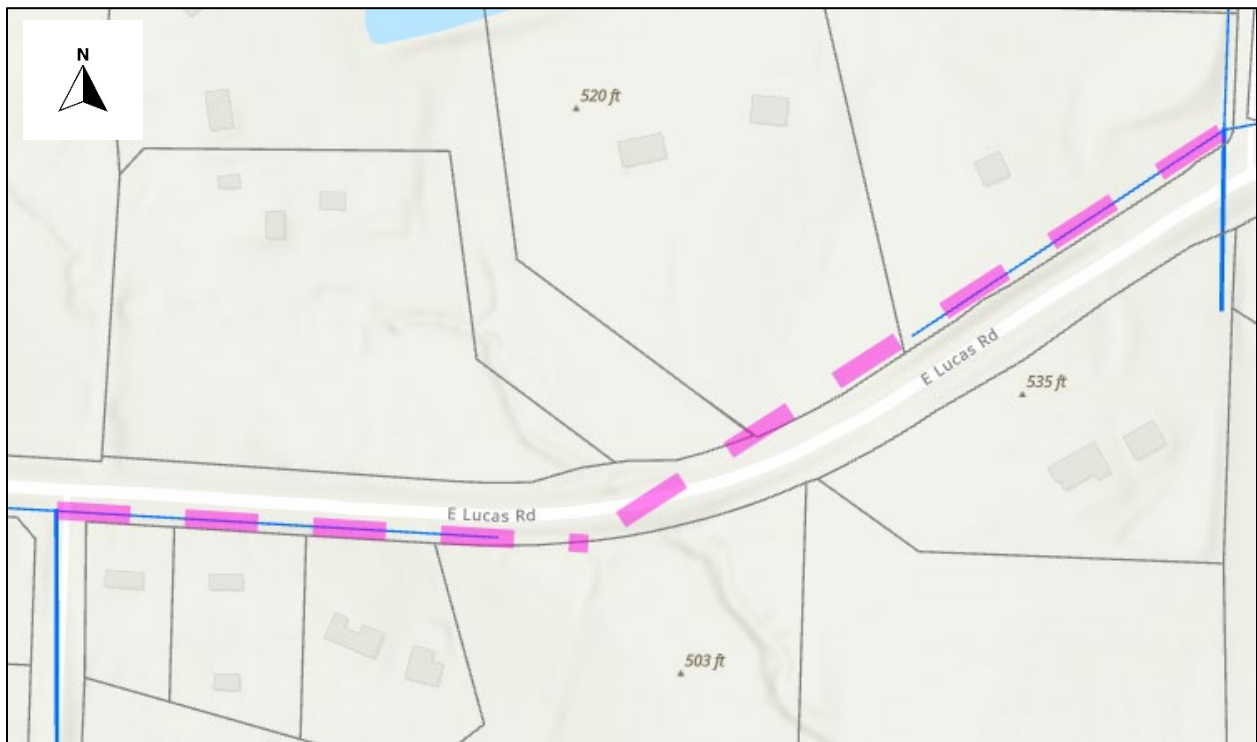
NORTH PUMP STATION TWELVE INCH WATER LINE				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2024-2025	W-06	Water	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$81,360		General Obligation Bonds Certificates of Obligation Proprietary Fund Reserves Outside Agency Interlocal Agreements/Grants Water Impact Fee Eligible		
PROJECT DESCRIPTION				
Looping of twelve-inch Water Line at the North Pump Station site.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2024-2025		2024-2025		
PROJECT MANAGER: Public Works Director				



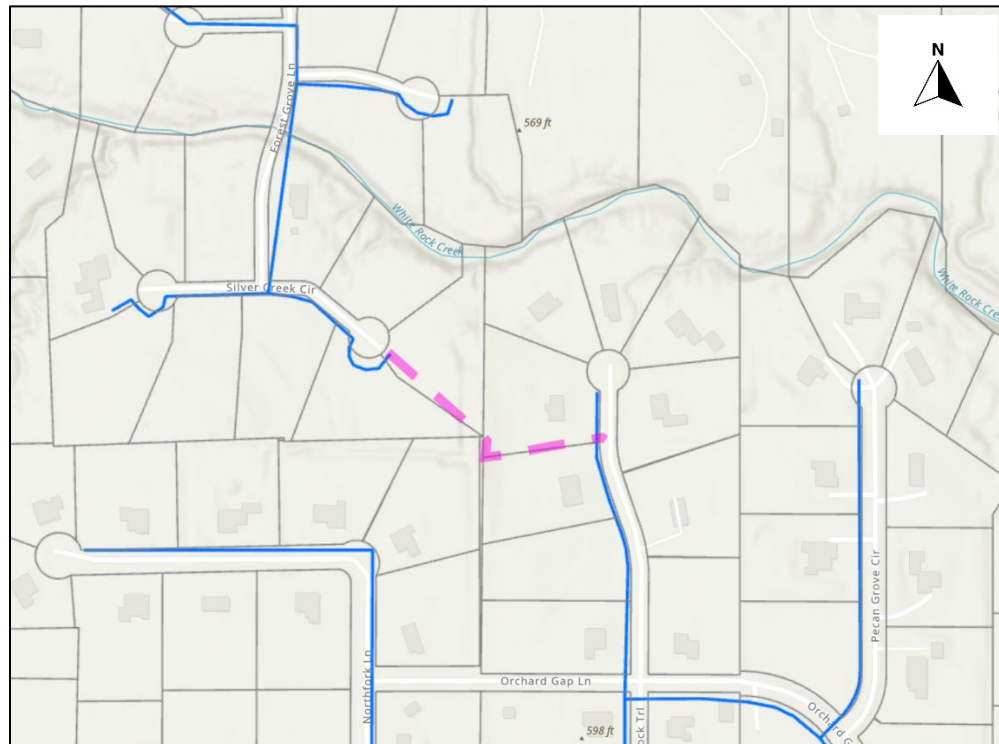
ESTATES PARKWAY TO GLENBROOK CIRCLE AND GLENBROOK CIRCLE TO COUNTRY CLUB ROAD SIXTEEN INCH WATER LINE				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2024-2025	W-07	Water	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$946,391		General Obligation Bonds Certificates of Obligation Proprietary Fund Reserves Outside Agency Interlocal Agreements/Grants Water Impact Fee Eligible		
PROJECT DESCRIPTION				
Construction of new sixteen-inch water line from Estates Parkway to Glenbrook Circle and Glenbrook Circle to Country Club Road.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2024-2025		2025-2026		
PROJECT MANAGER: Public Works Director				



BROCKDALE PARK ROAD TO LAKEVIEW DRIVE EIGHT INCH WATER LINES				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2025-2026	W-08	Water	Planning	Medium
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$940,392		General Obligation Bonds Certificates of Obligation Proprietary Fund Reserves Outside Agency Interlocal Agreements/Grants Water Impact Fee Eligible		
PROJECT DESCRIPTION				
Looping and upsizing of water line from Brockdale Park Road to Lakeview Drive by replacing two two-inch lines and connecting lines with an eight-inch line.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2025-2026		2025-2026		
PROJECT MANAGER: Public Works Director				



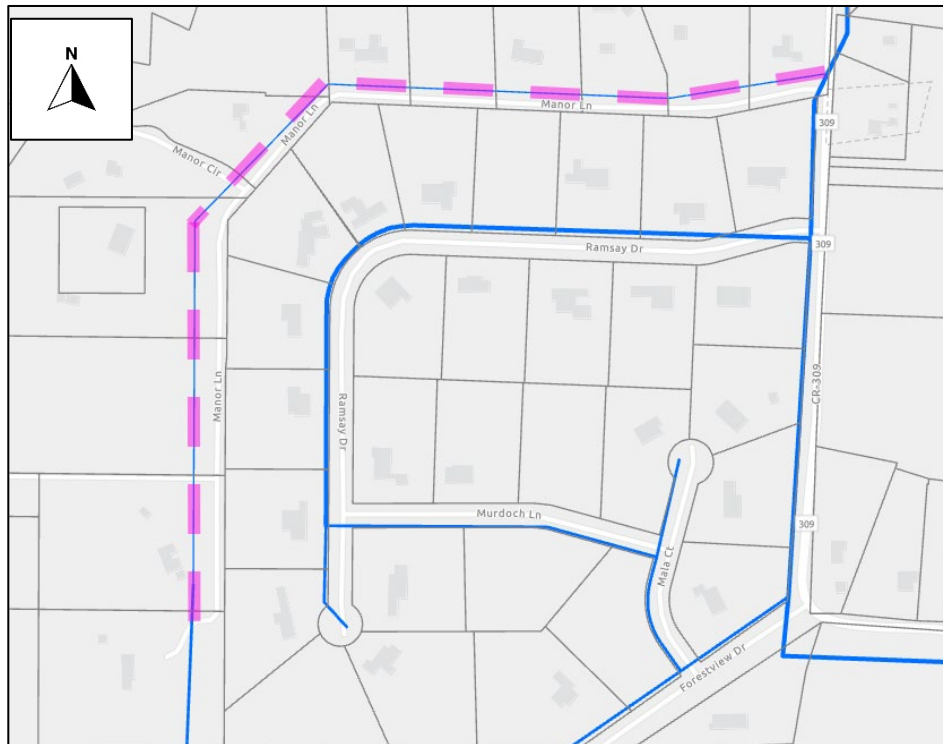
SILVER CREEK CIRCLE TO WHITE ROCK TRAIL EIGHT INCH WATER LINE				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2026-2027	W-09	Water	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$174,220		General Obligation Bonds Certificates of Obligation Proprietary Fund Reserves Outside Agency Interlocal Agreements/Grants Water Impact Fee Eligible		
PROJECT DESCRIPTION				
Construction of new eight-inch water line from Silver Creek Circle to White Rock Trail.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2026-2027		2026-2027		
PROJECT MANAGER: Public Works Director				



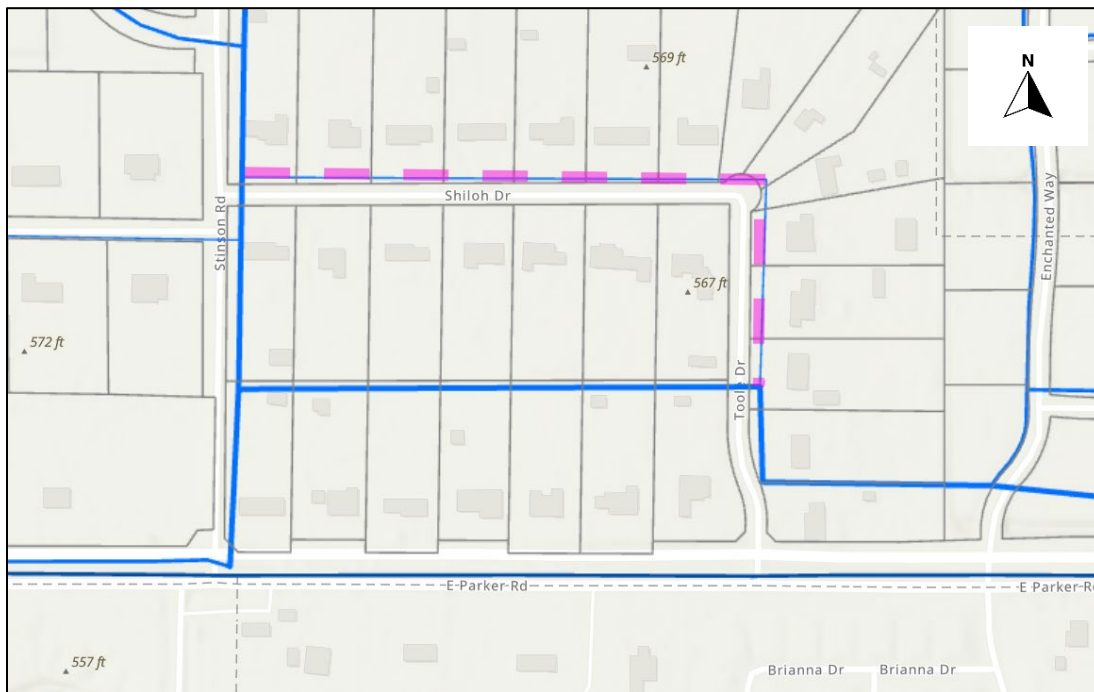
HICKORY HILL STREET EIGHT INCH WATER LINE				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2027-2028	W-10	Water	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$546,100		General Obligation Bonds Certificates of Obligation Proprietary Fund Reserves Outside Agency Interlocal Agreements/Grants Water Impact Fee Eligible		
PROJECT DESCRIPTION				
Looping of water line on Hickory Hill Street				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2027-2028		2027-2028		
PROJECT MANAGER: Public Works Director				



MANOR LANE EIGHT-INCH WATERLINE				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2028-2029 or Later	W-11	Water	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$368,922		General Obligation Bonds Certificates of Obligation Proprietary Fund Reserves Outside Agency Interlocal Agreements/Grants		
PROJECT DESCRIPTION				
Upsizing of a four-inch waterline to an eight-inch water line, adding fire hydrants, and improving the water looping between Estelle Lane and Winningkoff Road.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2028-2029 or Later		2028-2029 or Later		
PROJECT MANAGER: Public Works Director				



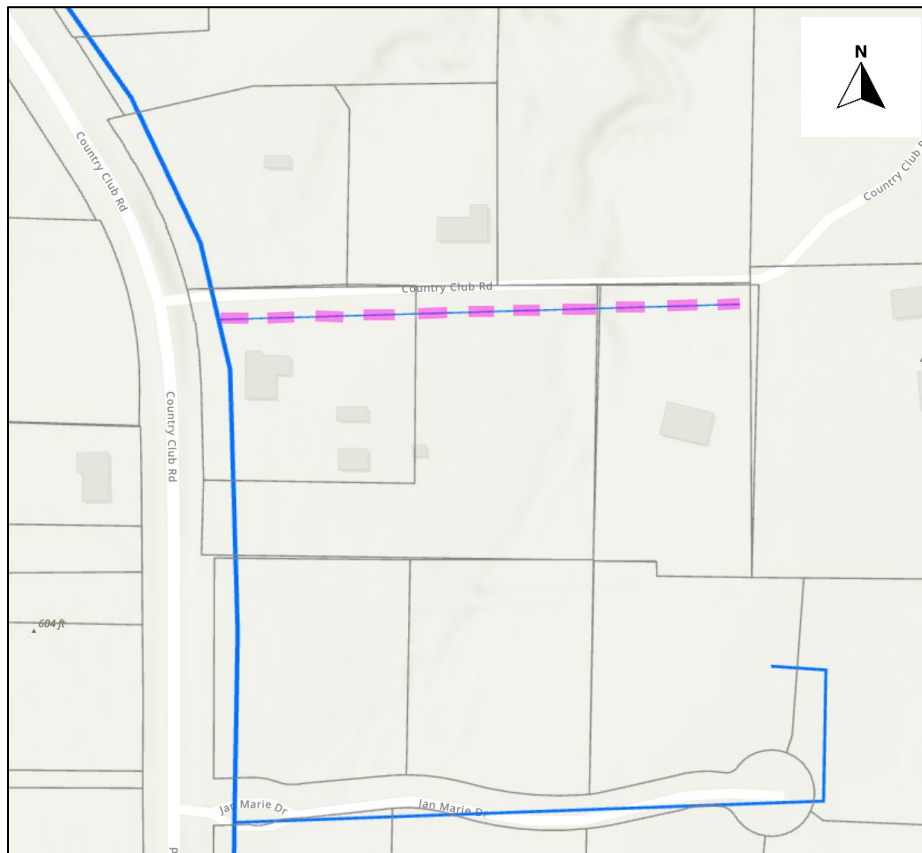
SHILOH DRIVE AND TOOLE DRIVE EIGHT-INCH WATERLINE UPSIZING				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2028-2029 or Later	W-12	Water	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$222,553		General Obligation Bonds Certificates of Obligation Proprietary Fund Reserves Outside Agency Interlocal Agreements/Grants		
PROJECT DESCRIPTION				
Upsizing of Shiloh and Toole Water line from four inches to eight inches.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2028-2029 or Later		2028-2029 or Later		
PROJECT MANAGER: Public Works Director				



REPAINT NORTH PUMP STATION 750,000 GALLON GROUND STORAGE TANK				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2028-2029 or Later	W-13	Water	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$480,969		General Obligation Bonds Certificates of Obligation Proprietary Fund Reserves Outside Agency Interlocal Agreements/Grants		
PROJECT DESCRIPTION				
Repaint of the North Pump Station's 750,000 Gallon Ground Storage Tank.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2028-2029 or Later		2028-2029 or Later		
PROJECT MANAGER: Public Works Director				



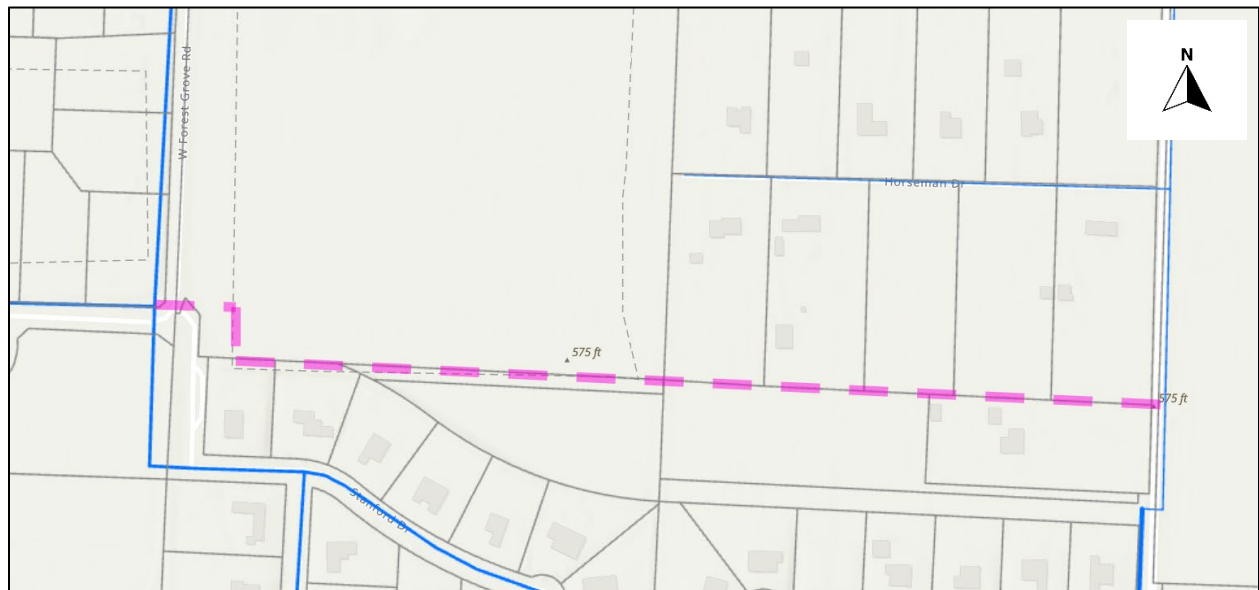
PRIVATE ROAD 5252 SIX-INCH WATERLINE REPLACEMENT				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2028-2029 or Later	W-14	Water	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$109,855		General Obligation Bonds Certificates of Obligation Proprietary Fund Reserves Outside Agency Interlocal Agreements/Grants		
PROJECT DESCRIPTION				
Upsizing of waterline at PR 5252 from 2-inches to six inches.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2028-2029 or Later		2028-2029 or Later		
PROJECT MANAGER: Public Works Director				



REPAINT NORTH PUMP STATION 500,000 GALLON GROUND STORAGE TANK				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2028-2029 or Later	W-15	Water	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$349,148		General Obligation Bonds Certificates of Obligation Proprietary Fund Reserves Outside Agency Interlocal Agreements/Grants		
PROJECT DESCRIPTION				
Repaint of the North Pump Station's 500,000 Gallon Ground Storage Tank.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2028-2029 or Later		2028-2029 or Later		
PROJECT MANAGER: Public Works Director				



FOREST GROVE ROAD TO ORR ROAD TWELVE INCH WATER LINE				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2028-2029 or Later	W-16	Water	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$842,111		General Obligation Bonds Certificates of Obligation Proprietary Fund Reserves Outside Agency Interlocal Agreements/Grants Water Impact Fee Eligible		
PROJECT DESCRIPTION				
Construction of new twelve-inch water line from Forest Grove Road to Orr Road.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2028-2029 or Later		2028-2029 or Later		
PROJECT MANAGER: Public Works Director				



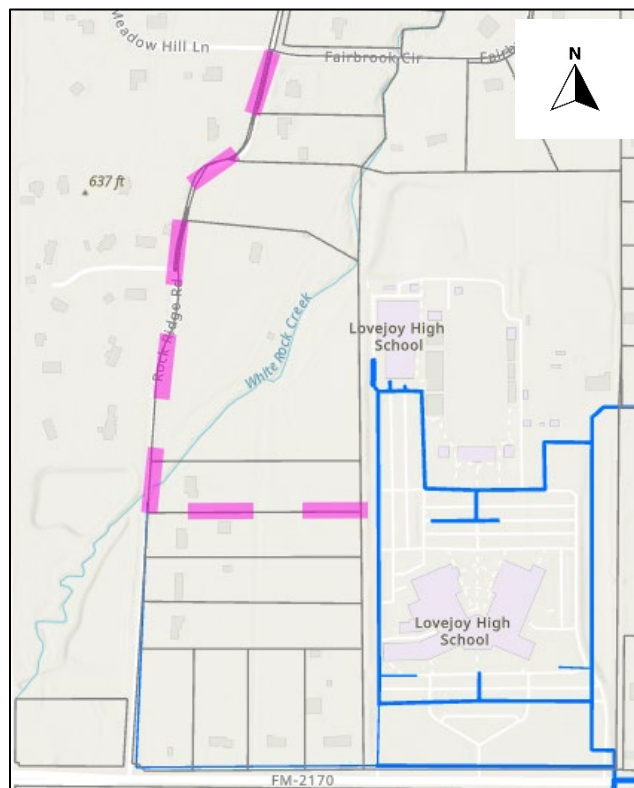
ORR ROAD TO WELBORN LANE TWELVE INCH WATER LINE				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2028-2029 or Later	W-17	Water	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$1,383,432		General Obligation Bonds Certificates of Obligation Proprietary Fund Reserves Outside Agency Interlocal Agreements/Grants Water Impact Fee Eligible		
PROJECT DESCRIPTION				
Construction of new twelve-inch water line road from Orr Road to Welborn Lane.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2028-2029 or Later		2028-2029 or Later		
PROJECT MANAGER: Public Works Director				



ESTATES PARKWAY PARALLEL SIXTEEN INCH WATER LINE TO COUNTRY CLUB ROAD				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2028-2029 or Later	W-18	Water	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$923,952		General Obligation Bonds Certificates of Obligation Proprietary Fund Reserves Outside Agency Interlocal Agreements/Grants Water Impact Fee Eligible		
PROJECT DESCRIPTION				
Upsizing of water line parallel to Estates Parkway to sixteen inches.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2028-2029 or Later		2028-2029 or Later		
PROJECT MANAGER: Public Works Director				



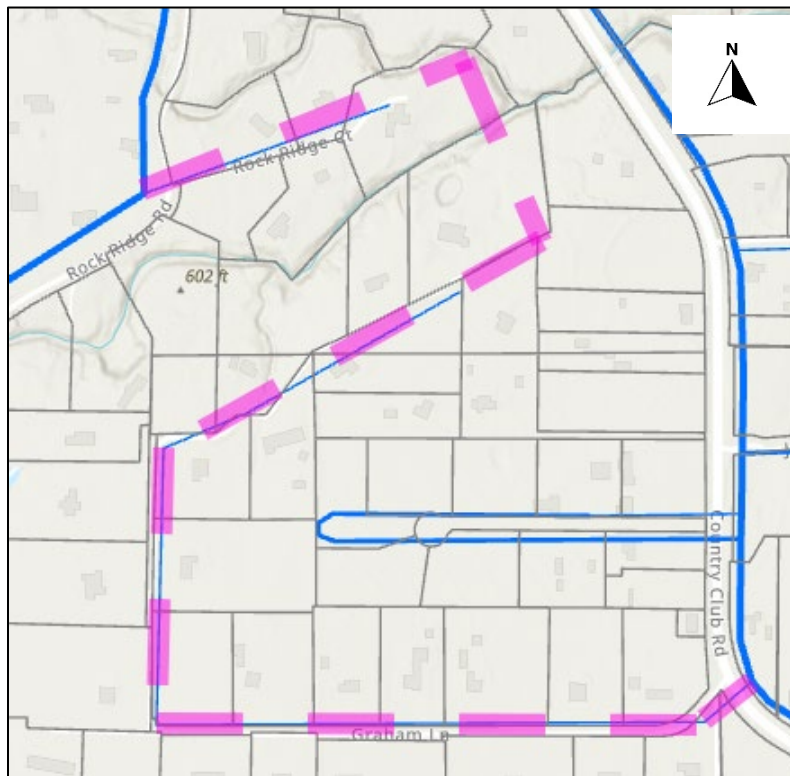
ROCK RIDGE ROAD TWELVE INCH WATER LINE AND ROCK RIDGE ROAD TO LOVEJOY HIGH SCHOOL TWELVE INCH WATER LINE				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2028-2029 or Later	W-20	Water	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$1,644,956		General Obligation Bonds Certificates of Obligation Proprietary Fund Reserves Outside Agency Interlocal Agreements/Grants Water Impact Fee Eligible		
PROJECT DESCRIPTION				
Looping of water line between Rock Ridge Road and Lovejoy High School.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2028-2029 or Later		2028-2029 or Later		
PROJECT MANAGER: Public Works Director				



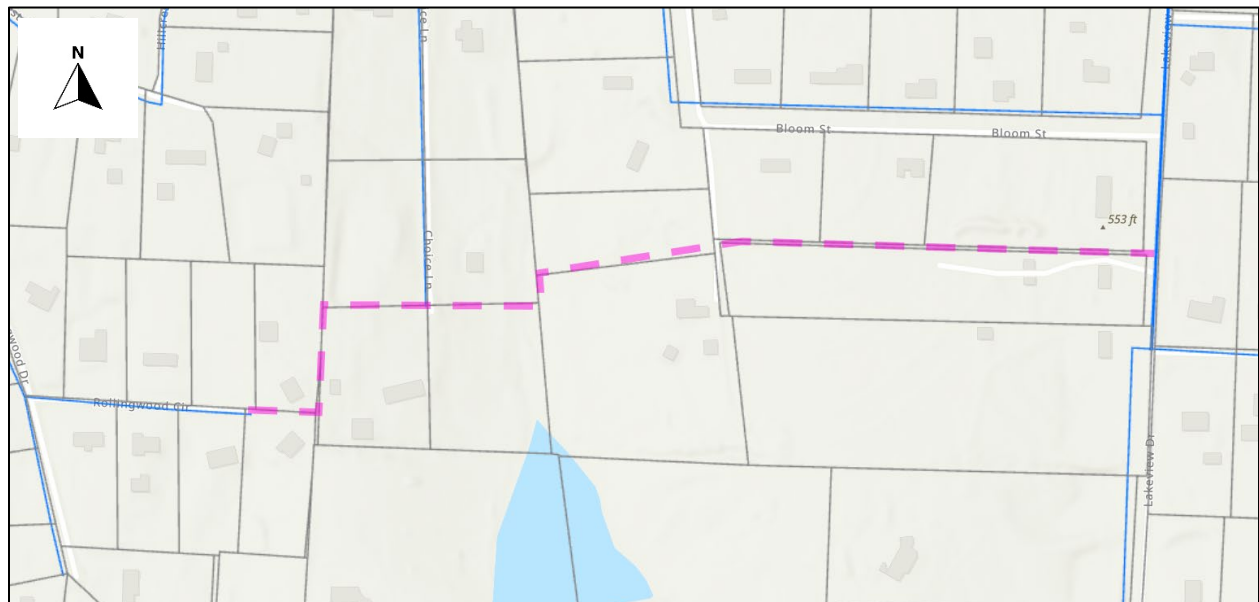
HOLYOAK LANE TO DAYTONA AVENUE EIGHT INCH WATER LINE				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2028-2029 or Later	W-22	Water	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$1,069,816		General Obligation Bonds Certificates of Obligation Proprietary Fund Reserves Outside Agency Interlocal Agreements/Grants Water Impact Fee Eligible		
PROJECT DESCRIPTION				
Looping of water line from Holyoak Lane to Daytona Avenue.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2028-2029 or Later		2028-2029 or Later		
PROJECT MANAGER: Public Works Director				



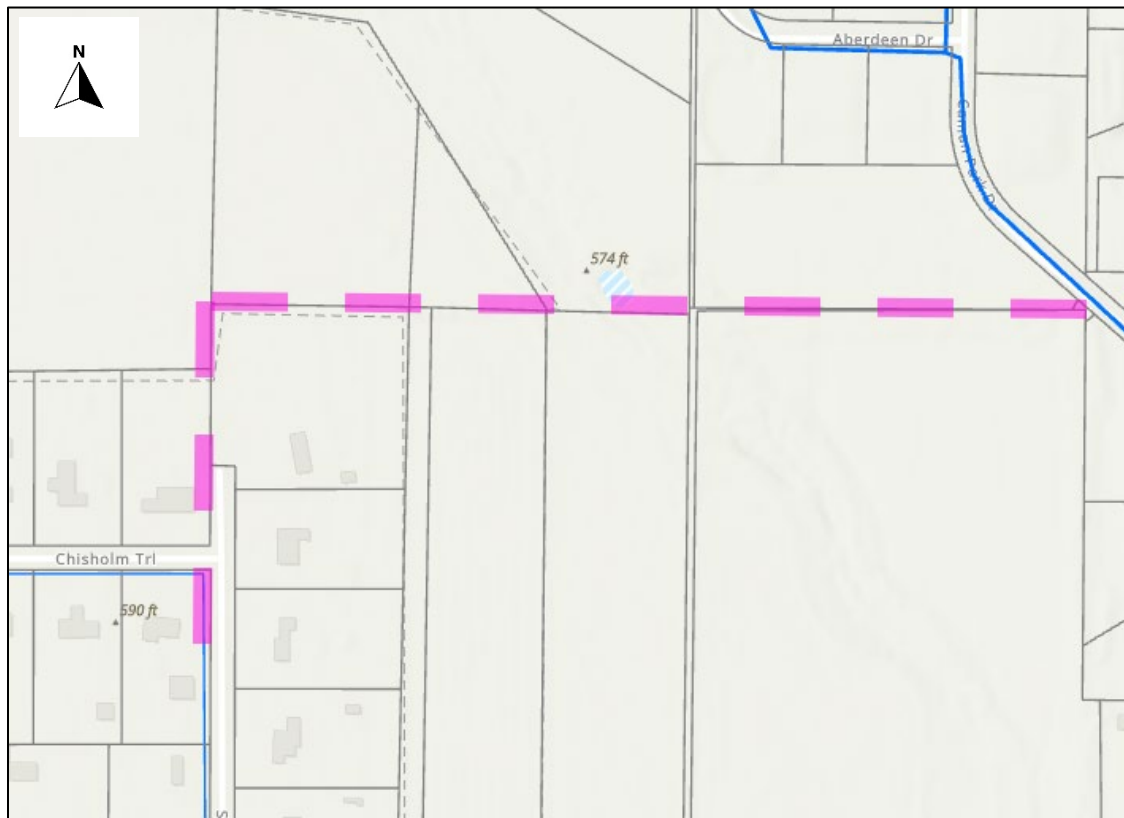
GRAHAM LANE TO ROCK RIDGE COURT REPLACEMENT EIGHT INCH WATER LINE				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2028-2029 or Later	W-23	Water	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$1,496,134		General Obligation Bonds Certificates of Obligation Proprietary Fund Reserves Outside Agency Interlocal Agreements/Grants Water Impact Fee Eligible		
PROJECT DESCRIPTION				
Replacement and looping of water lines at Graham Lane and Rock Ridge Court.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2028-2029 or Later		2028-2029 or Later		
PROJECT MANAGER: Public Works Director				



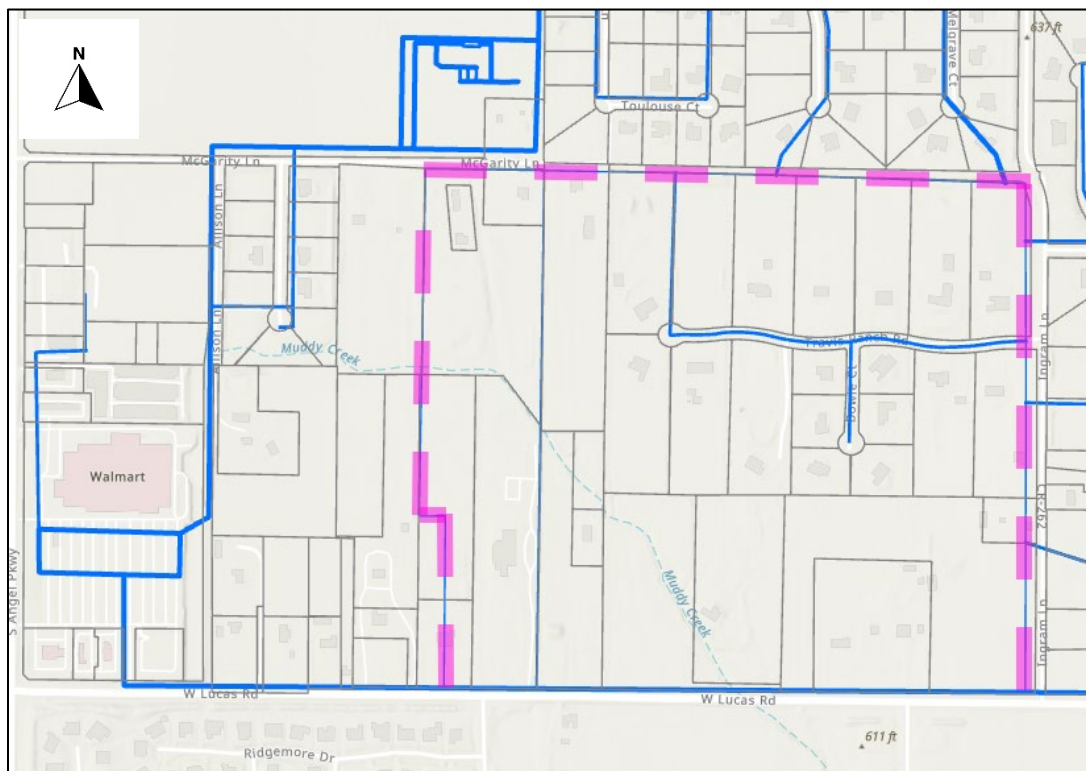
ROLLINGWOOD CIRCLE, CHOICE LANE, AND LAKEVIEW DRIVE SIX INCH WATER LINES				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2028-2029 or Later	W-24	Water	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$551,434		General Obligation Bonds Certificates of Obligation Proprietary Fund Reserves Outside Agency Interlocal Agreements/Grants Water Impact Fee Eligible		
PROJECT DESCRIPTION				
Looping of water lines on Rollingwood Circle, Choice Lane and Lakeview Drive.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2028-2029 or Later		2028-2029 or Later		
PROJECT MANAGER: Public Works Director				



CHISHOLM TRAIL AND CAMAN PARK EIGHT INCH WATER LINE				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2028-2029 or Later	W-25	Water	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$567,997		General Obligation Bonds Certificates of Obligation Proprietary Fund Reserves Outside Agency Interlocal Agreements/Grants Water Impact Fee Eligible		
PROJECT DESCRIPTION				
Looping of water lines on Chisholm Trail and Caman Park.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2028-2029 or Later		2028-2029 or Later		
PROJECT MANAGER: Public Works Director				



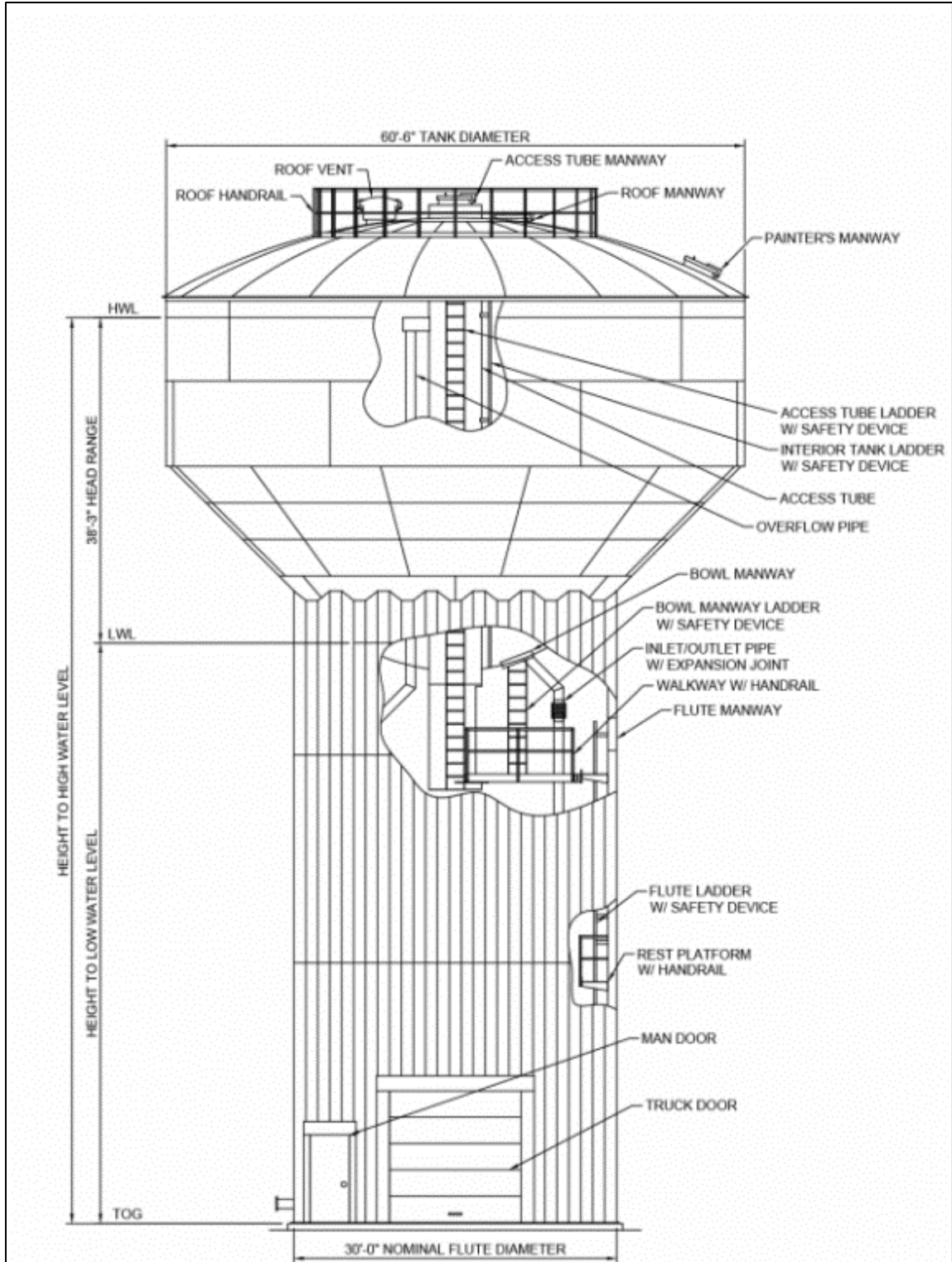
INGRAM LANE, MCGARITY LANE AND WEST LUCAS ROAD UPSIZED WATER LINE				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2028-2029 or Later	W-26	Water	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$1,856,736		General Obligation Bonds Certificates of Obligation Proprietary Fund Reserves Outside Agency Interlocal Agreements/Grants Water Impact Fee Eligible		
PROJECT DESCRIPTION				
Upsizing of water lines on Ingram Lane, McGarity Lane and West Lucas Road.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2028-2029 or Later		2028-2029 or Later		
PROJECT MANAGER: Public Works Director				



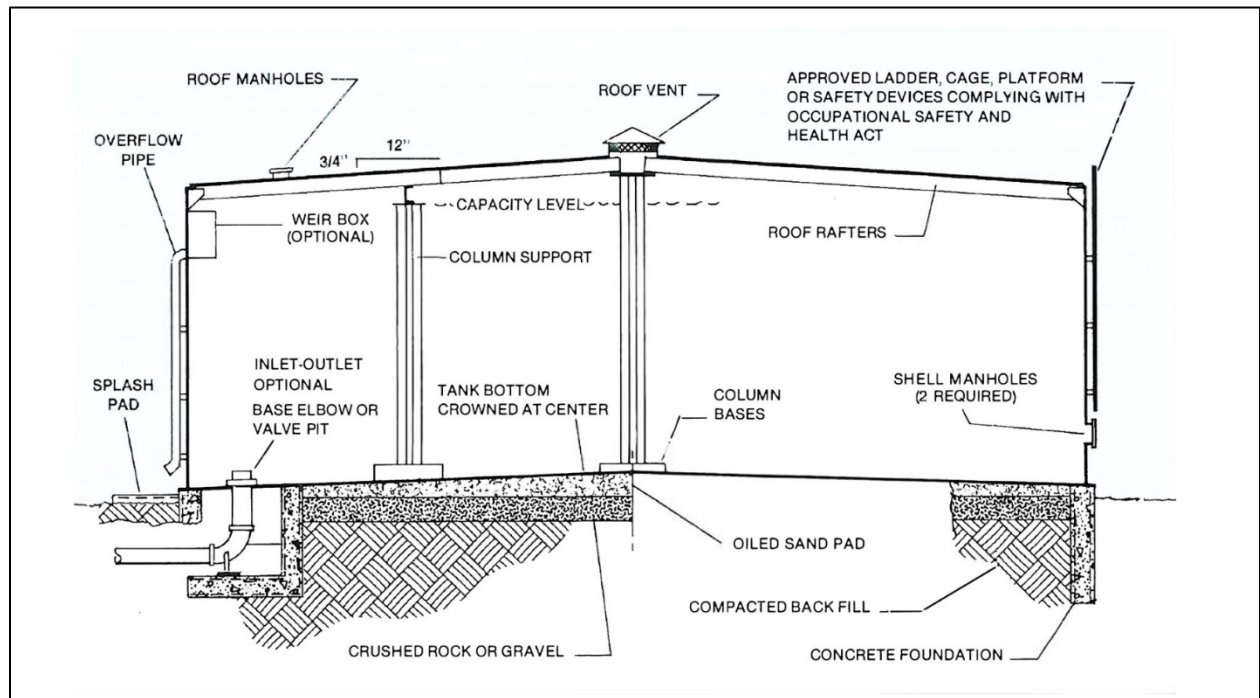
ESTATES PARKWAY EIGHT INCH WATER LINE				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2028-2029 or Later	W-27	Water	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$512,603		General Obligation Bonds Certificates of Obligation Proprietary Fund Reserves Outside Agency Interlocal Agreements/Grants Water Impact Fee Eligible		
PROJECT DESCRIPTION				
Upsizing of water lines on Estates Parkway From Lovejoy High School to Rock Ridge Road and connection to new water line on south side of Estates Parkway.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2028-2029 or Later		2028-2029 or Later		
PROJECT MANAGER: Public Works Director				



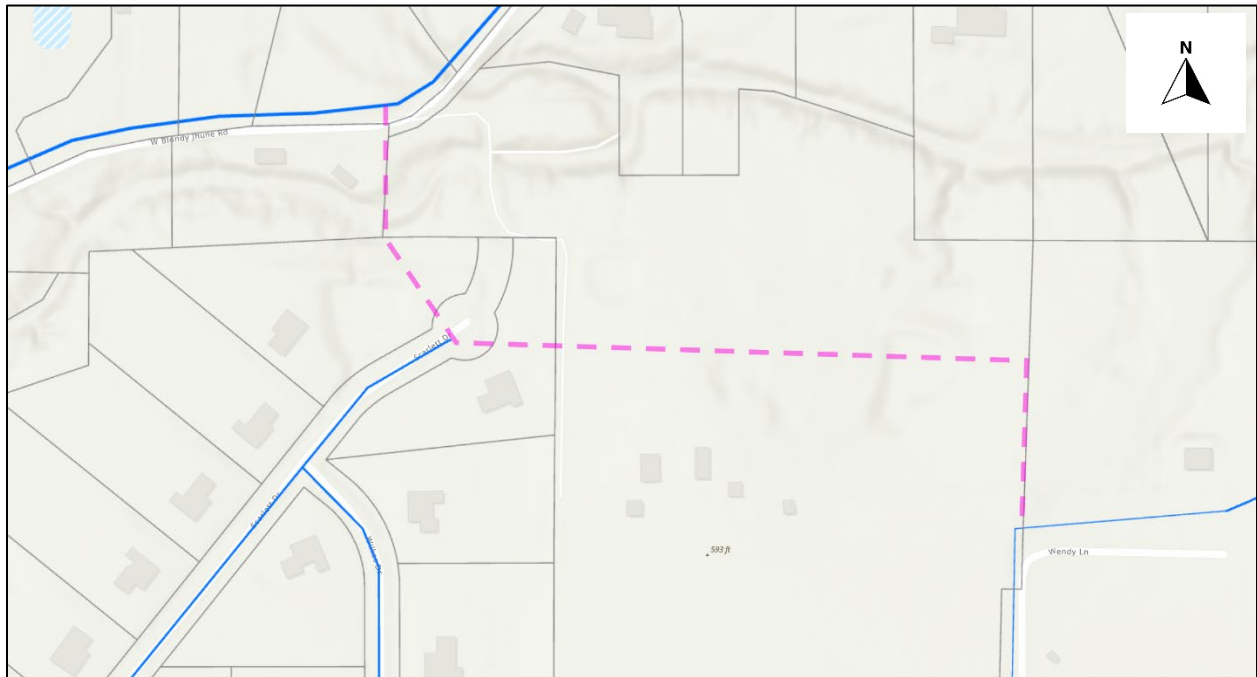
792 SERVICE AREA 0.50 MG ELEVATED STORAGE TANK (WEST OF COUNTRY CLUB)				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2028-2029 or Later	W-28	Water	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$4,093,152		General Obligation Bonds Certificates of Obligation Proprietary Fund Reserves Outside Agency Interlocal Agreements/Grants Water Impact Fee Eligible		
PROJECT DESCRIPTION				
Construction of new 0.50 Million Gallon Elevation Storage Tank on the West side of Country Club Road.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2028-2029 or Later		2028-2029 or Later		
PROJECT MANAGER: Public Works Director				



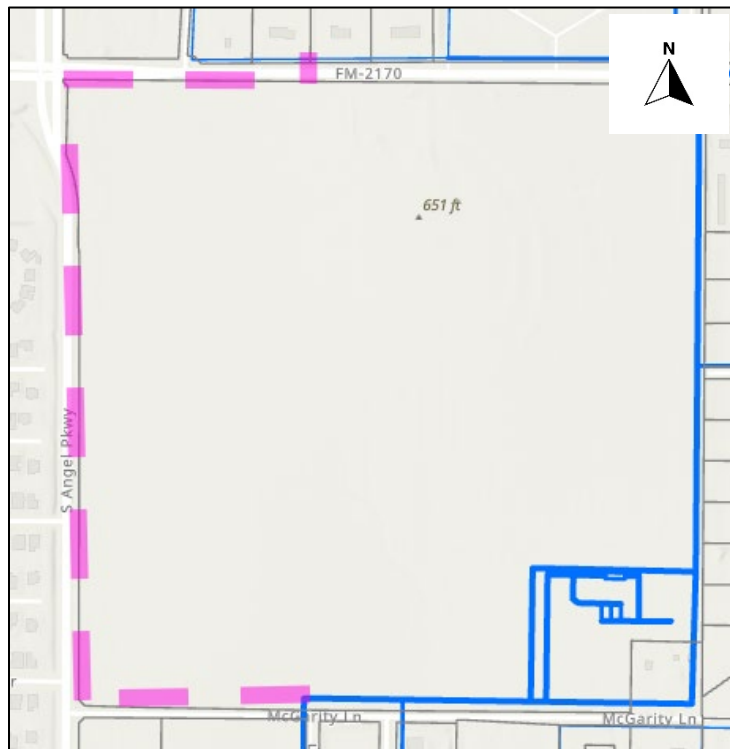
MCGARITY PUMP STATION 0.50 MG GROUND STORAGE TANK				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2028-2029 or Later	W-29	Water	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$3,960,000		General Obligation Bonds Certificates of Obligation Proprietary Fund Reserves Outside Agency Interlocal Agreements/Grants Water Impact Fee Eligible		
PROJECT DESCRIPTION				
Construction of new 0.50 Million Gallon Ground Storage Tank at the McGarity Pump Station.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2028-2029 or Later		2028-2029 or Later		
PROJECT MANAGER: Public Works Director				



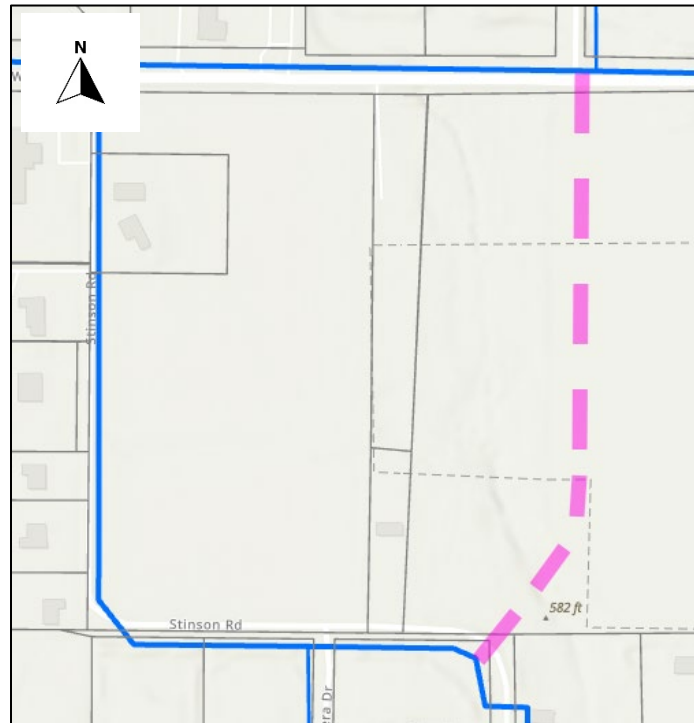
BLONDY JHUNE ROAD TO WENDY LANE EIGHT INCH WATER LINES				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
Contingent on Development	W-30	Water	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$426,877		General Obligation Bonds Certificates of Obligation Proprietary Fund Reserves Outside Agency Interlocal Agreements/Grants Water Impact Fee Eligible		
PROJECT DESCRIPTION				
Looping between Blondy Jhune Road and Wendy Lane.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
Contingent on Development		Contingent on Development		
PROJECT MANAGER: Public Works Director				



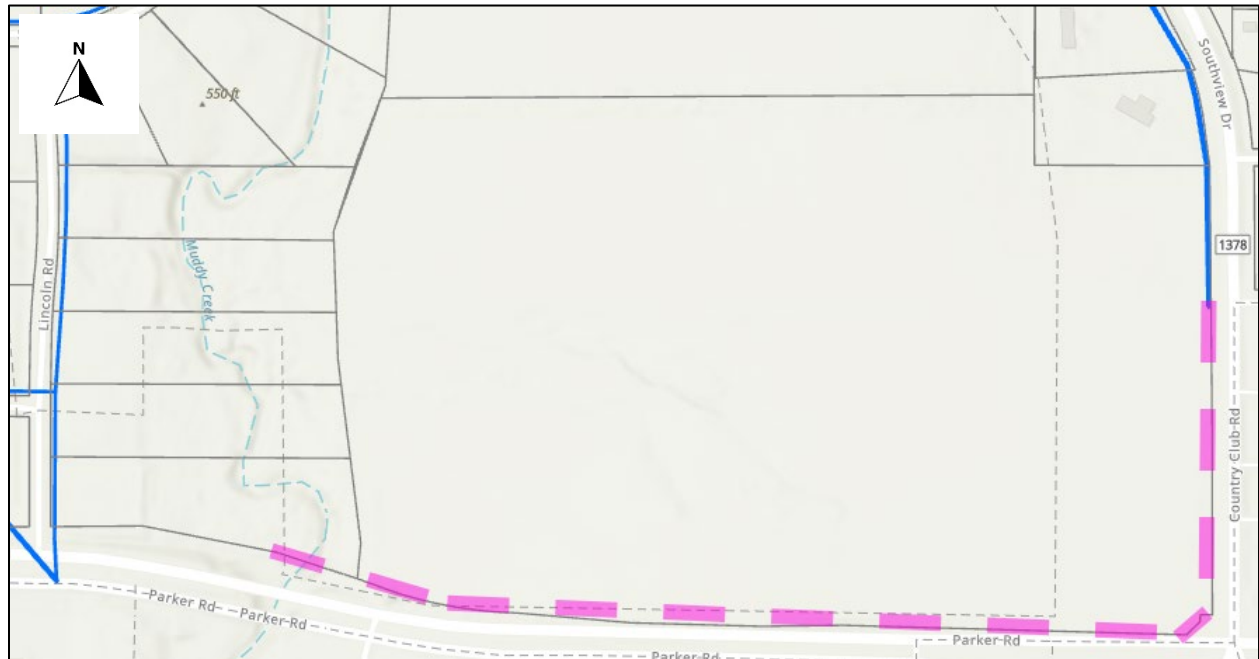
ANGEL PARKWAY EIGHT INCH AND TWELVE INCH WATER LINES				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
Contingent on Development	W-31	Water	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$1,311,093		General Obligation Bonds Certificates of Obligation Proprietary Fund Reserves Outside Agency Interlocal Agreements/Grants Water Impact Fee Eligible		
PROJECT DESCRIPTION				
Construction of new eight inch and twelve-inch waterlines on Angel Parkway to add system capacity.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
Contingent on Development		Contingent on Development		
PROJECT MANAGER: Public Works Director				



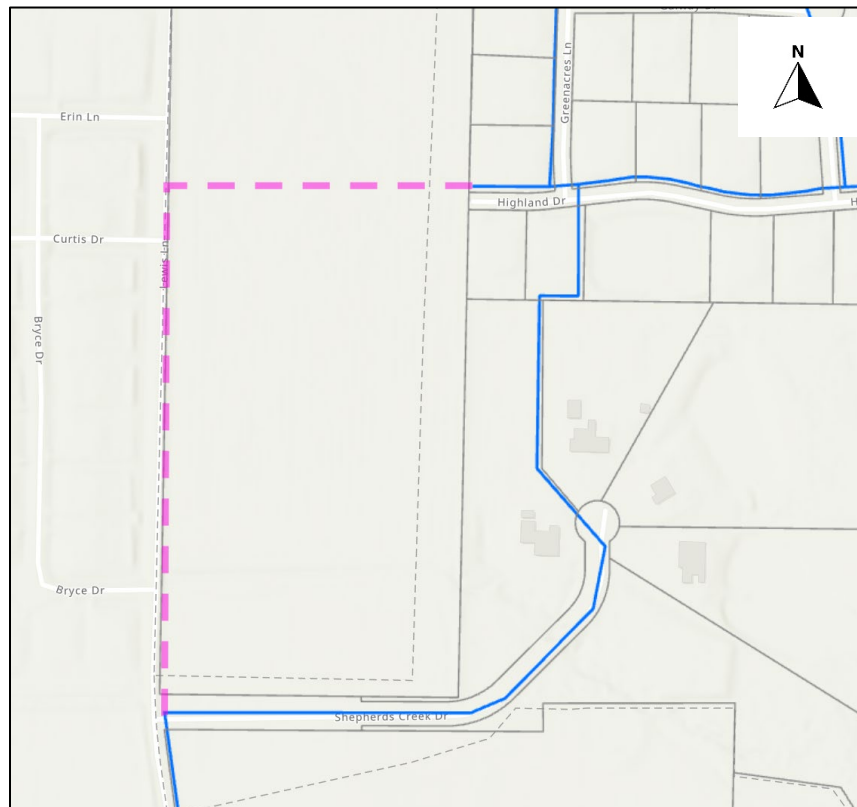
STINSON ROAD EXTENSION TWELVE INCH WATER LINE TO WEST LUCAS ROAD				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
Contingent on Development	W-32	Water	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$487,235		General Obligation Bonds Certificates of Obligation Proprietary Fund Reserves Outside Agency Interlocal Agreements/Grants Water Impact Fee Eligible		
PROJECT DESCRIPTION				
Extension of Stinson Road water line North from reverse curve to West Lucas Road in line with Edgewood Lane and in conjunction with future development of vacant tract.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
Contingent on Development		Contingent on Development		
PROJECT MANAGER: Public Works Director				



MUDDY CREEK TO SOUTHVIEW DRIVE TWELVE INCH WATER LINE				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
Contingent on Development	W-33	Water	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$1,050,210		General Obligation Bonds Certificates of Obligation Proprietary Fund Reserves Outside Agency Interlocal Agreements/Grants Water Impact Fee Eligible		
PROJECT DESCRIPTION				
Looping of water line from Muddy Creek (P1398) to Southview Drive.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
Contingent on Development		Contingent on Development		
PROJECT MANAGER: Public Works Director				



HIGHLAND DRIVE TO LEWIS LANE EIGHT INCH WATER LINE				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
Contingent on Development	W-34	Water	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$722,413		General Obligation Bonds Certificates of Obligation Proprietary Fund Reserves Outside Agency Interlocal Agreements/Grants Water Impact Fee Eligible		
PROJECT DESCRIPTION				
Construction of eight-inch water line from Highland Drive to Lewis Lane.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
Contingent on Development		Contingent on Development		
PROJECT MANAGER: Public Works Director				



Wastewater Project Listing

The following pages are a reference guide that summarizes the Wastewater Projects. It indicates the fiscal year in which the project is scheduled to begin, a project number for identification purposes, the recommended priority of implementation, the preliminary estimated costs for improvements, and the anticipated funding sources. Some projects may be phased across multiple fiscal years. Cost estimates are adjusted to current year dollar value and are subject to inflation, which may result in a higher cost during the year of construction. Likewise, cost estimates include any additive alternates and contingences that may apply to the project. Projects early in the planning phase may contain generic descriptions.



(Image: Manhole at Lucas Retail Addition)

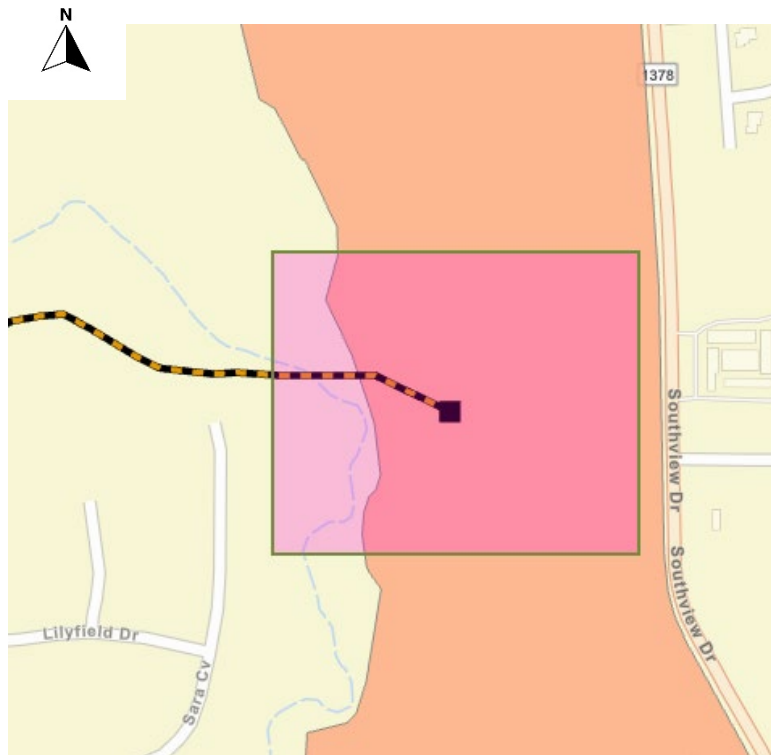
Wastewater Projects by Fiscal Year

The following chart summarizes the fiscal years in which each project is schedule to take place. Those that are not yet scheduled for completion are scheduled as “2028-2029 or Later.” These projects are needed for the buildout of the city or have been identified as long-term needs and may be rescheduled to an earlier fiscal year depending on the availability of funding for capital projects or the emerging need of the city. Those projects classified as “Contingent” are generally those projects necessitated by or that will be completed in conjunction with future land development, future modifications to other infrastructure, or the availability of grant funds. Some projects may be phased across multiple fiscal years, may span multiple years or may be moved forward into future fiscal years in future versions of this report. Estimated costs figures include multi-year cost totals. Cost estimates are adjusted to current year dollar value and are subject to inflation, which may result in a higher cost during the year of construction. Likewise, cost estimates include any additive alternates and contingences that may apply to the project.

Begin Year	End Year	Project Number	Priority	Project Name	Estimated Total Cost
Contingent on Development	Contingent on Development	WW-01	High	Hunt Lift Station	\$ 510,500

Wastewater Project Summaries

HUNT LIFT STATION				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
Contingent on Development	WW-01	Wastewater	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$510,500		General Obligation Bonds Certificates of Obligation Proprietary Fund Reserves Outside Agency Interlocal Agreements/Grants		
PROJECT DESCRIPTION				
Construction and entry into service of Hunt Lift Station to utilize existing force main and structure located at project site.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
Contingent on Development		Contingent on Development		
PROJECT MANAGER: Public Works Director				



Parks, Open Space and Trails Project Listing

The following pages are a reference guide that summarizes the Parks, Open Space and Trails Projects. It indicates the fiscal year in which the project is scheduled to begin, a project number for identification purposes, the recommended priority of implementation, the preliminary estimated costs for improvements, and the anticipated funding sources. Some projects may be phased across multiple fiscal years. Cost estimates are adjusted to current year dollar value and are subject to inflation, which may result in a higher cost during the year of construction. Likewise, cost estimates include any additive alternates and contingences that may apply to the project. Projects early in the planning phase may contain generic descriptions.



(Image: Lucas Community Park Sign)

Parks, Trails and Open Space Projects By Fiscal Year

The following chart summarizes the fiscal years in which each project is schedule to take place. Those that are not yet scheduled for completion are scheduled as “2028-2029 or Later.” These projects are needed for the buildout of the city or have been identified as long-term needs and may be rescheduled to an earlier fiscal year depending on the availability of funding for capital projects or the emerging need of the city. Those projects classified as “Contingent” are generally those projects necessitated by or that will be completed in conjunction with future land development, future modifications to other infrastructure, or the availability of grant funds. Some projects may be phased across multiple fiscal years, may span multiple years or may be moved forward into future fiscal years in future versions of this report. Estimated costs figures include multi-year cost totals. Cost estimates are adjusted to current year dollar value and are subject to inflation, which may result in a higher cost during the year of construction. Likewise, cost estimates include any additive alternates and contingences that may apply to the project.

Begin Year	End Year	Project Number	Priority	Project Name	Estimated Total Cost
2023-2024	2023-2024	P-01	Low	Community Park - Paving of Back Parking Lot	\$ 119,040
2024-2025	2024-2025	P-02	Low	Community Park - Walking Loop Extension	\$ 21,252
2028-2029 or Later	2028-2029 or Later	P-03	Low	Community Park - Installation of New Playground Equipment for Ages two to six	\$ 200,000
Contingent on Grant Funding	Contingent on Grant Funding	P-04	Medium	Forest Creek Park - Replacement of Playground Equipment	\$ 236,326
Contingent on Grant Funding	Contingent on Grant Funding	P-05	Medium	Trails - Trinity Trail Connect (East Winningkoff Trail Loop)	\$ 1,111,952
Contingent on Grant Funding	Contingent on Grant Funding	P-06	Low	Trails - Central Loop	\$ 1,568,944
Contingent on Grant Funding	Contingent on Grant Funding	P-07	Low	Trails - Southern Trail (Willow Springs Middle School to Southview Drive)	\$ 1,047,707

Parks, Trails and Open Space Project Summaries

Community Park:

PAVING OF BACK PARKING LOT				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2023-2024	P-01	Parks, Open Space and Trails	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$119,040		General Fund Reserves Outside Agency Interlocal Agreements/Grants		
PROJECT DESCRIPTION				
Asphalt overlay of existing gravel parking lot at Community Park.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2023-2024		2023-2024		
PROJECT MANAGER: Public Works Director				



WALKING LOOP EXTENSION				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2024-2025	P-02	Parks, Open Space and Trails	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$21,252		General Fund Reserves Outside Agency Interlocal Agreements/Grants		
PROJECT DESCRIPTION				
Construction of walking path extension from existing sidewalk to along the East side of the pavilion at Lucas Community Park with possible inclusion of underground electrical and lighting.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2024-2025		2024-2025		
PROJECT MANAGER: Public Works Director				



INSTALLATION OF NEW PLAYGROUND EQUIPMENT FOR AGES TWO TO SIX				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2028-2029 or Later	P-03	Parks, Open Space and Trails	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)		Possible Sources of Funding		
\$200,000		General Fund Reserves Outside Agency Interlocal Agreements/Grants		
PROJECT DESCRIPTION				
Complete installation of new playground equipment to accommodate children aged two to six at the Community Park, including installation of play surface, at Lucas Community Park.				
PROJECT SCHEDULE				
Project Begin Year		Project End Year		
2028-2029 or Later		2028-2029 or Later		
PROJECT MANAGER: Public Works Director				



Forest Creek Park:

FOREST CREEK PARK - REPLACEMENT OF PLAYGROUND EQUIPMENT				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
Contingent on Grant Funding	P-04	Parks, Open Space and Trails	Planning	Medium
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)			Possible Sources of Funding	
\$236,326			General Fund Reserves Outside Agency Interlocal Agreements/Grants	
PROJECT DESCRIPTION				
Complete installation of new playground equipment at Forest Creek Park to include two sets of playground equipment for kids aged two to six and for kids aged five to twelve, including restoration of bedding material.				
PROJECT SCHEDULE				
Project Begin Year			Project End Year	
Contingent on Grant Funding			Contingent on Grant Funding	
PROJECT MANAGER: Public Works Director				



Trail Network:

TRINITY TRAIL CONNECT (EAST WINNINGKOFF TRAIL LOOP)				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
Contingent on Grant Funding	P-05	Parks, Open Space and Trails	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)			Possible Sources of Funding	
\$1,111,952			General Fund Reserves Outside Agency Interlocal Agreements/Grants	
PROJECT DESCRIPTION				
Construction of decomposed granite walking trail to establish pedestrian and recreational access between Willow Springs Middle School, southern neighborhoods, Southview Drive and Kenneth R Lewis Park as identified in the Trails Master Plan.				
PROJECT SCHEDULE				
Project Begin Year			Project End Year	
Contingent on Grant Funding			Contingent on Grant Funding	
PROJECT MANAGER: Public Works Director				



CENTRAL LOOP TRAIL				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
Contingent on Grant Funding	P-06	Parks, Open Space and Trails	Planning	Low
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)			Possible Sources of Funding	
\$1,568,944			General Fund Reserves Outside Agency Interlocal Agreements/Grants	
PROJECT DESCRIPTION				
Construction of decomposed granite walking trail to establish pedestrian and recreational access around the city's main commercial, cultural and civic resources consistent with the Trails Master Plan.				
PROJECT SCHEDULE				
Project Begin Year			Project End Year	
Contingent on Grant Funding			Contingent on Grant Funding	
PROJECT MANAGER: Public Works Director				



SOUTHERN TRAIL (WILLOW SPRINGS MIDDLE SCHOOL TO SOUTHVIEW DRIVE)				
PROJECT SUMMARY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
Contingent on Grant Funding	P-07	Parks, Open Space and Trails	Planning	
FISCAL OVERVIEW				
Estimated Total Cost (2023 Dollars)			Possible Sources of Funding	
\$1,047,707			General Fund Reserves Outside Agency Interlocal Agreements/Grants	
PROJECT DESCRIPTION				
Construction of decomposed granite walking trail to establish pedestrian and recreational access between Willow Springs Middle School, southern neighborhoods, Southview Drive and Kenneth R Lewis Park as identified in the Trails Master Plan.				
PROJECT SCHEDULE				
Project Begin Year			Project End Year	
Contingent on Grant Funding			Contingent on Grant Funding	
PROJECT MANAGER: Public Works Director				





City of Lucas
Planning and Zoning Commission
Agenda Request
September 14, 2023

Item No. 06

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Discuss updating the City of Lucas Code of Ordinances, Chapter 14 titled “Zoning”.

Background Information

The City Council requested that a strategic review of the Code of Ordinances be done with specific focus on Chapter 14 titled “Zoning.” At the June 1, 2023, City Council meeting, the Council gave direction that the Planning and Zoning Commission review Chapter 14 in segments and bring updates to the City Council. Councilmembers will inform City staff of any specific areas of concern to bring to the Planning and Zoning Commission.

At the City Council meeting on August 3, 2023, the City Council provided feedback that terms and definitions should be more general and broader as opposed to hyper-specific. City Council has advised the Planning and Zoning Commission to re-review section 14.01.004.

Additionally, Councilmember Fisher has requested the following items to be considered:

- Limit the number of outdoor living areas and outdoor kitchens.
- Limit additional fences for accessory dwelling units.
- Limit the number of swimming pools on a single lot.
- Limit each single-family lot to a single entrance.
- Require a second utility meter for accessory dwelling units.

At the City Council meeting on September 7, 2023, the City Council reviewed the following sections and recommended further revisions:

- Proposed Revisions to Chapter 14, Division 6, 8, 10, and 15
- Proposed Revisions to Chapter 14, Section 14.04, Division 5
- Proposed Revisions to Chapter 14, Remainder 14.01
- Proposed Revisions to Chapter 14, Remainder 14.02
- Proposed Revisions to Chapter 14, Definitions

Staff will be reviewing these sections with the City Attorney and will bring back new revisions to the Planning and Zoning Commission for review.

The following is the proposed schedule for the Planning and Zoning Commission:

Section of Chapter 14	Meeting
14.01.004, Definitions (completed first review)	June 8, 2023 P & Z Meeting
14.02 Division 2 (completed first review)	
14.02 Division 3 (completed first review)	
14.02 Division 5 (completed first review)	



City of Lucas
Planning and Zoning Commission
Agenda Request
September 14, 2023

Item No. 06

Section of Chapter 14	Meeting
14.03 Division 6 (completed first review) 14.03 Division 8 (completed first review) 14.03 Division 10 (completed first review) 14.03 Division 15 (completed first review)	July 13, 2023 P & Z Meeting
14.01.004, Definitions (pending further review) 14.03 Divisions 6, 8, 10, and 15 (pending further review) 14.04 Division 5 (pending further review) Remainder of 14.01 (pending further review) Remainder of 14.02 (pending further review)	August 10, 2023 P & Z Meeting
Remainder of 14.03 Remainder of 14.04	September 14, 2023 P & Z Meeting
Final Review by Planning and Zoning of Chapter 14	October 12, 2023 P & Z Meeting
Review by City Council	November 2, 2023 City Council Meeting
First Public Hearing	December 14, 2023 P & Z Meeting
Second Public Hearing	January 4, 2024 City Council Meeting

Attachments/Supporting Documentation

1. Remainder of Section 14.03 Divisions 1, 2, 3, 4, 5, 7, 9, 11, 12, 13, and 14
2. Remainder of Section 14.04 Divisions 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, and 12
3. Table of Contents for Chapter 14 with amendment dates

Budget/Financial Impact

NA

Recommendation

NA

Motion

There is no motion required.

ARTICLE 14.03 DISTRICTS

Division 1 Generally

§ 14.03.001 **Division of districts.**

(a) For the purposes of this chapter, the city is hereby divided into ten (10) districts as follows:

- (1) AO - Agriculture;
- (2) R2 - Single-family residential, 2-acre lots;
- (3) R1.5 - Single-family residential, 1.5-acre lots;
- (4) R1 - Single-family residential, 1-acre lots;
- (5) VC - Village center;
- (6) CB - Commercial business district;
- (7) LI - Light industrial;
- (8) ED - Estate development;
- (9) OS - Open space; and
- (10) MHD - Manufactured home district.

(b) The location and boundaries of the districts herein established are shown upon the official zoning map, which is hereby incorporated into this chapter. Said zoning map, together with all notations, references, and other information shown thereon, and all amendments thereto, shall be as much a part of this chapter as if fully set forth and described herein. Said zoning map, properly attested, is on file in the office of the city secretary.

(Ordinance 2015-08-00816 adopted 8/20/15)

§ 14.03.002 **Maintenance of zoning map.**

- (a) The official zoning map shall be kept in the office of the city secretary and one (1) copy shall be maintained in the office of the building official.
- (b) It shall be the duty of the city secretary to keep the official map current and the copies thereof, herein provided for, by entering on such maps any changes which the city council may from time to time order by amendments to the zoning regulations of the city or the zoning map.
- (c) The city secretary, upon the adoption of this chapter, shall affix a certificate identifying the map in the secretary's office as the official zoning map of the city. The city secretary shall likewise officially identify the copies directed to be kept by the planning and zoning

commission and in the office of the building official. All amendments of the map shall be made immediately after their enactment and the date of the change shall be noted on the certificate.

(1995 Code, sec. 9-25)

§ 14.03.003 Rules for the interpretation of district boundaries.

Where uncertainty exists with respect to the boundaries of any of the aforesaid districts shown on the zoning map, the following rules shall apply:

- (1) Where district boundaries are indicated as approximately following the centerlines, street lines, or highway right-of-way lines[, such lines] shall be construed to be said boundaries.
- (2) Where district boundaries are so dedicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries.
- (3) Where district boundaries are indicated as approximately following a parallel to a drainage course or other prominent physical feature, such drainage course, other prominent physical feature, or parallel line shall be construed to be said boundaries.
- (4) Where district boundaries are so indicated that they are approximately parallel to the centerline or street lines of streets, or the centerlines or right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the zoning map. If no distance is given, such dimensions are determined by the use of the scale of said zone.
- (5) Where district boundaries are so indicated that they are approximately perpendicular to the centerline or right-of-way lines of streets, highways, or drainage courses, such district boundaries shall be construed to be perpendicular to said streets, highways, or drainage courses.
- (6) If unsubdivided property, the district boundary lines on the zoning map shall be determined by use of the scale appearing on the map.
- (7) In the case of a district boundary line dividing a lot into two (2) parts, the district boundary line shall be construed to be the lot line nearest the district boundary line as shown.
- (8) Whenever any street, alley, or other public way is vacated by official action of the city council, the zoning district adjoining each side of such street, alley, or public way shall be automatically extended to the center of such variation [vacation] and all area included in the vacation shall then and henceforth be subject to all regulations of the extended districts.
- (9) Where the streets or alleys on the ground differ from the streets or alleys as shown on the zoning map, the streets or alleys on the ground shall control.

(1995 Code, sec. 9-26)

§ 14.03.004 through § 14.03.050. (Reserved)

Division 2
AO Agricultural District

§ 14.03.051 Use regulations.

This zone is designated to provide for general ranching and farming under a minimum of restrictions. No land shall be used and no building shall be erected, altered, converted or used for a use other than those specified in section **14.03.801**, schedule of uses, and article **14.02** division 4, specific use permits.

(1) Principal uses not permitted:

- (A) No feedlots shall be established for commercial purposes, except as would be required to perform the principal permitted use.
 - (B) No slaughter pens or rendering works, or associated business shall be permitted.
 - (C) No facility or use for the treatment and/or storage of noxious matter, toxic materials or any form of liquid or solid waste materials from any source shall be permitted, except under the provisions of article **14.02**, division 4, specific use permits.
 - (D) At no time shall the residential density exceed one single-family residence per twenty (20) acres.
 - (E) No mobile homes or HUD-code manufactured homes as defined herein shall be permitted.
- (2) A specific use permit shall be required when the total square footage of the main building and/or any accessory buildings exceeds 50,000 square feet.

(Ordinance 2008-11-00634 adopted 11/20/08; Ordinance 2015-08-00816 adopted 8/20/15)

§ 14.03.052 Height regulations.

Same as residential, section **14.03.112**.

(1995 Code, sec. 9-31)

§ 14.03.053 Area regulations.

- (a) Roof pitch. Residential dwelling structures shall have a roof pitch of not less than 6" vertical for each 12" horizontal (6:12). Alternative roof design and roof pitches may be considered and approved by the design review committee (DRC).
- (b) Exterior walls and foundation. The exterior walls of residential dwellings shall be supported on a continuous solid concrete beam or slab; or on a fully grouted masonry foundation designed to carry the imposed loads. Exterior and load bearing walls shall be secured to the foundation as required by the adopted residential building code.
- (c) At any time that there is more than one (1) single-family dwelling per twenty (20) acres, the provisions of section **14.03.113** shall apply.

(Ordinance 2011-03-00677 adopted 3/17/11)

§ 14.03.054 through § 14.03.110. (Reserved)

Division 3
R2 Single-Family Residential District

§ 14.03.111 Use regulations.

No land shall be used and no building shall be erected, altered, converted or used for a use other than those specified in section **14.03.801**, schedule of uses, and article **14.02** division 4, specific use permits.

- (1) No mobile homes or HUD-code manufactured homes as defined herein shall be permitted.
- (2) A special exception shall be required when the total combined square footage of the main building and/or any accessory buildings exceeds 50,000 square feet.

(Ordinance 2008-11-00634 adopted 11/20/08)

§ 14.03.112 Height regulations.

No building shall exceed thirty-five feet (35') or two and one-half (2-1/2) stories in height.

(1995 Code, sec. 9-36)

§ 14.03.113 Area regulations.

(a) Size of yards.

- (1) Front yard. The building line adjacent to a street shall be established at seventy-five feet (75') from the centerline of the street right-of-way or street reflected as type C or D roadway on the Master Thoroughfare Plan. (85' for type B, and 110' for Type A). Where a building line is established on a plat, which is not consistent with this ordinance, the building line that is a greater distance from the front property line shall be observed. No required parking shall be allowed within the required front yard.
- (2) Side yard. The building line adjacent to the side property line(s) there shall be not less than ten percent (10%) of the lot width, [or] twenty feet (20'), whichever is less. No side yard for allowable nonresidential uses shall be less than twenty-five feet (25').
- (3) Rear yard. The building line adjacent to the rear property line shall be of not less than fifty feet (50').

(b) Size of lot.

- (1) Lot area. No building shall be constructed on any lot of less than two (2) acres (87,120 square feet).
- (2) Lot width. The width of the lot shall be not less than two hundred feet (200') at the front street property line, nor shall its average width be less than two hundred feet (200'). The minimum width of a lot on a cul-de-sac shall be not less than forty feet (40') at the property line, nor shall its average width be less than two hundred feet (200'). The minimum width of a lot on a curve exceeding thirty degrees shall be not less than one hundred feet (100') at the

property line, nor shall its average width be less than two hundred feet (200').

- (3) Lot depth. The average depth of the lot shall not be less than one hundred eighty feet (180').
- (4) Where a lot having less area, width, and/or depth than herein required exists in separate ownership upon the effective date of this chapter, the above regulations shall not prohibit the erection of a one-family dwelling thereon.
- (c) Minimum dwelling size. The minimum floor area of any dwelling shall be two thousand square feet (2,000 sq. ft.), exclusive of garages, breezeways, and porches. Dwellings shall have a minimum seventy-five percent (75%) of the exterior walls of masonry construction or the heartwood of a natural decay resistance wood, cementitious siding, stucco, cultured stone exterior or combination of these materials. Alternate materials may be approved by the DRC so as to maintain the architectural compatibility with existing structures.
- (d) Lot coverage. In no case shall more than thirty percent (30%) of the total lot area be covered by the combined area of the main buildings and accessory buildings.
- (e) Roof pitch. Residential dwelling structures shall have a roof pitch of not less than 6" vertical for each 12" horizontal (6:12). Alternative roof design and roof pitches may be considered and approved by the design review committee (DRC).
- (f) Exterior walls and foundation. The exterior walls of residential dwellings shall be supported on a continuous solid concrete beam or slab; or on a fully grouted masonry foundation designed to carry the imposed loads. Exterior and load bearing walls shall be secured to the foundation as required by the adopted residential building code.
- (g) A specific use permit shall be required when the total square footage of the main building and/or any accessory buildings exceeds 50,000 square feet.

(1995 Code, sec. 9-37; Ordinance 2015-08-00816 adopted 8/20/15; Ordinance 2022-08-00535 adopted 9/1/2022)

§ 14.03.114 through § 14.03.170. (Reserved)

Division 4
R1.5 Single-Family Residential District

§ 14.03.171 **Use regulations.**

No land shall be used and no building shall be erected, altered, converted or used for a use other than those specified in section **14.03.801**, schedule of uses, and article **14.02** division 4, specific use permits.

(Ordinance 2008-11-00634 adopted 11/20/08)

§ 14.03.172 **Height regulations.**

No building shall exceed thirty-five feet (35') or two and one-half (2-1/2) stories in height.

(1995 Code, sec. 9-41)

§ 14.03.173 **Area regulations.**

(a) Size of yards.

- (1) Front yard. The building line adjacent to a street shall be established at seventy-five feet (75') from the centerline of the street right-of-way or street reflected as type C or D roadway on the Master Thoroughfare Plan. (85' for type B, and 110' for Type A). Where a building line is established on a plat, which is not consistent with this ordinance, the building line is a greater distance from the front property line shall be observed. No required parking shall be allowed within the required front yard.
- (2) Side yard. The building line adjacent to the side property line(s) shall be not less than ten percent (10%) of the lot width, [or] twenty feet (20'), whichever is less. No side yard for allowable nonresidential uses shall be less than twenty-five feet (25').
- (3) Rear yard. The building line adjacent to the rear property line shall be not less than fifty feet (50').

(b) Size of lot.

- (1) Lot area.No building shall be constructed on any lot of less than one and one-half (1-1/2) acres (65,340 square feet).
- (2) Lot width.The width of the lot shall be not less than one hundred sixty feet (160') at the front street property line, nor shall its average width be less than one hundred seventy-five feet (175'). The minimum width of a lot on a cul-de-sac shall be not less than thirty-five feet (35') at the property line, nor shall its average width be less than one hundred seventy-five feet (175'). The minimum width of a lot on curve exceeding thirty degrees shall be not less than thirty-five feet (35') at the property line, nor shall its average width be less than one hundred seventy-five feet (175').
- (3) Lot depth.The average depth of the lot shall not be less one hundred eighty feet (180').

- (4) Where a lot having less area, width, and/or depth than herein required exists in separate ownership upon the effective date of this chapter, the above regulations shall not prohibit the erection of a one-family dwelling thereon.
- (c) Minimum dwelling size. The minimum floor area of any dwelling shall be eighteen hundred square feet (1,800 sq. ft.), exclusive of garages, breezeways, and porches. Dwellings shall have a minimum seventy-five percent (75%) of the exterior walls of masonry construction or the heartwood of a natural decay resistance wood, cementitious siding, stucco, cultured stone exterior or combination of these materials. Alternate materials may be approved by the DRC so as to maintain the architectural compatibility with existing structures.
- (d) Lot coverage. In no case shall more than thirty percent (30%) of the total lot area be covered by the combined area of the main buildings and accessory buildings.
- (e) A specific use permit shall be required when the total square footage of the main building and/or any accessory buildings exceeds 50,000 square feet.
- (f) Accessory building and structures shall comply with article **14.04**, division 8, of this chapter.
- (g) Roof pitch. Residential dwelling structures shall have a roof pitch of not less than 6" vertical for each 12" horizontal (6:12). Alternative roof design and roof pitches may be considered and approved by the design review committee (DRC).
- (h) Exterior walls and foundation. The exterior walls of residential dwellings shall be supported on a continuous solid concrete beam or slab; or on a fully grouted masonry foundation designed to carry the imposed loads. Exterior and load bearing walls shall be secured to the foundation as required by the adopted residential building code.

(1995 Code, sec. 9-42; Ordinance 2015-08-00816 adopted 8/20/15; Ordinance 2022-08-00535 adopted 9/1/2022)

§ 14.03.174 through § 14.03.230. (Reserved)

Division 5
R1 Single-Family Residential District

§ 14.03.231 **Use regulations.**

No land shall be used and no building shall be erected, altered, converted or used for a use other than those specified in section **14.03.801**, schedule of uses, and article **14.02** division 4, specific use permits.

(Ordinance 2008-11-00634 adopted 11/20/08)

§ 14.03.232 **Height regulations.**

No building shall exceed thirty-five feet (35') or two and one-half (2-1/2) stories in height.

(1995 Code, sec. 9-51)

§ 14.03.233 **Area regulations.**

(a) Size of yards.

- (1) Front yard. The building line adjacent to a street shall be established at seventy-five feet (75') from the centerline of the street right-of-way or street reflected as type C or D roadway on the Master Thoroughfare Plan. (85' for type B, and 110' for Type A). Where a building line is established on a plat, which is not consistent with this ordinance, the building line is a greater distance from the front property line shall be observed. No required parking shall be allowed within the required front yard.
- (2) Side yard. The building line adjacent to the side property line(s) shall be not less than ten percent (10%) of the lot width, [or] twenty feet (20'), whichever is less. No side yard for allowable nonresidential uses shall be less than twenty-five feet (25').
- (3) Rear yard. The building line adjacent to the rear property line shall be not less than fifty feet (50').

(b) Size of lot.

- (1) Lot area.No building shall be constructed on any lot of less than one (1) acre (43,560 square feet).
- (2) Lot width.The width of the lot shall be not less than one hundred forty feet (140') at the front street property line, nor shall its average width be less than one hundred sixty feet (160'). The minimum width of a lot on a cul-de-sac shall be not less than thirty feet (30') at the property line, nor shall its average width be less than one hundred sixty feet (160'). The minimum width of a lot on a curve exceeding 30 degrees shall be not less than thirty feet (30') at the property line, nor shall its average width be less than one hundred sixty feet (160').
- (3) Lot depth.The average depth of the lot shall not be less than one hundred eighty feet (180').

- (4) Where a lot having less area, width, and/or depth than herein required exists in separate ownership upon the effective date of this chapter, the above regulations shall not prohibit the erection of a one-family dwelling thereon.
- (c) Minimum dwelling size. The minimum floor area of any dwelling shall be eighteen hundred square feet (1,800 sq. ft.), exclusive of garages, breezeways, and porches. Dwellings shall have a minimum eighty-five percent (85%) of the exterior walls of masonry construction, stucco, cultured stone exterior or combination of these materials. Alternate materials may be approved by the DRC so as to maintain the architectural compatibility with existing structures.
- (d) Lot coverage. In no case shall more than thirty percent (30%) of the total lot area be covered by the combined area of the main buildings and accessory buildings.
- (e) A specific use permit shall be required when the total square footage of the main building and/or any accessory buildings exceeds 50,000 square feet.
- (f) Accessory building and structures shall comply with article **14.04**, division 8, of this chapter.
- (g) Roof pitch. Residential dwelling structures shall have a roof pitch of not less than 6" vertical for each 12" horizontal (6:12). Alternative roof design and roof pitches may be considered and approved by the design review committee (DRC).
- (h) Exterior walls and foundation. The exterior walls of residential dwellings shall be supported on a continuous solid concrete beam or slab; or on a fully grouted masonry foundation designed to carry the imposed loads. Exterior and load bearing walls shall be secured to the foundation as required by the adopted residential building code.

(Ordinance 2015-08-00816 adopted 8/20/15; Ordinance 2016-02-00829 adopted 2/4/16; Ordinance 2022-08-00535 adopted 9/1/2022)

§ 14.03.234 through § 14.03.290. (Reserved)

Division 7
CB Commercial Business District

§ 14.03.351 Purpose.

This is a general commercial zoning district for areas that provide the greatest number and mix of retail and commercial uses. This zoning district is designed and intended to serve as the commercial support zone of the entire community. It should be located in such a manner as to have reasonable access to arterial roadways so that ingress and egress to the CB area may be managed in a safe and controlled manner.

(Ordinance 2005-12-00544, sec. 1, adopted 12/5/05)

§ 14.03.352 Use regulations.

In the commercial business district, land uses shall be those associated with retail, commercial, office, service, institutional or professional activities. Major retail development shall be permitted by specific use permit. No land shall be used and no building shall be erected, altered, converted or used for a use other than those specified in section **14.03.801**, schedule of uses, and article **14.02** division 4, specific use permits.

(Ordinance 2008-11-00634 adopted 11/20/08)

§ 14.03.353 Development regulations.

In the commercial business district, the following development regulations shall be applicable to all buildings:

- (1) Building height. Buildings shall not exceed a height of more than thirty-five feet (35').
 - (A) The height shall be measured from the sidewalk or ground surface elevation along the side of the building fronting onto a public right-of-way to the top of the roof.
- (2) Setbacks. The following setbacks are required in the commercial business district:
 - (A) Front yard setbacks shall be a minimum of fifty feet (50') from the street right-of-way.
 - (B) Side yard setbacks shall be a minimum of twenty feet (20'). Where a CB zone abuts on the side of a property zoned as single-family residential, each portion of a building in excess of ten feet (10') in height shall be set back two (2) additional feet for each additional one (1) foot in height.
 - (C) Rear yards shall be a minimum of twenty-five feet (25') except where the lot abuts property zoned as single-family residential where there shall be a minimum rear yard of not less than one hundred feet (100') and not separated by a street or public right-of-way.
 - (D) Rear yard setbacks abutting property zoned as single-family residential shall include at least fifty feet (50') of green space adjacent to the residential district. Green space includes landscaping and turf grass.

- (3) Minimum lot area. The minimum area for lots in the commercial business district shall be thirty thousand (30,000) square feet on lots with access to city sewer, lots without access to city sewer shall be a minimum of 43,560 square feet exclusive of all street rights-of-way and the designated 100-year floodplain as determined by a registered survey.
- (4) Maximum lot coverage. The maximum lot coverage for buildings on individual lots is forty percent (40%) of the lot area, including accessory buildings.
- (5) Floor area. Each store, shop or business shall have a minimum of five hundred (500) square feet of floor area. There is no maximum floor space.
- (6) Business operations. The following special conditions apply to business operations within the CB district:
 - (A) All commercial uses within this district shall be sales and/or service type uses.
 - (B) All business shall be conducted entirely within a building. Restaurants offering outside dining or businesses with outside storage and/or display of any type shall be allowed only upon the approval of a specific use permit.
 - (C) No drive-in services of any type shall be located nearer than one hundred feet (100') of an abutting single-family zoned district. Where drive-in services are allowed, a solid fence of wood or masonry with a height of six feet (6') shall be required to buffer the drive-in service from the abutting single-family residential district.
- (7) Off-street parking and loading. Required off-street parking may be located within the required setback, provided there is a 50' landscape buffer adjacent to the property line. Such off-street parking spaces shall be on a hard-surfaced drive or parking area. Specific off-street parking and loading requirements are contained in article **14.04**, division 2, of this chapter.
- (8) Buffering and screening. The following standards for buffering and screening shall apply for all buildings in the commercial business district:
 - (A) Parking lot layout, landscaping, buffering and screening shall minimize direct views of parked vehicles from streets.
 - (B) Off-street loading areas shall be located at the rear of all buildings and shall be adequately screened from view of any adjacent single-family residential use.
 - (C) Outdoor storage of trash receptacles shall be at the side or rear of the site and shall be totally circled or screened by fence, planting or other suitable visual barrier and be secured from public access.
 - (D) Transformers, HVAC equipment (if located at ground level), lift stations, utility meters and other machinery, as well as garbage collection points, shall be located at the rear property line, drive, or alley. If such uses are visible from an adjacent right-of-way or property, they shall be totally screened by a fence or suitable plant or other visual barrier of an appropriate

height or as proposed or approved in the development site plan. Trash receptacles shall have a door which shall remain closed at all times.

- (9) Impervious coverage. The maximum impervious coverage shall not exceed sixty-five percent (65%) of the total lot area.
- (10) Accessory buildings and structures customarily associated with any of the above establishments to which they refer shall be constructed to meet all of the requirements of the main building.
- (11) A specific use permit shall be required when the total square footage of the main building and/or any accessory buildings exceeds 50,000 square feet.
- (12) All drive-through, drive-in, and drive-up businesses shall require a specific use permit.
- (13) Replacement of buffering/screening/fencing. All buffering, screening, and fencing that is replaced is required to be replaced with materials required by code for new construction. If there is no material listed for the application then the replacement will match existing material for buffering, screening, or fencing, of the item being replaced.

(Ordinance 2005-12-00544, sec. 1, adopted 12/5/05; Ordinance 2006-10-00577, sec. 2, adopted 10/16/06; Ordinance 2013-05-00756, sec. 2, adopted 5/2/13; Ordinance 2013-07-00761 adopted 7/18/13; Ordinance 2015-08-00816 adopted 8/20/15)

§ 14.03.354 **Special district requirements.**

- (a) Site plan approval. The following site plan elements shall be required for development of property:
 - (1) Prior to issuance of a building permit, seven (7) copies of a site plan, drawn to a scale of not less than one inch equals fifty feet, shall be submitted to the city secretary a minimum of fourteen (14) days prior to the date at which the planning and zoning committee is scheduled to consider said site plan on their regular agenda. The site plan must contain at a minimum the following:
 - (A) The boundaries and dimensions of the proposed development, including total area.
 - (B) The owners, zoning classification and description of adjacent properties.
 - (C) Contour lines with five-foot intervals.
 - (D) Location map showing site within the city.
 - (E) Existing and platted streets, public rights-of-way, easements and railroads within and adjacent to the site.
 - (F) Existing and proposed utility lines showing sizes of water and sewer lines.
 - (G) Existing and proposed fire hydrants and fire lanes.

- (H) Location and dimension of all buildings and building setback lines.
- (I) Engineering for drainage.
- (J) Areas designated for landscaping together with proposed irrigation and a tree management plan.
- (K) Parking area locations and specifications.
- (L) Signage and lighting.
- (M) Location of all exterior mechanical, electrical and communication equipment.
- (N) Location of all refuse containers, loading docks and screening.
- (O) Signature lines for chairman of the planning and zoning committee, city engineer and mayor shall be provided to signify approval.
- (2) For the purposes of assisting in-process planning, a properly designated “preliminary” site plan shall be submitted for consideration. Approval of a “preliminary” site plan will not imply approval of all elements of a “final” site plan.
- (3) The site plan may only be approved by the planning and zoning commission and the city council.
- (4) Any changes to an approved “final” site plan will require approval of the planning and zoning commission and the city council.
- (b) Landscape plan approval. The following landscape plan elements shall be required for the development of the property:
 - (1) Prior to issuance of a building permit, seven (7) copies of a landscape plan, drawn to a scale of not less than one inch equals fifty feet, shall be submitted to the city secretary a minimum of fourteen (14) days prior to the date at which the planning and zoning committee is scheduled to consider said landscape plan on their regular agenda. The site plan must contain at a minimum the following:
 - (A) A minimum of fifteen percent (15%) of the gross area shall be landscaped.
 - (B) The area between the property line and the paved street shall be included in the landscape plan and shall be maintained by the abutting property owner.
 - (C) Heights of landscape materials shall be such that they do not create safety hazards for vehicular traffic by blocking sight lines at ingress/egress points.
 - (D) The landscape specifications shall indicate the common names and scientific names, sizes and quantities of all material to be utilized.
 - (E) Property abutting different districts shall be screened by a living screen. Plantings which

serve as living screens shall be evergreen with a minimum initial height of six feet (6) and shall provide a solid visual barrier within two

- (2) years of planting.
- (c) It shall be the property owner's responsibility to permanently maintain the approved landscaping in a neat and orderly manner.
- (d) Landscaping shall mean plant materials (other than turf grasses) and other approved landscape materials arranged in an approved manner. All plant materials shall be selected from any plant list or landscape ordinance adopted by the city.
- (e) Architectural plan approval. The following architectural plan elements shall be required for development of property.
 - (1) Prior to issuance of a building permit, seven (7) copies of an architectural plan, drawn to a scale of not less than one inch equals fifty feet, shall be submitted to the city secretary a minimum of fourteen (14) days prior to the date at which the planning and zoning committee is scheduled to consider said architectural plan on their regular agenda. The site plan must contain at a minimum the following:
 - (A) A minimum of seventy-five percent (75%) of all building exteriors shall be constructed with a 75% masonry exterior. Alternate materials may be approved by the DRC so as to maintain the architectural compatibility with existing structures.
 - (B) All buildings shall be designed and constructed in an architecturally compatible manner which conveys a village setting as a retail and neighborhood services area with a clustered setting for buildings, as opposed to "strip-type" commercial development.
 - (C) Storefronts or faces of commercial buildings in excess of sixty feet (60') shall have a minimum five-foot setback at no greater intervals than sixty feet (60'). Multiple adjacent building fronts shall conform to this same rule.
 - (f) Pet boarding. Pet boarding shall be permitted with a special use permit in commercial business and light industrial districts provided they meet the following requirements:
 - (1) Pets shall be supervised when they are outdoors.
 - (2) Pets shall only be permitted outdoors between the hours of 6:00 a.m. and 10:00 p.m.
 - (3) Adequate facilities shall be provided to separate animals of different species, size, and sex (if needed).
 - (4) Pets shall have an environment that supports their safety and well-being.
 - (5) Pet boarding shall only serve pets for a period not to exceed sixty (60) consecutive days.

(Ordinance 2005-12-00544, sec. 1, adopted 12/5/05; Ordinance 2013-10-00772 adopted

10/3/13; Ordinance 2015-08-00816 adopted 8/20/15; Ordinance 2018-03-00876 adopted 3/1/18)

§ 14.03.355 Major Development Standards.

The following development standards apply to all major retail development. The goal of these development standards is to affirm the city's objective that major retail development[s] create or impart a sense of place and/or streetscape at a scale appropriate to the character of Lucas with its small town atmosphere, as well as preserving the diversity and vitality of Lucas' commercial districts and the quality of life of Lucas residents. It is generally noted that the typical or classic 'big box' type of commercial building and development pattern does not meet these community development objectives. In addition to the development standards prescribed elsewhere in this chapter, including, but not limited to the applicability of site plan review or discretionary review process prescribed in this chapter, all major retail development shall comply with the following development standards:

- (1) A typical or classic 'big box' design shall not be allowed (e.g., large four-sided structure with little or no ornamentation, decoration, unique architectural features, interesting fenestration, etc.).
- (2) When the project site is within three-hundred (300) feet of a residential zoning district, measured from the property line and excluding streets and alleys, the maximum height of any wall excluding architectural accent features shall be the maximum height permitted in that residential zoning district.
- (3) The design of service areas, including outdoor storage, trash collection, loading, outdoor display, shall be incorporated into the primary building design and shall be of materials of comparable quality and appearance as that of the primary building.
- (4) When the service areas (loading docks, refuse storage and enclosures, etc.) are adjacent to or across the street from residential neighborhoods, all delivery trucks, garbage trucks, and other large vehicles servicing the commercial development shall access the service areas via internal driveways and not from the residential street.
- (5) Rooftop equipment shall not be visible from a point of view that is five-feet above grade at a distance of two-hundred (200) feet from the walls of the structure.
- (6) The off-street parking serving the commercial development shall be divided into multiple 'lots', as necessary, so that no single 'lot' has more than one-hundred, twenty (120) parking spaces. The 'lots' shall be separated from each other by a visually aesthetic buffer, such as a landscape area including a landscaped street or landscaped pedestrian way, or other appropriate landscape or hardscape features.
- (7) The maximum number of off-street parking spaces serving the development shall not exceed by more than ten (10) percent the minimum number of required off-street parking as prescribed in the Lucas Municipal Code.
- (8) A covered passenger loading area shall be provided, [.]

- (9) Pedestrian walkways within the development shall be differentiated from driving surfaces through a change in elevation and materials.
- (10) Parking and security lights shall not be taller than the buildings within the development, or a maximum of twenty-four (24) feet above grade, whichever is less.
- (11) All freestanding signs shall be located in a landscaped area that is equal in size or larger than the total sign area for that freestanding sign.
- (12) No reader boards having changeable copy, electronic or otherwise, are allowed.
- (13) If the development is located on an existing public transit route, or a reasonably foreseeable future transit route, a bus pullout and shelter shall be developed on-site or at a location approved by the transit service provider.

(Ordinance 2007-06-00591, sec. 2, adopted 6/7/07)

§ 14.03.356 Major retail development traffic studies.

- (a) Traffic impact study. All development applications for major retail development as defined herein, shall prepare a traffic impact analysis which provides for assessment of current road conditions, estimates of traffic generation matters involving current traffic counts, proposed optimum ingress and egress patterns along with internal traffic flow.

(Ordinance 2015-08-00816 adopted 8/20/15)

§ 14.03.357 through § 14.03.410. (Reserved)

Division 9
LI Light Industrial District

§ 14.03.471 Use regulations.

No land shall be used and no building shall be erected, altered, converted or used for a use other than those specified in section **14.03.801**, schedule of uses, and article **14.02** division 4, specific use permits.

- (1) No mobile homes or HUD-code manufactured homes as defined herein shall be permitted.
- (2) A special exception shall be required when the total square footage of the main building and/or any accessory buildings exceeds 50,000 square feet.
- (3) All drive-through, drive-in and drive-up businesses shall require a specific use permit.

(Ordinance 2008-11-00634 adopted 11/20/08; Ordinance 2013-05-00756, sec. 3, adopted 5/2/13)

§ 14.03.472 Building regulations.

- (a) A minimum of seventy-five percent (75%) of all building exteriors shall be constructed with a 75% masonry exterior. Alternate materials may be approved by the DRC so as to maintain the architectural compatibility with existing structures.
- (b) All mechanical equipment shall be screened from public view either by landscaping materials or materials that blend with the building.
- (c) Refuse collection areas shall be screened from public view.
- (d) Parking and drives to be weather-impervious surface developed in accordance with city standards.
- (e) Outside storage by specific use permit.
- (f) Loading docks to be at rear or side of building and shall be screened from public view.
- (g) A specific use permit shall be required when the total square footage of the main building and/or any accessory buildings exceeds 50,000 square feet.
- (h) Replacement of buffering/screening/fencing: all buffering, screening, and fencing that is replaced is required to be replaced with materials required by code for new construction. If there is no material listed for the application then the replacement will match existing material for buffering, screening, or fencing, of the item being replaced.

(1995 Code, sec. 9-81; Ordinance 2015-08-00816 adopted 8/20/15)

§ 14.03.473 Height regulations.

The maximum height for the main building, including roof-mounted mechanical equipment, shall be two and one-half (2-1/2) standard stories, but shall not exceed thirty-five feet (35') in

height provided that any building or portion thereof may be erected above the said limit if setbacks from all streets and required yard lines are an additional one foot (1') for each one foot (1') of its height above said limit.

(1995 Code, sec. 9-82)

§ 14.03.474 Area regulations.

- (a) Lot area. Minimum two (2) acres net, exclusive of all street rights-of-way and the 100-year floodplain as determined by a registered survey.
- (b) Building area. The total building area, including accessory buildings, shall not exceed a floor-area-to-land ratio of 0.40 to 1.
- (c) Front yard. Minimum of one hundred feet (100') from property line.
- (d) Side yard. Minimum twenty-five feet (25') from property line. Minimum fifty feet (50') from a residential district.
- (e) Rear yard. Minimum twenty-five feet (25') from property line. Minimum fifty feet (50') from a residential district.

(1995 Code, sec. 9-83; Ordinance 1996-11-00343, sec. 14, adopted 11/4/96)

§ 14.03.475 Site plan approval.

Same as section 14.03.296, save and except that side must be screened where it abuts different zoning districts.

(Ordinance 1996-11-00343, sec. 15, adopted 11/4/96)

§ 14.03.476 Landscaping plan approval.

Same as section 14.03.297.

(1995 Code, sec. 9-85)

§ 14.03.477 Off-street loading and parking.

See article 14.04, division 2.

(1995 Code, sec. 9-86).

§ 14.03.478 through § 14.03.530. (Reserved)

Division 11
(Reserved)

§ 14.03.591 through § 14.03.650. **(Reserved)**

Division 12
Manufactured Home District

§ 14.03.651 **Purpose.**

It is the intended purpose of this zoning district to provide for a district in which manufactured homes are permitted for single-family residential use. The term “manufactured home” as used herein is defined in V.T.C.A., Occupations Code, section 1201.003.

(Ordinance 1995-09-00310, sec. 2, adopted 9/11/95)

§ 14.03.652 **Manufactured home district (MHD).**

Any area or tract of land that is zoned as a manufactured home district (MHD) is restricted to one (1) HUD-code manufactured home or a site-built home per lot for use as a single-family residence.

(Ordinance 1995-09-00310, sec. 2, adopted 9/11/95)

§ 14.03.653 **Use regulations.**

No land shall be used and no building shall be erected, altered, converted or used for a use other than those specified in section **14.03.801**, schedule of uses. Additionally, a lot in this zoning district may be used for any use allowed in R2 district as defined in this chapter in addition to the use of a HUD-code manufactured home for residential purposes. All regulations or ordinances of the town that relate to health, safety and welfare shall apply to a manufactured home district.

(Ordinance 2008-11-00634 adopted 11/20/08)

§ 14.03.654 **Height, lot, and yard requirements.**

Height, lot and yard requirements shall conform to the following requirements, except that modifications in these regulations may be granted if it shall be found by clear and convincing evidence that such modifications are in the public interest, are in harmony with the purposes of this chapter, and will not compromise or endanger the public health, or any property within five hundred feet (500') of the lot on which a modification is requested. Modifications must be approved by the board of adjustments following a public hearing.

(1) The following requirements shall apply to each developed lot:

(A) Height regulations.No site-built building or structure shall exceed twenty-six feet (26') in height or two (2) stories.

(B) Area regulations.Same as section **14.03.113**.

(i) No lot without public sanitary sewer shall be less than two (2) acres.

(Ordinance 2015-08-00816 adopted 8/20/15)

§ 14.03.655 Parking regulations.

Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in article **14.04**, division 2.

(Ordinance 1995-09-00310, sec. 2, adopted 9/11/95)

§ 14.03.656 Supports, tiedowns and skirting.

Every manufactured home situated in this district must be supported by cinderblocks or concrete piers at a minimum of eight (8) points under the frame of the manufactured home, together with eight (8) tiedowns. Each manufactured home must be completely skirted within sixty (60) days from the date of installation.

(Ordinance 1995-09-00310, sec. 2, adopted 9/11/95)

§ 14.03.657 through § 14.03.710. (Reserved)

Division 13
OS Open Space District

§ 14.03.711 **Purpose.**

To provide land use regulations to control development in areas designated OS; to provide environmental aesthetic control of the open spaces; to provide recreational facilities; and to coordinate with the county open space plan.

(1995 Code, sec. 9-120)

§ 14.03.712 **Use regulations.**

In an OS district, no land shall be used and no building shall be used, erected, or converted to any use other than:

- (1) Golf courses.
- (2) Equestrian uses.
- (3) Nonmotorized trails.
- (4) Public parks.
- (5) Agricultural uses.
- (6) Single-family residences on a minimum of ten (10) acres and in accordance with all other regulations listed under R2 district.
- (7) Any use or public building to be erected or used by the city government.
- (8) Other uses not prohibited by this code may be permitted under the provisions of article **14.02**, division 4, specific use permits.
- (9) No mobile homes or HUD-code manufactured homes as defined herein shall be permitted.
- (10) A specific use permit shall be required when the total square footage of the main building and/or any accessory buildings exceeds 50,000 square feet.
- (11) Accessory buildings and structures customarily associated with any of the above nonresidential establishments to which they refer shall be constructed to meet all of the requirements of the main building. Accessory buildings associated with residential structures shall comply with article **14.04**, division 8, of this chapter.

(1995 Code, sec. 9-121; Ordinance 1995-09-00310, sec. 1(G), adopted 9/11/95; Ordinance 2015-08-00816 adopted 8/20/15)

§ 14.03.713 **Building regulations.**

Same as village center (VC).

(1995 Code, sec. 9-122)

§ 14.03.714 **Height regulations.**

Same as residential-2 (R2).

(1995 Code, sec. 9-123)

§ 14.03.715 **Area regulations.**

Same as residential-2 (R2).

(1995 Code, sec. 9-124)

§ 14.03.716 **Site plan approval.**

Same as village center (VC).

(1995 Code, sec. 9-125)

§ 14.03.717 **Landscape plan approval.**

Same as village center (VC).

(1995 Code, sec. 9-126)

§ 14.03.718 **Architectural plan approval.**

Same as village center (VC).

(1995 Code, sec. 9-127)

§ 14.03.719 **Off-street loading and parking.**

Same as village center (VC).

(1995 Code, sec. 9-128)

§ 14.03.720 through § 14.03.770. **(Reserved)**

Division 14
(Reserved)

§ 14.03.771 through § 14.03.800. **(Reserved)**

ARTICLE 14.04 SUPPLEMENTARY REGULATIONS

Division 1 Generally

§ 14.04.001 **Community homes.**

Community homes shall be subject to the following limitations:

- (1) Not more than six (6) disabled persons, regardless of their legal relationship to one another, and two (2) supervisory personnel may reside in a community home at the same time.
- (2) A community home shall provide the following services to the disabled residents: food and shelter, personal guidance, care, habilitation services, and supervision.
- (3) The residents of a community home may not keep, on the premises of the home or on the public rights-of-way adjacent to the home, more than one (1) motor vehicle per bedroom for the use of the residents of the community home.
- (4) Meet the fire suppression and alarm requirements for a new house.
- (5) A community home may not be established within one-half (1/2) mile of a previously existing community home.

(Ordinance 2012-05-00715, sec. 5, adopted 5/17/12; Ordinance 2015-08-00816 adopted 8/20/15)

§ 14.04.002 **Equestrian boarding.**

Equestrian boarding shall be subject to the following limitations:

- (1) Lots shall be a minimum of two (2) acres;
- (2) A maximum of two (2) horses per acre shall be permitted, regardless of ownership, for all lots five (5) acres or less; and
- (3) For lots in excess of five (5) acres, there shall be no limitation on the maximum number of horses per acre.

(Ordinance 2015-08-00816 adopted 8/20/15)

§ 14.04.003 through § 14.04.030. (Reserved)

Division 2
Off-Street Parking and Loading

§ 14.04.031 **Vehicle parking regulations.**

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered, or converted for any use permitted in the district in which it is located unless there shall be provided on the lot of such buildings or structures, vehicle parking in the following ratio of vehicle spaces for the uses specified in the designated districts and no existing vehicle parking in connection with said use at the effective date of this ordinance may be reduced below the minimum number of spaces as hereinafter required.

(Ordinance 2011-09-00685, sec. 2, adopted 9/1/11)

§ 14.04.032 **Off-street residential parking.**

The following shall be the minimum off-street parking spaces for residential uses:

- (1) R-1, one-family residence. Two (2) spaces for each dwelling unit.
- (2) R-2, one-family residence. Two (2) spaces for each dwelling unit.
- (3) R-1.5, one-family residence. Two (2) spaces for each dwelling unit.
- (4) All other dwelling units. Two (2) spaces for each dwelling unit.
- (5) PD, planned development. Two (2) spaces for each dwelling unit plus such additional requirements as may be specified by the amending ordinance.

(Ordinance 2011-09-00685, sec. 2, adopted 9/1/11)

§ 14.04.033 **Off-street nonresidential parking.**

The following shall be the minimum off-street parking spaces for nonresidential uses:

- | | | |
|-----|---|---|
| (1) | Bank, savings and loan or similar financial establishment | One (1) space for each three hundred square feet (300') of floor area. |
| (2) | Bowling alley | Six (6) spaces for each lane. |
| (3) | Churches | One (1) space for each three (3) seats in the main sanctuary. |
| (4) | Clinics or doctors' offices | One (1) space for each three hundred square feet (300') of floor area – minimum of five (5) spaces. |
| (5) | Commercial outdoor amusement | One (1) space for each three (3) seats provided or persons accommodated. |

(6)	Convalescent home or home for aged	One (1) space for each six (6) rooms or beds.
(7)	Gasoline service station	Minimum six (6) spaces.
(8)	Golf course	Minimum thirty (30) spaces.
(9)	High school, college or university	One (1) space for each classroom, laboratory or instruction area plus one (1) space for each (2) students accommodated in the institution.
(10)	Hospitals	One (1) space for every two (2) beds.
(11)	Hotel or motel	One (1) space for each room, unit or guest accommodation plus requirements for clubs, restaurants and other uses.
(12)	Institutions of philanthropic nature	Ten (10) spaces plus one (1) space for each employee.
(13)	Library or museum	Ten (10) spaces plus one (1) for each three hundred square feet (300') of floor area.
(14)	Manufacturing, processing or repairing	One (1) space for each two (2) employees or one (1) space for each one thousand square feet (1000') of floor area, whichever is greater.
(15)	Offices, general	One (1) space for each three hundred square feet (300') of floor area – minimum five (5) spaces.
(16)	Places of public assembly (not listed)	One (1) space for each three (3) seats provided.
(17)	Recreational, private or commercial area or building (other than listed)	One (1) space for every three (3) persons to be normally accommodated in the establishment.
(18)	Restaurant or cafeteria	One (1) space for every three (3) seats under maximum seating arrangement – minimum of five (5) spaces.
(19)	Retail or personal service	One (1) space for each two hundred square feet (200') of floor area – minimum of five

(5) spaces.

- | | | |
|------|---|---|
| (20) | Schools, elementary or junior high | One (1) space for each classroom plus one (1) space for each four (4) seats in the main auditorium, gymnasium or other place of assembly. |
| (21) | Storage or warehousing | One (1) space for each two (2) employees or one (1) space for each one thousand square feet (1000'), whichever is greater. |
| (22) | Theatres, meeting rooms and places of public assembly | One (1) space for every three (3) seats. |
| (23) | Adult day care center | One (1) space for each five hundred square feet (500') of gross floor area. |
| (24) | Furniture store | One (1) space for each eight hundred square feet (800') of gross floor area. |

(Ordinance 2011-09-00685, sec. 2, adopted 9/1/11)

§ 14.04.034 Special off-street parking regulations.

- (a) In computing the parking requirements for any building or development, the total parking requirements shall be the sum of the specific parking space requirements for each class of use included in the building development.
- (b) In the VC, or MU districts, no parking space or other automobile storage space which is visible from the street shall be used for the storage of any commercial type vehicle including but not limited to commercial type truck, panel truck, box truck, commercial type van, box van, and trucks, vans or other vehicle that exceeds a two (2) ton capacity.
- (c) Floor area of structure devoted to off-street parking of vehicles shall be excluded in computing the off-street parking requirements of any use.
- (d) All required parking spaces in all nonresidential zoning districts shall be located in such a manner so as to permit maneuvering from each space to the nearest adjacent public street or alley without encroachment on the other parking spaces or requiring other vehicles to be moved.
- (e) Where nonresidential or multifamily parking is constructed adjacent to residentially zoned property, a masonry screening wall of at least six (6) feet in height but not greater than 8 feet in height shall be erected.

(Ordinance 2011-09-00685, sec. 2, adopted 9/1/11)

§ 14.04.035 **Parking requirements for new and unlisted uses.**

- (a) Where questions arise concerning the minimum off-street parking requirements for any use not specifically listed, the requirements may be interpreted as those of a similar listed use.
- (b) Where a determination of the minimum parking requirements cannot be readily ascertained for new or unlisted uses according to subsection (a) above or where uncertainty exists, the minimum off-street parking requirements shall be established by the same process as provided in section 14.03.801 for classifying new and unlisted uses.

(Ordinance 2011-09-00685, sec. 2, adopted 9/1/11)

§ 14.04.036 **Minimum distance for off-street parking.**

- (a) Ninety-degree (90°) angle parking. Each parking space shall be not less than nine feet (9') wide nor less than eighteen feet (18') in length. Maneuvering space shall be in addition to parking space and shall be not less than twenty-four feet (24') perpendicular to the building or parking line.
- (b) Sixty-degree (60°) angle parking. Each parking space shall be not less than nine feet (9') wide perpendicular to the parking angle nor less than eighteen [feet] (18') in length when measured at right angles to the building or parking line. Maneuvering space shall be in addition to parking space and shall be not less than twenty feet (20') perpendicular to the building or parking line.
- (c) Forty-five-degree (45°) angle parking. Each parking space shall be not less than nine feet (9') wide perpendicular to the parking angle nor less than eighteen [feet] (18') in length when measured at right angles to the building or parking line. Maneuvering space shall be in addition to parking space and shall be not less than eighteen feet (18') perpendicular to the building or parking line.

(Ordinance 2011-09-00685, sec. 2, adopted 9/1/11)

§ 14.04.037 **Off-street loading space.**

Every building or part thereof erected or occupied for retail business, service, manufacturing, storage, warehousing, hotel, mortuary, or other use similarly involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the same premises loading space in accordance with the following requirements:

- (1) For retail, commercial, sales, service, or industrial use buildings and establishments, off-street loading facilities shall be provided in accordance with the following schedule:

Square Feet of Gross Floor Area	Minimum Required Spaces or Berths
0 to 5,000	None
5,000 to 15,000	1

Square Feet of Gross Floor Area	Minimum Required Spaces or Berths
15,000 to 40,000	2
40,000 to 65,000	3
65,000 to 100,000	4
Each additional 50,000	1 additional

- (2) For hotels, office buildings, restaurants, and similar establishments, off-street loading facilities shall be provided in accordance with the following schedule:

Square Feet of Gross Floor Area	Minimum Required Spaces or Berths
0 to 10,000	None
10,000 to 50,000	1
50,000 to 100,000	2
100,000 to 200,000	3
Each additional 200,000	1 additional

- (3) Each required loading space shall have a minimum size of twelve feet by sixty feet (12' x 60') for LI and twelve feet by thirty-five feet (12' x 35') for CB uses with a vertical clearance of at least fourteen feet (14'), together with access and maneuvering areas.
- (4) No loading facilities may be located facing any street.
- (5) Loading facilities located on the side of a building but not facing a street shall be set back from the front property line a minimum distance of sixty feet (60').

(Ordinance 2011-09-00685, sec. 2, adopted 9/1/11)

§ 14.04.038 **Driveways.**

- (a) The driveway entry radius must not overlap the common property lines as projected to the street.
- (b) Driveway culverts must be sized for each specific application. For new development, culvert size and material will be specified on the civil construction plans for each lot. For all other applications, the culvert size and material will be specified by the city at the time of the building permit or at the time a drive entry is required by the property owner. Culvert pipe material shall be either of reinforced concrete or minimum 16 gauge galvanized corrugated steel.

Culvert Material¹	Minimum Inside Diameter	Minimum Extension²	Concrete Header Required
Reinforced concrete	18"	36"	No
Galvanized/corrugated steel	18"	N/A	Yes ³

¹ Embedment of class B+ or better per NCTCOG design manual drawing 3020 dated October 2004 required for all permanent culvert installations.

² Minimum extension beyond the edge of the driveway. If a header is used, no extension is required.

³ No header is required for temporary culverts.

(Ordinance 2020-12-00924 adopted 12/3/20)

§ 14.04.039 Off-site parking requirements.

Required parking for a development may be located off site when approved by the planning and zoning commission and the city council. The planning and zoning commission and/or city council may authorize such alternative location of required parking space, along with any conditions determined necessary to promote safety and will adequately serve the public interest, subject to the following conditions:

- (1) Except for the location, all other requirements relating to off-street parking shall be met.
- (2) Such space shall be conveniently usable without causing unreasonable:
 - (A) Hazard to pedestrians;
 - (B) Hazard to vehicular traffic;
 - (C) Traffic congestion; or
 - (D) Detriment to the appropriate use of other properties in the vicinity.
- (3) A written agreement shall be drawn to the satisfaction of the city attorney and executed by all parties concerned, assuring the continued availability of the off-street parking facility for the development it is intended to serve, subject to a minimum of the following conditions:
 - (A) Shuttling service provided to and from the off-site parking location starting a minimum of one hour prior to the start of the event and for a minimum of one hour following the event; and
 - (B) Advertisement posted three (3) business days prior to the event disclosing the site of off-site parking and shuttle service.

(Ordinance 2014-08-00786 adopted 8/7/14)

§ 14.04.040 through § 14.04.070. (Reserved)

Division 3
Performance Standards

§ 14.04.071 **Applicability.**

All uses in all districts shall conform in operation, location, and construction to the performance standards hereinafter specified.

(1995 Code, ch. 9, art. 19, intro)

§ 14.04.072 **Noise.**

At no point at the bounding property line of any use in the “VC,” “C” [CB] or “LI” districts shall the sound pressure level of any daytime operation or plant exceed the decibel limits specified in the octave band groups designated in the following table:

(1) Octave band frequencies.

Octave Band	Maximum Permitted Sound Pressure Level
Cycles per Second	Decibels
20–75	97
75–150	76
150–300	70
300–600	65
600–1,200	63
1,200–2,400	58
2,400–4,800	55
4,800–10,000	53

(2) Corrections. The following corrections shall be made to the table of octave band-decibel limits in determining compliance with the noise level standards:

Type of Operation or Character of Noise	Correction in Decibels
Noise source operates less than 20% of any one-hour period	Plus 5*
Noise source operates less than 5% of any one-	Plus 10*

Type of Operation or Character of Noise	Correction in Decibels
hour period	
Noise source operates less than 1% of any one-hour period	Plus 15*
Noise of impulsive character (hammering, etc.)	Minus 5
Noise of periodic character (hum, screech, etc.)	Minus 5
Noise present at night	Minus 7

* Apply one correction only

- (3) “Daytime” shall refer to the hours between 7:00 a.m. and 7:00 p.m. on any given day.
- (4) “Bounding property line” shall be interpreted as being at the far side of any street, alley, stream, or other permanently dedicated open space from the noise source when such open space exists between the property line of the noise source and adjacent property. When no such open space exists, the common line between two parcels of property shall be interpreted as the bounding property line.
- (5) “Measurement of noise” shall be made with a sound level meter or octave band analyzer meeting the standards prescribed by the American Standards Association.
- (6) Exemptions. The following uses and activities shall be exempt from the noise level regulations herein specified:
 - (A) Noises not directly under control of the property uses [user].
 - (B) Noises emanating from construction and maintenance activities during daytime hours.
 - (C) Noises of safety signals, warning devices, and emergency pressure relief valves.
 - (D) Transient noise of moving sources such as automobiles, trucks, airplanes, and railroads.

(1995 Code, sec. 9-160)

§ 14.04.073 Smoke and particulate matter.

No operation or use in any district shall cause, create, or allow the emission for more than three (3) minutes in any one (1) hour of air contaminants, which at the emission point or within the bounds of the property are:

- (1) As dark or darker in shade as that designated as no. 2 on the Ringelmann Chart as published by the United States Bureau of Mines Information Circular 7118, or in violation of the standards specified by the Texas Air Control Board Regulations for the Control of Air

Pollution as published by the department of state health services or as such regulations may be amended.

- (2) Of such opacity as to obscure an observer's view to a degree equal to or greater than does smoke or contaminants in the standard prescribed in (1) above except that: when the presence of uncombined water is the only reason for failure to comply with [such standard] or when such contaminants are emitted inside a building which prevents their escape into the outside atmosphere, the standards in 8-501(1) and (2) [subsections (1) and (2) of this section] shall not apply.
- (3) The open storage and open processing operations, including on-site transportation movements which are the source of wind- or air-borne dust or other particulate matter, or which involve dust or other particulate air contaminant generating equipment such as used in paint spraying, grain handling, sand or gravel processing or storage or sand blasting, shall be so conducted that dust and other particulate matter so generated is located in concentrations [not] exceeding fifty-four (54) grains per one thousand (1,000) cubic feet of air.

(1995 Code, sec. 9-161)

§ 14.04.074 Odorous matter.

- (a) No use shall be located or operated in any district which involves the emission of odorous matter from a source of operation where the odorous matter exceeds the threshold at the bounding property line or any point beyond the tract on which such use or operation is located.
- (b) The odor threshold as herein set forth shall be determined by observation by a person or persons. In any case, where uncertainty may arise or where the operator or owner of an odor-emitting use may disagree with the enforcing officer or where specific measurement of odor concentration is required, the method and procedures as specified by American Society for Testing Materials (ASTMD) 1391-56 [1391-57] entitled "Standard Method for Measurement of Odor in Atmospheres" shall be used and a copy of ASTMD 1391-57 is hereby incorporated by reference.

(1995 Code, sec. 9-162)

§ 14.04.075 Fire and explosive hazard material.

- (a) No use involving the manufacture or storage of compounds or products which decompose by detonation shall be permitted in an "LI" district except that chlorates, nitrates, perchlorates, phosphors, and similar substances and compounds in small quantities for use by industry, school laboratories, druggists, or wholesalers may be permitted when approved by the fire department.
- (b) The storage and use of all flammable liquids and materials such as pyroxylin plastics, nitrocellulose film, solvents, and petroleum products shall be permitted only when such storage or use conforms to the standards and regulations of the city.

(1995 Code, sec. 9-163)

§ 14.04.076 Toxic and noxious matter.

No operation or use permitted in an “LI” district shall emit a concentration across the bounding property line of the tract on which such operation or use is located of toxic or noxious matter which will exceed ten percent (10%) of the concentration (exposure) considered as the threshold limit for an industrial worker as such standards are set forth by the department of state health services in “Threshold Limit Values Occupational Health Regulations No. 3,” a copy of which is hereby incorporated by reference and is on file in the office of the building official of the city.

(1995 Code, sec. 9-164)

§ 14.04.077 Vibration.

No operation or use in an “LI” district shall at any time create earthborne vibration which, when measured at the bounding property line of the source of operation, exceeds the limits of displacement set forth in the following table in the frequency ranges specified:

Frequency	Displacement
Cycles per Second	(Inches)
0 to 10	.0010
10 to 20	.0008
20 to 30	.0005
30 to 40	.0004
40 and over	.0003

(1995 Code, sec. 9-165)

§ 14.04.078 Glare.

No use or operation in any district shall be located or concentrated so as to produce intense glare or direct illumination across the bounding property line for a visible source of illumination nor shall any such light be of such intensity as to create a nuisance or detract from the use and enjoyment of adjacent property.

(1995 Code, sec. 9-166)

§ 14.04.079 Waste materials.

No use or operation shall discharge into the open, onto the ground, or into any drainageway, open pit, or pond any waste materials, liquids, residue, or byproducts for storage, decomposition, disposal, or fill unless approved by the building official.

(1995 Code, sec. 9-167)

§ 14.04.080 through § 14.04.120. (Reserved)

Division 4
Height and Area Exceptions and Modifications

§ 14.04.121 **Height.**

- (a) The height regulations prescribed herein shall not apply to church spires, belfries, monuments, tanks, water and fire towers and spires, chimneys, elevator penthouses, smokestacks, conveyers, flagpoles, electric display signs, and necessary mechanical appurtenances.
- (b) Public or semipublic service buildings, hospitals, institutions, or schools, where permitted, may be erected to a height not exceeding sixty feet (60') and churches and other places of worship may be erected to a height not exceeding seventy-five feet (75') when each of the required yards are increased by one foot (1') for each foot of additional building height above the height regulations for the district in which the building is located.

(1995 Code, sec. 9-170)

§ 14.04.122 **Front yards.**

- (a) Where twenty-five percent (25%) or more of the frontage upon the same side of the street between two intersecting streets is occupied or partially occupied by a building or buildings with front yards of less depth than required by this chapter, or where the configuration of ground is such that conformity with the front yard provisions of this chapter would work a hardship, the board of adjustment may permit modifications of the front yard requirements.
- (b) Visibility triangles will be maintained at all street intersections. The minimum triangle shall be thirty-five feet (35') along each right-of-way line. No fence, structure, or planting higher than three and one-half feet (3-1/2') above the established street grades, nor any tree with foliage extending below ten feet (10') above the established street grades, shall be maintained within this area.
- (c) Open and unenclosed terraces or porches and eaves and roof extensions may project into the required front yard for a distance not to exceed four feet (4'), provided, however, that no supporting structure for such extensions may be located within the required front yard. An unenclosed canopy for a gasoline filling station may extend beyond the building line but shall never be closer to the property line than twelve feet (12'). The building line of a gasoline filling station shall mean the actual wall of the building and shall not be interpreted as being the curb of a walk or driveway or as the front of a canopy of the columns supporting same.
- (d) Where an official line has been established for future widening or opening of street upon which a lot abuts, then the width of a front or side yard shall be measured from such official line of the future street.

(1995 Code, sec. 9-171; Ordinance 1996-11-00343, sec. 18, adopted 11/4/96)

§ 14.04.123 **Side yards.**

- (a) On a corner lot the width of the yard along the side street shall not be less than any required

front yard on the same side of such street between intersecting streets, provided, however, that the buildable width of a lot of record shall not be reduced to less than thirty feet (30').

- (b) No accessory building shall project beyond a required yard line along any street.
- (c) The area required in a yard shall be open to the sky, unobstructed except for the ordinary projections of the window sills, belt courses, cornices, or other ornamental features.
- (d) A roof overhang, an open fire escape, or an outside stairway may project not more than three feet (3') into a required side yard.

(Ordinance 2015-08-00816 adopted 8/20/15)

§ 14.04.124 Mailbox location.

A mailbox located along public streets must meet following criteria. Setback measurements are from the front of the mailbox with the door closed. Height is from the surface of the ground to the bottom of the mailbox.

Street Style	Setback	Height
Residential, no curb	18–24 inches	42–48 inches
Residential, curb	Flush with back of curb	36–42 inches
Collector/thoroughfare	2–5 feet*	42–48 inches

* Check with postmaster. Traffic obstructions, safety of carrier, and width of shoulder are factors in determination of desirable location.

(Ordinance 2015-08-00816 adopted 8/20/15)

§ 14.04.125 through § 14.04.170. (Reserved)

Division 6

Exploration for and Production of Oil, Gas and Other Minerals

§ 14.04.211 Prohibition against exploration and production in residential, commercial, and village center districts.

- (a) The exploration for or the production of oil, gas and other minerals (including sand, gravel and select fills) is prohibited in the following districts:
 - (1) “R2” single-family residential districts;
 - (2) “R1.5” single-family residential districts;
 - (3) “R1 “ single-family residential districts;
 - (4) “ED” estate development districts;
 - (5) “CB” commercial business districts;
 - (6) “VC” village center districts;
 - (7) “MHD” manufactured housing districts;
 - (8) “AO” agriculture districts;
 - (9) “OS” open space districts.
- (b) Exploration for or the production of oil, gas and other minerals (including sand, gravel and select fills) is allowed by specific use permit only in the following districts:
 - (1) “LI” light industrial districts;[.]
- (c) Permit application. Every application for a permit to drill for or the production of oil, gas and other minerals (including sand, gravel and select fills) shall be in writing, signed by the applicant or by some person duly authorized to sign the same on his behalf. The application shall state the drilling block and the proposed depth and the particular lot and location in the block where the proposed well or excavation site is to be located and shall have attached to it certified or photostatic copies of the deed, oil and gas lease, or drilling or excavation contract with the owners of the land covering the lots, blocks of tracts in such drilling block over which the applicant has control for oil and gas purposes, together with abstracts of title or certificates of title, satisfactory to the city council, to the end that the application will show what proportion and what part of the drilling or excavation block the applicant owns in fee or holds under lease or drilling or excavation contract from the owners; or satisfactory information may be provided on the plat by showing lessors, lessees, and volume and page where the lease or contract is recorded in the deed records. The applicant may withdraw the abstracts or certificate of title after they have been examined and released by the city council. The application shall also be accompanied by a map or maps of the drilling/excavation block showing the designation of the lots, blocks, or tracts owned or controlled by the applicant, as well as the ownership of all tracts and interests within the

drilling block, and showing the exact location of the proposed well or excavation site, which location shall be as nearly as is practicable in the center of the drilling block.

- (d) No permit shall be issued for any oil or gas well to be drilled at any location within an oil well drilling block or a gas well drilling unit, which location is nearer than five hundred (500) feet to any residence, building [or] structure, unless the applicant for the permit for such well first secures the written permission of the owner of such residence, building or structure.
- (e) In addition to the requirements for specific use permits as stated in article **14.02**, division 4, of this chapter, the applicant is required to provide the city with proof of adequate insurance providing personal injury and property damage protection and demonstrate that adjacent residential, commercial, and village center districts will not suffer an adverse impact.

(Ordinance 1997-06-00348, sec. 1, adopted 6/9/97; Ordinance 2007-07-00592 adopted 7/5/07; Ordinance 2015-08-00816 adopted 8/20/15)

§ 14.04.212 through § 14.04.250. (Reserved)

Division 7 Lighting

§ 14.04.251 **Purpose and intent.**

It is the intent of this division to preserve, protect, and enhance the lawful nighttime use and enjoyment of any and all property through the use of appropriate lighting practices and systems. Such individual fixtures and lighting systems are designed, constructed, and installed to: control glare and light trespass, minimize obtrusive light, conserve energy and resources while maintaining safety, security and productivity, and curtail the degradation of the nighttime visual environment.

(Ordinance 1999-12-00426.1 adopted 12/6/99)

§ 14.04.252 **Definitions.**

Cut-off angle (of a luminaire).

The angle, measured up from the nadir, between the vertical axis and the first line of sight at which the bare source is not visible.

Footcandle.

A unit of illuminance amounting to one lumen per square foot.

Full cut-off type fixture.

A luminaire or light fixture that, by design of the housing, does not allow any light dispersion or direct glare to shine above a 90-degree horizontal plane from the base of the fixture. Full cut-off fixtures must be installed in a horizontal position as designed, or the purpose of the design is defeated.

Fully shielded.

A fully shielded luminaire is a luminaire constructed or shielded in such a manner that all light emitted by the luminaire, either directly from the lamp or indirectly from the luminaire, is projected below the horizontal plane through the luminaire's lowest light-emitting part as determined by photometry test or certified by the manufacturer. Fixtures will be installed in a horizontal position as designed, or disability glare will result.

Glare.

The sensation produced by luminance within the visual field that is sufficiently greater than the luminance to which the eyes are adapted to cause annoyance, discomfort, or loss in visual performance and visibility.

Illuminance.

The quantity of light, or luminous flux, arriving at a surface divided by the area of the illuminated surface, measured in lux or footcandles.

Light trespass.

Light emitted by a lighting installation which falls outside the boundaries of the property on which the installation is sited.

Luminaire.

A complete lighting unit consisting of a lamp or lamps together with the parts designed to distribute the light, to position and protect the lamps and to connect the lamps to the power supply.

Luminance.

The physical quantity corresponding to the brightness of a surface (e.g., a lamp, luminaire, sky, or reflecting material) in a specified direction. It is the luminous intensity of a area of the surface divided by that area. The unit is candela per square meter.

Lux (lx).

The SI unit of illuminance. One lux is one lumen per square meter.

Obtrusive light.

Spill light which, because of quantitative, directional or spectral context, gives rise to annoyance, discomfort, distraction or a reduction in the ability to see essential information.

Spill light.

Light emitted by lighting installation that falls outside the boundaries of the property on which the installation is sited.

Up-lighting.

Any light source that distributes illumination above a 90-degree horizontal plane.

(Ordinance 1999-12-00426.1 adopted 12/6/99)**§ 14.04.253 General provisions.**

- (a) Curfew. All nonessential lighting in any district will be required to be turned off after business hours in the commercial zones and after midnight in residential areas, leaving only the necessary lighting for site security. The nonessential lighting shall remain off until dawn or one-half hour before a business opens, whichever is earlier. ("Nonessential" can apply, but is not limited to: display, aesthetic, parking, sign lighting, playground, or yard lights) excluding seasonal lighting in residential.
- (b) Light trespass limits. No use or operation in any district shall be located or concentrated so as to produce intense glare or direct illumination across the bounding property line for a visible source of illumination nor shall any such light be of such intensity as to create a nuisance or detract from the use and enjoyment of adjacent property. The pre-curfew illuminance level measured on the property line at eye height on a plane perpendicular to the line of sight shall be no greater than 3 lux. The post-curfew illuminance level measured on the property line at eye height on a plane perpendicular to the line of sight shall be no greater than 1 lux.
- (c) Streetlights. All street or other common or public area pole-mounted lights shall be fully shielded.

General requirements applicable to all outdoor lighting.

- (1) When the outdoor lighting installation or replacement is part of a development proposal for which a site plan or plat is required under these regulations, the planning and zoning commission shall review and recommend approval or disapproval to the city council for the lighting installation as part of its site plan or platting process. All other lighting installations or replacements shall be reviewed for compliance with this chapter, and approved or denied by the city manager or his or her designee.
- (2) Exterior lighting fixtures, whether attached to a building and/or freestanding, shall be of harmonious design.
- (3) The applicant shall submit to the city sufficient information, in the form of an overall exterior lighting plan, to enable the city to determine that the applicable provisions will be satisfied. The lighting plan shall include subsections (A) through (E) below and also conform to subsections (F) through (N) below:
 - (A) A site plan, drawn to a scale of one-inch equaling 20 feet, showing buildings, landscaping, parking area, and all proposed exterior fixtures including lamps, supports, reflectors and other devices.
 - (B) Specifications for all proposed lighting fixtures including photometric data, designation as IESNA full cut-off fixtures where required, and other descriptive information on the fixtures.
 - (C) Proposed mounting height of all exterior mounting fixtures.
 - (D) Luminance level diagrams showing that the proposed installation conforms to the lighting level standards in this chapter.
 - (E) Drawings of all relevant building elevations showing the fixtures, the portions of the walls to be illuminated, the illuminance levels of the walls, and the aiming points for any remote light fixtures.
 - (F) All exterior floodlights, pole lights, and carriage lights should be designed or retrofitted with shielding in a manner such that all of the luminous flux falls upon either the surface of the structure to be illuminated or on the ground wholly within the property on which it is installed.
 - (G) All new lighting installations shall include timers, dimmers, and/or sensors to reduce overall energy consumption, and eliminate unneeded lighting when required by the planning and zoning commission and city council.
 - (H) When an outdoor lighting installation is being modified, extended, expanded, or added to, the entire outdoor lighting installation shall be subject to the requirements of this section, and shall be reviewed by the city manager or his or her designee.
 - (I) Expansions, additions, or replacements to outdoor lighting installations shall be designed to avoid harsh contrasts in color and/or lighting levels.

- (J) Electrical service to outdoor lighting fixtures shall be underground.
- (K) Proposed lighting installations that are not covered by the special provisions in this chapter may be approved only if the planning and [zoning] commission and city council find they are designed to minimize glare, do not direct light beyond the boundaries of the area being illuminated or onto adjacent properties or streets, and do not result in excessive lighting levels.
- (L) In the case of flags, statues, or other top-of-pole mounted objects which cannot be illuminated with down-lighting, upward lighting may be used only in the form of one narrow-cone spotlight which confines the illumination to the object of interest.
- (M) Shielding requirements. Full cut-off shielding is required on undirected light sources of 150 watts or greater, and for directed or focused light sources with spot output of 100 watts or greater, not to exceed 1800 lux.
- (N) Light trespass. No use or operation in any district shall be located or concentrated so as to produce intense glare or direct illumination across the bounding property line for a visible source of illumination nor shall any such light be of such intensity as to create a nuisance or detract from the use and enjoyment of adjacent property. The pre-curfew illuminance level measured on the property line at eye height on a plane perpendicular to the line of sight shall be no greater than 3 lux. The post-curfew illuminance level measured on the property line at eye height on a plane perpendicular to the line of sight shall be no greater than 1 lux.
- (4) Lighting plans, written according to the requirements listed in subsections **(3)(A)**, **(B)**, **(C)** and **(D)** of this section, shall contain descriptive data sufficiently complete to enable the plans examiners to readily determine whether compliance with this chapter has been met. If such plans do not enable this ready determination by reason of the nature or configuration of the proposed devices, fixtures or lamps, the applicant may be required to submit analyses and data performed and certified by a recognized testing laboratory as evidence of compliance.
- (5) Should any outdoor light fixtures or the type of light source therein be changed after the plan has been filed and approved, a change request must be submitted to the city for approval. The lighting plan change request must be received by the city prior to the change and it must contain adequate information to assure compliance with this chapter.
- (d) Security lighting.
 - (1) For the purposes of this section, security lighting is defined as lighting primarily designed to illuminate a fence line, barn or outdoor building which is intended to reduce the risk (real or perceived) of personal attack, to discourage intruders, vandals, or burglars, and to protect property.
 - (2) All lighting districts.
 - (A) All security lighting fixtures shall be shielded and aimed so that illumination is directed only within the owner's property boundaries and not cast on other areas. In no case shall

lighting be directed above a horizontal plane through the top of the lighting fixture, and the fixture shall include shields that prevent the light source or lens from being visible from adjacent properties and roadways. The use of general floodlighting fixtures shall be prohibited unless it meets the shielding requirements of this chapter.

- (B) Security lighting may illuminate vertical surfaces (e.g. building facades and walls) up to a level eight feet above grade or eight feet above the bottoms of doorways or entries, whichever is greater.
- (C) Security lighting fixtures may be mounted on poles located no less than ten feet from the perimeter of the property boundary.
- (D) Security lights intended to illuminate a perimeter (such as a fence line) shall include motion sensors and be designed to be off unless triggered by an intruder located within five feet of the perimeter. The zone of activation sensors must be within the property boundaries of the property wishing to be illuminated.
- (E) Security lights shall combine timers with dusk-to-dawn photocells to ensure lights are on only when it is dark.
- (F) Security lighting standards in the various lighting districts are as shown in appendix A, the Illuminating Engineering Society of North America (IESNA).
- (G) In addition to the application materials set forth in the general provisions of this chapter, applications for security lighting installations shall include a written description of the need for and purposes of the security lighting, a site plan showing the area to be secured and the location of all security lighting fixtures, specifications of all fixtures, the horizontal and vertical angles in which light will be directed, and adequate cross-sections showing how light will be directed only onto the area to be secured.

(Ordinance 2007-08-00595 adopted 8/2/07; Ordinance 2015-08-00816 adopted 8/20/15)

§ 14.04.254 Special provisions.

Lighting installed and maintained by a public utility company or a public cooperative installed prior to the effective date of the ordinance amending this section [chapter] 14 shall be exempt.

(Ordinance 2007-08-00595 adopted 8/2/07)

§ 14.04.255 Nonresidential provisions.

The following provisions shall apply to all nonresidential land uses including, but not limited to, commercial, light industrial, industrial, open space and public/municipal.

- (1) All parking area lighting shall be full cut-off type fixtures. Pole-mounted lights shall be a maximum height of 25 feet, measured from ground level to the base of the light fixture.
- (2) All building lighting for security or aesthetics will be full cut-off or a shielded type, not allowing any upward distribution of light, and shall not exceed a height of 25 feet, measured

from ground level. Floodlighting is discouraged, and if used, must be shielded to prevent:

- (A) Disability glare for drivers or pedestrians.
- (B) Light trespass beyond the property line.
- (C) Light above a 90-degree horizontal plane.
- (3) Unshielded wall-pack type fixtures are unacceptable.
- (4) Adjacent to residential property, no direct light source will be visible at the property line at ground level or above.
- (5) Externally lit signs, display, building and aesthetic lighting must be lit from the top and shine downward. The lighting must be shielded to prevent direct glare and/or light trespass. The lighting must also be, as much as physically possible, contained to the target area. Internally lighted signs are acceptable. (See article 3.16 of chapter 3 for further restrictions on lighted signs.)
- (6) The “maintained horizontal illuminance recommendations” set by the Illuminating Engineering Society of North America (IES) shall be observed.

(Ordinance 1999-12-00426.1 adopted 12/6/99)

§ 14.04.256 Site plan standards.

- (a) A photo-metric light plan shall be included in all site plans and shall include, but not [be] limited to, locations, size, height, orientation, wattage, design and plans of all outdoor lighting and lighted signs. For site plans showing a high level of illumination, the commission may require an isolux plan indicating levels of illumination in footcandles, at ground level. The plan shall adhere to the “maintained horizontal illuminance recommendations” set by the Illuminating Engineering Society of North America (IESNA). (See appendix A.)
- (b) Should any outdoor light fixture or the type of light source be changed after the site plan has been approved, a change request must be submitted in writing to the building inspector for his approval, together with adequate information to assure compliance with this division, which must be received prior to substitution.

(Ordinance 2007-08-00595 adopted 8/2/07)

§ 14.04.257 Temporary lighting exemption.

- (a) Any person may submit a written request, on a form prepared by the city, to the building inspector for a temporary lighting exemption request. A temporary exemption shall contain the following information:
 - (1) Specific exemption or exemptions requested.
 - (2) Duration of time requested for exemption.

- (3) Type of lamp(s), fixture(s) and shielding provided.
- (4) Total wattage of lamp or lamps.
- (5) Proposed location on premises of the outdoor light fixture(s), including height.
- (6) Such other data and information as may be required by the building official.
- (b) The building inspector shall have five business days from the date of submission of the request for temporary exemption to act, in writing, on the request. If approved, the exemption shall be valid for not more than thirty days from the date of issuance of the approval. The approval shall be renewable at the discretion of the building official upon a consideration of all the circumstances. Each such renewed exemption shall be valid for not more than thirty days.

(Ordinance 1999-12-00426.1 adopted 12/6/99)

§ 14.04.258 Nonconforming lighting.

- (a) Existing lighting in conflict with this division shall be classified as nonconforming.
- (b) Nonconforming lighting shall not be altered, rebuilt, enlarged, extended, or relocated, unless doing so brings it into conformance.
- (c) Nonconforming lighting shall not be permitted to remain after cessation or change of the business or activity to which the lighting pertains.

(Ordinance 1999-12-00426.1 adopted 12/6/99)

§ 14.04.259 Administration.

The duties and responsibilities of administering this division shall be vested in the building inspector of the city, the planning and zoning commission, or such other person as may be designated from time to time by the mayor.

(Ordinance 1999-12-00426.1 adopted 12/6/99)

§ 14.04.260 Penalty.

Any person, firm or corporation violating any of the provisions of this division shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished by a penalty or fine not to exceed the sum of one thousand dollars (\$1,000) for each offense, and each and every day such offense is continued shall constitute a new and separate offense.

(Ordinance 1999-12-00426.1 adopted 12/6/99)

§ 14.04.261 Variances.

The board of adjustment shall have authority to grant variances from the provisions of this division in accordance with article **14.02**, division 2, of this chapter.

Appendix A. IES Maintained Horizontal Illuminance Recommendations

Parking Lot Levels of Activity (examples)	General Parking and Pedestrian (footcandles)			Vehicle Use Area Only (footcandles)		
	Ave.	Min.	U. Ratio	Ave.	Min.	U. Ratio
HIGH	3.6	0.9	4:1	2.0	0.67	3:1
Major league athletic events						
Major cultural or civic events						
Regional shopping centers						
Fast food facilities						
MEDIUM	2.4	0.6	4:1	1.0	0.33	3:1
Community shopping centers						
Cultural, civic or recreational events						
Office parks						
Hospital parking						
Transportation parking						
Residential complex parking						
LOW	0.8	0.2	4:1	0.5	0.13	4:1
Neighborhood shopping						

Appendix A. IES Maintained Horizontal Illuminance Recommendations

Parking Lot Levels of Activity	General Parking and Pedestrian			Vehicle Use Area Only		
	(footcandles)			(footcandles)		
(examples)	Ave.	Min.	U. Ratio	Ave.	Min.	U. Ratio

Industrial employee parking

Educational facility parking

Church parking

(Ordinance 1999-12-00426.1 adopted 12/6/99)

§ 14.04.262 through § 14.04.300. (Reserved)

Division 8
Accessory Buildings, Structures and Uses

§ 14.04.301 Purpose.

The purpose and intent of the accessory building, accessory structures and accessory use regulations is to:

- (1) Maintain neighborhood and community integrity and preserve the existing character of neighborhoods by encouraging compatible land uses.
- (2) Provide the residents of the city the opportunity to use their property to enhance the quality of life and/or fulfill personal objectives as long as the use of the property is compatible with the land uses or character of the neighborhood.
- (3) Assure that public and private services such as streets, water, storm water drainage, and electrical systems are not burdened by accessory uses to the extent that the accessory usage exceeds that which is normally associated with the principal use of the property.

(Ordinance 2006-10-00577, sec. 1, adopted 10/16/06; Ordinance 2023-05-00979 adopted 5/4/2023)

§ 14.04.302 Accessory buildings, structures, and uses permitted.

- (a) Accessory buildings and structures may be erected, maintained, and used for purposes which are clearly subordinate to the principal building, structure, or use permitted on the premises.
- (b) Accessory buildings, structures, and uses shall be so constructed, maintained, and utilized so that the use of the building, structure or equipment located therein does not produce excessive noise, vibration, concussion, dust, dirt, smoke, odors, noxious gases, heat, traffic, glare from artificial illumination or from reflection of light that may be offensive to persons of ordinary sensibilities that occupy surrounding properties.
- (c) The total square footage of the principal building or structure and any accessory buildings or structures shall not exceed the lesser of fifty thousand (50,000) square feet or thirty percent (30%) of the lot square footage without a specific use permit. Additionally, the total square footage of an accessory dwelling unit shall not exceed six hundred (600) square feet without a specific use permit. A specific use permit for an accessory dwelling unit in excess of six hundred (600) square feet may be granted by the city council when such property owner can show the following:
 - (1) Does not contain or support a use inconsistent with the zoning district regulation applicable to the property;
 - (2) Use of structure does not cause traffic congestion;
 - (3) Does not support use by any person other than owner or occupant of the principal building, structure, or dwelling; and

- (4) That size and mass of the structure is consistent with the surrounding uses.
- (d) Except as provided herein, no trailers, containers, commercial boxes or other similar prefabricated containers shall be used as accessory buildings or structures. Exceptions to this subsection (4) are as follows:
 - (1) Agriculture uses with five (5) acres or more may utilize trailers, containers, or commercial boxes for permanent storage located behind the principal building or structure and completely obscured from public view; or
 - (2) In industrial and commercial zoned districts, trailers, containers, or commercial boxes for temporary storage facilities may be used for a period not to exceed ninety (90) days total in any one calendar year. Such industrial or commercial temporary storage facilities shall be located behind the principal building or structure and completely obscured from public view. The director of development services may extend the allowable time in thirty (30) day increments up to a maximum of one hundred and eighty (180) days, provided the property owner provides just cause for the extension.
- (e) Except in the agricultural use district (AO), accessory buildings shall be built after the principal building or structure is substantially complete. Accessory buildings used for agricultural purposes that may be built before the principal building or structure in AO districts:
 - (1) (Include, but are not limited to) pole barns, livestock barns, riding arenas, implement storage facilities, and loafing sheds.
 - (2) Shall not contain area(s) designed or intended to be used for human habitation for living, sleeping, cooking and/or eating.

(Ordinance 2006-10-00577, sec. 1, adopted 10/16/06; Ordinance 2016-10-00845 adopted 10/20/16; Ordinance 2020-08-00920 adopted 8/20/20; Ordinance 2023-05-00979 adopted 5/4/2023)

§ 14.04.303 Exemptions.

The following accessory structures are exempt from this division:

- (1) Retaining walls;
- (2) Air-conditioning mechanical equipment;
- (3) Uncovered flatwork (such as, but not limited to, patios, sidewalks, concrete pool decking and driveways);
- (4) Playhouses less than one hundred and twenty-five (125) square feet without running water or electricity, playground equipment, tree forts, and similar structures located behind the front of the principal building or structure; and
- (5) Temporary (less than seven (7) days) membrane structures (such as, but not limited to, tents

and bounce houses).

(Ordinance 2008-06-00617 adopted 7/19/08; Ordinance 2023-05-00979 adopted 5/4/2023)

§ 14.04.304 General accessory buildings and structures regulations.

In all residential districts, accessory buildings and structures shall comply with the following standards except as may be otherwise specifically provided for in this code:

- (1) Types of accessory buildings and structures.
 - (A) Attached accessory buildings and structures. Accessory buildings and structures that are physically attached to a principal building or structure or located less than ten feet (10') from the principal building or structure shall be considered attached accessory buildings or structures.
 - (B) Detached accessory buildings and structures. Accessory buildings and structures which are physically located ten feet (10') or more from a principal building or structure and a minimum of ten feet (10') behind the required front setback line shall be considered detached accessory buildings.
- (2) Design.
 - (A) Attached accessory buildings and structures shall be designed to be architecturally compatible with the principal building, structure or dwelling and constructed of similar materials as the principal building.
 - (B) Detached accessory buildings shall be constructed of materials designed for construction and have a minimum life expectancy of at least twenty (20) years.
- (3) Setbacks.
 - (A) Accessory buildings:
 - (i) Front yard setback: Attached accessory buildings or structures shall meet the required setback of the principal building or structure. Detached accessory buildings or structures shall be setback a minimum of ten feet (10') behind the rear build line of the principal building, structure or dwelling. A specific use permit may be granted to allow a detached accessory building or structure to be located in front of the principal building, structure or dwelling in AO and R-2 (Residential 2-acre) zoned districts and shall require a three-hundred foot (300') front yard setback.
 - (ii) Rear yard setback: Accessory building and structures shall have a minimum setback of twenty feet (20').
 - (iii) Side yard setbacks: Accessory building and structures shall be twenty feet (20') unless the side yard is adjacent to a street. Side yards adjacent to a street shall meet the required side yard setbacks as the principal building or structure.

- (iv) Where a build line is established on a plat, which is not consistent with this article, the build line that is the greater distance from the front property line shall be observed.
- (v) No required parking shall be allowed within the required front yard setback.
- (B) In-ground swimming pools, sports courts, tennis courts and similar uses shall maintain a minimum rear yard setback of twenty-five feet (25'), a minimum side yard setback of twenty feet (20') and if the in-ground pool is in front of the principal building it shall maintain a front setback of three hundred feet (300'). In-ground swimming pool setbacks shall be measured from the inside wall of said pool.
- (C) The inside wall of an aboveground swimming pool and any elevated decking associated with an aboveground swimming pool shall be located behind the principal building and shall maintain a minimum rear yard setback of fifty feet (50') and a minimum side yard setback of twenty-five feet (25').
- (4) Accessory Dwelling Units (ADUs). ADUs may only be used and/or occupied by the owner/occupant of the principal building, structure, or dwelling unit, their family, invited guests and/or domestic staff. An ADU may be a standalone structure, attached but not interconnected to the principal building, structure, or dwelling, or be a part of a permitted accessory building. All areas associated with, or providing support to an ADU shall be used in calculating the square footage of the ADU. These areas include but are not limited to habitable spaces, closets, halls, corridors, bathrooms, porches, patios, storage rooms, and covered vehicle storage areas. The calculation of area associated with an ADU is not intended to include areas of accessory buildings that are isolated and/or delineated for other uses, including but not limited to areas used as a barn, workshop, game/party room, art studio, or pool house. ADUs shall comply with the following:
 - (A) General regulations for ADUs:
 - (i) Only one (1) accessory dwelling unit may be constructed or maintained on a lot.
 - (ii) ADUs shall meet the requirements for safety and occupancy of the International Residential Code as adopted by the city from time-to-time.
 - (iii) ADUs may not be rented, bartered, leased, or exchanged separate and apart from the principal building or structure.
 - (iv) Detached ADUs shall be limited to a maximum height of twenty-five feet (25') measured to the peak of the roof of the structure.
 - (B) Specific regulations for ADU square footage based on zoning district:
 - (i) In R-2 zoning districts, a maximum of six hundred (600) square feet. An additional nine hundred (900) square feet may be permitted with a specific use permit. Total area of ADU shall not exceed one thousand and five hundred (1,500) square feet.
 - (ii) In R-1.5 zoning districts, a maximum of six hundred (600) square feet. An additional six

hundred (600) square feet may be permitted with a specific use permit. Total area of ADU shall not exceed one thousand and two hundred (1,200) square feet.

- (iii) In R-1 and AO zoning districts, a maximum of six hundred (600) square feet. An additional four hundred (400) square feet may be permitted with a specific use permit. Total area of ADU shall not exceed one thousand (1,000) square feet.

(Ordinance 2006-10-00577, sec. 1, adopted 10/16/06; Ordinance 2008-06-00617 adopted 7/19/08; Ordinance 2015-08-00816 adopted 8/20/15; Ordinance 2016-10-00845 adopted 10/20/16; Ordinance 2020-08-00920 adopted 8/20/20; Ordinance 2023-05-00979 adopted 5/4/2023)

§ 14.04.305 through § 14.04.340. (Reserved)

Division 9
Telecommunication Antennas

§ 14.04.341 **Purpose.**

These regulations are adopted for the following purposes:

- (1) To protect and provide for the public health, safety, and general welfare of the city.
- (2) To enhance the ability of the providers of telecommunications services to provide such services to the community safely, effectively, and efficiently.
- (3) To provide regulations for antenna support structures and antennas that provide secure mounting and construction and prevent interference with public safety communications equipment.
- (4) To encourage the users of support structures and antennas to collocate where possible and to locate all facilities, to the extent possible, in areas where adverse impact on the community is minimal. Alternative or stealth designs are encouraged for all antenna support structures, antennas, and supporting equipment.
- (5) To protect and enhance the city's environmental and aesthetic quality.
- (6) To identify standards in order to ensure equitable treatment of providers of functionally equivalent telecommunications services.

(Ordinance 2006-01-00553, sec. 1, adopted 1/16/06)

§ 14.04.342 **Applicability.**

- (a) This division applies to all telecommunication towers, support structures, and antenna installation unless exempted in (b) below.
- (b) Exemptions.
 - (1) In any zoning district, antennas that are two meters or less in diameter including satellite earth stations.
 - (2) In any zoning district, any receive-only home television antennas.
- (c) Support structures or antennas legally installed before adoption of this division [January 16, 2006] are not required to comply with this division but must meet all applicable state and federal requirements, building codes, and safety standards.
- (d) An AM array shall be subject to these regulations. An AM array consisting of one or more support structure units and supporting ground equipment, which functions as one AM broadcasting antenna, shall be considered one support structure. Measurements for setbacks and separation distances shall be measured from the outer perimeter of the support structures, including the guide wires, in the array. Additional support structure units may be added within the perimeter of the AM array by right.

(Ordinance 2006-02-00561, sec. 1, adopted 2/20/06; Ordinance 2010-11-00668, sec. 2, adopted 11/4/10)

§ 14.04.343 **Definitions.**

For the purposes of this division, the following terms shall have the respective meanings as ascribed to them:

Alternative antenna support structure.

A clock tower, bell tower, steeple, manmade tree, light pole, or similar alternative-design mounting structure that camouflages or conceals the presence of antennas or support structures. The generic term “stealth” may also be applied to any method that would hide or conceal an antenna, supporting electrical or mechanical equipment, or any other support structure. Panel antennas and omni and yagi antennas attached to existing structures are considered to be alternative in design if they are integrated into the architectural features of the structure or are painted to match the support structure.

Antenna.

Any exterior transmitting or receiving device mounted on or within a support structure, building, or structure and used in communications that radiate or capture electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunications signals, television signals, or other communication signals.

Antenna support structures.

The transmitting or receiving system, its supporting structures, and any appurtenances mounted thereon, including a freestanding structure built specifically to support or act as an antenna or a structure mounted on some other manmade object such as a building or bridge.

Backhaul network.

The lines that connect a communications provider’s support structure/cell sites to one or more telephone switching offices and/or long distance providers, or the public switched telephone network.

Collocation.

The use of a single support structure and/or site by more than one communications provider.

FAA.

The Federal Aviation Administration.

FCC.

The Federal Communications Commission.

Guyed lattice support structure.

A guyed three- or four-sided, open steel frame structure used to support telecommunications equipment.

Height.

The distance measured from the finished grade of the parcel to the highest point on the support structure or other structure including the base pad and any antenna.

Monopole.

A structure composed of a single spire used to support telecommunications equipment.

Omni antenna.

A thin, vertical, whip-type antenna that delivers an omni-directional signal.

Preexisting support structures and preexisting antennas.

Any support structure or antenna for which a building permit or specific use permit has been properly issued prior to the effective date of this division [ordinance adopted January 16, 2006], including permitted support structures or antennas that have not yet been constructed so long as such approval is current and not expired.

Self-supporting lattice support structure.

A self-supporting, open steel frame structure used to support telecommunications equipment.

Telecommunications facility.

Any unmanned facility consisting of equipment for the transmission, switching, and/or receiving of wireless communications. Such facility may be elevated (either structure-mounted or ground-mounted) transmitting and receiving antennas, low-power mobile radio service base station equipment, and interconnection equipment. The categories of facility types include both roof and/or structure-mount facilities and telecommunications support structures.

Telecommunication tower.

A structure designed for the support of one or more antennas and including guyed towers, self-supporting (lattice) towers or monopoles but not disguised support structures or buildings. The term includes radio and television transmission towers, microwave towers, common carrier towers, cellular phone towers, alternative tower structures, and the like.

Temporary antenna.

An antenna and supporting equipment used on a temporary basis in conjunction with a special event, emergency situation, or in case of equipment failure.

Transceiver radio.

Radio equipment rectangular in shape that attaches to lighting fixtures and/or utility poles and meets wind load requirements. Transceiver radios may have an attached omni-directional whip antenna.

Yagi antenna.

A horizontal beam-type, directional antenna with short vertical bars, generally used for micro cells.

(Ordinance 2006-01-00553, sec. 1, adopted 1/16/06; Ordinance 2006-02-00561, sec. 1, adopted 2/20/06)

§ 14.04.344 **General requirements.**

- (a) Antennas and support structures may be considered either principal or accessory uses.
- (b) Antenna installations shall comply with all other requirements of all city ordinances and the zoning ordinance with the exception of those specified within this division.
- (c) Antennas on existing towers. An antenna which is attached to an existing tower may be approved by the city administrator to minimize adverse visual aspects associated with the proliferation and clustering of towers, [and] collocation of antennas by more than one carrier on existing towers shall take precedence over the construction of new towers, provided such collocation is accomplished in a manner consistent with the provision in section **14.04.345** of this division.
- (d) Applications for antennas and antenna support structures shall include the following:
 - (1) The distance between the proposed support structure and the nearest residential unit and/or residential zoning district boundary line.
 - (2) An inventory or map of the applicant's existing support structures, antennas, or sites previously approved for such, either owned or leased, both within the city and within one mile of the city limits, including specific information about the location, coverage areas, height, and design of each support structure. The separation distance between the proposed support structure or antenna and these support structures shall also be noted.
 - (3) Certification of the following:
 - (A) That the applicant has sought and received all franchises or permits required by the city for the construction and operation of the communication system.
 - (B) Identification of the backhaul provider and connectivity locations for the installation.
 - (C) Certification of the structural engineering information.
 - (D) A notarized statement from the applicant that the proposed support structure can accommodate the collocation of additional antennas.
 - (4) Information concerning the finished color, alternative design standards (if applicable), and method of fencing.
 - (5) The application may require a site plan and landscape plan in accordance with this division. Platting of the property may be required in accordance with the subdivision ordinance.
- (e) All commercial attachments including but not limited to signs, flags, lights and attachments, other than those required for emergency identification, communications operations, structural stability, or as required for flight visibility by the FAA and FCC, shall be

prohibited on any antenna or antenna support structure. However, lights may remain or be replaced on light standards that are altered or replaced to serve as antenna support structures with fixtures that comply with the lighting regulations of the city. However, this provision shall not preclude the inclusion of an antenna within or mounted on a flagpole.

- (f) All antennas must meet or exceed current standards and regulations of the FAA, the FCC, and any other state and federal agency with regulatory authority over support structures and antennas. If standards change, owners must comply within six months or as required by the regulating authority.
- (g) A building permit is required to erect or install an antenna, antenna support structure, and related equipment, unless the particular antenna is exempt from regulations of this division. All installations must comply with applicable state and local building codes and the standards published by the Electronic Industries Association as may be amended from time to time. Owners shall have 30 days after receiving notice that an installation is in violation of applicable codes to fully comply, or the owner may appeal to the city council.
- (h) All support structures and antennas must be constructed and operated in a manner that does not create electromagnetic or other interference with the city's radio frequencies and public safety operations as required by the FCC.
- (i) No commercial antenna, antenna support structure, microwave reflector/antenna, or associated foundations or support wires may be located within any required front, side, or rear yard setback.
- (j) All antennas and antenna support structures owned and/or operated by a governmental entity shall be permitted by right in any district.
- (k) Design.
 - (1) Subject to the requirements of the FAA or any applicable state or federal agency, towers shall be painted a neutral color consistent with the natural or built environment of the site.
 - (2) Equipment shelters or cabinets shall have an exterior finish compatible with the natural or built environment of the site and shall also comply with any design guidelines as may be applicable to the particular zoning district [in] which the facility is located.
 - (3) Antennas attached to a building or disguised antenna support structure shall be of a color identical to or closely compatible with the structure or designed to be an architectural element of the facade to which they are mounted.
 - (4) All towers shall be surrounded by a minimum 6-foot-high decorative wall constructed of brick, stone or comparable masonry materials and a landscape strip of not less than 10 feet in width and planted with materials which will provide a visual barrier to a minimum height of 6 feet. The landscape strip shall be exterior to any security wall. In lieu of the required wall and landscape strip, an alternative means of screening may be approved by administrative permit or by the city council in the case of a special use permit, upon demonstration by the applicant that an equivalent degree of visual screening will be

achieved.

- (5) All towers, disguised support structures, and related structures, fences and walls shall be separated from the property line of any adjacent property zoned for a residential use at least a distance equal to the height of the tower structure.
- (6) Vehicle or outdoor storage on any tower site is prohibited, unless otherwise permitted by the zoning.
- (7) On-site parking for periodic maintenance and service shall be provided at all antenna or tower locations consistent with the underlying zoning district.
- (l) Safeguards shall be utilized to prevent unauthorized access to an antenna support structure. Safeguards include those devices identified by the manufacturer of the antenna support structure utilized, a fence, climbing guard, or other commercially available safety device. Climbing spikes must be removed after use.
- (m) Temporary antennas shall only be allowed in the following instances:
 - (1) In conjunction with a festival, carnival, or other special event.
 - (2) In case of an emergency as required by the police or fire department.
 - (3) When needed to restore service on a temporary basis after failure of an antenna installation. The city must be notified within 72 hours of the placement of a temporary antenna. If the temporary antenna is to be needed for more than seven days, then the provider must acquire a permit for the use.
- (n) Applicants must notify the city of any change in collocation or backhaul providers within 30 days of the exchange.

(Ordinance 2006-01-00553, sec. 1, adopted 1/16/06)

§ 14.04.345 Collocation.

Collocation shall be accomplished as follows:

- (1) All new support structures over 60 feet in height must be constructed to support antennas for at least two carriers, unless the structure is an alternative or stealth design, or the support structure is replacing an existing utility structure or light standard. Sufficient area for associated structures and equipment must also be provided. A written agreement committing to shared use as required by this section shall be submitted by the tower applicant. The willful and knowing failure of the owner of a tower built for shared use shall be in violation of this division and, among other remedies of the city, shall be cause for the withholding of future permits to the same owner to install, build or modify antennas or towers within the city.
- (2) A support structure which is modified or reconstructed to accommodate collocation shall be of the same type or design as the existing structure and is subject to the following

regulations:

- (A) The support structure may be modified or rebuilt to a height not to exceed 30 feet over the support structure's existing height, with a maximum height of 120 feet. If a specific use permit issued for the support structure stipulated a maximum height, the support structure may not be modified unless the specific use permit is amended.
- (B) Distance separation from other support structures and residential zoning district boundaries are based on the original support structure and are not increased.
- (C) The support structure may be moved on the same property within 50 feet of its existing location but may not be moved closer to residentially zoned property. The new location must be within the boundaries of the specific use permit.
- (D) The original support structure must be removed from the property within 90 days of the completion of new support structure.
- (E) Additional antennas attached to an existing support structure must comply with the design of the existing antenna on the support structure.

(Ordinance 2006-01-00553, sec. 1, adopted 1/16/06)

§ 14.04.346 Support buildings and equipment storage.

Support buildings and equipment storage areas or buildings must meet the following requirements:

- (1) When mounted on rooftops, they must be screened by a parapet wall or other mechanical unit screening.
- (2) When ground mounted, they must comply with the following:
 - (A) Meet all applicable front, side, and rear yard setback requirements.
 - (B) Be of a neutral color and use exterior building materials that are compatible with surrounding structures.
 - (C) Be screened by an evergreen landscape screen with an initial planting size of five gallons and four feet in height, with an ultimate height of six feet, or a solid masonry fence six feet in height. Landscaping must be irrigated and maintained in a living, growing condition. Wooden fences are prohibited and wrought iron or chain link may only be used in conjunction with a landscape screen.

(Ordinance 2006-01-00553, sec. 1, adopted 1/16/06)

§ 14.04.347 Requirements for the placement of support structures and antennas.

- (a) In all zoning districts, except for commercial business "CB" and light industrial "LI," antennas and antenna support structures are prohibited, except as specified within this division.

- (1) No antennas or antenna support structures shall be allowed on lots used or platted for single-family, two-family, or single-family attached purposes. Antennas and antenna support structures shall be installed on multifamily lots only as allowed below.
 - (2) Antennas may be attached to a utility structure (e.g., electrical transmission/ distribution tower or elevated water storage tank) exceeding 60 feet in height.
 - (3) Antennas may be totally enclosed within or integrated into the design of any building feature permitted in the zoning district. Antennas may be mounted flush to the exterior of a building if it is painted and integrated into the overall architectural design.
 - (4) Antennas may be attached to existing streetlight, park ballfield lights, and parking lot light standards, or the light standard may be replaced to accommodate the antennas. The height of the light standard may be increased no more than 15 feet, up to a maximum of 60 feet, to accommodate the antenna.
 - (5) In residential districts, only omni, yagi, and small panel antennas not exceeding one foot in width by eight feet in length, mounted flush to the support structure, are allowed. Radio transceivers may also be used if the equipment box does not exceed 8" x 14" x 5". Other types of antennas may be used only when incorporated or enclosed within a building permitted in the district, or within a flagpole or other stealth design, or attached to any existing utility structure exceeding 60 feet in height.
 - (6) Equipment buildings must comply with the same screening requirements specified in section **14.04.346** above, unless the equipment is attached to the support structure itself or enclosed within another structure on the property.
- (b) In commercial business "CB" and light industrial "LI" districts antennas and antenna support structures are allowed as follows:
- (1) Antenna support structures are allowed by right if they are 60 feet or less in height and by a specific use permit if over 60 feet in height.
 - (2) Antennas may be attached to a utility structure including electrical transmission/ distribution tower or elevated water storage tanks.
 - (3) Antennas may be attached to existing streetlight, park ballfield lights, and parking lot light standards, or the light standard may be replaced to accommodate the antennas. The height of the light standard may be increased a total of 15 feet, up to a maximum of 60 feet, to accommodate the antenna. Only omni, yagi, and small panel antennas not exceeding one foot in width by eight feet in length, mounted flush to the support structure, may be attached to existing light standards less than 60 feet in height. Radio transceivers may also be used if the equipment box does not exceed 8" x 14" x 5".
 - (4) Antennas may be totally enclosed within or integrated into the design of any building or building feature permitted in the zoning district. Antennas may be mounted flush to the exterior of a building if it is painted and integrated into the overall architectural design.

- (5) Antennas mounted on a roof or existing structure, other than a support structure, shall extend no more than ten feet above the highest point of the structure.
- (6) Antennas may be mounted on or incorporated into flagpoles.
- (7) The height of a support structure is limited to 120 feet.

(Ordinance 2006-01-00553, sec. 1, adopted 1/16/06)

§ 14.04.348 Antennas on city-owned property.

Antennas owned by other than governmental entities may be located on property owned by the city, regardless of the zoning district, under the following conditions:

- (1) The antennas and support structures may be attached to an existing improvement or replace an existing improvement. The improvement shall be capable of supporting the antenna and any associated equipment and shall not interfere with the use or other operations of the city.
- (2) Prior authorization for use of city property must be shown by a franchise, lease, license, permit, or other document duly executed by an authorized city representative and adopted in conformance with all applicable city regulations for the property. The granting of a franchise, lease, license, or permit is at the discretion of the city council or its authorized designee and must comply with all ordinances.
- (3) The antennas and any accompanying equipment must comply with all ordinances, rules, and regulations.

(Ordinance 2006-01-00553, sec. 1, adopted 1/16/06)

§ 14.04.349 Aesthetic and alternative design requirements.

All antennas and antenna support structures must meet the following requirements:

- (1) Support structures shall have a galvanized steel finish or shall be painted a neutral color, unless other designs and colors are required by the Federal Aviation Administration for safety purposes.
- (2) Antennas and supporting equipment installed on an existing structure other than a support structure must be of a neutral color that is compatible with the color of the supporting structure.

(Ordinance 2006-01-00553, sec. 1, adopted 1/16/06)

§ 14.04.350 Appeals.

- (a) An applicant may appeal a decision of the city administrator for an antenna installation not requiring a specific use permit to the city council by filing a notice of appeal within ten days following the date the city administrator notifies the applicant of his action. The city council may approve, conditionally approve, table, or deny an appeal. All decisions of the city council are final.

- (b) Any entity that desires to erect or utilize telecommunications facilities that would be limited by the provisions of this division may petition the city council to modify this division. In determining the need to initiate an amendment to this division, the city council shall consider the extent to which strict application of these regulations would prohibit or have the effect of prohibiting communications services.

(Ordinance 2006-01-00553, sec. 1, adopted 1/16/06)

§ 14.04.351 through § 14.04.385. (Reserved)

Division 10
Licensed Amateur Communications Antennas

§ 14.04.386 Purpose.

The provisions of this division apply only to antennas and antenna support structures used in licensed amateur communications. If the communication facilities do not comply with the applicable district development standards and the following regulations, then a specific use permit shall be required.

(Ordinance 2011-02-00676 adopted 2/17/11)

§ 14.04.387 Definitions.

For the purpose of this division and notwithstanding any conflicting definition contained in this chapter:

Antenna.

A “private antenna” for purposes of determining allowed uses under the schedule of uses in article **14.03**, division **15**.

Antenna support structure.

A structure, such as a mast, tower or pole, that is placed, erected or constructed to support one or more antennas for the purpose of engaging in licensed amateur communications. Buildings and associated roof mounted equipment shall not be considered as antenna support structures.

Compelling communications need.

A need for relief based upon the inability of the applicant to obtain reasonable communications goals due to engineering or technical limitations or physical characteristics, such as trees, buildings, or structures located on the subject and adjacent properties that obstruct or significantly impede communications to and from the subject property.

Licensed amateur communications.

An amateur radio operations, also known as the amateur radio service, as regulated and licensed by the Federal Communication Commission pursuant to 47 C.F.R. part 97.

(Ordinance 2011-02-00676 adopted 2/17/11)

§ 14.04.388 Maximum number of antennas and antenna support structures in residential districts.

- (a) No more than two (2) antenna support structures for licensed amateur communications shall be allowed per lot of record in a residential district. Upon a showing of a compelling communications need, the design review committee (DRC) may administratively approve additional antenna support structures.
- (b) Exceptions.

- (1) Horizontal antennas located behind the main structure.
- (2) A maximum of four (4) vertical antennas located behind the main structure.

(Ordinance 2011-02-00676 adopted 2/17/11)

§ 14.04.389 Height.

The maximum height for an antenna support structure in any district shall be eighty (80) feet. Upon showing of a compelling communications need, the design review committee may administratively approve a maximum height of one hundred (100) feet. An antenna support structure that exceeds 100 feet in height shall be allowed only with the approval of a specific use permit.

(Ordinance 2011-02-00676 adopted 2/17/11)

§ 14.04.390 Antenna and antenna support structure standards.

- (a) Number and size. The number and size of antennas placed upon an antenna support structure used for licensed amateur communications shall be limited by the wind load requirements contained in the current version of the city's building codes or by the manufacturer's specifications for wind loading, whichever is more restrictive.
- (b) Setbacks.
 - (1) Front yards. Antenna support structures (including guy wires, foundations, anchors, and other components of the structure) shall not be permitted in required front yards.
 - (A) Exception. Houses sitting more than 200' from the road and that cannot meet the rear yard requirements may have up to 1 antenna not to exceed 60' in height, with guide wires being no closer than 175' behind the front property line.
 - (2) Rear yards. Guy wires shall be permitted in required rear yards. Minimum setbacks for antenna support structures shall be the same as those required for accessory buildings in the applicable residential district.
 - (3) Side yards. Guy wires, and antenna shall not be permitted in required side yard setbacks. Minimum setbacks for antenna support structures shall be the same as those required for accessory buildings in the applicable residential district.
 - (4) Separation. There shall be no minimum or maximum separation requirements for antenna support structures from other structures on the same lot of record.
- (c) Lights. Lights mounted on antenna support structures shall comply with the city's dark sky ordinance.
- (d) Construction standards. Antenna support structures shall be installed and may be modified in accordance with the manufacturer's specifications or under the seal of a registered professional engineer of the state.

- (e) Maintenance. Antennas and antenna support structures that have, due to damage, lack of repair, or other circumstances, become unstable, lean significantly out-of-plumb, or pose a danger of collapse shall be removed or brought into repair within 90 days following notice given by the building official; provided that the building official may order immediate action to prevent an imminent threat to public safety or property.

(Ordinance 2010-11-00668, sec. 2, adopted 11/4/10)

§ 14.04.391 License requirements.

- (a) Only licensed amateur radio operators shall be permitted to install, or have installed, and operate licensed amateur communication facilities under the provisions of this division. Proof of license shall be required at the time application is made for a building permit to install and operate licensed amateur communication facilities under the provisions of this division.
- (b) Discontinuance.
 - (1) Within 180 days of the date of discontinuance, the owner of property on which an antenna structure is located shall remove the structure from the property in the event licensed amateur communications shall be discontinued at the property due to the death of the licensee, or the loss or surrender of the FCC license authorizing those communications.
 - (2) A ham radio operator shall remove any and all antenna prior to any sale or change in ownership, unless the property is sold to a licensed ham radio operator in accordance with this division.
- (c) Appeals process. Any decision made by the director of planning and zoning may be appealed to the planning and zoning commission. An agenda request shall be filed with the city secretary by the ham radio operator along with a nonrefundable fee of \$100.00 (one hundred dollars) 15 days prior to the next regularly scheduled meeting of the planning and zoning commission.

(Ordinance 2010-11-00668, sec. 2, adopted 11/4/10)

§ 14.04.392 through § 14.04.430. (Reserved)

Division 11 Wind Energy Conversion Systems

§ 14.04.431 **Purpose.**

The purpose of this division is to facilitate the siting, installation, and construction of small, medium, and large wind energy conversion systems within the city, subject to reasonable restrictions, which will preserve the health and safety of the public, ensure compatibility with surrounding land uses, and provide guidelines in the protection of listed species.

(Ordinance 2011-10-00687 adopted 10/6/11)

§ 14.04.432 **Definitions.**

For purposes of this division, the following terms shall have the respective meanings as ascribed to them:

Ambient sound.

All sound present in a given environment, being usually a composite of sounds from many sources near and far. It includes intermittent noise events, such as, from aircrafts flying over, dogs barking, wind gusts, mobile farm or construction machinery, and the occasional vehicle traveling along a nearby road. The ambient also includes insect and other nearby sounds from birds and animals or people. The nearby and transient events are part of the ambient sound environment but are not to be considered part of the long-term background sound. If present, a different time or location should be selected for determining the ambient background sound levels.

Biological/environmental assessment.

An assessment performed by a degreed biologist of the on-site and surrounding area habitat and the wildlife species that may be utilizing the project site or neighboring areas for foraging, nesting, breeding, or migratory purposes that may be impacted through development actions; the assessment usually includes identification of wetland, creek, river, bay, and other watershed habitats, and may be species specific.

Building/structurally-mounted wind energy system.

A small wind energy system for permanent mounting and operating on a building or other structure. Building or structurally-mounted systems must not exceed 10 kW in manufacturer rated power.

dbA (A-weighted sound level).

A measure of overall sound pressure level designed to reflect the response of the human ear, which does not respond equally to all frequencies. It is used to describe sound in a manner representative of the human ear's response.

dbC (C-weighted sound level).

Sound measurement used to measure low frequencies as a single number that represents the entire low frequency spectrum. A-weighted sound levels (dbA) de-emphasize and do not fully represent dbC sound levels when taken or recorded.

Fall radius.

The fall area for a wind energy system is measured by using the total system height of the tower as the radius around the center point of the base of the tower.

Flicker.

The visible flicker effect when rotating turbine blades cast shadows on the ground and nearby structures causing the repeating pattern of light and shadow.

Grid system.

The transmission system created to balance the supply and demand of electricity for consumers.

Horizontal axis wind energy system.

A wind energy system that utilizes the shaft of the monopole to support the propeller at the top and the generator is situated perpendicular and horizontal to the shaft.

Large wind energy system.

A wind energy conversion system consisting of one wind turbine and designed to supplement other electricity sources for existing buildings or facilities, from which the power generated is used for on-site consumption. A large wind energy conversion system consists of a wind turbine, a tower, base, rotor blades, and associated control or conversion electronics and has a total rated capacity that is at least 100 kW but less than 250 kW.

Medium wind energy system.

A wind energy conversion system consisting of one wind turbine and designed to supplement other electricity sources for existing buildings or facilities, from which the power generated is used for on-site consumption. A medium wind energy conversion system consists of a wind turbine, a tower, base, rotor blades, and associated control or conversion electronics, which has a total rated capacity that is greater than 10 kW but less than 100 kW.

Rated capacity.

The maximum rated output of electric power production equipment. This output is typically specified by the manufacturer with a “nameplate” on the equipment.

Small wind energy system.

A single system designed to supplement other electricity sources for existing buildings or facilities, from which the power generated is used for on-site consumption. A small wind energy conversion system consists of a single wind turbine, a tower, base, rotor blades, and associated control or conversion electronics, which for the purpose of this division has a total rated capacity of 10 kW or less.

Survival wind speed.

The maximum wind speed, as designated by the wind energy system manufacturer, at which a system, in unattended operation (not necessarily producing power) is designed to survive, without damage to any structural equipment or components of the system, or loss of the

ability to function normally.

Tonal or “pure” sounds.

Sound that is defined as sound at discrete frequencies. It is caused by components such as meshing gears, nonaerodynamic instabilities interacting with a rotor blade surface, or unstable flows over holes or slits or a blunt trailing edge. A highly tonal sound is often described as a buzz, whine, or hum.

Total wind energy system height.

The distance from the grade to the highest point on the tower, including the vertical length of any extensions, such as the rotor blade:

- (1) For horizontal axis wind energy system towers, the distance between the ground and the highest point of the rotor blade in its vertical, upright position; and
- (2) For vertical axis wind energy system towers, the distance between the ground and the highest point of the monopole tower/shaft.

Turbine, guyed.

Any tower or wind energy system turbine supported in whole or in part by cables anchored to the ground.

Vertical axis wind energy system.

A wind energy system that utilizes a generator positioned at the base of the tower and has the blades wrapped around the shaft.

Wind energy system or wind energy conversion system.

A shaft, gearing belt, or coupling utilized to convert the rotation of the surface area into a form suitable for driving a generator, alternator, or other electricity producing device to convert the mechanical energy of the surface area into electrical energy, and the associated, tower, pylon, and rotor blades or other device.

(Ordinance 2011-10-00687 adopted 10/6/11)

§ 14.04.433 Applicability.

- (a) The requirements of this section apply within the city where all wind energy conversion systems used to generate electricity or perform work that may be connected to a utility grid, serve as an independent source of energy, or serve as a hybrid system.
- (b) Wind energy systems in place prior to the effective date of this division are not required to meet the requirements of this section with the exception of those wind energy systems abandoned pursuant to section **14.04.436(f)(2)**.
- (c) Any preexisting wind energy system that is not producing energy for a continuous period of 6 months must meet the requirements of this section prior to recommencing production of energy.

- (d) Any physical modification to an existing and permitted wind energy system that materially alters the size, type, power output, or number of wind energy systems, or other equipment, requires a permit modification from the city.
- (e) Accessory use. Accessory use for this section refers to the stipulation that the energy generated by a wind energy system must be used on site and any additional energy produced above the total on-site demand can only be sold to an electrical utility that normally provides electrical power to the property.
- (f) Boat and RV wind energy systems. Wind energy systems with a total rated capacity less than 1 kW of power that do not, and will not, require or implement the conversion of direct current (DC) to alternating current (AC) are exempt from the requirements of this section, with the stipulation that no wind energy system may extend more than 15 feet above the primary supporting section of the structure being used for mounting.

(Ordinance 2011-10-00687 adopted 10/6/11)

§ 14.04.434 Requirements.

- (a) Certification. All wind energy systems must be approved under an emerging technology program, such as the California Energy Commission, IEC, or any other small wind certification program recognized by the American Wind Energy Association (AWEA) or the U.S. Department of Energy.
- (b) Permits. All wind energy systems require a building permit, electrical permit, and review by the city.
- (c) Inspection. All wind energy systems must be inspected by the city's building and electrical inspectors.
- (d) Permit issuance. All reviews by the city must be performed, and the building permit, electrical permit, and if applicable, specific use permit, must be issued prior to the mounting, pouring of a concrete pad, or construction and assembly of the wind energy system.
- (e) Survival wind speed. All wind energy systems and associated components, including, but not limited to, generator, rotor blades, or other components and covers, must be constructed of materials and be installed to meet or exceed the minimum wind resistant construction standards of the Texas State Department of Insurance Wind Load Factors for the North Texas area and the city's building code.
- (f) Controls and brakes. All wind energy systems must have automatic and manual braking systems that engage at the maximum wind speeds allowable as designated for the type of wind energy system installed, to prevent uncontrolled rotation and excessive pressure on the tower structure, rotor blades, and turbine components.
- (g) Maintenance. The owner and operator of a wind energy system must maintain the system to manufacturer standards. All required periodic maintenance must be performed as

recommended by the manufacturer.

- (h) Appearance. All wind energy systems must maintain a nonreflective white, off-white, grey or tan finish.
- (i) Signs.
 - (1) Advertising. Advertising or identification of any kind on wind energy conversion systems is prohibited.
 - (2) Informational sign. Each wind energy system must have a sign, not to exceed two square feet in area, posted at the base of the tower providing the following information:
 - (A) Electrical shock hazard or high voltage warning;
 - (B) Manufacturer's name;
 - (C) Emergency phone number; and
 - (D) Emergency shutdown procedures.
- (j) Wiring.
 - (1) Storage. All electrical wires associated with a freestanding wind energy conversion system must be located on or within the tower in a manner that minimizes their visibility, and must be installed in compliance with the city's electrical code.
 - (2) Installation. All transmission wires must be installed underground and comply with the city's electrical code.
- (k) Lighting. Wind energy systems may not be artificially lighted, unless requested or required by the Federal Aviation Administration.

(Ordinance 2011-10-00687 adopted 10/6/11)

§ 14.04.435 Uses, lot size allowances, heights, setbacks, and required permits.

- (a) Permitted use/by right or specific use permit for lots 2.0 acres or greater.
 - (1) All applications for wind energy systems as a permitted use/by right or specific use permit (SUP) are subject to permit review and the requirements of this division. All applications for wind energy systems under a specific use permit are subject to permit review and the requirements of sections **14.04.433**, **14.04.434**, 14.04.435(b)–(c), 14.04.437, 14.04.438, 14.04.439, and 14.04.440.
 - (A) All specific use permits issued for a wind energy system are for the life of the system and any replacement or alterations to the system require an amendment to the existing specific use permit.

(B) Wind energy systems are allowed as an accessory use to a building requiring energy on platted lots and as either a use permitted/by right or under a specific use permit if the applicant is able to meet the requirements outlined in table 14.04.435(a)(1)(B)(i):

Table 14.04.435(a)(1)(B)(i) Allowances as a permitted/by-right use or SUP

Land use	Type of system	Min. lot size	Max. units allowed	Max. height by right or SUP	Fall radius setbacks notes 1, 2 & 3 below apply	Permits required	Additional requirements
Agricultural, single-family residential and commercial business	Pole mounted	2.0 acres or greater	One small or medium freestanding system allowed as an accessory use, one (but not more than one) per 2.0 acres of platted lots.	By right up to 60' or 61' to 85' by SUP	The total height of the system plus 25%. The system must fall within the property lines and is subject to subsection (c).	Building and electrical	Development services review
Light industrial "L1"	Pole mounted	2.0 acres or greater	One small or medium freestanding system allowed as an accessory use, one (but not more than one) per 2.0 acres on platted lots.	By right up to 60' or 61' to 85' by SUP	The total height of the system plus 25%. The system must fall within the property lines and is subject to subsection (c).	Building and electrical	Development services review
All zoning districts	Building or structurally mounted	None	No more than 2 systems per structure requiring	15' above highest point in structure, excluding	Fall radius equals the total system height plus	Building and electrical	Development services review

Table 14.04.435(a)(1)(B)(i) Allowances as a permitted/by-right use or SUP

Land use	Type of system	Min. lot size	Max. units allowed	Max. height by right or SUP	Fall radius setbacks	Permits required	Additional requirements
			energy for operation, under any land use, as an accessory use on platted lots.	chimneys, not to exceed the requirement of subsection (c).	25%, with a minimum setback of 5 feet from the property line, and is subject to subsection (c).		

¹If the entire system (including turbine and rotor blades) meets the Texas State Department of Insurance and city building code wind load requirements for the area that the system will be located.

²If an applicant is able to present evidence that the proposed wind energy system has been engineered with a break point along the tower, the city may determine that the measurement of the length of the longest segment following a break at the break point can be used in determining the fall radius and setback.

³All setbacks are measured from the property line or utility easement, if present and applicable, and subject to subsection (c).

(b) Permitted use/by right or specific use permit for lots less than 2.0 acres and Village Center zoning.

(1) All applications for wind energy systems under a specific use permit are subject to permit review and the requirements of sections **14.04.433**, **14.04.434**, 14.04.435(b)– (c), 14.04.437, 14.04.438, 14.04.439, and 14.04.440.

(A) All specific use permits issued for a wind energy system are for the life of the system and any replacement or alterations to the system require an amendment to the existing specific use permit.

(B) Wind energy systems are allowed as an accessory use to a building requiring energy on platted lots and as either a use permitted/by right or under a specific use permit if the

applicant is able to meet the requirements outlined in table 14.04.435(b)(1)(B)(i):

Table 14.04.435(b)(1)(B)(i) Allowances as a special use permit						
Land use	Type of system	Min. lot size	Max. units allowed	Max. height	Fall radius setbacks notes 1, 2 & 3 below apply	Permits required
Agricultural, single-family residential and commercial	Pole mounted	Less than 2.0 acres	One small or medium freestanding system allowed as an accessory use, one (but not more than one).	60'	The total height of the system plus 25%. The system must fall within the property lines and is subject to subsection (c)	Building and electrical
Light industrial "L1"	Pole mounted	Less than 2.0 acres	One small or medium freestanding system allowed as an accessory use, one (but not more than one).	85'	The total height of the system plus 25%. The system must fall within the property lines and is subject to subsection (c).	Building and electrical
Village Center	Pole mounted	None	One small or medium freestanding system allowed as an accessory use, one (but not more than one)	85'	The total height of the system plus 25%. The system must fall within the property lines and is subject to subsection (c)	Building and electrical

¹If the entire system (including turbine and rotor blades) meets the Texas State Department of Insurance and city building code wind load requirements for the area that the system will be located.

Table 14.04.435(b)(1)(B)(i) Allowances as a special use permit

Land use	Type of system	Min. lot size	Max. units allowed	Max. height	Fall radius setbacks notes 1, 2 & 3 below apply	Permits required
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²If an applicant is able to present evidence that the proposed wind energy system has been engineered with a break point along the tower, the city may determine that the measurement of the length of the longest segment following a break at the break point can be used in determining the fall radius and setback.

³All setbacks are measured from the property line or utility easement, if present and applicable, and subject to subsection (c).

- (c) Additional setbacks, clearance, and height requirements. All wind energy systems must be located under the following setback and clearance requirements, measured from the center of the turbine base:
 - (1) Yards. No wind energy system may be located in any required front yard, located between a principal building and a required front yard, or located in front of the front building line of the principal residential, commercial, agricultural, or industrial building on the lot served by the wind energy system.
 - (2) Vertical ground clearance. The blade tip of any wind energy system must, at its lowest point, have a ground clearance of no less than 20 feet, as measured at the lowest point of the arc of the blades.
 - (3) Communication and electrical lines. Each wind energy system must be set back a minimum distance of 125% of the total system height from any right-of-way, or public or private easement where aboveground structures or utility lines exist, or are likely to exist, without proof of the lawful consent of the easement owners.
 - (4) Building-mounted heights. The maximum height of any building or structurally-mounted wind energy system will be dependent upon the results of the structural engineering plans, performed by a registered state engineer, for the building or structure that the system will be mounted on.
 - (5) Monopole heights. The height of a freestanding wind energy system must be measured as the distance from the existing grade, prior to any modifications to the grade, to the highest point on the system, including the vertical length of any extensions such as the rotor blade.
 - (6) All maximum heights. The height of any wind energy system may not exceed the manufacturer’s recommendations for the system and the maximum height permitted under this division.

(Ordinance 2011-10-00687 adopted 10/6/11)

§ 14.04.436 **Prohibitions and nuisance abatement.**

- (a) Prohibited models. The following wind energy systems are prohibited in all zoning districts:
 - (1) Guyed or latticed towers for small, medium, or large wind energy systems;
 - (2) Experimental, homebuilt, and prototype models.
- (b) Shadow flicker. Plans submitted for review with the building permit application must disclose how the property owner and operator shall minimize shadow flicker to any occupied building on or off site, by limiting flicker effect to a maximum of two 5-minute periods in one day.
- (c) Signal interference.
 - (1) Prevention. The manufacturer or wind energy system representative must take into consideration the proposed location of the wind energy system and certify that the siting of the wind energy system will not interfere with any of the following:
 - (A) Existing microwave communications links;
 - (B) Existing fixed broadcast, retransmission, or reception antenna (including residential reception antenna) for radio, television, wireless phone, or other personal communication systems.
 - (2) Mitigation. Operation of wind energy systems must be discontinued if such interference occurs after the construction, until such time as the interference is mitigated for or eliminated.
- (d) Sound emissions.
 - (1) Residential sound limits. The dbA and dbC sound levels emitted from any wind energy system operation within, or adjacent to, any zoning district that authorizes residential use, may not exceed the measured preconstruction ambient sound levels by more than 3 dbA and 15 dbC at any time of the day or night, when measured at all the neighboring property lines allowing for residential use, even if the adjacent property is unoccupied at the time the wind energy system is established;
 - (2) Nonresidential sound limits. The dbA and dbC sound levels emitted from any wind energy system operation that is not located within, or adjacent to, any zoning district that authorizes residential use may not exceed the measured preconstruction ambient sound levels by more than 5 dbA and 20 dbC at any time of the day or night, when measured from all property lines, even if the adjacent property is unoccupied at the time the wind energy system is established;
 - (3) Except during short-term events including utility outages and severe wind events, a wind energy system shall be designed, installed, and operated so that the dbA and dbC sound levels determined above must not exceed the sound levels, or be in violation of, any of the standards established under this code;

- (4) Measuring sound levels. An ambient dbA and dbC sound level survey must be performed on site prior to construction of any wind energy system on a property, and the results submitted to the city for review prior to receiving a permit to construct the system. The ambient sound level survey must be performed as follows:
- (A) All instruments used for measuring sound levels must meet the American National Standards Institute (ANSI) or International Electrotechnical Commission (IEC) type 1 precision integrating sound level meter performance specifications;
 - (B) Sound level measurements must be taken at all of the property lines, and the site test location, date, time of day, wind speeds, and resultant dbA and dbC sound levels must be recorded for submittal to the city concurrent with a wind energy system application submittal;
 - (C) A minimum of two, continuous 10-minute tests must be taken at each location, and for each time period, between the hours of 1:00 p.m. and 6:00 p.m., and between 12:00 a.m. to 6:00 a.m. for two days;
 - (D) The highest and lowest dbA and dbC readings for each location and test must be recorded, and the high and low readings within a five-decibel spread that is observed for 90% of each of the 10-minute survey time periods must be recorded and shall be accepted as the average ambient background sound level for that test period; and
 - (E) Ambient background sound levels include insect and other nearby sounds from birds, animals, people, and nearby transient events. However, the nearby, transient, nonnature, or occasional sounds, such as lawn mowers, airplanes flying over, or sounds from a park or playground, are not to be considered as part of the long-term ambient background sound levels used for surveying and recording purposes. If present, a different time or location must be selected for determining the ambient background sound levels, and multiple 10-minute tests may be required for the tests to be considered reliable and acceptable.
- (5) Sound level complaints. The city will consider and process the following as noise nuisance complaints, which will require the owner of the wind energy system to cease operation of the system until the complaint has been resolved and the system has been brought into compliance. It shall be unlawful for the owner of a wind energy system to cause or permit the system to produce sounds that:
- (A) Exceed the limits set above in subsections (d)(1)–(3);
 - (B) Are considered tonal, vibrational, mechanical, aerodynamic, frequent, or continuous and exceed the limits set above in subsections (d)(1)–(3);
 - (C) Interfere with the peaceful enjoyment of an adjacent property owner;
 - (D) Cause discomfort, distress, or disturb the quiet, comfort, or repose of a person of reasonable nervous sensibilities; or
 - (E) Injure or endanger the safety or health of a human or other animal so as to interfere with the

physical well-being of the human or other animal.

- (6) Sound limit exceptions. In the event that proposed or resultant noise levels from a wind energy system exceed the criteria of this section, a waiver to said levels may be approved by the city manager, provided that the sound levels do not exceed the city's noise ordinance, and the following has been accomplished:
 - (A) The owner of the wind energy system must submit to the city a copy of the written consent from all of the adjacent and affected property owner(s) stating that they are aware of the proposed or established wind energy system and the noise limitations imposed by this section, and consent is granted to allow noise levels to exceed the maximum limits otherwise allowed; and
 - (B) The owner of the wind energy system must provide to the city a copy of the written consent described above for each succeeding property owner located adjacent to the property of the proposed or established wind energy system.
- (e) Security.
 - (1) Ground clearance. The bottom of the tower, measured from ground level to 15 feet aboveground level, must be designed in a manner to discourage unauthorized climbing.
 - (2) Access. All access doors to wind turbine towers and electrical equipment must be lockable.
 - (3) Fencing. Fencing of turbine areas may be required, at the discretion of the city manager, based upon site-specific safety concerns.
- (f) Enforcement.
 - (1) Safety. Any wind energy system found to be unsafe by the city building official must be repaired by the owner within 60 days of the building official's notice to meet federal, state, local and manufacturer safety standards, and the standards of this section.
 - (2) Notice. If any wind energy system is not operated for at least a continuous period of 6 months due to operational difficulties or abandonment, the landowner shall provide the city the reasons for the operational difficulty or abandonment and provide a reasonable timetable for corrective action, or removal of the wind energy system as outlined under section **14.04.438**.
 - (3) Resolution. If the city manager or designee deems the timetable for corrective action as unreasonable, the city manager or designee may notify the landowner or operator, who shall remove the wind energy system within 6 months of receipt of notice from the [city.]

(Ordinance 2011-10-00687 adopted 10/6/11)

§ 14.04.437 Agency cooperation, review, and compliance.

All proposed wind energy systems are subject to the following agency reviews during the siting, application, site plan review, and permitting processes:

- (1) Federal Aviation Administration (F.A.A.) requirements. All proposed wind energy systems are subject to the requirements listed under the F.A.A. Order JO 7400.2, "Procedures for Handling Airspace Matters Advisory Circular AC 70/7460-1K," and title 14 Code of Federal Regulations (14 CFR) part 77, "Obstruction Marking and Lighting, Obstruction Standards." The applicant shall file form 7460-1 with the F.A.A., if the proposed wind energy system extends more than 200 feet aboveground or is closer than 20,000 feet from a public use airport with a runway more than 3,200 feet in length.
- (2) Utility notification. No wind energy system that has the ability to be connected to a power grid may be installed until the applicant has provided evidence of compliance with all state laws and provides a copy of the "Application for Interconnection and Parallel Operation of Distributed Generation," as may be amended or replaced in the future, that has been fully executed and approved by the electric utility company.
- (3) Permit issuance. The applicant must show consideration of, and proof of compliance with these agencies and other requirements prior to receiving a building permit, electrical permit, or specific use permit for the wind energy system from the city.

(Ordinance 2011-10-00687 adopted 10/6/11)

§ 14.04.438 Decommissioning.

- (a) Useful life. The wind energy system is presumed to be at the end of its useful life if no electricity is generated for a continuous period of 6 months.
- (b) Responsibility. The property owner or operator shall, at their sole expense, complete decommissioning of the wind energy system within 6 months from the time it is determined that the wind energy system has met the end of its useful life as outlined in this section.
- (c) Required action. Decommissioning must include removal of the entire wind energy system, including buildings, cabling, electrical components, and any other associated facilities.
- (d) Remediation. Disturbed earth must be graded and reseeded.

(Ordinance 2011-10-00687 adopted 10/6/11)

§ 14.04.439 Application requirements.

An application for approval of a wind energy system must include text and maps sufficient to show that the proposed wind energy system complies with the standards under this section. An application may not be deemed complete unless it includes the following items:

- (1) Permit application. Original signatures are required for the applicant and all co-applicants applying for the specific use permit, building permit and electrical permit. If the applicant or co-applicant is represented by an agent, the original signature of the property owner authorizing the agent to represent the applicant and/or co-applicant is required. The following information must be included on the application under the project description:
 - (A) The approximate generating capacity of the wind energy system;

- (B) An estimate of the total on-site electrical demands;
 - (C) The name of the manufacturer and model being used;
 - (D) The height of the wind turbine to be constructed; and
 - (E) The phone number and name of a responsible person for the public to contact with inquiries and complaints throughout the life of the project.
- (2) Site plan. Two 24" X 36" sheet site plans and one digital copy. Two copies of a site plan submitted for a small wind energy system may be submitted on 8-1/2" X 14" sheets, with the requirement that all of the submittal requirements listed under this section are included on additional site plan sheets. The site plan must include the following information:
- (A) Legal description, including lot and block, metes and bounds, and address of the project site;
 - (B) Adjacent land uses and zoning designations;
 - (C) The locations of all easements, rights-of-way, building, front, side, and rear zoning lot setback lines, and overhead utility lines on the property;
 - (D) The exact location and orientation of each wind energy system within the site and the direction of the prevailing winds;
 - (E) Locations of all existing buildings and fences; and
 - (F) The location of any on-site native vegetation or tree removal actions proposed in association with the construction or height of the system.
- (3) Maps. Several maps or a map overlaid with the following information:
- (A) The location and distance to neighboring residences, buildings, schools, churches, hospitals, or libraries to a distance of 500 feet; and
 - (B) The location of water bodies, waterways, wetlands, drainage channels, creeks, and rivers within one mile of the proposed project site.
- (4) System design drawings. Certified and sealed engineered drawings prepared by a professional engineer registered with the state are required, and must include the following information:
- (A) Design specifications of the wind energy system, including the tower, base, footings, and system components;
 - (B) An engineering analysis and certification of each tower, showing compliance with the city's building code;
 - (C) Drawings that indicate the total finished wind energy system heights from the grade level

prior to any modifications, including any engineered break points along the tower;

- (D) The wind survival speed of the entire system, including turbine, rotor blades, covers, and other components;
- (E) Data pertaining to the tower's safety and stability, including any safety results from test facilities; and
- (F) A copy of the manufacturer's installation instructions.
- (G) Building or structurally-mounted systems.
 - (i) The certified and sealed engineering plans prepared by a professional engineer registered with the state must show how the wind energy system will be installed for the portions of the structure proposed for use in the mounting of the system.
 - (ii) Engineering plans must state and show that the proposed wind energy system is compatible with the portions of the mounting structure proposed for use.
 - (iii) The engineering plans must state that the wind energy system does not impose a safety hazard to the main structure, adjacent property, or their occupants.
- (5) Written statements and additional documentation. In addition to the site plan, applications for all wind energy systems must include proof of the following in the form of written statements:
 - (A) A statement verifying that the small, medium, or large wind energy conversion system will be used solely for on-site consumption of electricity, and any additional energy produced above the total on-site demand can only be sold to an electrical utility that normally provides electrical power to the property;
 - (B) A statement that the project site is, or is not, where air traffic may be a consideration affecting the installation of the system. (The applicant shall provide evidence of compliance with any applicable aviation regulatory requirements);
 - (C) Copies of all required applications for city, state, and federal permits and licenses;
 - (D) Copies of all biological/environmental assessments performed for the project site, which may have been required by a jurisdictional federal or state government agency;
 - (E) Copies of any city, state, and federal permits, licenses, biological opinions, records of decision, memoranda of understanding, exemption, variance, or other authorization or approval related to the proposed wind energy project; and
 - (F) Copy of the manufacturer's scheduled maintenance requirements for the proposed system.

(Ordinance 2011-10-00687 adopted 10/6/11)

§ 14.04.440 Review standards.

The applicant's submittal for a building permit, electrical permit, and specific use permit must demonstrate compliance with the following standards under this section, in addition to the specific use permit review standards under section **14.04.435(b)**.

- (1) Public safety. The proposed wind energy system must be designed and operated to protect public safety by measures that may include, but are not limited to, the following:
 - (A) The proposed wind energy system must be designed, constructed, and operated so the public cannot come within close proximity to turbine blades and electrical equipment; and
 - (B) The proposed wind energy system must be designed, sited, constructed, operated, and maintained to prevent the structural failure of the system or blades that could endanger the public's safety.

(Ordinance 2011-10-00687 adopted 10/6/11)

§ 14.04.441 through § 14.04.450. (Reserved)

Division 12
Residential Broadband Antenna Support Structures

§ 14.04.451 Purpose.

The provisions of this division apply only to broadband antenna support structures in residential and agricultural districts. These regulations are adopted for the following purposes:

- (1) To protect and provide for the public health, safety and general welfare of the city.
- (2) To enhance the ability of the providers of wireless broadband services to provide such services to the community safely, effectively, and efficiently.
- (3) To provide regulations for the safe and secure installation of broadband antenna support structures.
- (4) To minimize the number of broadband antenna support structures in a neighborhood and adjacent area:
 - (A) Broadband antenna support structure owners are encouraged and authorized to allow their wireless internet service provider (WISP) to use their broadband antenna support structure as a relay, hub, transmitter or micro pop location.
 - (B) Regarding other sections of the municipal code, the use described above shall not be considered a commercial usage.

(Ordinance 2020-12-00927 adopted 12/17/20)

§ 14.04.452 Definitions.

For the purpose of this division and notwithstanding any conflicting definition contained in this chapter:

Broadband antenna.

Any exterior transmitting or receiving device mounted on or within a support structure, building, or structure and used exclusively for transmitting, receiving or repeating broadband wireless signals.

Broadband antenna support structures.

A freestanding structure such as a tower or pole, built and designed to support the antenna and other equipment used to receive wireless broadband services.

Compelling communication needs.

A need for relief based on the inability of the applicant to obtain line of sight due to engineering, technical, or physical characteristics, such as trees, buildings, or structures located on the subject and adjacent properties that obstruct or significantly impede communications to and from the subject property.

Design review committee.

Group comprised of three (3) staff members including the city manager, city engineer and development services director responsible for review and approval for relief of certain regulations in this chapter. An alternate staff member may be appointed in the absence of one of the committee members to facilitate the review process.

(Ordinance 2020-12-00927 adopted 12/17/20)

§ 14.04.453 General requirements.

- (a) Broadband antennas and support structures shall be considered accessory uses.
- (b) Broadband antenna and broadband support structure installations shall comply with all other requirements of city ordinances and the zoning ordinance with the exception of those specified within this division.
- (c) All broadband antennas and broadband antenna support structures must meet or exceed current standards and regulations, and registration requirements of the Federal Aviation administration (FAA), the Federal Communications Commission (FCC), and any other state and federal agency with regulatory authority over support structures and antennas. If standards change, owners must comply as required by the regulating authority.
- (d) A building permit is required for all broadband antenna support structures. All broadband antenna support structure installations must comply with applicable state and local building codes and the standards published by the Electronic Industries Association as may be amended from time to time. Review of the building permit and any subsequent review by the design review committee must be conducted within reasonable time frame to prevent or delay installation, maintenance or use of broadband antennas in accordance with FCC regulations.
- (e) All broadband support structures and broadband antennas must be constructed and operated in a manner that does not create electromagnetic or other interference with the city's radio frequencies and public safety operations as required by the FCC.

(Ordinance 2020-12-00927 adopted 12/17/20)

§ 14.04.454 Height.

The maximum height for a broadband antenna support structure in any district shall be eighty (80) feet. Upon showing of a compelling communications need, the design review committee may administratively approve a height greater than eighty (80) feet.

(Ordinance 2020-12-00927 adopted 12/17/20)

§ 14.04.455 Broadband antennas and broadband antenna support structure standards.

- (a) Number and size. The number and size of broadband antennas placed upon a broadband antenna support structure used for broadband communications shall be limited by the wind load requirements contained in the current version of the city's building codes or by the manufacturer's specifications for wind loading, whichever is more restrictive.

- (b) Location. To the extent possible, broadband antenna support systems should be in areas to provide minimal impact on the community. Alternative or stealth designs are encouraged for all broadband antenna support structures.
- (c) Setbacks.
 - (1) Front yards. Broadband antenna support structures (including guy wires, foundations, anchors, and other components of the structure) shall not be permitted in required front yards.
 - (A) Exception: Upon showing of a compelling communications need, the design review committee may administratively approve a broadband antenna and broadband support structure placement in front yards.
 - (2) Rear yards. Guy wires and broadband antenna and broadband support structures shall not be permitted in required rear yard setbacks. Minimum setbacks for broadband antenna support structures shall be the same as those required for accessory buildings in the applicable residential or agricultural district.
 - (A) Exception: Upon showing of a compelling communications need, the design review committee may administratively approve guy wires, broadband antenna and broadband support structures in rear yard setbacks.
 - (3) Side yards. Guy wires and broadband antenna and broadband support structures shall not be permitted in required side yard setbacks. Minimum setbacks for broadband antenna support structures shall be the same as those required for accessory buildings in the applicable residential or agricultural district.
 - (A) Exception: Upon showing of a compelling communications need, the design review committee may administratively approve guy wires, broadband antennas and broadband support structures in side yard setbacks.
- (d) Separation. There shall be no minimum or maximum separation requirements for broadband antenna support structures from other structures on the same lot of record.
- (e) Fall radius. The fall radius for broadband antenna support structures shall be equal to the total height of the structure.
 - (1) If the applicant is able to present evidence that the proposed broadband antenna support structure has been engineered with a break point along the structure, the city may determine that the measurement of the length on the longest segment following a break at the break point can be used in determining the fall radius.
 - (2) Broadband antenna support structures shall be sited in such a manner that the fall radius does not encompass the buildable area for habitable structures on adjoining property.
- (f) Lights. Lights other than lights required or recommended by the FAA mounted on antenna support structures shall comply with the city's dark sky ordinance.

- (g) Construction standards. Broadband antenna support structures shall be installed in accordance with the manufacturer's specifications. Modifications to the manufacturer's installation specifications shall bear the seal and signature of a state-licensed professional engineer.
- (h) Maintenance. Broadband antennas and broadband antenna support structures that have, due to damage, lack of repair, or other circumstances, become unstable, lean significantly out-of-plumb, or pose a danger of collapse shall be removed or brought into repair within 90 days following notice given by the building official; provided that the building official may order immediate action to prevent an imminent threat to public safety or property.
- (i) Removal. If the broadband antenna support structure and broadband antennas are no longer being utilized, the owner of the property on which an antenna structure is located shall remove the structure from the property within 90 days.

(Ordinance 2020-12-00927 adopted 12/17/20)



City of Lucas
Planning and Zoning Commission
Agenda Request
September 14, 2023

Item No. 07

Requester: Chairman Tommy Tolson

Agenda Item Request

Discuss Planning and Zoning Commission meeting logistics and attendance.

Background Information

At the Planning and Zoning Commission meeting on August 10, 2023, Chairman Tolson discussed recommendations to help improve meeting attendance and logistics including:

- Determine if there is a more convenient time and/or day for the Planning and Zoning Commission meeting to see if it maximizes the attendance of all Commissioners.
- Adjust meeting protocols to improve efficiency such as announcing a quorum and eliminating roll call, no introduction of city staff, add consent agenda for minutes, easy ordinance changes and final plats with an approved preliminary plat, and announce adjournment with no call for a motion to adjourn.

Chairman Tolson would like consensus from the Planning and Zoning Commission regarding a convenient meeting time and/or day to maximize attendance.

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

There is no motion required.