

Planning & Zoning Commission



March 25, 2024
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

Comments regarding any agenda item can be sent to the Planning Department at planning@flower-mound.com or by calling 972.874.6350 and leaving a message.

AGENDA

A. CALL TO ORDER

B. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972- 874-6000 during business hours. To speak to the Board/Commission during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Board/Commission is restricted from discussing or acting on items not listed on the agenda.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

C. COORDINATION OF CALENDARS

1. Monday, April 8, 2024
2. Monday, April 22, 2024

D. FUTURE AGENDA ITEM(S)

E. STAFF/DIRECTOR REPORT

1. Upcoming P&Z Training Opportunity

F. CONSENT ITEM(S)

This part of the agenda consists of non-controversial, or "housekeeping" items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

1. Minutes of March 11, 2024 - Consider approval of the minutes from the March 11, 2024, Planning & Zoning Commission Meeting.

G. REGULAR ITEM(S)

This part of the agenda consists of discretionary items either relating to zoning or a requested variation from the Town's development standards. If a public hearing is required, it will be noted in the item caption on the agenda. Typically, the Planning & Zoning Commission will make a recommendation to Town Council on these types of projects.

1. SP23-0019 - Take 5 Oil Change - Consider a request for a Site Plan (SP23-0019 – Take 5 Oil Change) to develop an auto repair garage with an exception to Section 82-302, Compatibility buffer, of the Code of Ordinances and a waiver to the Architectural Standards in the Town's Urban Design Plan for roof pitch. The property is generally located south of Justin Road and west of Meadow View.
2. MPA23-0008 - Scenic Drive - Public Hearing to consider a request for a Master Plan Amendment (MPA23-0008 – Scenic Drive) to amend Section 7.0, Thoroughfare Plan, to consider three options for the classification of Scenic Drive and provide feedback on various elements. (Transportation Commission recommended approval to change to the classification to a Local Residential Collector by a vote of 6 to 0 at its March 12, 2024, meeting.)
3. LDR24-0001 - Land Use Update - Public Hearing to consider an ordinance amending the Land Development Regulations (LDR24-0001 - Land Use Update) by amending Chapter 82 "Development Standards," Chapter 86 "Signs," Chapter 98 "Zoning," and Appendix A "Fees," related to new regulated uses, definitions, development standards, and fees for the purpose of clarifying and updating certain sections to reflect current planning practices and State laws.

H. ADJOURN

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: March 21, 2024, at 5:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Staff Liaison

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting by contacting Town Hall at 972.874.6000. Additional time limits will be provided for members of the public that need to address the Town Council through a translator.



PLANNING & ZONING COMMISSION AGENDA G.1. REGULAR ITEM(S)

DATE: March 25, 2024
FROM: Chuck Russell, Principal Planner
ITEM: **Consider a request for a Site Plan (SP23-0019 – Take 5 Oil Change) to develop an auto repair garage with an exception to Section 82-302, Compatibility buffer, of the Code of Ordinances and a waiver to the Architectural Standards in the Town's Urban Design Plan for roof pitch. The property is generally located south of Justin Road and west of Meadow View.**

BACKGROUND:

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There is an exception and a waiver request to the Town's regulations, which necessitates special consideration by the Commission (see Analysis below).

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to construct a one-story auto repair garage that contains 1,294 square feet. The subject site is currently occupied with a vacant motor vehicle fuel service station and retail building. The vacant buildings will be demolished and the site cleared prior to the development of the proposed auto repair garage. The subject property is zoned for I-1 Industrial District-1 uses which allows the proposed use by right.

The proposed use requires five parking spaces, and six are being provided, which is within the allowable 20% deviation. The proposed use also requires a minimum of four queuing spaces, which are being provided along with a dedicated by-pass lane. Access to the site will be provided from two existing driveways on Justin Road.

The landscape plan and elevations are in compliance with the Town Code and the Town's Urban Design Plan subject to the approval of the exception and waiver described below. The applicant provided a letter from CoServ stating that the existing overhead utility line along Justin Road cannot be placed underground since it does not meet their minimum required length of 1,200 linear feet (see Attachment B3). In order to mitigate the visual impacts of overhead utilities, the applicant has proposed additional landscaping within the landscape buffer area.

III. EXCEPTION AND WAIVER:

A. Compatibility Buffer

Section 82-302 of the Town Code requires that nonresidential developments provide a 25-foot landscaped buffer and a minimum six-foot masonry/brick wall along the property line if adjacent to or separated only by an alley from developed residential property or vacant land zoned or designated on the comprehensive master plan for residential use.

Although the property to the west of the site has a Master Plan land use designation of Commercial/Industrial uses, it is currently zoned Agricultural. The western side of the site is encumbered by a 30-foot-wide cross access easement that is paved and provides access to several commercial properties to the south. The applicant is requesting an exception to not provide the compatibility buffer for a distance of approximately 137 linear feet along the western property line.

B. Architectural Waiver to Town's Urban Design Plan for Roof Pitch

Sec. 98-1163(5) of the Town Code states:

Roofs and pitch. Roofs of non-residential buildings 15,000 square feet or less must reflect hip and/or gable styles with a slope between 6:12 and 9:12, unless town council approves a waiver to the requirement, upon recommendation from the planning and zoning commission. Such requests are most appropriate in areas that are not adjacent to residences, are part of large-scale development, and provide architectural detail to soften the appearance of large, tall, vertical walls.

The proposed elevations have elements of non-pitched roofs similar to the warehouse buildings immediately south of the site. A tower element is being proposed with a pitched roof that also provides vertical articulation. The applicant has worked with staff to create elevations that are unique for this particular franchise and are considered to be an improvement over the existing vacant commercial structures.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Letter of Intent
2. CoServ Letter
3. Site Plan Package

DRAFT MOTION: Move to approve as presented in the agenda caption.



March 19, 2024

Take 5 Oil Change: Letter of Intent - Revised

Town of Flower Mound, TX

Take 5 / Driven Brands and Altar Group would like to request review and approval of the proposed Site Plan for a new Take 5 Oil Change facility located at 2801 Justin Road, Flower Mound, Texas 75028.

In addition, we are requesting a waiver to the Compatibility Buffer Standard as it is not possible to provide a 25' landscape buffer along the western property line

The proposed use of the new building would be a quick service oil change facility based on a prototypical design.

Please see the information below for additional site information:

- Zoning: I1 Industrial 1
- Site area: 0.47 acres
- Proposed number of lots: 1
- See attached approved conceptual site plan.
- The development will not be constructed in phases.
- Take 5 / Driven Brands and Altar Group request a waiver to the compatibility buffer standard for the western portion of the proposed property.
- Take 5 / Driven Brands and Altar Group request a waiver to the Architectural Standards in the Town's Urban Design Plan for roof pitch.

Take 5 / Driven Brands and Altar Group respectfully request consideration and recommendations of the attached Site Plan submittal.

Sincerely,

John D. Linton, AIA



Take 5 Properties SPV LLC
440 South Church St.
Ste. 700
Charlotte, NC 28202

RE: Burial of overhead facilities at 2801 Justin Road, Flower Mound, Texas 75028

CoServ Electric has in place a policy that does not allow overhead primary facilities to be placed underground where those facilities to be placed underground measure less than 1,200 feet in length. This policy was put in place due to a large number of failure points that were being created with so many short sections of CoServ's overhead system being placed underground.

However, upon written request, and if approved by CoServ Engineering, CoServ Electric will provide a ballpark estimate to place an overhead section of primary facilities to underground that exceeds 1,200' in length.

If you have any questions or need additional information, please don't hesitate to contact me.

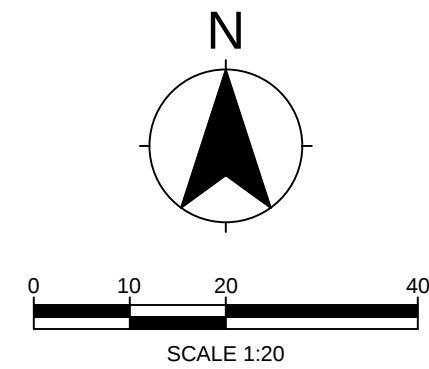
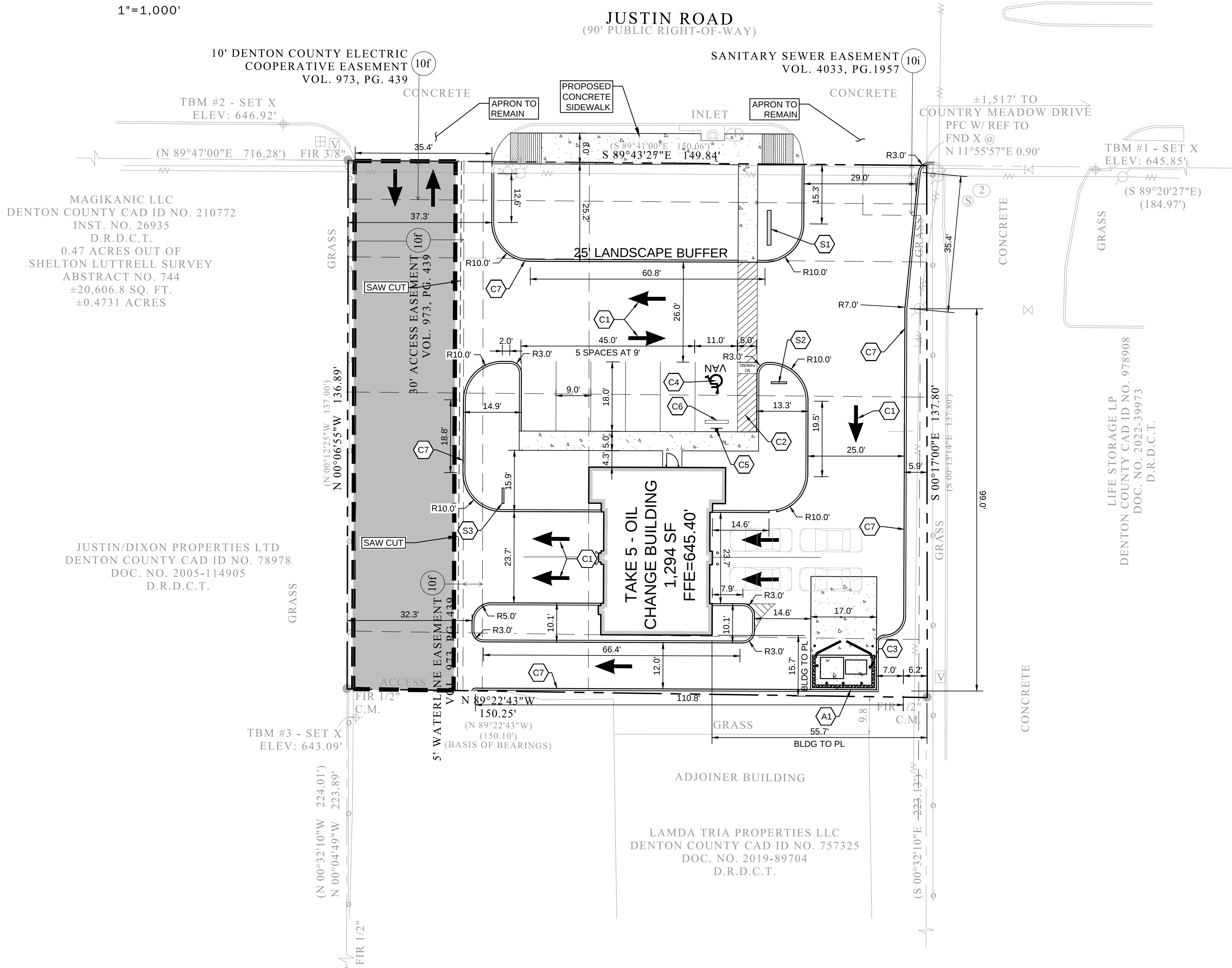
Sincerely,

A handwritten signature in black ink, appearing to read "Brant Hargrave", is written over a horizontal line.

Brant Hargrave
Manger of Engineering Services
bhargrave@coserv.com
Office – 940-321-7854



VICINITY MAP

$$1'' = 1,000'$$


LEGEND

	SAWCUT LIMITS
	PROPOSED FIRE LANE
	VAN ACCESSIBLE PARKING
	SIGN
	LIGHT

SIGN KEYNOTES

S1	TAKE 5 OIL MONUMENT SIGN
S2	"ENTER" SIGN
S3	"DO NOT ENTER OR EXIT" SIGN

SITE FEATURES KEYNOTES

A1	DUMPSTER ENCLOSURE. REFERENCE ARCH SHEET A1.50 FOR DETAILS.
C1	PAVEMENT MARKINGS. REFERENCE SHEET C-510 FOR DETAILS.
C2	4" WHITE STRIPING. REFERENCE SHEET C-510 FOR DETAILS.
C3	BOLLARD TYPE I. REFERENCE SHEET C-510 FOR DETAILS.
C4	ACCESSIBLE PARKING. REFERENCE SHEET C-510 FOR DETAILS.
C5	ACCESSIBLE SIGN IN BOLLARD. REFERENCE SHEET C-510 FOR DETAILS.
C6	WHEEL STOP. REFERENCE SHEET C-510 FOR DETAILS.
C7	6" CONCRETE CURB

MASTER PLAN FEATURES

LAND USE PLAN:	INDUSTRIAL/ LONG PRAIRIE DISTRICT
URBAN DESIGN PLAN:	LONG PRAIRIE DISTRICT
PARKS AND TRAILS:	NO ADJACENT PARKS PLANNED. WHITE LAZY DOG TRAIL (8.9 WIDE) PLANNED TO CONTINUE ALONG NORTH SIDE OF PROPERTY ALONG JUSTIN ROAD.
OPEN SPACE PLAN:	DOES NOT APPLY.
THOROUGHFARE PLAN:	JUSTIN ROAD. URBAN MINOR ARTERIAL (DIVIDED) 90' ROW.
WATER PLAN:	UPPER TRINITY REGIONAL WATER DISTRICT (UTWRD) 12" WATER LINE RUNS ALONG THE NORTH SIDE OF SUBJECT PROPERTY FROM EAST TO WEST.
WASTEWATER PLAN:	LONG PRAIRIE DISTRICT 8" WASTEWATER LINE ALONG THE EAST SIDE OF THE SUBJECT PROPERTY RUNS NORTH TO SOUTH. FLOWER MOUND ECONOMIC IMPACT: THE PROJECT WILL SEE THE DEMOLITION OF AN ABANDONED GAS STATION, REPLACING IT WITH A NEW OIL CHANGE BUILDING. THE PROJECT WILL GENERATE AT A MINIMUM 10 NEW JOBS AND CREATE A TAX GENERATING BUSINESS WHERE THERE IS CURRENTLY NONE AS WELL AS REVITALIZE THE ABANDONED LOT.
ECONOMIC IMPACT:	

SITE DATA SUMMARY TABLE

ADDRESS:	2801 JUSTIN ROAD, FLOWER MOUND, TX 75028
ZONING:	11 INDUSTRIAL 1
CURRENT USE:	GAS STATION
PROPOSED USE:	AUTO REPAIR GARAGE
GROSS SITE AREA	0.48 AC / 20,851 S.F.
SITE AREA	0.48 AC / 20,851 S.F.
BUILDING AREA:	0.03 AC / 1,294 S.F. / 6.21%
PAVEMENT AREA:	0.33 AC / 14,446 S.F. / 69.28%
TOTAL IMPERVIOUS AREA:	0.36 AC / 15,740 S.F. / 75.49%
LANDSCAPE AREA:	0.12 AC / 5,111 S.F. / 24.51%
QUEUEING CAPACITY:	4 CARS
PARKING REQUIRED: 1 PER 250 SQFT	5 SPACES
PARKING PROVIDED: ADA STALL: REGULAR: TOTAL:	1 SPACE 5 SPACES 6 SPACES
BUILDING DATA:	
BUILDING	1 STORY
PEAK HEIGHT	25'-3 5/8"
MEAN HEIGHT	23'-0"
TOTAL SQUARE FOOTAGE	1,294 S.F.

DIMENSIONAL CONTROL NOTES

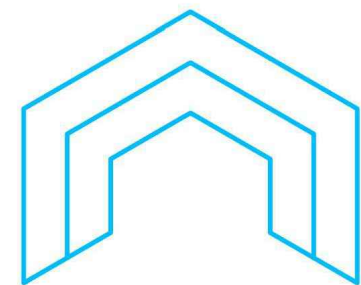
2. **GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C-002 FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
3. **SURVEYING:** ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEVELOPER SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT.
3. **PROTECTION OF PROPERTY CORNERS AND BENCHMARKS:** THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS, AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED, SHALL BE RESET BY A REGISTERED PAVING SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
4. **DIMENSIONAL CONTROL:** ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB WHERE APPLICABLE. ALL DIMENSIONS SHOWN AT PL CURB POINTS ARE AT THE INTERSECTION OF THE FACE OF CURB.
5. **CURB RADII:** ALL CURB RADII SHALL BE 3 FEET TO FACE OF CURB UNLESS OTHERWISE NOTED.
6. **BUILDING DIMENSIONS:** CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS. THE DIMENSIONS AND CORNERS SHOWN ARE TO FACE OF OUTSIDE WALLS OF BUILDING.
7. **TOPOGRAPHIC BOUNDARY SURVEY:** SURVEY INCLUDES PROPERTY LINE, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY:
BENCHMARK GROUP OF TEXAS
RICHARDSON, TX
CONTACT: DAVID M. HENDERSON
PHONE: 972-680-3037
EMAIL: commtgtd@gmail.com
8. **ACCESSIBLE PARKING:** ACCESSIBLE PARKING AREAS SHALL BE CONSTRUCTED PER TOWN STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
9. **FIRE LANE:** FIRE LANES SHALL BE CONSTRUCTED AND MARKED PER TOWN STANDARDS REFERENCE PAVING PLAN FOR DETAILS.
10. **SIGNS:** CONTRACTOR TO PROVIDE ACCESSIBLE PARKING SIGNS AND POLES.
11. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
12. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
13. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
14. DUMPSITE SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
15. DUMPSITE SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
16. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLANE/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
17. FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86.4 - PROHIBITED SIGNS.

FLOOD PLAIN STATEMENT:

ACCORDING TO MAP NO. 48121C0530G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, DATED APRIL 18, 2011. THE SUBJECT TRACT IS SITUATED WITHIN ZONE X UNSHADED (AREA OF MINIMAL FLOOD HAZARD).

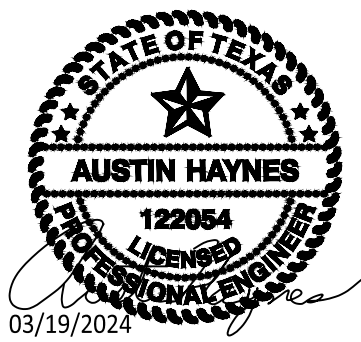
NOTES:

REFERENCE SHEET C-510 FOR SITE
DETAILS



ARCHITECTURE
ENGINEERING

■SEAL



FIRM# 20340

CONSULTAN



DRIVEN BRANDS
PROTOTYPE STORE #
TAKE 5 OIL CHANGE
22801 JUSTIN ROAD
FLOWER MOUND, TX 75028

[illegible]

DRAWN BY: KC
CHECKED BY: AH

CHECKED BY: AH
PROJECT NO.:

PROJECT NO.:

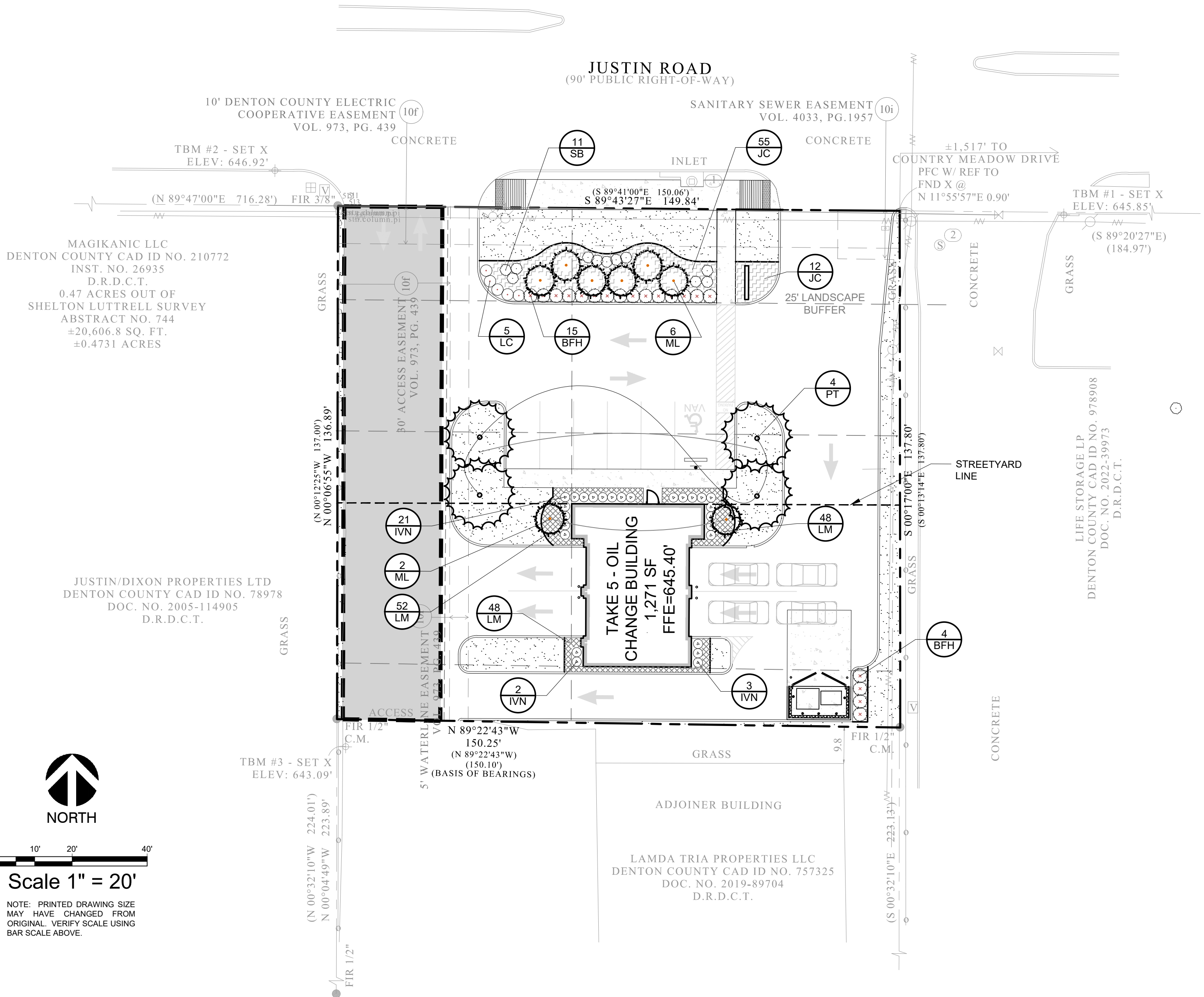
23-056

■ SHEET
NAME:

SITE PLAN

SHEET
NUMBER:

C-100



GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH GRADE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

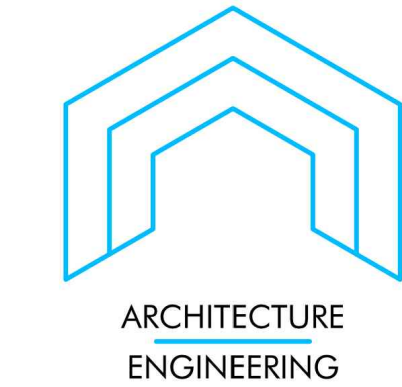
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	MIN. CAL.	CONT.	MIN. SIZE
	ML	8	Magnolia grandiflora 'Little Gem' Little Gem Dwarf Southern Magnolia	3" Cal.	Cont.	10' ht.
	PT	4	Pinus taeda Loblolly Pine	3" Cal.	Cont. or B&B	10'-12'
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
	BFH	19	Ilex cornuta 'bufordii' Burford Holly	5 GAL	36" O.C.	24" FULL
	IVN	26	Ilex vomitoria 'nana' Dwarf Yaupon Holly	5 GAL	36" O.C.	24" FULL
	LC	5	Leucophyllum langmaniae "Lynn's Legacy" "Lynn's Legacy" Texas Sage	5 GAL	36" O.C.	24" FULL
	SB	11	Spirea x bumalda 'Anthony Waterer' 'Anthony Waterer' Spirea	5 GAL	36" O.C.	24" FULL
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	SIZE
	LM	148	Liriope muscari 'Evergreen Giant' 'Evergreen Giant' Liriope	4" pot	18"	FULL
	JC	67	Juniperus conferta 'Blue Pacific' Blue Pacific Juniper	1 GAL	36"	FULL
	CT	3,675 sf	Cynodon dactylon 'Tif 419' Bermuda Grass	sod		

LANDSCAPE CALCULATIONS

STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQ. FT.)	REQUIRED	PROVIDED
MIN. 20% OF STREET YARD	9,600 SF	1,920 SF	2,045 SF (21%)
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQ. FT.)	REQUIRED	PROVIDED
LESS THAN 10,000 SF = 1 PER 1,000 SF.	9,600 SF	10 TREES	10 TREES
TREES REQUIRED TO SATISFY OTHER PROVISIONS OF LANDSCAPING REQUIREMENTS AND LYING WITHIN THE STREET YARD MAY BE USED TO SATISFY THE REQUIREMENTS OF OTHER SECTIONS.			
STREET BUFFER LANDSCAPING			
STREET NAME	REQUIRED BUFFER WIDTH	PROVIDED	
JUSTIN ROAD	25 FT	25 FT	
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FT.)	REQUIRED	PROVIDED
1 PER 30 LF	JUSTIN STREET = 150 LF	5 TREES	5 TREES
PARKING AREA LANDSCAPING			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
90 SF PER 12 SPACES	6 SPACES	90 SF	1,465 SF
PARKING AREA TREES			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
1 PER 10 PARKING SPACES	6 SPACES	1 TREES	1 TREES
ALL PARKING SPACES ARE LOCATED WITHIN 50FT OF A TREE.			
FOUNDATIONAL PLANTINGS			
STANDARD	REQUIRED		PROVIDED
PLANTINGS REQUIRED AT FRONT AND SIDES OF NON-RESIDENTIAL BUILDINGS OF 15K SF OR LESS. PLANTINGS MUST INCLUDE A COMBINATION OF ORNAMENTAL TREES, SHRUBS, AND GROUNDCOVER.	ORN. TREES	SHRUBS	ORN. TREES
	GROUNDCOVER		GROUNDCOVER

ALTAR GROUP



SEAL



CONSULTANTS



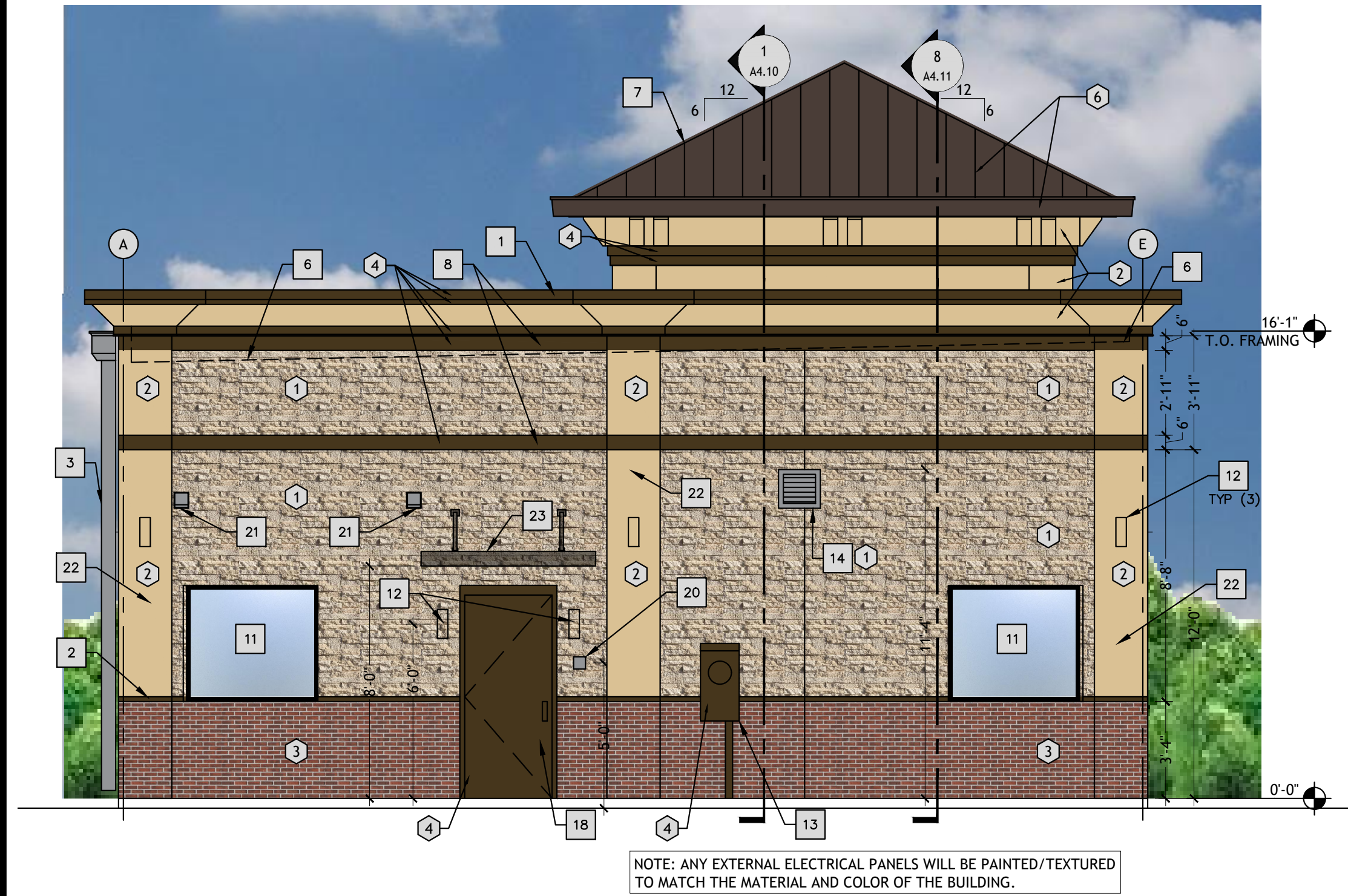
TAKE 5 OIL CHANGE
PROTOTYPE: 2 BAY
2801 JUSTIN ROAD
FLOWER MOUND, TX 75028

REV	DATE	DESCRIPTION
1	11/09/23	ISSUE FOR PERMIT
2	02/12/24	RE-ISSUE FOR PERMIT
3	03/11/24	RE-ISSUE FOR PERMIT
4	03/19/24	RE-ISSUE FOR PERMIT

DRAWN BY: ..
CHECKED BY: ..
ARCH. PROJECT NO.: 23-056
SHEET NAME:

LANDSCAPE PLAN

SHEET NUMBER: LP-1



NORTH-EXTERIOR ELEVATION

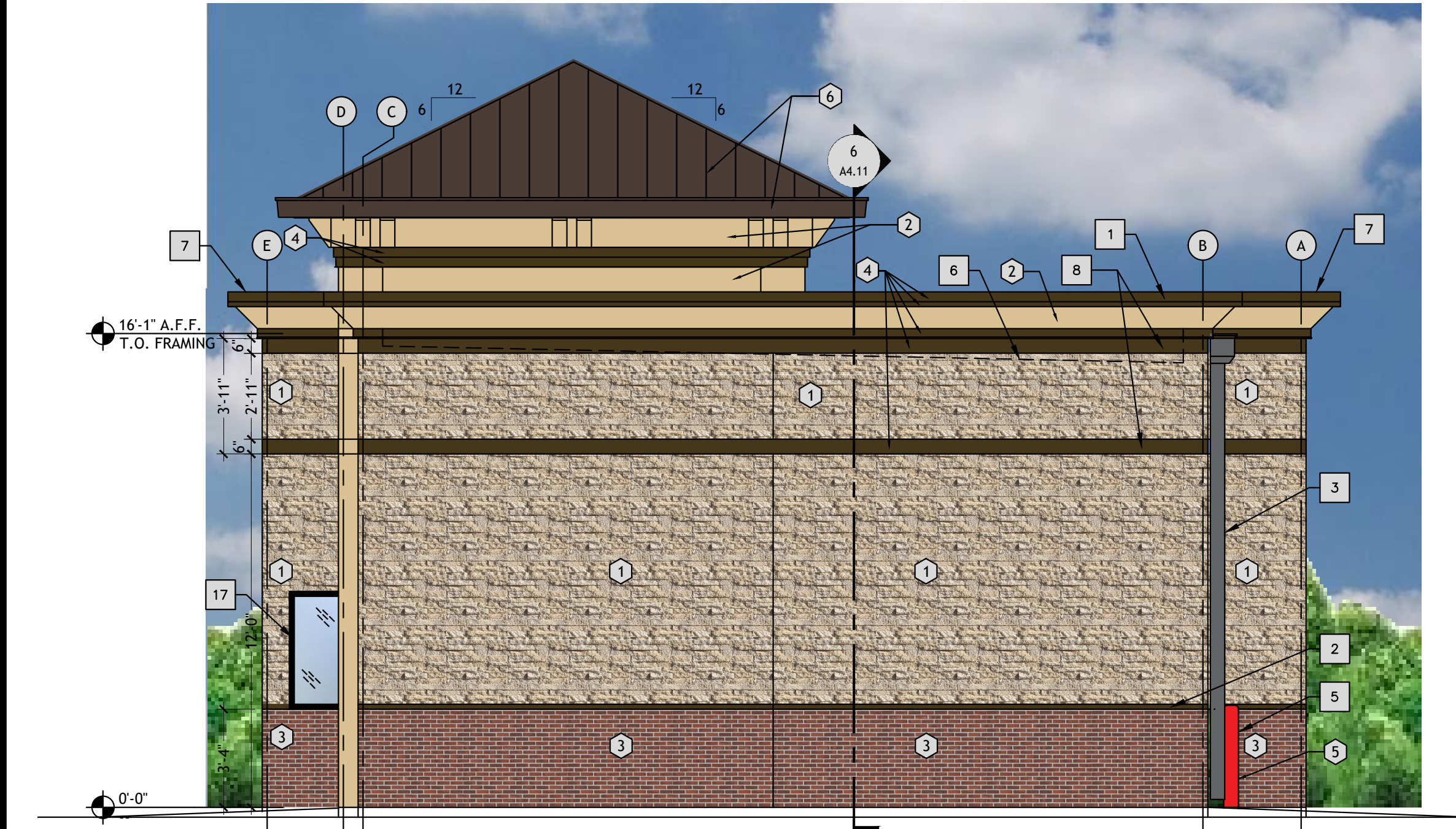
1/4" = 1'-0"

4 EAST-EXTERIOR ELEVATION



1/4" = 1'-0"

3



SOUTH-EXTERIOR ELEVATION

1/4" = 1'-0"

2 WEST-EXTERIOR ELEVATION



1/4" = 1'-0"

1

KEYNOTE DESCRIPTION

1. PREFINISHED GALV. MTL. COPING.
2. BRICK LEDGE.
3. PREFINISHED MTL. DOWNSPOUT AND LEADERHEAD W/ (3) STRAP ANCHORS PER D.S., PAINT DARK BRONZE. REFER TO DET. 11/A7.00
4. PREFINISHED MTL. OVERFLOW SCUPPER, PAINT DARK BRONZE. REFER TO DET. 12/A7.00
5. 6" DIA. CONC. FILLED PIPE BOLLARD, REFER TO DET. 11/A1.50
6. ROOF LINE BEYOND.
7. BUILDING BEYOND.
8. STUCCO ACCENT BAND.
9. WALL PACK LIGHTING. REFER TO ELEC. DWG'S.
10. 1x2 SPLASHBLOCK OR CONNECT TO STORM DRAIN, REFER TO CIVIL DWG'S.
11. SPANDREL WINDOW, REFER TO WINDOWS SCHEDULE A6.00.
12. SCONCE LIGHTING, REFER TO ELEC. DWG'S.
13. ELEC. PANEL & METER, PAINT SHERMAN WILLIAMS CLOPAY CHOCOLATE. REFER TO ELEC. DWG'S.
14. AIR INTAKE VENT, REFER TO MECH. DWG'S.
15. METAL ROLL-UP DOOR. REFER TO DOOR SCHEDULE A6.00.
16. CONDENSING UNIT FOR SPLIT-SYSTEM HEAT PUMP. REFER TO MECH. DWG'S.
17. WINDOW, REFER TO WINDOWS SCHEDULE A6.00.
18. HM DOOR, REFER TO DOOR SCHEDULE A6.00.

19. BUILDING ADDRESS SHALL BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. MIN. 6" HIGH NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, REFER TO JURISDICTION FIRE PREVENTION CODE REQUIREMENTS. ADDRESS NUMBERS SHALL BE 6" BLACK ALUMINUM FLOATING OR FLAT MODERN HOUSE NUMBERS 0-9 BY MONTAGUE METAL PRODUCTS, INC.; COLOR: BLACK WITH 1.0 STROKE. OR EQUAL.
20. KNOX BOX TO BE 3200 SERIES, RECESSED AND INSTALLED AT A MIN. HT. OF 5'-0" TO 6'-0" MAX. THE FIRE DEPT. ALERT DECAL IS TO BE MOUNTED ON THE DOOR OR FRAME OF BUILDING MAIN ENTRANCE. KEYS TO BE PLACE INTO THE KNOX BOX WILL BE DETERMINED BY JURISDICTION FIRE PREVENTION STAFF. ALL PER JURISDICTION FIRE DEPT. REQUIREMENTS.
21. EXHAUST VENT, REFER TO MECH DWG'S.
22. ARCHITECTURAL PILASTER
23. CANOPY REFER TO DET. 13 8/14/A6.10

NOTE: ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING

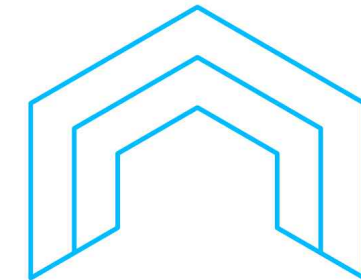
KEYNOTES

EXTERIOR FINISH SCHEDULE #

NO.	AREA	COATS	COLOR	
1	MASONRY MAIN COLOR	-	EL DORADO STONE VENEER- LEDGE CUT 33 OCEAN FLOOR	
2	STUCCO	-	MATCH SW COLOR #7678, COTTAGE CREAM	
3	MASONRY VENEER	-	MERIDIAN "AUTHENTIC BRICK" THIN BRICK VENEER, "OLD WILLIAMSBURG	
4	COPING / CORNICE/ STUCCO ACCENT BAND	-	SHERWIN-WILLIAMS CLOPAY CHOCOLATE	
5	SECONDARY COLOR	-	MATCH SW COLOR #6871, POSITIVE RED	
6	PREFINISHED STANDING SEAM ROOF	-	MBCI-SIGNATURE 200 - BURNISHED SLATE	

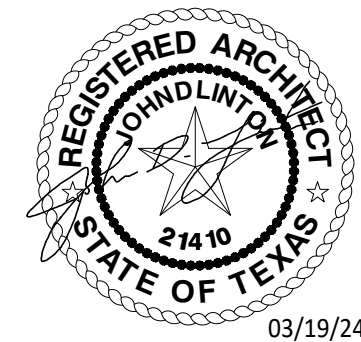
EXTERIOR FINISH SCHEDULE

ALTAR GROUP



ARCHITECTURE
ENGINEERING

SEAL:



CONSULTANT:



TAKE 5 OIL CHANGE
PROTOTYPE: 2 BAY
2801 JUSTIN ROAD
FLOWER MOUND, TX 75028

REV DATE DESCRIPTION

- 1 11/09/23 ISSUE FOR PERMIT
- 2 12/22/23 RE-ISSUE FOR PERMIT
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- 5 03/19/24 RE-ISSUE FOR PERMIT

DRAWN BY: AH
CHECKED BY: JL

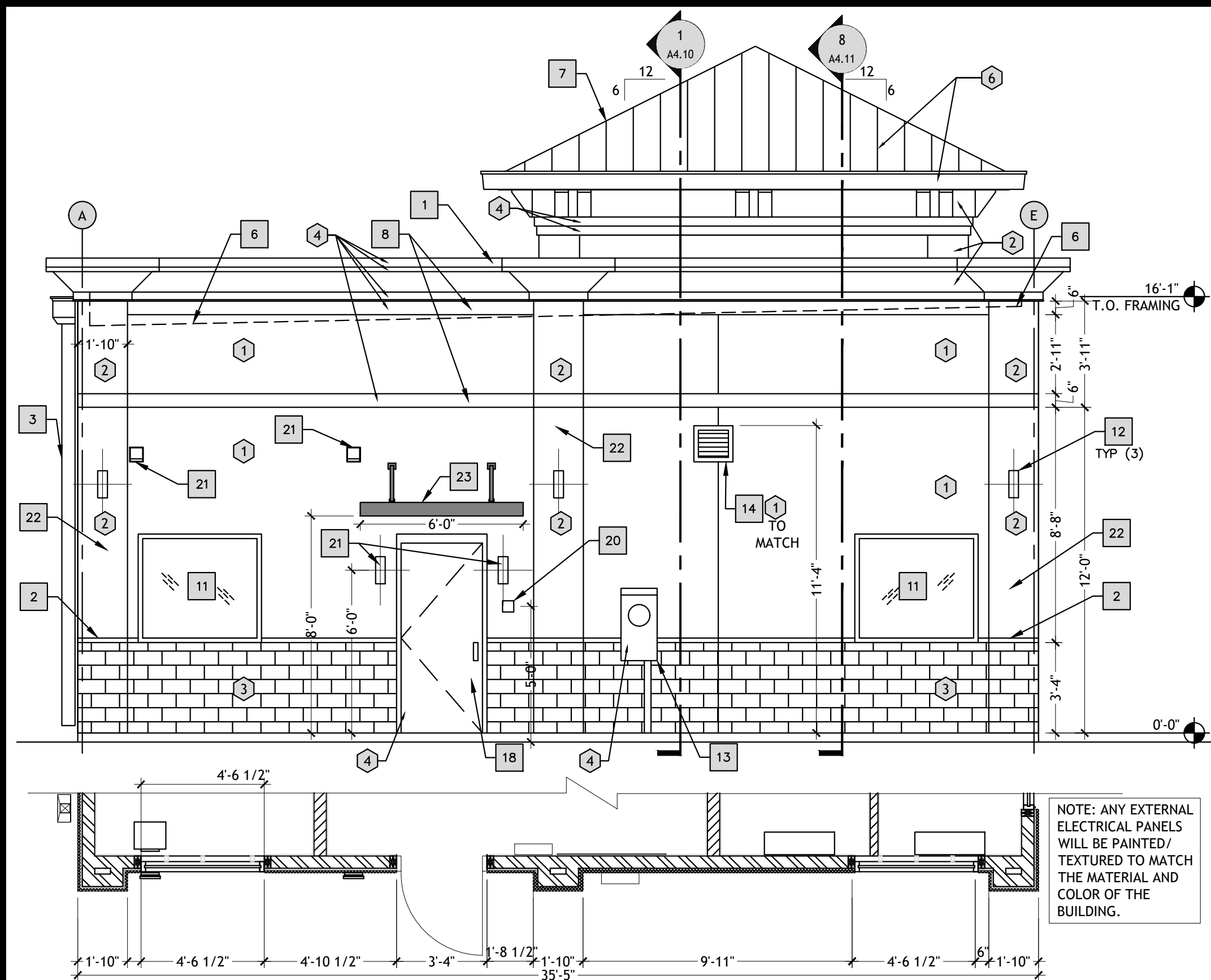
ARCH. PROJECT
NO.: 23-056

SHEET
NAME:

EXTERIOR
ELEVATIONS VIEW

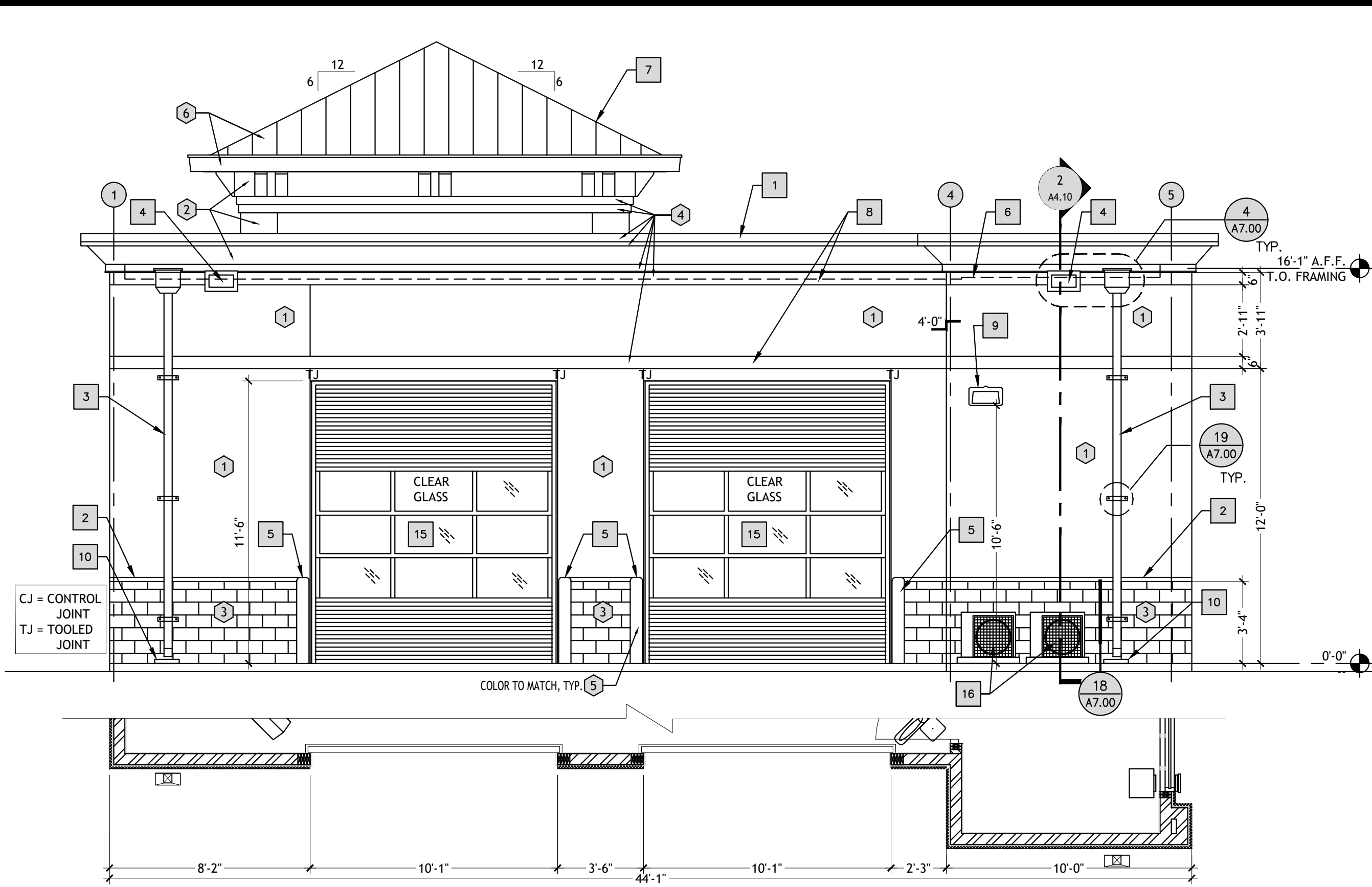
SHEET
NUMBER:

A3.10



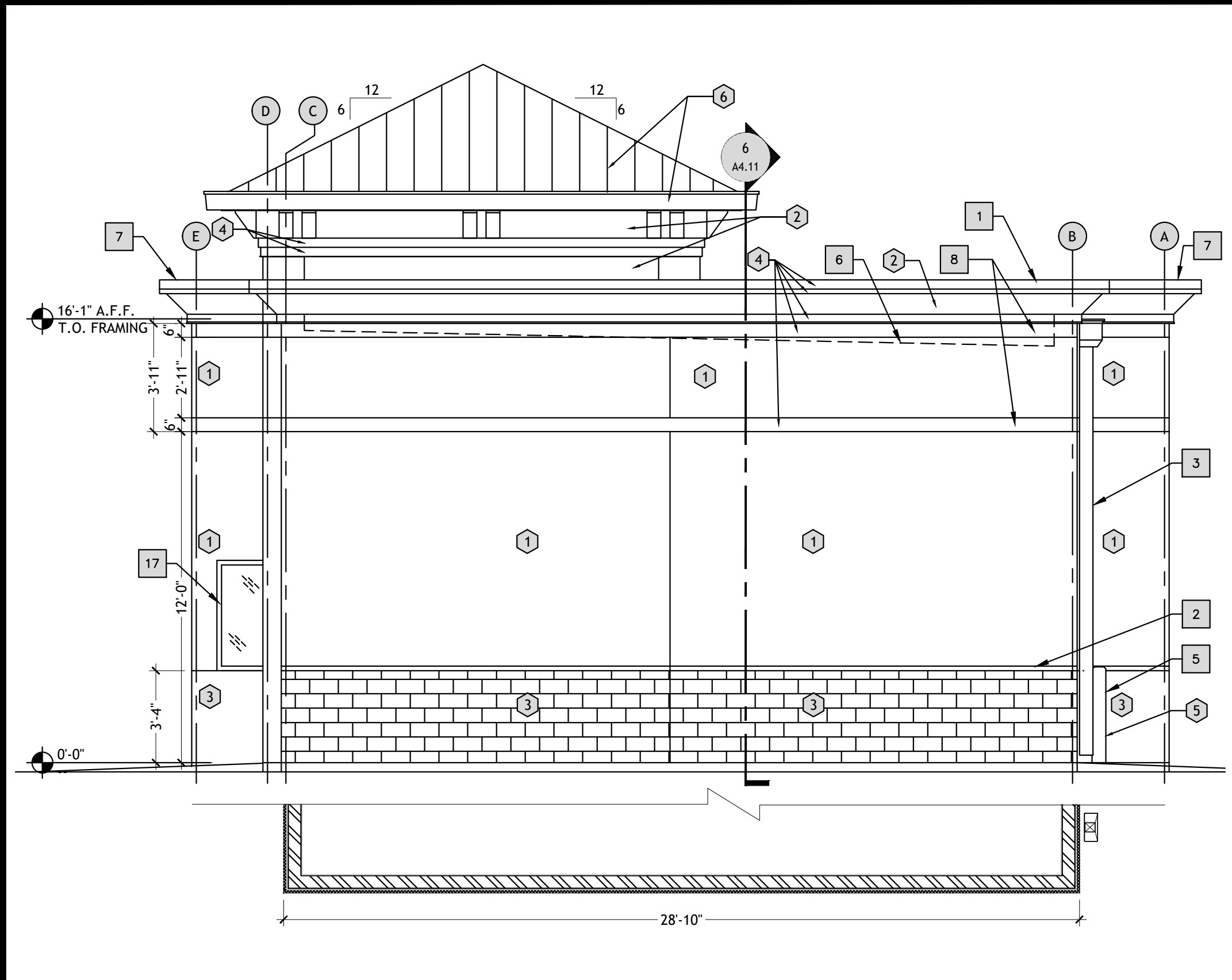
NORTH-EXTERIOR ELEVATION

1/4" = 1'-0" 4



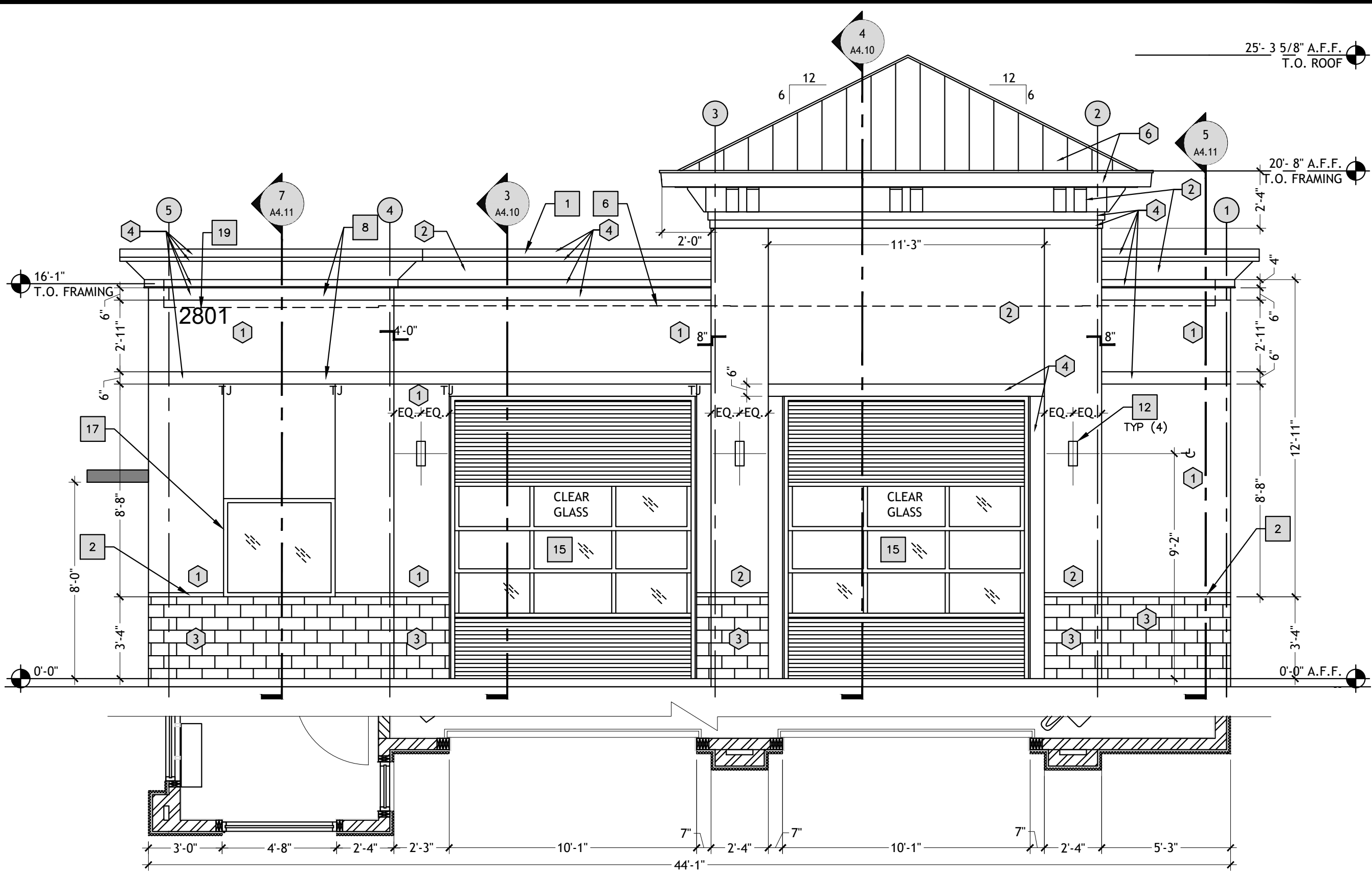
EAST-EXTERIOR ELEVATION

1/4" = 1'-0" 3



SOUTH-EXTERIOR ELEVATION

1/4" = 1'-0" 2



WEST-EXTERIOR ELEVATION

1/4" = 1'-0" 1

- # KEYNOTE DESCRIPTION**
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 21. EXHAUST VENT, REFER TO MECH DWG'S.
 22. ARCHITECTURAL PILASTER.
 23. CANOPY REFER TO DET. 13 & 14/A6.10
- NOTE:**
SIGNS REQUIRE A SEPARATE BUILDING PERMIT, ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
- ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.

KEYNOTES

	NORTH	SOUTH	EAST	WEST
1. Total Facade S.F.	663 s.f.	663 s.f.	815 s.f.	815 s.f.
2. Façade S.F. (exclusive of doors and windows)	601 s.f.	656 s.f.	577 s.f.	564 s.f.
3. Doors and Windows S.F.	62 s.f.	7 s.f.	238 s.f.	251 s.f.
4. Primary Masonry totals (Min. 80%)	525 s.f. & 87.4% of 2	581 s.f. & 88.6% of 2	490 s.f. & 84.9% of 2	483 s.f. & 85.6% of 2
Stone s.f. (as applicable)	293 s.f. & 48.8% of 2	390 s.f. & 59.5% of 2	342 s.f. & 59.3% of 2	223 s.f. & 39.5% of 2
Stucco s.f. (as applicable)	120 s.f. & 20% of 2	69 s.f. & 10.5% of 2	64 s.f. & 11.1% of 2	180 s.f. & 31.9% of 2
Brick s.f. (as applicable)	112 s.f. & 18.6% of 2	122 s.f. & 18.6% of 2	84 s.f. & 14.5% of 2	80 s.f. & 14.2% of 2
5. Secondary Masonry totals (Max. 20%)	76 s.f. & 12.6% of 2	75 s.f. & 11.4% of 2	87 s.f. & 15.1% of 2	81 s.f. & 14.4% of 2
Coping s.f. (as applicable)	52 s.f. & 10.1% of 2	75 s.f. & 11.4% of 2	87 s.f. & 15.1% of 2	81 s.f. & 14.4% of 2

MATERIAL CALCULATION TABLE

NOTE: ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING

EXTERIOR FINISH SCHEDULE #

NO.	AREA	COATS	COLOR
1	MASONRY MAIN COLOR	-	EL DORADO STONE VENEER- LEDGE CUT 33 OCEAN FLOOR
2	STUCCO	-	MATCH SW COLOR #7678, COTTAGE CREAM
3	MASONRY VENEER	-	MERIDIAN "AUTHENTIC BRICK" THIN BRICK VENEER, "OLD WILLIAMSBURG
4	COPING / CORNICE/ STUCCO ACCENT BAND	-	SHERWIN-WILLIAMS CLOPAY CHOCOLATE
5	SECONDARY COLOR	-	MATCH SW COLOR #6871, POSITIVE RED
6	PREFINISHED STANDING SEAM ROOF	-	MBCI-SIGNATURE 200 - BURNISHED SLATE

EXTERIOR FINISH SCHEDULE

ALTAR GROUP

ARCHITECTURE
ENGINEERING

REGISTERED ARCHITECT
STATE OF TEXAS
21410
03/11/24

SEAL:

CONSULTANT:

TAKE 5 OIL CHANGE

PROTOTYPE: 2 BAY

2801 JUSTIN ROAD
FLOWER MOUND, TX 75028

REV	DATE	DESCRIPTION
1	11/09/23	ISSUE FOR PERMIT
2	12/22/23	RE-ISSUE FOR PERMIT
3	02/12/24	RE-ISSUE FOR PERMIT
4	03/11/24	RE-ISSUE FOR PERMIT

DRAWN BY: AH
CHECKED BY: JL
ARCH. PROJECT NO.: 23-056
SHEET NAME: EXTERIOR ELEVATIONS
SHEET NUMBER: A3.00



PLANNING & ZONING COMMISSION AGENDA G.2. REGULAR ITEM(S)

DATE: March 25, 2024
FROM: Matthew Hotelling, Assistant Director of Public Works/Transportation
ITEM: **Public Hearing to consider a request for a Master Plan Amendment (MPA23-0008 – Scenic Drive) to amend Section 7.0, Thoroughfare Plan, to consider three options for the classification of Scenic Drive and provide feedback on various elements. (Transportation Commission recommended approval to change to the classification to a Local Residential Collector by a vote of 6 to 0 at its March 12, 2024, meeting.)**

BACKGROUND:

On March 4, 2024, Town Council remanded the Scenic Drive Master Thoroughfare Plan Amendment back to the Transportation Commission (TRC). The purpose of this item is to give the TRC and Planning and Zoning Commission (P&Z) additional options for Scenic Drive that were not presented at the February 26, 2024, P&Z meeting. Other items of interest for the P&Z to provide feedback and recommendation will also be presented at this meeting. Council has requested that each commissioner review both the August 7, 2023, meeting and the March 4, 2024, meeting. The three different options are shown in the March 12, 2024, TRC staff report. The TRC staff report is attached at the following link: [March 12, 2024 TRC Staff Report](#). The meeting can be viewed at: [March 12, 2024, TRC Video](#). The options are also listed below.

Options for Thoroughfare Plan Classification for Scenic Drive

Option 1. Local Residential Collector.

The Local Residential Collector (LRC) is a new classification that is identical to the existing Local Residential Estate except that the parkway section of the roadway would change from a paving, drainage and utility easement (PDUE) to standard right of way (ROW). The cross section would be a 60 foot total ROW section. The pavement cross section is 26 feet which would consist of 2 - 13 foot vehicular travel lanes and no shoulder. This is the minimum width of a fire lane where fire hydrants are located. The parkway on each side of the roadway would be 17 feet in width. The purpose of the conversion of the PDUE to standard ROW would allow for the Town to maintain the bar ditch section of the roadway instead of the associated homeowners association (HOA) or individual landowners. This cross section has the smallest pavement footprint of the options being presented. Therefore, the smallest footprint has the largest potential of saving existing trees alongside the existing roadway. Depending on drainage patterns, this pavement section may be able to be shifted from centerline to accommodate both planned hike and bike trail (H&BT) or to avoid possible tree removal. Based on the proposed Smith Tract traffic impact analysis (TIA), the volume of vehicles along Scenic Drive will be less than 200 vehicles per day. The majority of this traffic is generated by the proposed Smith Tract Development. Attached is the latest proposed Smith Tract concept. This total does not take into account any future traffic generated by the trail head situated near the intersection of Scenic Drive and Wichita Trail. Based on these volumes, an LRC will more than accommodate this traffic. It is recommended that if this option is chosen that the Parks Trails and Bikeways plan be updated to reflect the changes. It should be noted that Scenic Drive south of the proposed Smith Tract Development to Wichita Trail is not on the 10-year Capital Improvement

Plan (CIP) to be reconstructed. It is anticipated that any maintenance of Scenic Drive would be maintained to existing limits and materials.

Option 2. Rural Collector Modified.

The Rural Collector Modified (RCM) is a modification of an existing classification of Rural Collector. The RCM is a 62 foot ROW section. It would consist of 17 foot parkways like the LRC, two 4 foot bike lanes, and two 10 foot vehicular travel lanes. The pavement cross section is a total of 28 feet in width. Like the LCR, the bar ditches would be maintained by the Town instead of the HOAs or individual landowners. This pavement cross section is the second smallest pavement footprint of the options being presented. This cross section has a slightly larger pavement section that may affect additional trees. This cross section has the smallest vehicular travel lane width of all options. This may have two affects on traffic. The smaller vehicular lane has the potential to be the lowest vehicular speed. However, the narrower width, especially for larger vehicles such as horse trailers or landscape trailers, has the tightest passing clearance. Larger vehicles such as these would likely shy away from each other if met along the roadway and briefly enter into the bike lane. As with the LCR, this cross section could be shifted within the ROW to both accommodate planned H&BT and to avoid possible tree removal. Theoretically, the smaller travel lane will have slightly less vehicular traffic capacity, but like the LCR, the amount of vehicular traffic will more than accommodate this traffic. One item that could be considered with this option would be to widen the travel lane from 10 feet to 11 feet to accommodate a larger vehicle such as a horse trailer. This change, however, would increase the ROW from 62 feet to 64 feet. The TIA recommended keeping a Rural Collector classification, not for vehicular traffic, but for bike connectivity. The combined Recommendations Map from the Trails and Bikeways Plan is attached for reference. The proposed Smith Tract Development proposes to include the 12 foot H&BT through their property from their entrance at Scenic on the northeastern edge of the property to a connection with Scenic near the proposed trailhead on the southern edge of the property. The proposed Smith Tract Development is attached. The proposed Smith Tract Development is subject to change. In the past, a modified cross section has not required a Master Plan Amendment. However, due to the fact that the stretch of Scenic Drive from the Smith Tract Development entrance to Wichita Trail is not on the 10-year horizon on the CIP, a footnote on the Thoroughfare Plan or change in the text of the Master Transportation Plan itself would be recommended.

Option 3. Status quo. Rural Collector.

The last option is to keep the existing Rural Collector (RC) classification. The current Thoroughfare Plan is attached. The Rural collector cross section is 80 foot ROW. The parkway is 23 foot feet in width, two 5 foot bike lanes, and two 12 foot vehicular travel lanes. The pavement cross section is a total of 34 feet in width. Like the LCR and the RCM, the bar ditches would be maintained by the Town instead of the HOAs or individual landowners. This pavement cross section is the largest pavement footprint of the options being presented. This cross section has the highest potential of affecting trees along the roadway. This cross section has the vehicular travel lane width that is between the other two options. The typical vehicular lane will likely have a typical effect on vehicular speeds. The typical width will accommodate larger vehicles such as horse trailers or landscape trailers. Larger vehicles will have additional buffer space between oncoming vehicles and bike lanes in this configuration. Unlike the other two options, this cross section will have the least ability to be shifted from centerline and accommodation of the H&BT and tree avoidance is more difficult. Again, the TIA recommended keeping a Rural Collector classification, not for vehicular traffic, but for bike connectivity. The combined Recommendations Map from the Trails and Bikeways Plan is attached for reference. The proposed Smith Tract Development proposes to include the 12 foot H&BT through their property from their entrance at Scenic on the northeastern edge of the property to a connection with Scenic near the proposed trailhead on the southern edge of the property. The proposed Smith Tract Development is attached. The proposed Smith Tract Development is subject to change. As

with all of the previous options, Scenic Drive from the proposed Smith Tract Development to Wichita Trail is not on the 10 year CIP.

Other Information.

Other information that will be discussed at the meeting include crash history; reports of speeding; Town maintenance (pavement and signage); trip generation of the proposed Smith Tract Development; types of bike and trail users; and amount and location of trees (including specimen trees) affected by future road improvements. Some additional information from the Trails and Bikeways Master Plan include that Shared Use (unmarked bike/vehicle) Lanes are 14' in width and bike lanes are 5' in width. Also, where there is a paved off-street trail (H&BT) the width is 12'. However, it could be 10' if the existing ROW is constrained.

BOARD REVIEW/CITIZEN FEEDBACK:

There was citizen feedback at both the August 7, 2023, meeting and the March 4, 2024, meeting of Town Council. The majority of the concerns were in regard to the number of trees along this corridor and the possible impact from the additional pavement. Four homeowners along Scenic provided correspondence to TRC. In summary, all wanted the smallest cross section with the least impact on trees. One citizen was at the TRC meeting. Spoke in favor of the Local Residential Collector. In 2016, the majority of the concerns were the loss of the bike lane. Council has requested that each commissioner review both the August 7, 2023, meeting and the March 4, 2024, meeting. The August 7, 2023, Council meeting can be viewed at: [August 7, 2023, Council Video](#). The March 4, 2024, Council meeting can be viewed at: [March 4, 2024, Council Video](#).

ALTERNATIVES: Leave as is, modify the current cross section of the current classification or change the classification of Scenic Drive.

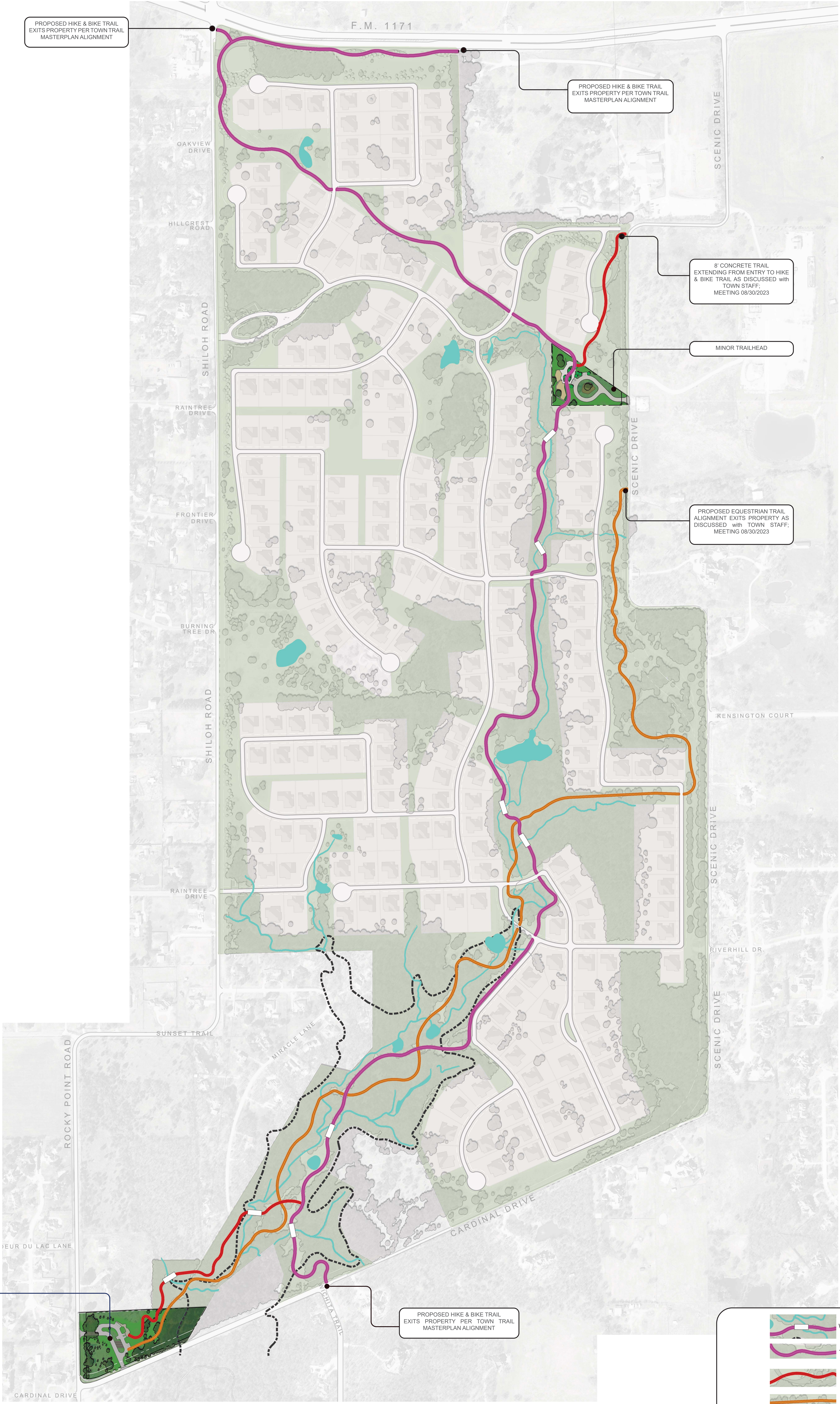
FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. PROPOSED Smith Tract Conceptual Landscape Masterplan - Trail Focus
2. Combined Trails Map - Flower Mound Trails and Bikeways Master Plan
3. Thoroughfare Plan - February 5, 2024

DRAFT MOTION: Move to recommend Option _____ with or without modifications to the Town Council.



PROPOSED HIKE & BIKE TRAIL
EXITS PROPERTY PER TOWN TRAIL
MASTERPLAN ALIGNMENT

PROPOSED HIKE & BIKE TRAIL
EXITS PROPERTY PER TOWN TRAIL
MASTERPLAN ALIGNMENT

8' CONCRETE TRAIL
EXTENDING FROM ENTRY TO HIKE
& BIKE TRAIL AS DISCUSSED WITH
TOWN STAFF;
MEETING 08/30/2023

MINOR TRAILHEAD

PROPOSED EQUESTRIAN TRAIL
ALIGNMENT EXITS PROPERTY AS
DISCUSSED WITH TOWN STAFF;
MEETING 08/30/2023

MULTI-USE TRAILHEAD
FOR EQUESTRIAN +
HIKE & BIKE TRAIL

PROPOSED HIKE & BIKE TRAIL
EXITS PROPERTY PER TOWN TRAIL
MASTERPLAN ALIGNMENT

 WATER CROSSING

 12' CONCRETE TRAIL

 8' CONCRETE TRAIL

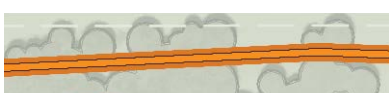
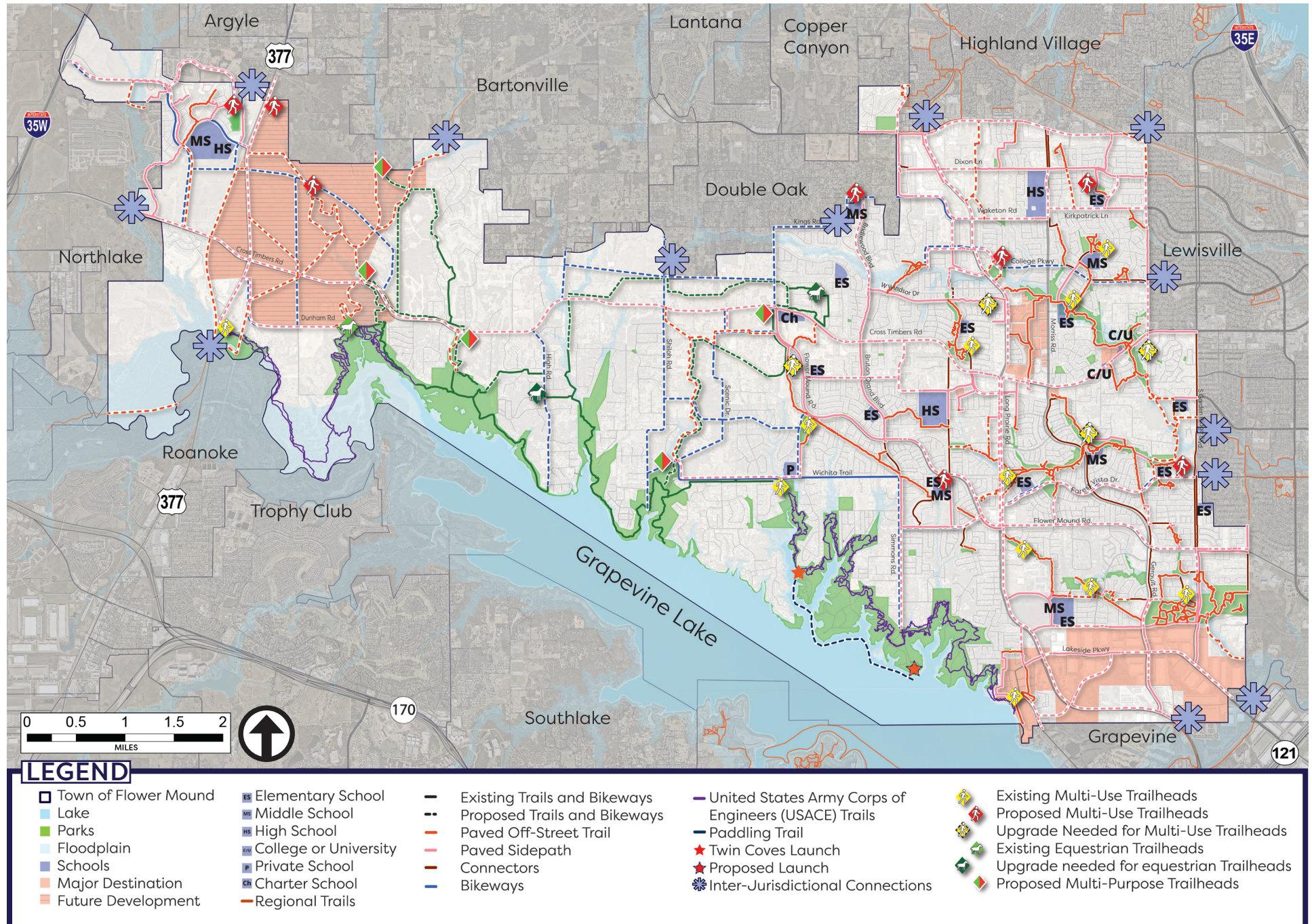
 EQUESTRIAN TRAIL

FIGURE 4.2: COMBINED RECOMMENDATIONS MAP



**TOWN OF FLOWER MOUND
THOROUGHFARE PLAN**



0 1,500 3,000 6,000
Scale in Feet

KimleyHorn

February 5, 2024

Functional Street Classifications

- Roundabout
- Diamond Interchange
- Grade Separation
- Major Arterial
- Greenway Urban Arterial
- Greenway Rural Arterial
- Urban Minor Arterial w/Bike Lane
- Urban Minor Arterial w/On-Street Parking
- Urban Minor Arterial
- Urban Minor Arterial Undivided
- Urban Collector
- Rural Collector
- Service Road
- MU - Arterial
- MU - Collector
- MU - Couplet
- MU - Dam Road





PLANNING & ZONING COMMISSION AGENDA G.3. REGULAR ITEM(S)

DATE: March 25, 2024
FROM: John Chapman, Principal Planner
ITEM: **Public Hearing to consider an ordinance amending the Land Development Regulations (LDR24-0001 - Land Use Update) by amending Chapter 82 “Development Standards,” Chapter 86 “Signs,” Chapter 98 “Zoning,” and Appendix A “Fees,” related to new regulated uses, definitions, development standards, and fees for the purpose of clarifying and updating certain sections to reflect current planning practices and State laws.**

BACKGROUND:

I. ITEM SUMMARY

This Town-initiated item is proposed to amend the Town’s Land Development Regulations by updating language related to new regulated uses, definitions, development standards, and fees for the purpose of clarifying and updating certain sections to reflect current planning practices and State laws.

The focus of this update includes the following topics:

1. Updating and clarifying various definitions and recognized uses to better assist with administering the Town’s Code of Ordinances clearly and effectively.
2. Updating model home standards related to the number of model homes allowed for new subdivisions and establishing standards for “early release homes.”
3. Establishing minimum planting requirements for screening shrubs related to parking areas and dumpster/compatibility buffer screening.
4. Updating solar panel regulations to comply with state law.
5. Updating ground and wall sign standards to:
 - a. Allow for one additional wall sign on the side of a building, regardless of street frontage
 - b. Allow middle schools, like high schools, to have a changeable message sign, with appropriate limitations
 - c. Consider changing the requirement of a masonry border around ground signs to require at least two sides of a ground sign be masonry, with the other sides allowed to use another building material used on the primary building(s).
6. Updating fence height and visibility section to require notifications be sent to adjacent residential property owners when a developer is proposing new fencing along existing fence lines.
7. Updating illustrations contained in section 98-1207 and relocating throughout the Code.

This application will require a future public hearing and recommendation from the Planning and Zoning Commission, and final action by the Town Council.

II. BACKGROUND

This item was presented during a [Planning and Zoning work session on February 26, 2024](#).

Several topics have been discussed by P&Z and Town Council in recent years.

1. CBD Sales discussion with P&Z – [February 22, 2021, Meeting Link](#)
2. Model home work session with P&Z – [April 26, 2021, Meeting Link](#)
3. Solar Panel work session with Town Council – [April 20, 2023, Meeting Link](#)
4. Adjacent fencing discussion with P&Z – [June 12, 2023, Meeting Link](#) (13:20 timestamp)
5. Mixed Use District and Specimen Trees work session with Town Council – [October 19, 2023, Meeting Link](#)
6. Signs work session with Town Council – [January 18, 2024, Meeting Link](#)

III. ANALYSIS

Town staff will provide a presentation to discuss the following recommendations:

1. The following updates are related to section 98-2 – Definitions, and section 98-952 – Use classification.

- *Amusement Recreation (indoors)* – remove “theatrical productions” from the definition as the use resembles a “theater” due to the presence of a stage/screen, seating, and parking needs.
- *Assembly hall* – remove “fraternal organization” from the definition due to this use already being identified as “fraternal club or lodge.”
- *Auto leasing or rental* – establish definition to include renting or leasing of automobiles, vans, and light trucks.
- *Auto painting or body shop* – establish definition to include automobile painting; undercoating or rustproofing; building, reconstructing, or replacing mechanical systems; and/or body work.
- *Auto service center (previously auto repair garage)* – recommend renaming to “Auto service center;” and to include oil change, tire rotation, window tinting, car wrapping; to allow gasoline sales as an accessory use; and to state this type of use shall not include “auto painting or body shop” services.
- *Auto storage or auction* – establish definition to include an establishment where automobiles are stored for the purpose of being auctioned and to allow auto service center as an incidental use for automobiles to be auctioned.
- *CBD store* – establish definition to include any establishment authorized by the state to distribute and sell consumable hemp products. Consumable hemp products include cannabidiol (CBD) oil, CBD gummies, food and drinks infused with CBD, over-the-counter medicine containing CBD, and topical lotions and cosmetics containing CBD.
 - In addition to defining the use, the recommendation includes allowing this use by right within one district due to federal protection. Similar to “Smoking Related Business” use, CBD use would require a Specific Use Permit in Commercial 1 and Commercial 2.
 - Section 98-1011 is recommended to include distance requirements from schools and proof of licensure prior to issuance of a Certificate of Occupancy.
 - This use is recommended to be recognized in the Town’s Code due to federal and state law to establish legal criteria related to zoning.
- *Cleaning/Laundry shop services* –clarify several neighborhood services related to dry cleaning and laundry. This update includes removing a duplicate definition and streamlining cleaning/laundry shop services based on existing floor area factors.

- *Commercial parking lots and structures* –Clarifying this use must be related to a primary use and comply with section 82-75 – Off-site parking, of the Town’s Code.
- *Dance hall* –Removing this use from schedule of use regulations as a clean-up item. In 1999 (ord. 75-99), dance halls were established as an example of an “Amusement and recreation, indoors.” The existing definition is recommended to remain.
- *Day camp for children* – modify definition to specify such camps do not include facilities required to be licensed with the Texas Department of Health and Human Services, such as day care center, day care homes, community homes (group homes), and day activity and health services facilities.
- *Day activity and health services facility* – define new use due to changes in state law regarding day care centers. This service facility, also commonly known as an adult day care, is licensed by the state and provides services on a daily or regular basis, but not overnight, to four or more elderly persons or persons with disabilities.
- *Day care center* – update definition to comply with state law, which limits the age of children to 14 and under.
- *Day care home* – update definition to comply with state law.
- *District, nonresidential* – update to include Campus Commercial (CC) and Campus Industrial (CI) zoning districts.
- *Dwelling, multifamily* – update definition by removing reference to payment methods, as the use should only be based on density and unit configuration.
- *Health club or athletic club* – update definition to include membership as a form of payment and to state the purpose of this use is for physical fitness.
- *Motor vehicle fuel service station* – recommend removing definition, use type, and parking standard under section 82-74, Off-street parking requirements, from Code.
- *Theater* – define use to include establishments offering entertainment or performance within an auditorium contained within an enclosed building including, but not limited to, cinematic, opera, theatrical or stage production, or musical.

2. Model Home Regulations

- Update model home regulations found in Section 98-1000 of the Town’s Code.
- Rename section to “98-1000, Model home and early release home.”
- Base the maximum number of model homes and early release homes allowed by the number of proposed residential lots.
- Limit model homes to only be used for sales and marketing.
- Prohibit outside storage or construction of other buildings on the model home property.
- Establish a minimum parking requirement (five) and required concrete sidewalk to front door for model home sales center.
- Establish and define an “early release home,” which is a home owned by the developer or contractor that will not be sold or occupied until the subdivision is accepted. (*Would not allow this type of home to be used as a construction office*)
- Establish and define a “model home sales center,” which is a home temporarily used for the display and sale of new residences within the subdivision or development in which the residential building is located and cannot be used as a construction office.

3. Minimum Parking Area and Compatibility Screening Shrub Requirements

- Establish a minimum 5-gallon shrub size at time of planting for parking area screening.

- Establish a minimum 3-foot height requirement for compatibility buffer and dumpster screening shrubs.
- Require shrub spacing be determined by shrub species characteristics to meet the desired screening.

4. Solar Panels

- Rename “Solar panel systems for on-site residential use,” to “Solar panel systems.”
- Update to comply with State law and Town Council feedback by allowing solar panels in all zoning districts.

5. Wall Signs and Ground Signs

- Allow one additional wall sign on a side wall, regardless of street adjacency, provided no side wall sign shall be allowed when adjacent to a residential use, including multi-family.
- Clean-up item related to multi-complex, which only allowed one building identification sign. The purpose is to allow building identification signs for each building.
- Update sign border requirement to include a minimum of 2 masonry borders.
- Allow middle schools to use changeable message signs, while limiting sign illumination between the hours of 10 pm and 7 am if the sign face is within 150 feet of an existing residential development.

6. Fence Height and Visibility

- Recommend updating section 98-1142 – Fence height and visibility, to require notifications be sent to adjacent residential property owners in instances where a new development proposes fencing next to existing residential fence lines.

7. Illustrations

- Recommend updating and relocating illustrations found in section 98-1207 of the Town's Code into the referenced sections and to update applicable definitions with citations to the applicable illustration's location in the Code.

8. Appendix A – Fee Schedule

- Establish new fees for Subdivision Site Plan to the following:

	Subdivision Site Plan type:	Fee:
(1)	Single Family Residential (1—4 lots)	\$300.00
(2)	Single Family Residential (0—50 acres)	\$1,140.00 + \$10.00/acre
(3)	Single Family Residential (50+ acres)	\$1,735.00 + \$10.00/acre over 50
(4)	Multi-Family and Non-Residential	\$1,535.00

- Update Development Plan fee to include a reduced fee of \$300.00 based on new estimated staff time.
- Update Record Plat table to include a reduced base fee of \$300.00 based on new estimated staff time.

9. Dimensional Schedules And Residential Compatibility Standards

- Update sections 98-1021, 98-1022, 98-1027, and 98-1028, to simplify schedules and reference the residential compatibility standards wherever appropriate.

BOARD REVIEW/CITIZEN FEEDBACK:

The Town Code requires public notice in a newspaper of general circulation (Denton Record Chronicle) and potentially affected property and business owners as defined by state law. At the time this report was written, the Town had not received any inquiries about this item.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW:

Rachel Raggio, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., has reviewed the ordinance as to form and legality.

ATTACHMENTS:

1. Draft Redline Ordinance

DRAFT MOTION: Move to approve as presented in the agenda caption.

Chapter 82 DEVELOPMENT STANDARDS

ARTICLE III. OFF-STREET PARKING AND LOADING

Sec. 82-74. Off-street parking requirements.

The following are the off-street parking requirements:

SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

Use Type	Parking

<i>Automobile and related service uses</i>	

Motor vehicle fuel service station	6 spaces

ARTICLE V. LANDSCAPING AND SCREENING

DIVISION 2. LANDSCAPING

Sec. 82-247. Outdoor patios and seating areas.

Outdoor patios and seating areas associated with nonresidential uses shall be shown on the site plan and landscape plan. ~~These regulations do not apply to sidewalks or other pedestrian spaces.~~ An elevation drawing may be required to determine compliance with this section. In addition, outdoor patios and seating areas are subject to the following standards:

- (1) ~~For any nonresidential use electing to incorporate patio fencing, and for all restaurant uses, The area must be clearly defined as part of the plan. The the~~ area must be clearly defined through the use of ornamental fencing or similar fencing that is consistent and complementary to the building or development in which it is located.

DIVISION 3. SCREENING

Sec. 82-271. Parking areas.

Parking areas shall be screened from street view to a minimum height of three feet above the highest finished grade adjacent to the street or curbline of the parking area. Such screening may be accomplished by the use of plants, earth berms, walls or fences, or natural topography, provided that walls or fences shall not be used for screening parking areas from principal, country or scenic roadways. However, notwithstanding the foregoing, schools shall be exempt from the requirements of this division.

- (2) Shrubs. At time of planting, parking area shrubs must be, at a minimum, five (5) gallons in size.
- (3) Spacing. Shrub spacing shall be determined based on species characteristics to achieve the expected screening.

Sec. 82-275. Outdoor lighting.

- ~~(a) All outdoor lighting shall not produce a disability glare or a nuisance or create light intrusion as defined in section 74-3.~~
- ~~(b) Luminaires or lighting standards installed for the purpose of illuminating a private outdoor recreational activity shall be subject to the following standards:~~
 - ~~(1) No building permit shall be issued for the installation of lighting standards for the purpose of illuminating private outdoor recreational activities until outdoor lighting plans have been submitted, as required in section 78-125(a), "Procedures," and have been approved by the town.~~
 - ~~(2) Permanent or temporary luminaries [luminaires] or lighting standards installed for the purpose of illuminating private outdoor recreational activities shall:~~
 - ~~i. Use full cutoff fixtures, as defined in section 74-3;~~
 - ~~ii. Not exceed a height of 30 feet;~~
 - ~~iii. Not be closer than 40 feet from a property line; and~~
 - ~~iv. The maximum measurable foot-candle illumination in the horizontal plane shall not exceed 20 foot-candles.~~
 - ~~(3) When permanent or temporary luminaires or lighting standards are installed for the purpose of illuminating private outdoor recreational activities and do not comply with subsection (b)(2), a waiver will be required, as set forth herein, prior to installation.~~

- ~~i. A waiver as to the requirements set forth in subsection (b)(2) may be permitted by the town council after recommendation by the planning and zoning commission.~~
 - ~~ii. A waiver is permissible as to the requirements set forth in subsection (b)(2) only where application by the property owner or their designee has been submitted to the town. Upon recommendation by the planning and zoning commission, the town council may grant a waiver if the town council determines that the permanent or temporary luminaires or lighting standards would not:
 - ~~a. Create a nuisance as defined in section 74-3;~~
 - ~~b. Create disability glare as defined in section 74-3;~~
 - ~~c. Create a light intrusion as defined in section 74-3;~~
 - ~~d. Be aesthetically inconsistent with the surrounding development, considering the following factors:
 - ~~1. The location of the permanent or temporary luminaire or lighting standard;~~
 - ~~2. The type of construction material used for the permanent or temporary luminaire or lighting standard;~~
 - ~~3. The location of the subject property; and~~
 - ~~4. The outdoor lighting used on adjacent or surrounding property.~~~~~~
 - ~~iii. Any applicant requesting an outdoor lighting waiver shall place an informational sign on such lot or tract of land or property in accordance with section 78-152 of this Code.~~
 - ~~iv. The procedures set forth in section 78-153 and section 78-154 of this Code must be followed before any action is taken on a request for an outdoor lighting waiver.~~
- ~~(c) Architectural lighting of fences, signs, and structures in residential open space common areas shall be installed so that the axis of illumination is adjusted to minimize the amount of light escaping above, below, and to the side of the illuminated object.~~
- ~~(d) Architectural lighting of landscaping in open space common areas shall be installed according to the following requirements:
 - ~~(1) Any lighting that is to be placed in the canopy of a tree shall be directed in a downward position to simulate natural light received by the area.~~
 - ~~(2) The fixture shall be shielded so that all of the light is directed downward and shall not be directed toward neighboring properties, to reduce light intrusion.~~
 - ~~(3) All proposed lighting that is to be placed in a tree shall be affixed to the trunk or branch through the use of an adjustable bracketing system that will allow for the continued growth of the tree.~~~~

- ~~(4) The mounting height of landscape lighting shall not exceed 25 feet.~~
- ~~(5) No lighting shall be bolted, nailed, or glued to the trunk or any appendages of the tree, and such unauthorized attachment will be treated as a violation of chapter 94, Vegetation, of the town's Code of Ordinances.~~
- ~~(e) Street lighting in agriculture and single family estate zoned areas shall be installed as follows:~~
- ~~(1) Street lighting specifications shall be included in the approved construction plans for the development.~~
- ~~(2) Street lighting shall use full cutoff fixtures, as defined in section 74-3, and shall not exceed a height of 25 feet.~~

Sec. 82-27~~57~~. Height of screening devices.

Sec. 82-27~~67~~. Screening plant selection list.

~~(c) At time of planting, shrubs used to satisfy a contiguous dense six (6) foot screen must measure three (3) feet in height. Spacing shall be determined based on species characteristics to achieve the expected screening.~~

Sec. 82-27~~78~~. Exposed concrete and retaining walls.

Secs. 82-27~~89~~—82-300. Reserved.

DIVISION 4. RESIDENTIAL COMPATIBILITY STANDARDS

Sec. 82-302. Compatibility buffer.

(3) For multifamily development, the landscape setback shall consist of a minimum 50-foot landscaped buffer. Understory plants of species included in section 82-27~~67~~, Screening plant selection list, shall be provided in order to achieve a continuous dense six-foot screen. Native shade trees, a minimum three-inch caliper and of species included in section 94-68 of this Code, Approved tree lists, shall be provided at a ratio of one tree per 500 square feet of buffer area.

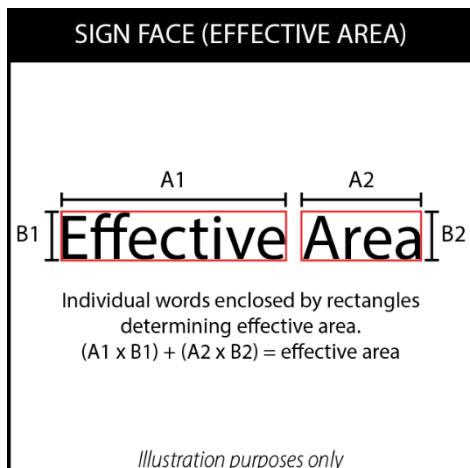
Chapter 86 SIGNS

ARTICLE I. IN GENERAL

Sec. 86-2. Definitions.

Sign area (effective area) means the area enclosed by drawing a rectangle around the outermost extremities of the sign or its letters, insignias, logos, etc., if the same is placed on a wall. The area of a ground sign shall include the sign base and sign cabinet.

Sign face (effective area) means the actual surface upon which the message of a sign is displayed. In the case of wall signs, the area contained within the outermost limits of the letters, logos, numbers, insignias, etc. shall be considered the sign face effective



area.

ARTICLE II. REGULATIONS

DIVISION 1. GENERALLY

Sec. 86-44. Comprehensive sign package

- (c) *Submittal requirements.* Any person, firm or corporation having a proprietary interest in any property within the corporate limits of the town requesting approval of a special sign permit shall file an application with the office of development services. The completed application shall include the following information:

- (5) A filing fee shall be submitted with every application in accordance with the fee schedule found in appendix A of this Code. ~~In addition, a site plan review fee shall be submitted with every application requesting a special sign permit that requires a site plan in accordance with the fee schedule found in appendix A of this Code.~~

Sec. 86-67. Ground signs.

All ground signs shall be subject to the following requirements:

- (1) The height of a ground sign shall not exceed ten (10) feet. ~~The height of the ground sign and~~ shall be measured from the adjacent street curb level or the mean street grade elevation if no curb exists.

- (7) A ground sign shall be architecturally compatible with the colors and materials of the building that it is identifying and must include an architecturally compatible masonry border around the entire perimeter of the sign. The border must be masonry on two sides of the sign, at a minimum.

- (9) Changeable message signs, including both electronic and changeable panels, shall not be permitted. Notwithstanding the foregoing, changeable message signs shall be allowed subject to the following restrictions.

- c. High schools and middle schools located in any zoning district shall be allowed a digital electronic sign face. Such sign face shall not blink, flash scroll or contain moving or animated parts, messages or components and shall be limited to 32 square feet in sign area. Digital electronic signs permitted after the date of this ordinance shall not be illuminated from 10 pm to 7 am if located within 150 feet of

existing residential development, including multi-family, as measured perpendicularly from the sign face to property line.

Sec. 86-68. Wall signs.

(a) *Generally.* All wall signs shall be subject to the following requirements:

- (4) No wall sign shall exceed 300 square feet of surface area. Wall signs used for identification of residential subdivisions shall not exceed 32 square feet in sign area.

- ~~(8) A single-tenant building within a corner development that faces an arterial or collector street and does not have the legal address may place an additional wall sign on this side wall, subject to the standards set forth in subsection (6) of this section.~~

(b) *Specific signs.* Specific wall signs shall be subject to the following requirements:

- (1) A single-tenant building may place an additional wall sign on one side wall, subject to the standards set forth in subsection (6) of this section. An additional sign on the side wall is not permitted on a wall that is adjacent to any residential use, including multi-family.

- ~~(12)~~ Nonresidential multitenant buildings with exterior access to more than two individual office or business suites may be allowed more than two wall signs for tenant identification, subject to the following:

- a. Each tenant with exterior access shall be permitted one wall signs in compliance with subsection (a) of this section, with the height and width of such signs based on the lineal footage of the storefront and the standards set forth in subsection (a)(6) of this section.
- b. An end or corner tenant with secondary frontage may place an additional wall sign on this the side wall, subject to the standards set forth in subsection (a)(6) of this section. An additional sign on the side wall is not permitted on a wall that is adjacent to any residential use, including multi-family.

- ~~d. Wall signs authorized in this section are to be allowed in lieu of, and not in addition to, the general limitations on wall signs set forth in subsections (a)(2) and (3) of this section.~~

~~(23)~~ *Nonresidential buildings (multitenant interior access).*

- a. One wall sign shall be permitted per building wall not to exceed two walls to identify a maximum of two tenants.

(34) *Nonresidential buildings (other).*

- a. One wall sign shall be permitted per tenant, plus one additional wall sign on the side wall for each end or corner tenant ~~that has secondary frontage~~. An additional sign on the side wall is not permitted on a wall that is adjacent to any residential use, including multi-family.

(45) *Building identification wall signs.* Building identification walls signs shall be permitted in accordance with section 86-68 et seq., subject to the following:

- ~~d. Multi-building complexes shall be allowed only one building identification wall sign.~~
- ~~ed.~~ Building identification wall signs shall be limited to a maximum of 25 percent of the lineal building wall length with a maximum sign surface area not exceeding 150 square feet.
- ~~fe.~~ The maximum allowable height and width of building identification wall signs shall be as follows:

Lineal Footage of Shell Building Wall	Maximum Sign Width	Maximum Sign Height
Less than 150 feet	25% of lineal footage	18 inches
151 feet up to 300 feet	25% of lineal footage	24 inches
301 feet or more	25% of lineal footage	30 inches

- ~~gf.~~ When building identification wall signs are to identify a building/development, the tenant signs for that building must be reduced by 50 percent of the allowed width, height and overall square footage pursuant to subsection (a)(6) of this section.
- ~~hg.~~ Building identification wall signs shall be allowed only on the primary building wall.
- ~~ih.~~ Building identification wall signs shall only be attached to building walls, mansard roofs with slopes of 60 degrees or greater.
- ~~ji.~~ No building identification wall sign attached to a mansard roof or building wall shall extend above the roofline.
- ~~kj.~~ No building identification wall sign shall protrude more than 12 inches from the principal structure to which it is attached (i.e., the depth of the sign shall not exceed 12 inches).
- ~~lk.~~ No building identification sign shall be closer than one foot from the edge of the building wall or mansard roof that it is attached to.

(56) *Multifamily developments.* Multifamily developments of eight units or more shall be permitted one wall sign for identification of the development for each street frontage.

Sec. 86-70. Awning or canopy signs.

An awning or canopy sign can be used as the primary sign in lieu of a wall sign or neon sign, subject to the following:

- (7) All outdoor lighting for canopy or awning signs must comply with the outdoor lighting provisions set forth in section ~~[82-275 sic.] and sections~~ 98-1101 et seq. of this Code.

Chapter 98 ZONING

ARTICLE I. IN GENERAL.

Sec. 98-2. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Amusement and recreation (indoors) means an ~~enterprise establishment~~ wholly enclosed within a building offering entertainment or games of skill ~~to the general public~~ for a fee ~~or charge or to members and guests of a private association~~. Typical uses include, but are not limited to, dancehalls, ~~theatrical productions~~, bowling alleys, billiard and pool establishments, electronic video game arcades, skating rinks, teen clubs, escape rooms, laser tag arenas, and inflatable bounce house parks.

Amusement and recreation (outdoor) means an ~~enterprise establishment~~ offering entertainment or games of skill ~~to the general public~~ for a fee ~~or charge or to members and guests of a private association~~ wherein any portion of the activity takes place in the open outdoors. Typical uses include, but are not limited to, a golf driving range, "paint ball," archery range, and miniature golf course.

Asphalt or concrete ~~b~~atching plant, temporary, means a temporary facility for producing asphalt or concrete products used in construction activities on the same or nearby sites.

Assembly hall means a building, or part of a building, in which facilities are provided and used for such purposes as a meeting, gathering, or assembly of persons for civic, educational, political, religious, or social events, including weddings and receptions, and may include a banquet hall, or private club, ~~or fraternal organization~~.

Auto leasing or rental means an establishment, other than car sales, new or used, for the purposes of renting or leasing automobiles, vans, and light trucks; may include incidental parking and limited servicing of leased and rented vehicles. Shall not include services related to auto painting or body shop.

Auto painting or body shop means an establishment offering services related to automobile painting; undercoating or rustproofing; rebuilding, reconstructing, or replacing mechanical systems; and/or body work. Such establishments may also offer “auto service center” services.

Auto repair garage service center means an ~~building establishment or place arranged, designed, used or intended to be used for the primary purpose of~~ providing general repair and servicing of motor vehicles. Such repair ~~or and~~ servicing may include oil change and tire rotations; window tinting and car wrapping; reconditioning of engines, air conditioning systems, and transmissions; wrecker service; replacement or repair of brakes, shock absorbers, tires, batteries, mufflers, or upholstery; and other similar ~~services~~ mechanical or electronic components, but ~~excluding body work, painting, undercoating or rustproofing, and tire retreading or recapping.~~ In no instance shall such establishment include services related to an “auto painting or body shop”. This use may include gasoline sales as an accessory use.

Auto storage or auction means an establishment where automobiles are stored for the purpose of being auctioned. Such establishments may include an auto service center as an incidental use for automobiles to be auctioned.

CBD store means any establishment authorized by the state to distribute and sell consumable hemp products, which may include cannabidiol (CBD) oil, CBD gummies, food and drinks infused with CBD, over-the-counter medicine containing CBD, and topical lotions and cosmetics containing CBD. Any CBD store that sells smokable CBD products shall be considered a smoking related business.

~~Cleaning/laundry shop, pickup station only, means a pickup station for cleaning or laundry where the work is performed other than on the premises.~~

~~Cleaning/laundry shop with pickup station means a custom cleaning, laundry or pressing shop with a pickup station where work is performed on-site utilizing a nonchemical process for cleaning or laundry.~~

Cleaning/laundry shop or laundry with pickup station means a custom laundry cleaning or pressing shop not exceeding 4,000 square feet in floor area or a pickup station for laundry or cleaning where the work is performed other than on the premises.

Day camp for children means a facility arranged and conducted for the organized recreation and instruction of children, including outdoor activities, on a daytime basis only. Shall not include facilities required to be licensed with the Texas Department of Health and Human Services, such as day care centers, day care homes, and community homes.

Day activity and health services facility, also known as adult day care, means an establishment or facility licensed by the state that provides services on a daily or regular basis, but not overnight, to four or more elderly persons or persons with disabilities, as defined by the state's human resource code.

Day care center means an establishment licensed by the state that provides care, protection, and supervision for seven or more children ~~or adults~~under the age of 14 for periods of less than 24 hours per day on a regular basis ~~for a fee or other compensation,~~ excluding any establishment classified as a day care home, or residential child-care facility per state law. This classification also includes a day activity and health services facility, as defined, and shall not include overnight lodging, medical treatment, counseling, and/or rehabilitative services and does not apply to any school.

Day care home means an establishment registered with the state, defined as a "family home," that provides care, protection, and supervision in the caretaker's single-family detached residence for not more than six children under 14 years of age, including excluding the caretaker's own children, and that provides care after school for not more than ~~three-six (6)~~ additional elementary school children, provided that the total number of children cared for, including the caretaker's own children, does not exceed ninetwelve (12). This classification shall not include overnight lodging, medical treatment, counseling, and/or rehabilitative services and does not apply to any school.

Dwelling, multifamily, means any building or its portion that is designed, and built, ~~rented, leased or let~~ to be occupied as three or more dwelling units on a single lot.

Early release home means a single-family or duplex residential building, owned by the developer or contractor, that will not be sold or occupied until final subdivision acceptance. An early release home must not be used as a construction office.

Health club or athletic club means ~~any a~~ recreational facility where all activities are contained within an enclosed building ~~which is open to the general public~~ for a membership or fee or charge for the purpose of physical fitness. Such facilities may include, but are not limited to, aerobic exercise, tennis, swimming, or racquet facilities, or a gymnasium, weight room, sauna, or other facilities serving associated recreational activities.

Model home means a single-family or duplex residential structure temporarily used for the display and sale of new residences within the subdivision or development in which the residential structure is located. A model home ~~shall~~must not be used as a construction office.

~~Motor vehicle fuel service station means a building or place arranged, designed, used or intended to be used for the primary purpose of dispensing gasoline, oil, diesel fuel,~~

~~liquified petroleum gases, greases, batteries, and other minor automobile accessories at retail direct to the motor vehicle trade and where other services to motor vehicles can be rendered such as the following: sales and servicing of spark plugs and other ignition parts; tire repair and servicing, but no recapping; replacement of mufflers and tailpipes, water hose, fan belts, brake fluid, light bulbs, floor mats, wiper blades and arms for windshields, radiator cleaning and flushing; washing and polishing; greasing and lubrication; air cleaners; adjusting brakes, tuning engines; air conditioner service; wheel balancing and alignment; provided, however, that the above automotive services are considered vehicle maintenance and replacement services and shall never be construed to include any major overhaul; the removal and/or rebuilding of an engine, cylinder head, transmission, differential, radiator, springs, or axles; steam cleaning; body or frame work; painting; upholstering; or replacement of glass. This use may include the incidental sale of meats, fruits, vegetables, bakery products, dairy products, personal care items, cleaning products and similar household items to a localized or neighborhood market, for off-premises consumption, provided that in no case shall the floor area devoted to such sales exceed 2,400 square feet.~~

Parking lot, commercial, means a premises providing a paved, ground-level, open space area, used solely for the ancillary off-site parking of motor vehicles, and where such parking is allowed with or without payment of a fee, contract, or other form of remuneration.

Parking structure, commercial, means a building or structure consisting of one or more levels, above or below grade, available for the off-site parking of motor vehicles, with or without payment of a fee, contract, or other form of remuneration.

Personal improvement services means an establishment primarily engaged in the provision of informational, instructional, personal improvement, and similar services of a nonprofessional nature. Typical uses include, but are not limited to, portrait shops, photography studios, artists' studios, ~~art and private~~ music ~~schools~~ lessons, driving schools, art, handicraft or hobby instruction, and counseling and referral services.

Theater means an establishment, not otherwise defined, offering entertainment or performance within an auditorium contained within an enclosed building. Such entertainment or performance may include, but is not limited to, cinematic, opera, theatrical or stage production, or musical.

ARTICLE III. DISTRICT REGULATIONS.

DIVISION 3. A, AGRICULTURAL DISTRICT, CONSERVATION DISTRICT, AND RURAL DEVELOPMENT

Sec. 98-272. Permitted uses.

The following uses shall be permitted in the A agricultural district, subject to compliance with any applicable conditions and all other provisions of this chapter:

Building material yard and construction office, town

Fire station/EMS

Model home/early release home, subject to section 98-1000

Sec. 98-277. Conservation development option and standards.

(e) Outdoor lighting. New residential subdivisions with five or more buildable lots within the Cross Timbers Conservation Development District must comply with the following outdoor lighting standards.

- (2) New public outdoor lighting, including street lighting, must make use of timers, dimmers, motion sensors, or other adaptive controls, and must be substantially dimmed or extinguished by 11:00 p.m., unless public safety concerns demand otherwise, as determined by town council.

- (4) Outdoor lighting fixtures using lamps or bulbs, regardless of the number of bulbs and level of initial lamp lumens, must not exceed 3,000 kelvins and meet the following:
- If the initial lamp lumens are equal to or greater than 1,500, the fixture must be fully shielded. No shielding is required for fixtures with an initial lamp lumens less than 1,500.
 - Outdoor lighting fixtures must be sufficiently shielded and aimed such that spillage of light onto adjacent properties is minimized and glare from the light emitting and/or reflecting parts of a luminaire is not visible from an adjacent property.
 - Sag-lens, drop-lens, searchlights, beacons, laser sources, and mercury vapor fixtures are prohibited.

- d. Outdoor uplighting is prohibited, except in cases where the fixture is shielded by a roof overhang or similar structural shield that will not cause light to extend beyond the structural shield.

(5) A developer may only be exempt from sections 98-277(e)(2), 98-277(e)(4) if the town manager, or their designee, received a signed letter from the utility provider stating no current street light product meets either or both aforementioned lighting standard.

DIVISION 4. SF-E, SINGLE-FAMILY ESTATE DISTRICT AND CONSERVATION DEVELOPMENT

Sec. 98-302. Permitted uses.

The following uses shall be permitted in the SF-E, single-family estate district, subject to compliance with any applicable conditions and all other provisions of this chapter.

Building material yard and construction office, town

Fire station/EMS

Model home/early release home, subject to section 98-1000

DIVISION 5. SF-30 SINGLE-FAMILY DISTRICT-30

Sec. 98-332. Permitted uses.

The following uses shall be permitted in the SF-30 single-family district-30, subject to compliance with any applicable conditions and all other provisions of this chapter.

Building material yard and construction office, town

Fire station/EMS

Model home/early release home, subject to section 98-1000

DIVISION 6. SF-15 SINGLE-FAMILY DISTRICT-15

Sec. 98-362. Permitted uses.

The following uses shall be permitted in the SF-15 single-family district-15, subject to compliance with any applicable conditions and all other provisions of this chapter:

Building material yard and construction office, town

Fire station/EMS

Model home/early release home, subject to section 98-1000

DIVISION 7. SF-10 SINGLE-FAMILY DISTRICT-10

Sec. 98-392. Permitted uses.

The following uses shall be permitted in the SF-10 single-family district-10, subject to compliance with any applicable conditions and all other provisions of this chapter:

Building material yard and construction office, town

Fire station/EMS

Model home/early release home, subject to section 98-1000

DIVISION 8. SF-A SINGLE-FAMILY ATTACHED DISTRICT

Sec. 98-422. Permitted uses.

The following uses shall be permitted in the SF-A single-family attached district, subject to compliance with any applicable conditions and all other provisions of this chapter:

Building material yard and construction office, town

Fire station/EMS

Model home/early release home, subject to section 98-1000

DIVISION 8A. SF-5 SINGLE FAMILY RESIDENTIAL DISTRICT

Sec. 98-431. Purpose and intent.

The SF-5 single-family residential district is designed primarily for single-family detached development on lots that are a minimum of 5,000 square feet in area. It is intended for areas designated as "high density single family detached" on ~~the Denton Creek District the~~ land use map of the comprehensive master plan ~~and within specific plan area #6 (SPA 6) and specific plan area #11 (SPA 11)~~. In addition to the use and area regulations of this division, development in the SF-5 single-family residential district shall be in compliance with all other applicable provisions of this chapter.

Sec. 98-432. Permitted uses.

The following uses shall be permitted in the SF-5 single-family district-5, subject to compliance with any applicable conditions and all other provisions of this chapter:

Building material yard and construction office, town

Fire station/EMS

Model home/early release home, subject to section 98-1000

DIVISION 9. 2F DUPLEX DISTRICT

Sec. 98-452. Permitted uses.

The following uses shall be permitted in the 2F duplex district, subject to compliance with any applicable conditions and all other provisions of this chapter:

Building material yard and construction office, town

Fire station/EMS

Model home/early release home, subject to section 98-1000

DIVISION 10. MF MULTIFAMILY DISTRICT

Sec. 98-482. Permitted uses.

The following uses shall be permitted in the MF multifamily district, subject to compliance with any applicable conditions and all other provisions of this chapter:

Building material yard and construction office, town

Fire station/EMS

Model home/early release home, subject to section 98-1000

Sec. 98-485. Minimum and maximum dimensions.

- (f) *Minimum rear yard.* The minimum rear yard in the MF multifamily district for ~~residential all~~ uses shall be 20 feet, comply with the residential compatibility standards set forth on section 82-301 of this Code and shall be 20 feet for nonresidential uses, subject to section 98-1028.

DIVISION 11. MH MOBILE HOME DISTRICT

Sec. 98-512. Permitted uses.

The following uses shall be permitted in the MH mobile home district, subject to compliance with any applicable conditions and all other provisions of this chapter:

Building material yard and construction office, town

Fire station/EMS

Model home/early release home, subject to section 98-1000

DIVISION 12. O OFFICE DISTRICT

Sec. 98-542. Permitted uses.

The following uses shall be permitted in the O office district, subject to compliance with any applicable conditions and all other provisions of this chapter:

Building material yard and construction office, town

Cleaning/laundry shop with pickup station ~~only~~

Fire station/EMS

Solar panel systems, subject to section 98-1002

DIVISION 13. R-1 RETAIL DISTRICT-1

Sec. 98-572. Permitted uses.

The following uses shall be permitted in the R-1 retail district-1, subject to compliance with any applicable conditions and all other provisions of this chapter:

Building material yard and construction office, town

Cleaning/laundry ~~pickup station only~~

Fire station/EMS

Retail, large tenant (between 25,000 and 49,999 square feet), existing construction, subject to section 98-1010

Solar panel systems, subject to section 98-1002

Sec. 98-543. Specific uses.

The following uses shall be permitted in the O office district only upon approval of a specific use permit by the town council in accordance with the procedures and standards of section 90-186, specific use permits:

~~Cleaning/laundry shop with pickup station~~

Retail, large tenant (between 25,000 and 49,999 square feet), new construction, subject to section 98-1010

DIVISION 14. R-2 RETAIL DISTRICT-2

Sec. 98-602. Permitted uses.

The following uses shall be permitted in the R-2 retail district-2, subject to compliance with any applicable conditions and all other provisions of this chapter:

Building material yard and construction office, town

~~Cleaning/laundry pickup station only~~

Fire station/EMS

Retail, large tenant (between 25,000 and 49,999 square feet), existing construction, subject to section 98-1010

Retail, large tenant (between 50,000 and 74,999 square feet), existing construction, subject to section 98-1010

Sec. 98-603. Specific uses.

The following uses shall be permitted in the R-2 retail district-2 only upon approval of a specific use permit by the town council in accordance with the procedures and standards of section 90-186, specific use permits:

Auto ~~repair garage~~ service center

Retail, large tenant (between 25,000 and 49,999 square feet), new construction, subject to section 98-1010

Retail, large tenant (between 50,000 and 74,999 square feet), new construction, subject to section 98-1010

DIVISION 15. C-1 COMMERCIAL DISTRICT-1

Sec. 98-632. Permitted uses.

The following uses shall be permitted in the C-1 commercial district-1, subject to compliance with any applicable conditions and all other provisions of this chapter:

Building material yard and construction office, town

Cleaning/laundry pickup station only

Fire station/EMS

Retail, large tenant (between 75,000 and 99,999 square feet), existing construction, subject to section 98-1010

Solar panel systems, subject to section 98-1002

Sec. 98-633. Specific uses.

The following uses shall be permitted in the C-1 commercial district-1 only upon approval of a specific use permit by the town council in accordance with the procedures and standards of section 90-186, specific use permits:

Auto ~~repair~~ garage service center

CBD store, subject to section 98-1011

Retail, large tenant (between 75,000 and 99,999 square feet), new construction, subject to section 98-1010

DIVISION 16. C-2 COMMERCIAL DISTRICT-2

Sec. 98-662. Permitted uses.

The following uses shall be permitted in the C-2 commercial district-2, subject to compliance with any applicable conditions and all other provisions of this chapter:

Auto-~~repair garage~~ service center

Building material yard and construction office, town

~~Cleaning/laundry pickup station only~~

~~Dance hall~~

Fire station/EMS

Retail, large tenant (100,000 square feet or more), existing construction, subject to section 98-1010

Solar panel systems, subject to section 98-1002

Sec. 98-663. Specific uses.

The following uses shall be permitted in the C-2 commercial district-2 only upon approval of a specific use permit by the town council in accordance with the procedures and standards of section 90-186, specific use permits:

Alcoholic beverage establishment with production area greater than 6,000 square feet, subject to section 98-1009

CBD store, subject to section 98-1011

Retail, large tenant (100,000 square feet or more), new construction, subject to section 98-1010

DIVISION 17. I-1 INDUSTRIAL DISTRICT-1

Sec. 98-692. Permitted uses.

The following uses shall be permitted in the I-1 industrial district-1, subject to compliance with any applicable conditions and all other provisions of this chapter:

Auto ~~repair garage service center~~

Building material yard and construction office, town

Cleaning/laundry shop with pickup station ~~only~~

~~Dance hall~~

Fire station/EMS

Retail, large tenant (100,000 square feet or more), existing construction, subject to section 98-1010

Solar panel systems, subject to section 98-1002

Sec. 98-693. Specific uses.

The following uses shall be permitted in the I-1 industrial district-1 only upon approval of a specific use permit by the town council in accordance with the procedures and standards of section 90-186, specific use permits:

Retail, large tenant (100,000 square feet or more), new construction, subject to section 98-1010

Tire retreading or recapping

DIVISION 18. I-2 INDUSTRIAL DISTRICT-2

Sec. 98-722. Permitted uses.

The following uses shall be permitted in the I-2 industrial district-2, subject to compliance with any applicable conditions and all other provisions of this chapter:

Auto ~~repair garages~~ service center

Building material yard and construction office, town

Cleaning/laundry shop with pickup station ~~only~~

Fire station/EMS

Retail, large tenant (100,000 square feet or more), existing construction, subject to section 98-1010

Solar panel systems, subject to section 98-1002

Tire retreading or recapping

Sec. 98-723. Specific uses.

The following uses shall be permitted in the I-2 industrial district-2 only upon approval of a specific use permit by the town council in accordance with the procedures and standards of section 90-186, specific use permits:

Retail, large tenant (100,000 square feet or more), new construction, subject to section 98-1010

DIVISION 19. WR WATER RECREATION DISTRICT

Sec. 98-752. Permitted uses.

The following uses shall be permitted in the WR water recreation district, subject to compliance with any applicable conditions and all other provisions of this chapter:

Building material yard and construction office, town

Fire station/EMS

Model home/early release home, subject to section 98-1000

Parking lot, commercial

Sec. 98-753. Specific uses.

The following uses shall be permitted in the WR water recreation district only upon approval of a specific use permit by the town council in accordance with the procedures and standards of section 90-186, specific use permits:

Parking structure, commercial

DIVISION 20. REC RECREATIONAL DISTRICT

Sec. 98-782. Permitted uses.

The following uses shall be permitted in the REC recreational district, subject to compliance with any applicable conditions and all other provisions of this chapter:

Building material yard and construction office, town

Fire station/EMS

Parking lot, commercial

Solar panel systems, subject to section 98-1002

Sec. 98-783. Specific uses.

The following uses shall be permitted in the REC recreational district only upon approval of a specific use permit by the town council in accordance with the procedures and standards of section 90-186, specific use permits:

Parking structure, commercial

DIVISION 22. CC CAMPUS COMMERCIAL DISTRICT

Sec. 98-842. Permitted uses.

The following uses shall be permitted in the CC campus commercial district, subject to compliance with any applicable conditions and all other provisions of this chapter:

Building material yard and construction office

Cleaning/laundry pickup station only

Fire station/EMS

Retail, large tenant (100,000 square feet or more), existing construction, subject to section 98-1010

Retail, large tenant (between 25,000 and 49,999 square feet), existing construction, subject to section 98-1010

Retail, large tenant (between 50,000 and 74,999 square feet), existing construction, subject to section 98-1010

Retail, large tenant (between 75,000 and 99,999 square feet), existing construction, subject to section 98-1010

Solar panel systems, subject to section 98-1002

Sec. 98-843. Specific uses.

The following uses shall be permitted in the CC campus commercial district only upon approval of a specific use permit by the town council in accordance with the procedures and standards of section 90-186, specific use permits:

Retail, large tenant (100,000 square feet or more), new construction, subject to section 98-1010

Retail, large tenant (between 25,000 and 49,999 square feet), new construction, subject to section 98-1010

Retail, large tenant (between 50,000 and 74,999 square feet), new construction, subject to section 98-1010

Retail, large tenant (between 75,000 and 99,999 square feet), new construction, subject to section 98-1010

DIVISION 23. CI CAMPUS INDUSTRIAL DISTRICT

Sec. 98-872. Permitted uses.

The following uses shall be permitted in the CI campus industrial district, subject to compliance with any applicable conditions and all other provisions of this chapter:

Building material yard and construction office, town

Cleaning/laundry shop with pickup station-~~only~~

Fire station/EMS

Retail, large tenant (between 75,000 and 99,999 square feet), existing construction, subject to section 98-1010

Retail, large tenant (100,000 square feet or more), existing construction, subject to section 98-1010

Solar panel systems, subject to section 98-1002

Sec. 98-873. Specific uses.

The following uses shall be permitted in the CI campus industrial district only upon approval of a specific use permit by the town council in accordance with the procedures and standards of section 90-186, specific use permits:

Retail, large tenant (100,000 square feet or more), new construction, subject to section 98-1010

Retail, large tenant (between 75,000 and 99,999 square feet), new construction, subject to section 98-1010

DIVISION 25. MU MIXED USE DISTRICT

Sec. 98-905. Modifications.

(2) Tree removal.

- b. ~~Removal of protected or specimen trees. The removal of specimen or protected trees located within a lot or site do not require a tree removal permit, however; such trees shall not be removed from a lot or site prior to all of the conditions listed in this subsection being met. No protected or specimen trees may be removed from a lot or site prior to the approval of a development plan, site plan, plat or replat. In addition, a pre-construction meeting with appropriate town staff shall occur prior to the removal of any protected or specimen tree and/or the authorization of grading and construction activities to begin on the lot or site.~~

ARTICLE IV. SUPPLEMENTARY DISTRICT REGULATIONS.

DIVISION 2. USES.

Sec. 98-952. Use classification.

Use Type/Section	98-271	98-301	98-343	98-331	98-361	98-391	98-421	98-451	98-481	98-511	98-541	98-571	98-601	98-631	98-661	98-691	98-721	98-751	98-781	98-811	98-841	98-871	98-901
Residential Uses	A	SFE	SF-5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD

Solar panel systems (98-1002)	P	P	P	P	P	P	P													P		P	*
Accessory and Temporary Uses	A	SFE	SF-5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD
Accessory retail/service uses									P		P	P	P	P	P	P	P	P	P			P	*

Building material yard and construction office, town	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	*

Model home/early release home (98-1000)	P	P	P	P	P	P	P	P												P		P	*
Parking lot, commercial											P	P	P	P	P	P	P	P	P	P	P	P	*
Parking structure, commercial											S	S	S	P	P	P	P	P	P	S	S	P	*

Solar panel systems (98-1002)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	*

Educational, Institutional and	A	SFE	SF-5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD

<u>Residential Lots on Subdivision Plat</u>	<u>Total Model Homes Per Subdivision</u>
<u>Less than 10</u>	<u>None</u>
<u>11-50</u>	<u>2</u>
<u>51-100</u>	<u>4</u>
<u>More than 100</u>	<u>6</u>

(2) No model home or early release home may be constructed prior to the issuance of a building permit by the town.

(3) No building permit for a model home or early release home shall be issued until the subdivision has passed the Sewer Line Verification inspection. In subdivisions where there is no public sewer, the permit shall not be issued until the subdivision has passed the Finished Grade Verification inspection.

(4) No model home or early release home shall be sold until approval of a building final has been issued for the structure and a final acceptance of subdivision improvements is obtained from the town in accordance with the rules, regulations, and ordinances of the town.

(5) Prior to the issuance of a permit for a model home or early release home, the developer/owner shall file a hold harmless agreement with the town agreeing to fully release the town from all claims, suits, judgments, and demands against the town which have accrued or which may accrue, and to hold the town harmless from all claims, suits, judgments, and demands against the town, either severally or jointly, which have accrued or which may accrue as a result of the improvements, including sidewalks, streets, water and sewer lines, installation of electricity and other utilities, not having been fully inspected and improved by the town.

(6) The hold harmless agreement shall also indicate that the town shall assume no liability for the development or construction of the development or the improvements. The town only grants permission for the construction and showing of the model homes and in no way shall be held liable for the development of the subdivision or for any injury or damages which may result from the improvements, including those mentioned in subsection (5) of this section, not having been fully inspected and accepted by the town.

(7) A model home shall be subject to the following additional requirements.:

a. A model home is not intended to allow the full scope of real estate activities and shall be restricted to the sales and marketing of the model or products similar to the model.

b. The applicant/builder must own buildable lot(s) in the subdivision in order to apply for a model home permit.

c. No outside storage or other buildings are allowed on the lot with the model home.

d. The model home building permit application must include a site plan that shows the proposed location of the sales center, as well as all required parking, and pedestrian access.

e. Minimum parking requirements for a model home sales center are five (5) parking spaces, of which a minimum of one (1) shall be dedicated as accessible parking. An accessible concrete sidewalk is required to provide barrier-free access from the parking lot to the model home sales center.

f. All parking spaces shall be constructed of concrete, striped, and sized per Town specification and may be located onsite or on an immediately adjacent residential lot.

g. All signage must conform to Chapter 86.

h. Upon completion of all sales activity, a residential remodel permit will be required to convert the sales office, if located within a remodeled garage, back into a functioning garage, prior to sale of the model home.

~~Each builder shall be allowed a maximum of two model homes per subdivision, subject to the limitations set forth in subsection (2) of this section.~~

~~(2) — No more than six model homes shall be allowed in any one subdivision.~~

~~(3) — No model home may be constructed prior to the issuance of a building permit by the town.~~

~~(4) — No model home shall be sold until a final certificate of occupancy has been issued for the structure and a final acceptance of subdivision improvements is obtained from the town in accordance with the rules, regulations and ordinances of the town.~~

~~(5) — The developer/owner shall file a hold harmless agreement with the town agreeing to fully release the town from all claims, suits, judgments and demands against the town which have accrued or which may accrue, and to hold the town harmless from all claims, suits, judgments and demands against the town, either severally or jointly, which have accrued or which may accrue as a result of the improvements, including sidewalks, streets, water and sewer lines, installation of electricity and other utilities, not having been fully inspected and improved by the town.~~

~~(6) — The hold harmless agreement shall also indicate that the town shall assume no liability for the development or construction of the development or the improvements. The town only grants permission for the construction and showing of the model homes and in no way shall be held liable for the development of the development or for any injury or damages which may result from the improvements, including those mentioned in subsection (5) of this section, not having been fully inspected and accepted by the town.~~

Sec. 98-1002. Solar panel systems ~~for on-site residential use.~~

(a) General purpose and description. The purpose of these regulations is to accommodate solar panel systems ~~in appropriate single family neighborhood locations~~ while protecting the public's health, safety and welfare, and to provide a permitting process for solar panel systems to ensure compliance with the requirements and standards established in this section.

(c) General regulations. Solar panel systems shall be allowed on ~~single family~~all lots or tracts. The following general regulations shall apply to all solar panel systems.

Sec. 98-1008. – Smoking related business.

(b) Prior to the issuance of a certificate of occupancy permit, proof of required state licensure must be provided to the town.

Sec. 98-1011. – CBD Stores

(a) The location of a CBD store within 1,000 feet of any school is hereby prohibited. The measurement of distance between the place of business where such products are sold and the school shall be made:

(1) In a direct line from the property line of the school to the property line of the place of business, and in a direct line across intersections; or

(2) If the place of business is located on or above the fifth story of a multistory building, in a direct line from the property line of the school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which such devices are sold from.

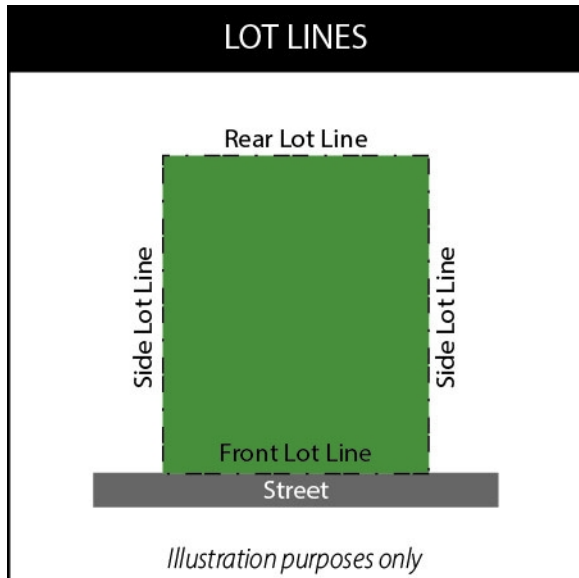
(b) Prior to the issuance of a certificate of occupancy permit, proof of required state licensure must be provided to the town.

Secs. 98-1012—98-1019. – Reserved.

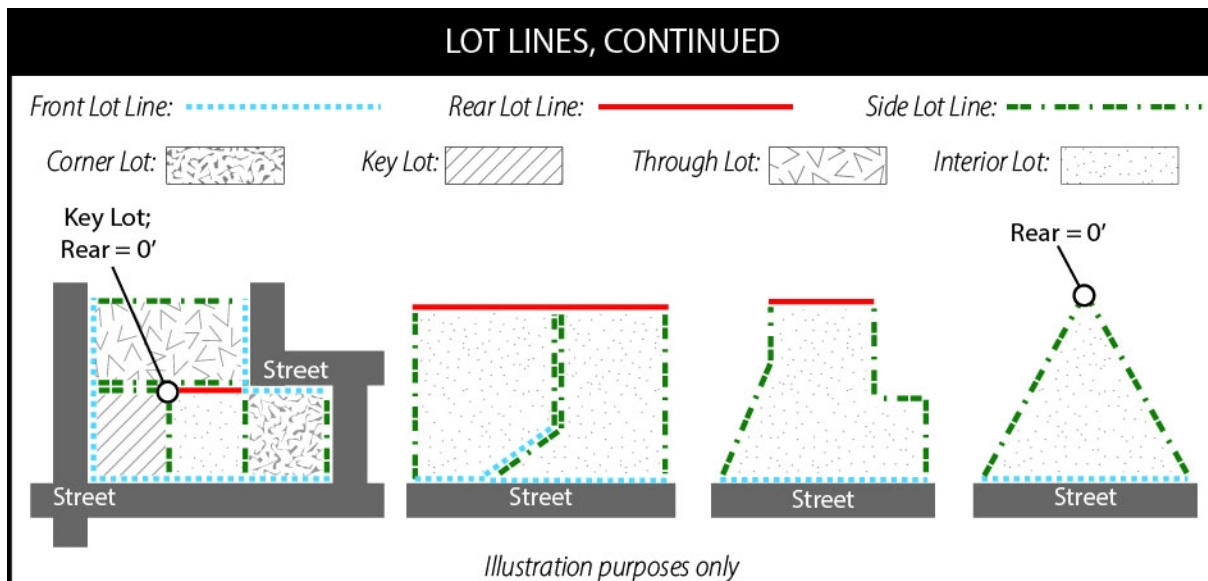
DIVISION 3. DIMENSIONAL REGULATIONS.

Sec. 98-1020. Illustrations.

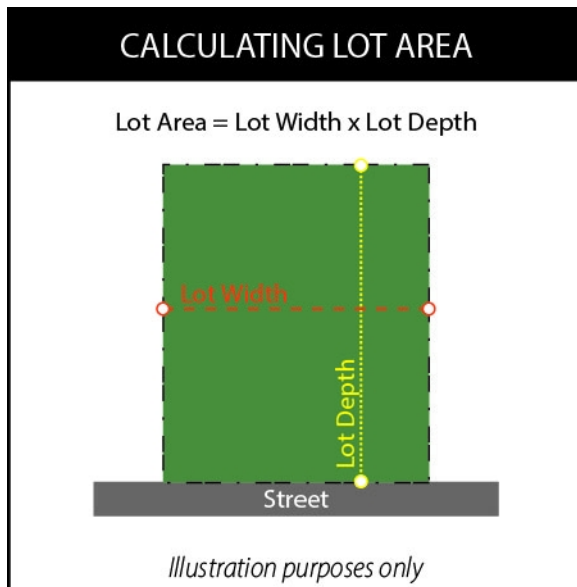
(a) Lot lines.



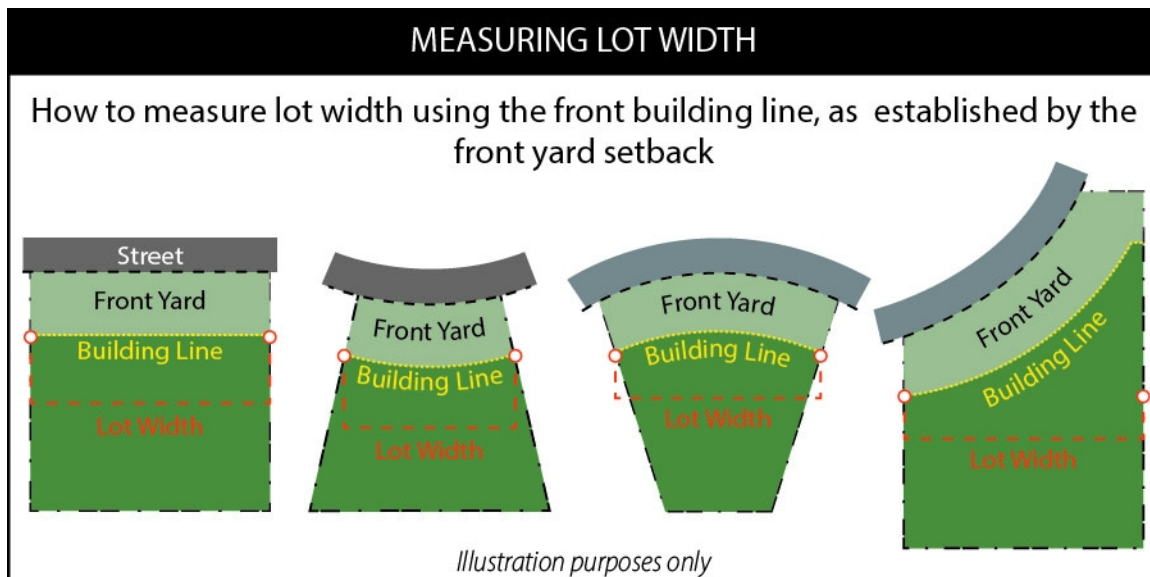
(b) Lot lines, continued.



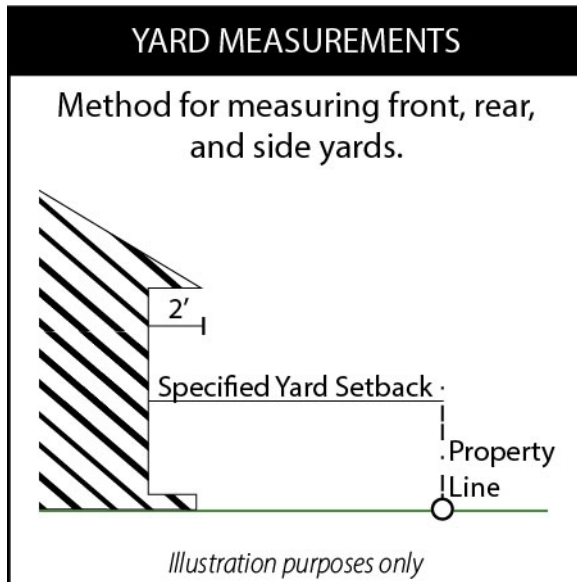
(c) Calculating lot area.



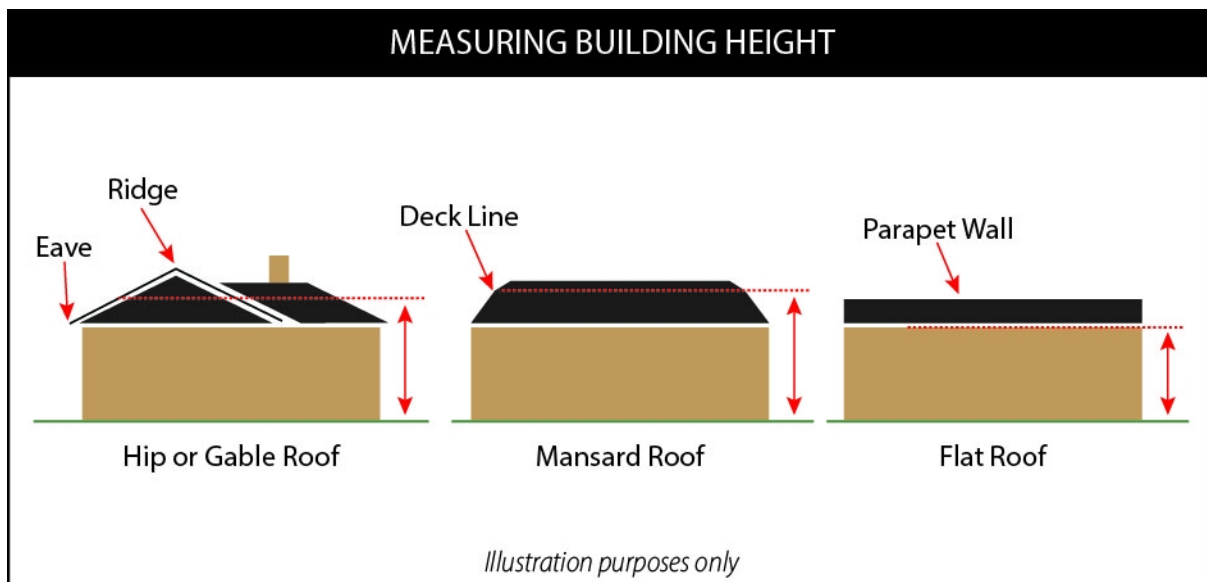
(d) Measuring lot width.



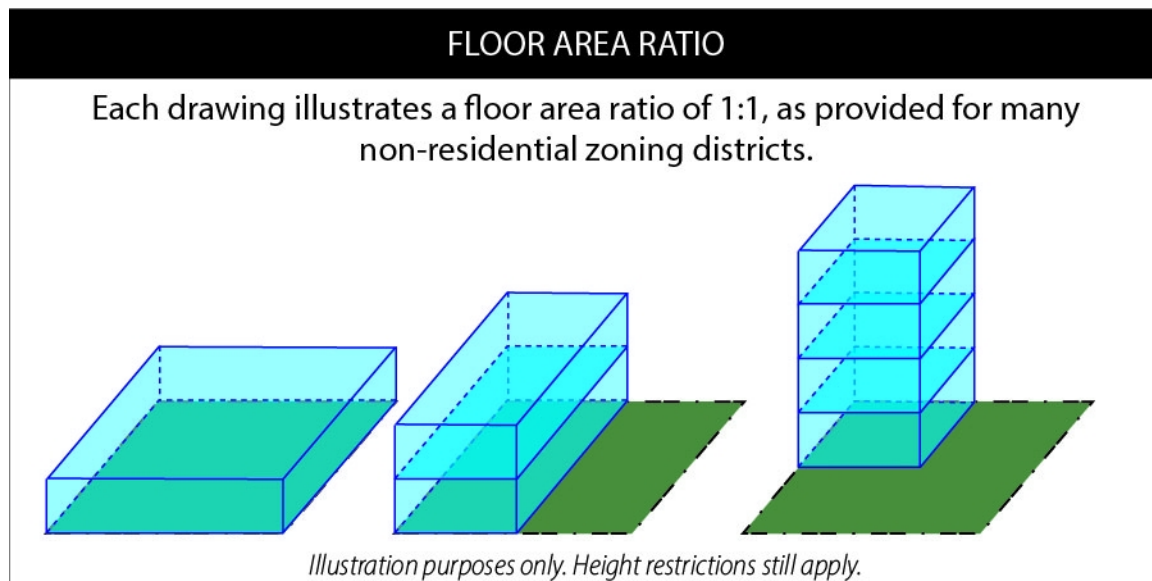
(e) Yard measurements.



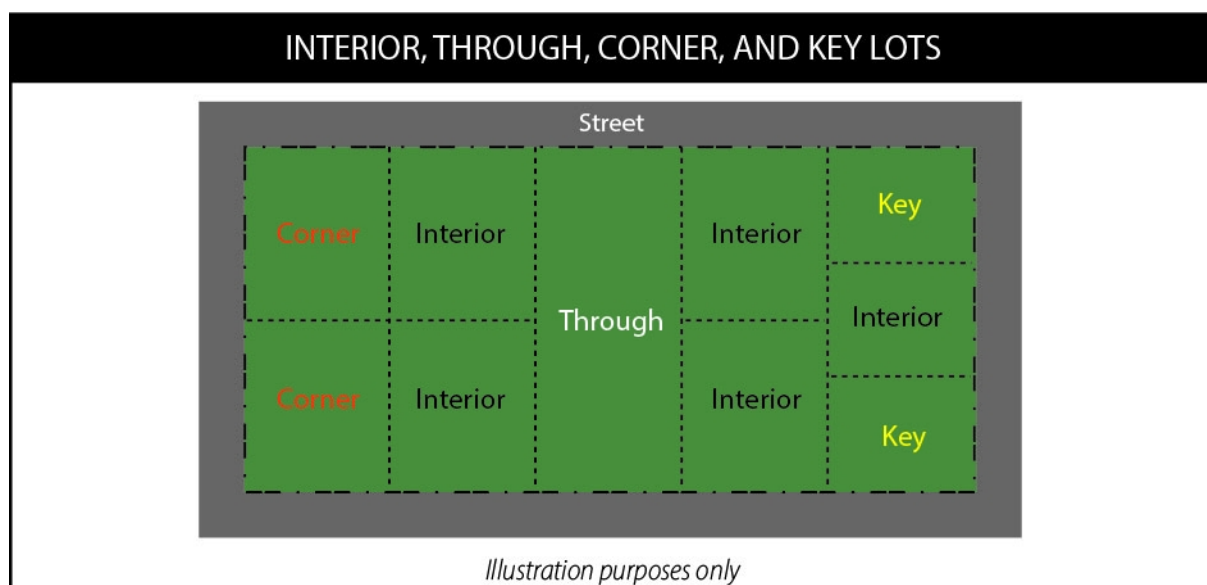
(f) Measuring building height.



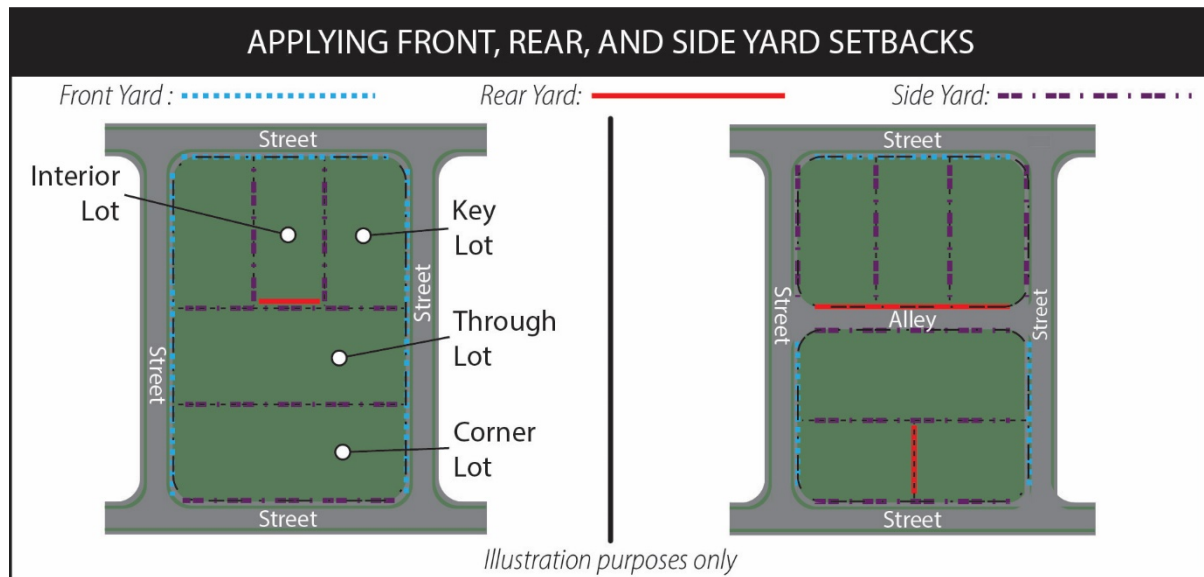
(g) Floor area ratio.



(a)(h) Interior, through, corner, and key lots.



(i) Apply front, rear, and side yard setbacks.



Sec. 98-1021. Schedule of residential dimensional regulations.

RESIDENTIAL DIMENSIONAL REGULATIONS

	Zoning District											
Development Standard	A	SF-E	SF-5	SF-30	SF-15	SF-10	SF-A	2F	MF	MH	WR	CBD
Single-family detached												*
Min. lot area (sq. ft.)	2AC	1AC	5,000	30,000	15,000	10,000	5,000	5,000	2,800	7,500	8,500	*
Min. lot width (ft.)	200	150	50	100	80	70	20	60	60	60	65	*
Min. front yard (ft.)	40	40	20	25	25	25	25	25	25	25	30	*
Min. side yard (ft.)	25	20	5	15	12	10	0	8	10+	10	8	*
Min. rear yard (ft.)	20	20	20	30	30	25	10	10	20+	10	20	*
Max. lot cover (percent)	25	25	55**	35	35	40	40	40	40	30	40	*
Min. area/unit (sq. ft.)	1,800	2,400	1,500	2,100	1,800	1,800	1,100	1,100	700		1,450	*
Max. height (stories/ft.)	3/35	3/35	3/35	3/35	3/35	3/35	3/35	3/35	3/35	2/25	3/35	*
Single-Family Attached												*
Min. lot area (sq. ft.)							5,000					*

	Zoning District											
Development Standard	A	SF-E	SF-5	SF-30	SF-15	SF-10	SF-A	2F	MF	MH	WR	CBD
Min. lot width (ft.)							20					*
Min. front yard (ft.)							25					*
Min. side yard (ft.)							0					*
Min. rear yard (ft.)							40					*
Max. lot cover (percent)							40					*
Min. area/unit (sq. ft.)							1,100					*
Max. height (stories/ft.)							3/35					*
Duplex												*
Min. lot area (sq. ft.)								5,000				*
Min. lot width (ft.)								60				*
Min. front yard (ft.)								25				*
Min. side yard (ft.)								8				*
Min. rear yard (ft.)								40				*
Max. lot cover (percent)								40				*
Min. area/unit (sq. ft.)								1,100				*
Max. height (stories/ft.)								3/35				*
Multifamily												*
Min. lot area (sq. ft.)									2,800			*
Min. lot width (ft.)									60			*
Min. front yard (ft.)									25			*
Min. side yard (ft.)									40			*
Min. rear yard (ft.)									40			*
Max. lot cover (percent)									40			*
Min. area/unit (sq. ft.)									700			*
Max. height (stories/ft.)									3/35			*

	Zoning District											
Development Standard	A	SF-E	SF-5	SF-30	SF-15	SF-10	SF-A	2F	MF	MH	WR	CBD
Mobile Home												*
Min. lot area (sq. ft.)										7,500		*
Min. lot width (ft.)										60		*
Min. front yard (ft.)										25		*
Min. side yard (ft.)										40		*
Min. rear yard (ft.)										20		*
Max. lot cover (percent)										30		*
Min. area/unit (sq. ft.)												*
Max. height (stories/ft.)										2/25		*

+ The minimum side and rear yard in the MF multifamily district for all uses shall be subject to section 98-485.

Sec. 98-1022. Schedule of nonresidential dimensional regulations.

NONRESIDENTIAL DIMENSIONAL REGULATIONS

	Residential Zoning District									
<i>Development Standard</i>	A	SF-E	SF-5	SF-30	SF-15	SF-10	SF-A	2F	MF	MH
Min. front yard (ft.)	40	40	20	35	35	30	25	25	25	25
Min. side yard (ft.)	25	20	5	15	12	10	8	8	8 <u>+</u>	
Min. Rear yard (ft.)	20	20	20	20	20	20	20	20	20 <u>+</u>	20
Max. lot cover (percent)	25	25	55**	35	35	40	40	40	40	30
Max. floor area ratio										
Max. height (stories/ft.)	<u>3/35</u>	<u>3/35</u>	3/35	<u>3/35</u>	<u>3/35</u>	<u>3/35</u>	<u>3/35</u>	<u>3/35</u>	<u>3/35</u>	<u>2/25</u>

+ The minimum side and rear yard in the MF multifamily district for all uses shall

be subject to section 98-485.

Sec. 98-1027. Minimum side yard setback.

(f) Residential compatibility standards. The location of buildings shall comply with Division 4, "Residential compatibility standards," contained within this Code.

Sec. 98-1028. Minimum rear yard setback.

(g) Residential compatibility standards. The location of buildings shall comply with Division 4, "Residential compatibility standards," contained within this Code.

DIVISION 6. OUTDOOR LIGHTING.

SUBDIVISION I. IN GENERAL.

Sec. 98-1101. Outdoor lighting.

(a) All outdoor lighting shall not produce a disability glare or a nuisance or create light intrusion as defined in section 74-3.

(b) Luminaires or lighting standards installed for the purpose of illuminating a private outdoor recreational activity shall be subject to the following standards:

(1) No building permit shall be issued for the installation of lighting standards for the purpose of illuminating private outdoor recreational activities until outdoor lighting plans have been submitted, as required in section 78-124(a), "Procedures," and have been approved by the town.

Exception. The plan design requirements in section 78-124(a)(3) and 78-124(a)(5) are not required to issue a building permit to illuminate a private sport court that is accessory to a single-family dwelling.

(2) Permanent or temporary luminaries [luminaires] or lighting standards installed for the purpose of illuminating private outdoor recreational activities shall:

i. Use full cutoff fixtures, as defined in section 74-3;

ii. Not exceed a height of 30 feet;

iii. Not be closer than 40 feet from a property line; and

iv. The maximum measurable foot-candle illumination in the horizontal plane shall not exceed 20 foot-candles.

(3) When permanent or temporary luminaires or lighting standards are installed for the purpose of illuminating private outdoor recreational activities and do not comply with subsection (b)(2), a waiver will be required, as set forth herein, prior to installation.

- i. A waiver as to the requirements set forth in subsection (b)(2) may be permitted by the town council after recommendation by the planning and zoning commission.
 - ii. A waiver is permissible as to the requirements set forth in subsection (b)(2) only where application by the property owner or their designee has been submitted to the town. Upon recommendation by the planning and zoning commission, the town council may grant a waiver if the town council determines that the permanent or temporary luminaires or lighting standards would not:
 - a. Create a nuisance as defined in section 74-3;
 - b. Create disability glare as defined in section 74-3;
 - c. Create a light intrusion as defined in section 74-3;
 - d. Be aesthetically inconsistent with the surrounding development, considering the following factors:
 - 1. The location of the permanent or temporary luminaire or lighting standard;
 - 2. The type of construction material used for the permanent or temporary luminaire or lighting standard;
 - 3. The location of the subject property; and
 - 4. The outdoor lighting used on adjacent or surrounding property.
 - iii. Any applicant requesting an outdoor lighting waiver shall place an informational sign on such lot or tract of land or property in accordance with section 78-152 of this Code.
 - iv. The procedures set forth in section 78-153 and section 78-154 of this Code must be followed before any action is taken on a request for an outdoor lighting waiver.
- (c) Architectural lighting of fences, signs, and structures in residential open space common areas shall be installed so that the axis of illumination is adjusted to minimize the amount of light escaping above, below, and to the side of the illuminated object.
- (d) Architectural lighting of landscaping in open space common areas shall be installed according to the following requirements:
- (1) Any lighting that is to be placed in the canopy of a tree shall be directed in a downward position to simulate natural light received by the area.
 - (2) The fixture shall be shielded so that all of the light is directed downward and shall not be directed toward neighboring properties, to reduce light intrusion.

(3) All proposed lighting that is to be placed in a tree shall be affixed to the trunk or branch through the use of an adjustable bracketing system that will allow for the continued growth of the tree.

(4) The mounting height of landscape lighting shall not exceed 25 feet.

(5) No lighting shall be bolted, nailed, or glued to the trunk or any appendages of the tree, and such unauthorized attachment will be treated as a violation of chapter 94, Vegetation, of the town's Code of Ordinances.

(e) Street lighting in agriculture and single-family estate zoned areas shall be installed as follows:

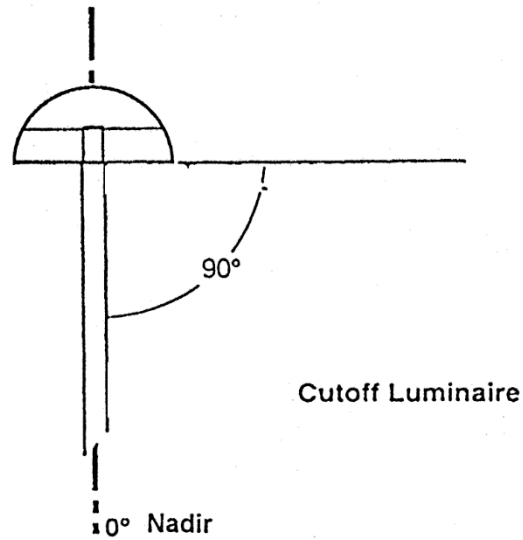
(1) Street lighting specifications shall be included in the approved construction plans for the development.

(2) Street lighting shall use full cutoff fixtures, as defined in section 74-3, and shall not exceed a height of 25 feet.

Sec. 98-1102. Illustrations.

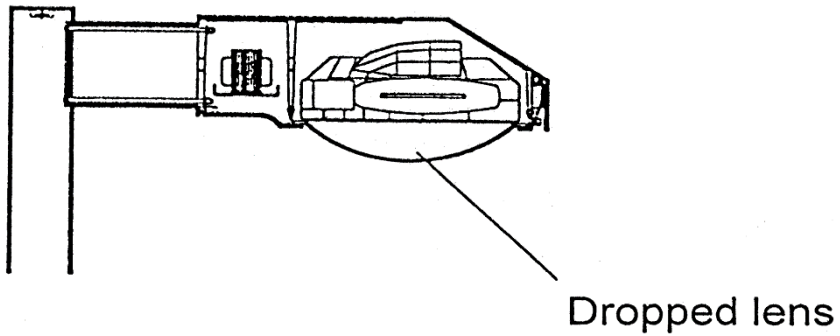
(a) Illustration of cutoff angle depicts nadir and required degree of cutoff.

ILLUSTRATION OF CUTOFF ANGLE
DEPICTS NADIR AND REQUIRED DEGREE OF CUTOFF



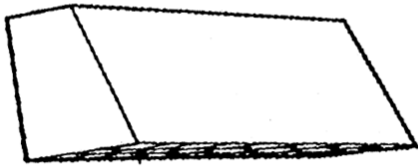
(b) Prohibited drop lens.

PROHIBITED DROP LENS

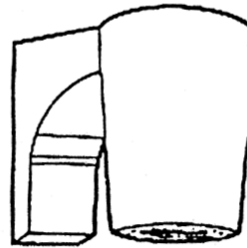


(c) Examples of permitted full cutoff fixtures.

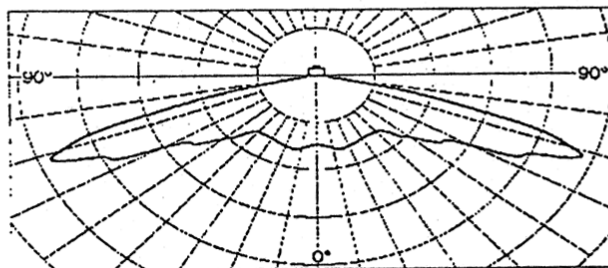
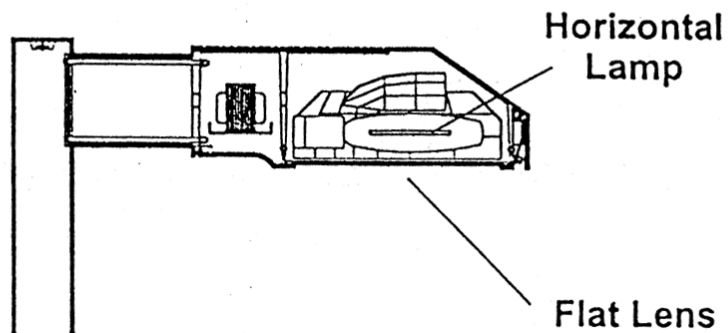
EXAMPLES OF PERMITTED FULL CUTOFF FIXTURES



Full Cut-off
Building Mounted Light



Building Mounted
Cutoff



Photometric Of A Full Cut-off Luminaire

(d) Recessed luminaire.

RECESSED LUMINAIRE



Secs. 98-110~~31~~—98-1120. Reserved.

SUBDIVISION II. NONRESIDENTIAL USES AND MULTIFAMILY USES.

Sec. 98-1125. Prohibited lighting.

The following lighting is prohibited. No owner or occupant of land shall permit any of the following conditions to exist:

(1) An unshielded light source, including bare bulbs, above 15 watts or 225 lumens, whichever is less, except for temporary seasonal lighting;

(9) Any lighting installed to illuminate an unimproved surface or private outdoor recreational activities that exceeds requirements set forth in subsection 82-27598-1101(b)(2) without an approved variance/waiver, as set forth in subsection 82-27598-1101(b)(3).

Sec. 98-1127. Building mounted lighting.

All building mounted luminaires exceeding 15 watts or 225 lumens, whichever is less, shall be directed down with a full cutoff fixture.

Sec. 98-1131. Spacing

(a) In parking areas containing zero to 150 parking spaces, excluding those spaces internal to an enclosed parking garage, minimum spacing of lighting pole standards shall be no less than two times the height of the standard.

(b) In parking areas containing 151 or more parking spaces, excluding those spaces internal to an enclosed parking garage, minimum spacing of lighting pole standards shall be no less than four times the height of the light standard, a ratio of 4 to 1.

Sec. 98-1134. VarianceWaiver.

(a) A variance-waiver as to the height restriction may be permitted by the town council for the replacement of luminaries installed prior to the adoption of the ordinance from which this subdivision is derived if such luminaires are damaged, destroyed, or otherwise become inoperable.

(b) A variance-waiver is permissible for such replacement luminaries only in those situations where more than one luminaire existed prior to the adoption of the ordinance from which this subdivision is derived. The town council may grant a variancewaiver, upon application by the property owner or his designee, if the town council determines that the replacement of a damaged, destroyed, or otherwise inoperable luminaire with a luminaire conforming to the height requirement set forth in this subdivision would:

DIVISION 7. FENCES AND WALLS.

Sec. 98-1142. Fence height and visibility.

(d) Fences and walls shall be erected in accordance with the requirements of section 82-161 of this Code, corner-clear visibility standards.

(e) No fence or wall within the established front yard for key lots shall exceed four feet in height above the adjacent grade. Fences constructed within the additional required front yard shall not exceed eight feet in height, but must be setback a minimum of ten feet from the property line. Fences constructed within the first ten feet of the additional required front yard shall not exceed four feet in height.

(f) Notice required. Upon the filing of an application to amend the zoning on a lot, tract of land, or property, and before second round project review comments are provided to the applicant, the owner/developer/application must send notices by certified mail to adjacent residential property owners under the following circumstances:

i. Newly proposed residential development containing 4 or more buildable lots, and

ii. Proposes to construct new fencing along shared property lines with existing residential property owners.

Notices must contain details regarding any proposed new fencing, including location, height, materials, and the applicant/developer's contact information. Such notices shall be sent using forms prepared by the town.

(gf) Exception. Town council may grant an exception for maximum fence height or fencing materials for individual lots in situations where a new subdivision perimeter

fence caused compatibility concerns with an existing residential fence due to topography and/or location.

Sec. 98-1143. Perimeter and open space walls and fences.

(a) Generally. The following standards shall apply to development not contained within the Cross Timbers Conservation Development District (CTCDD).

- (2) Fences constructed adjacent and parallel to dedicated park, trail, or open space areas shall consist of wrought-iron or tubular steel. Such fences shall be a minimum of four feet in height and shall be of consistent color throughout a development. Vertical or horizontal spacing of members of wrought-iron or tubular steel fencing shall not allow passage of a four-inch sphere. Parallel privacy screening of masonry construction, not exceeding 50 percent of the lot width, shall be allowed between the wrought-iron or tubular steel fencing and parallel foundation lines on abutting lots. Approved plantings from section 82-2767, screening plant selection list, shall be placed three feet on center along the entire length of that side of the masonry screening facing the wrought-iron or tubular steel fencing. Such masonry screening shall be located a minimum distance of ten feet from the wrought-iron or tubular steel fencing. Fences of wood shall not be allowed between such perimeter fencing and parallel foundation lines on adjacent or contiguous lots.

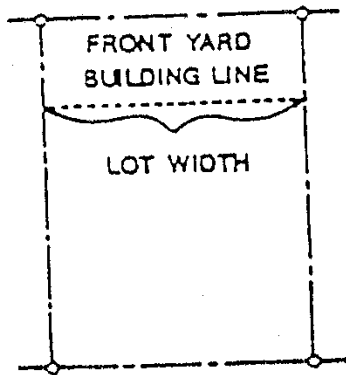
- (i) In the event a trail is located within a landscape buffer adjacent or parallel to an arterial or collector street, the subdivision perimeter fencing must comply with subsection (a), above, or otherwise required.

ARTICLE V. OBSOLETE ZONING REGULATIONS.

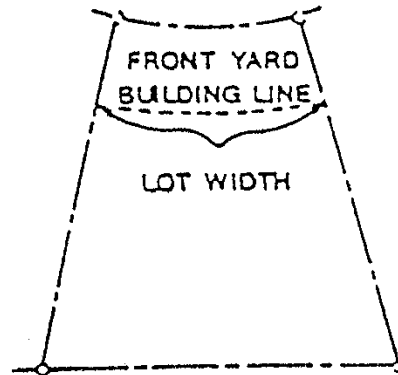
Sec. 98-1207. Obsolete planned development standards.

(j) Maximum height. The maximum height of buildings and structures in the PD planned development district shall be three stories or 35 feet for all uses, subject to section 98-1031.

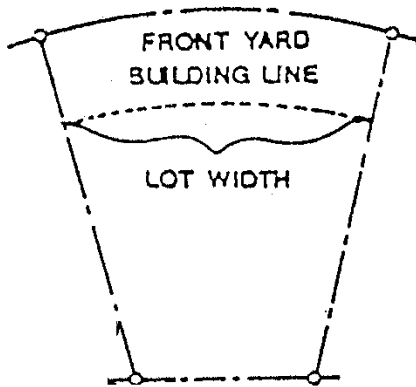
§ 8.00 Illustrations
§ 8.01 Lot Width



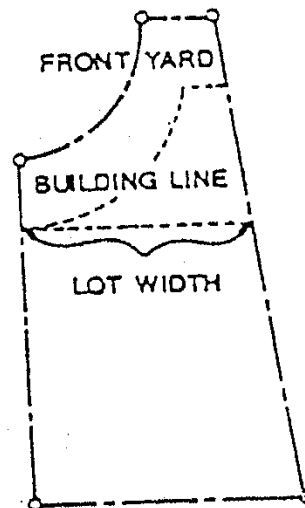
(A)



(B)

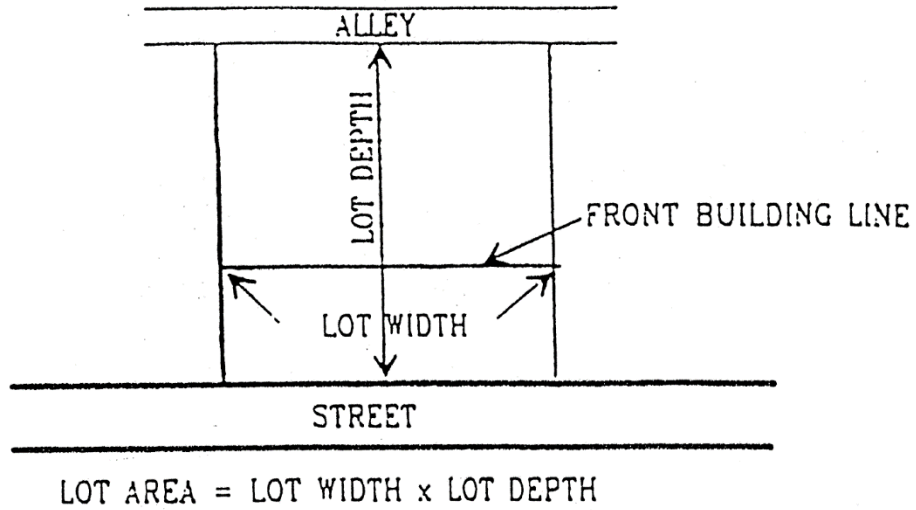


(C)

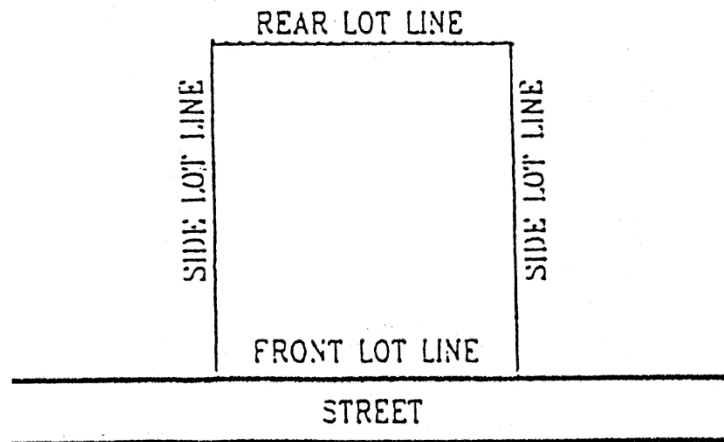


(D)

§ 8.02 Lot Dimensions

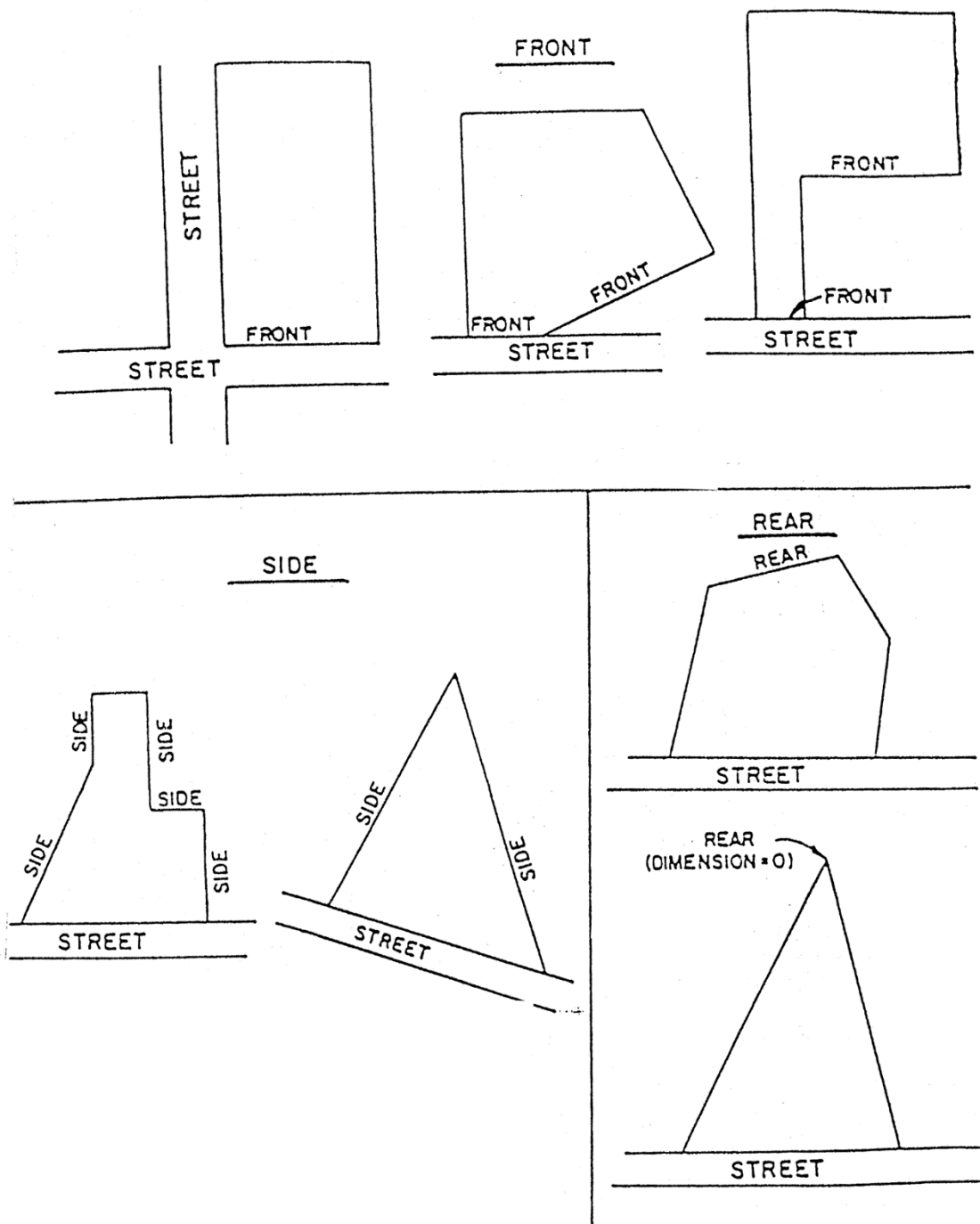


§ 8.03 Lot Lines



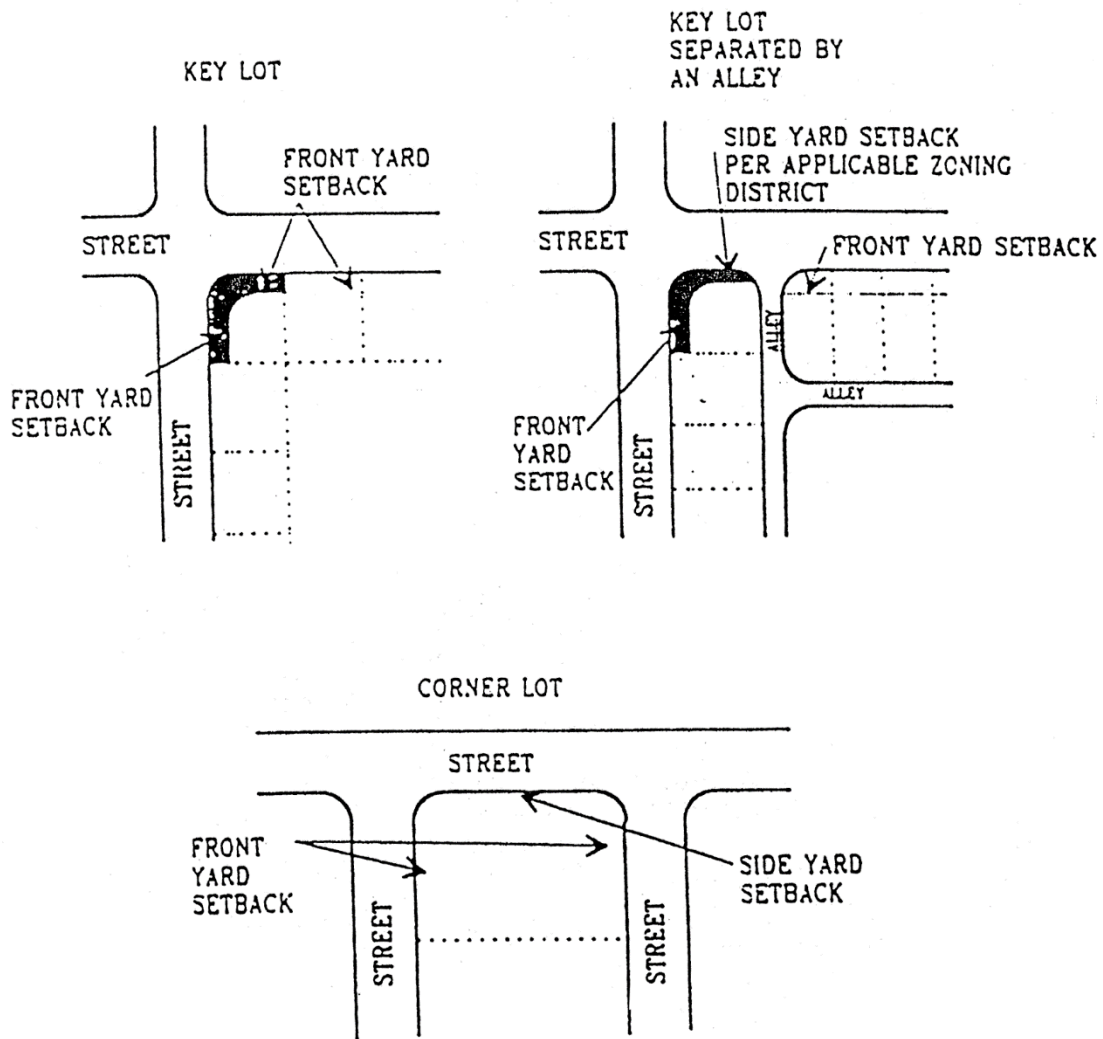
~~8.02 Lot Dimensions, 8.03 Lot Lines~~

§ 8.03 Lot Lines (continued)



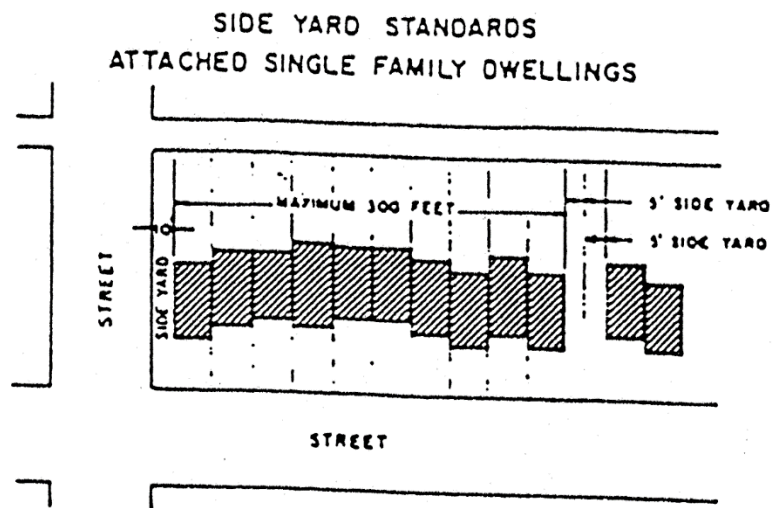
~~8.03 Lot Lines (continued)~~

§ 8.04 Front Yard / Corner Lot

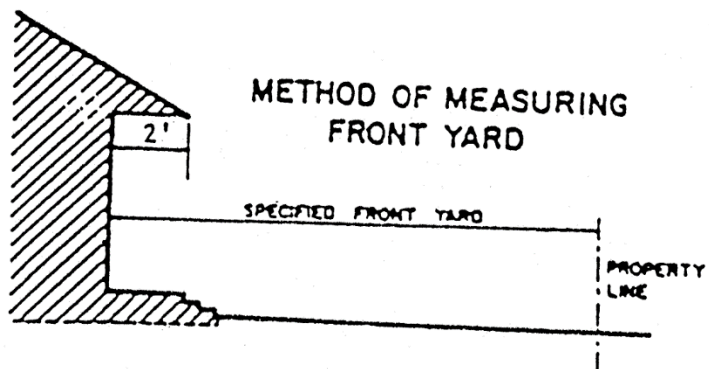


~~8.04 Front Yard/Corner Lot~~

§ 8.05

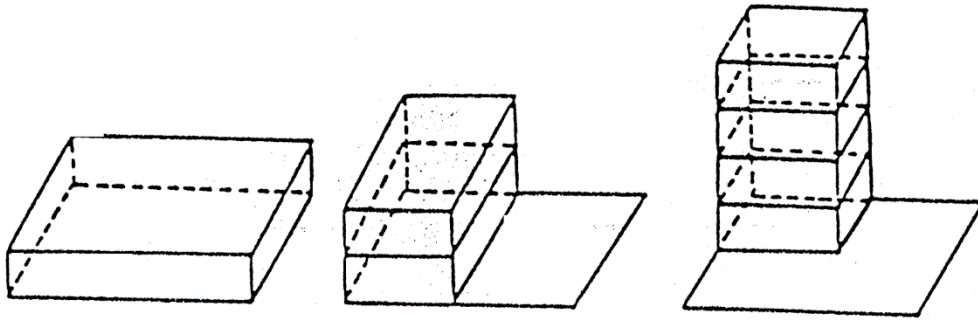


§ 8.06



-8.05 and 8.06

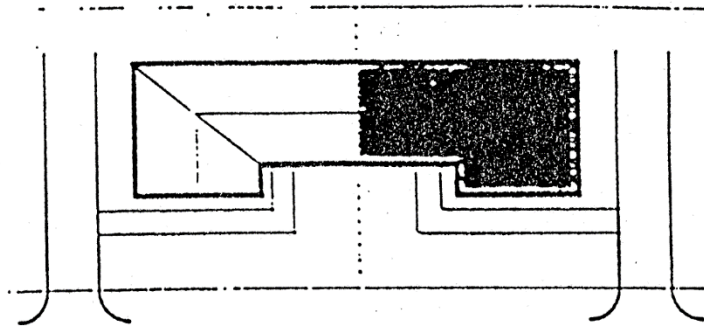
§ 8.09 Floor Area Ratio



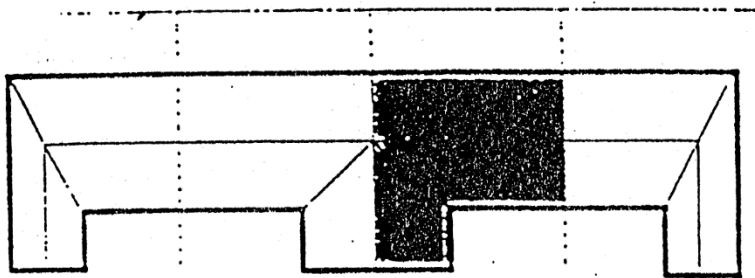
EACH DRAWING ILLUSTRATES FLOOR AREA RATIO OF 1:1

8.07 Adjacent Public Street

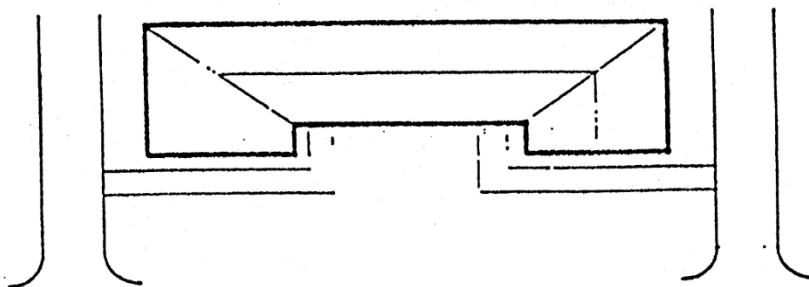
§ 8.08 Attached Dwelling Units Distinguished



TYPICAL SINGLE - FAMILY ATTACHED DWELLING



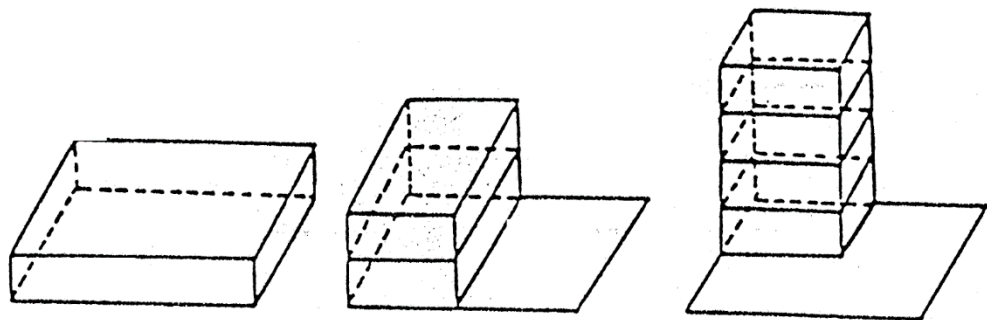
TYPICAL SINGLE - FAMILY TOWNHOUSE DWELLING



TYPICAL DUPLEX DWELLING

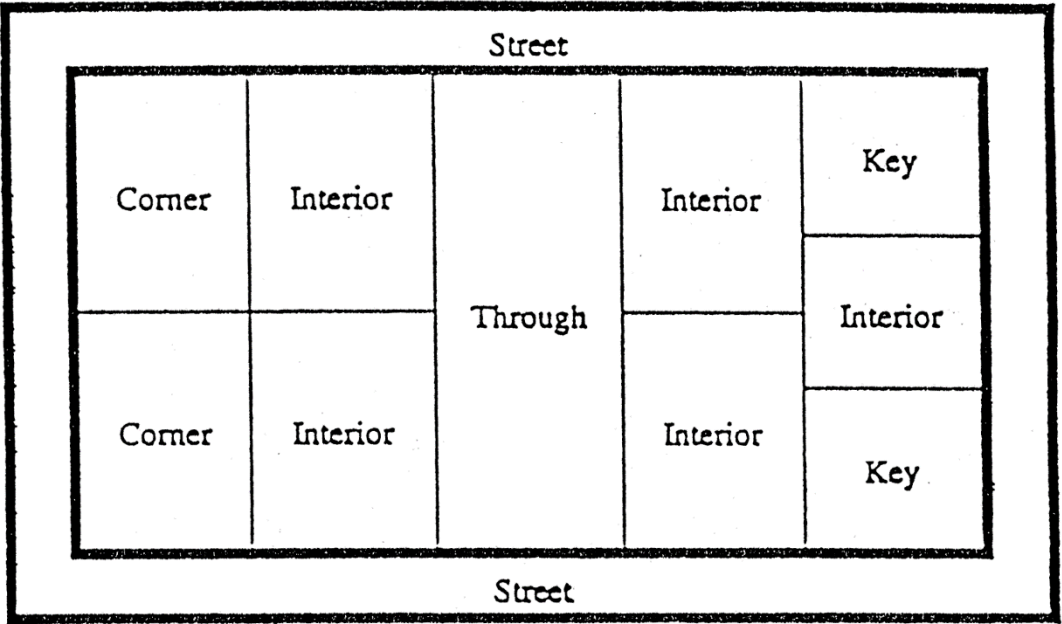
8.08 Attached Dwelling Units Distinguished

§ 8.09 Floor Area Ratio

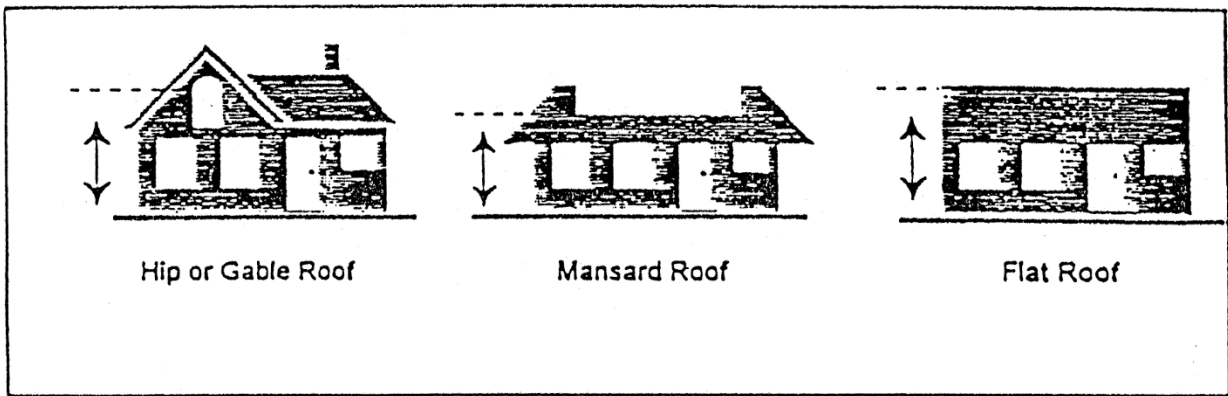


EACH DRAWING ILLUSTRATES FLOOR AREA RATIO OF 1:1

8.09 Floor Area Ratio



Street

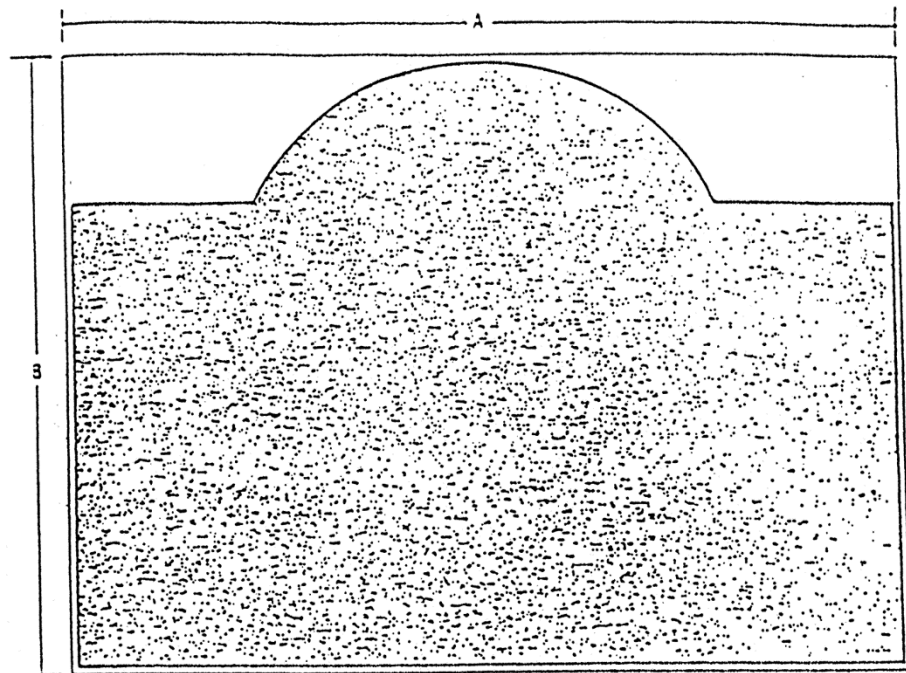


Measuring Building Height

~~Measuring Building Height~~

~~Illustration 8.11.1~~

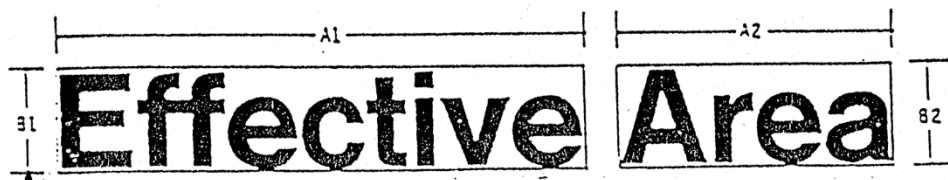
§ 8.11



MONUMENT SIGN

Typical sign face
enclosed by a rectangle
determining effective area.

$$A \times B = \text{effective area}$$



ATTACHED SIGN

Individual words enclosed
by rectangles determining
effective area.

$$(A1 \times B1) + (A2 \times B2) = \text{effective area}$$

~~Illustration 8.11.1~~

~~Illustration 8.11.2~~

Americana Bold

ABCDEFGHIJKLMN

OPQRSTUVWXYZ

abcdefghijklmn

opqrstuvwxyz

1234567890

Bembo Semi-Bold

ABCDEFGHIJKLMN

OPQRSTUVWXYZ

abcdefghijklmn

opqrstuvwxyz

1234567890

Illustration 8.11.2

Bodoni

ABCDEFGHIJKLMN

OPQRSTUVWXYZ

abcdefghijklmn

opqrstuvwxyz

1234567890

COPPERPLATE 30BC

ABCDEFGHIJKLMN

OPQRSTUVWXYZ

ABCDEFGHIJKLMN

OPQRSTUVWXYZ

1234567890

Illustration 8.14.1

ILLUSTRATION OF CUTOFF ANGLE
DEPICTS NADIR AND REQUIRED DEGREE OF CUTOFF

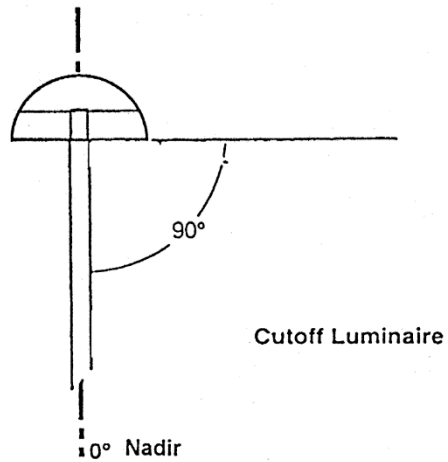


Illustration 8.14.2 Illustration 8.14.2

PROHIBITED DROP LENS

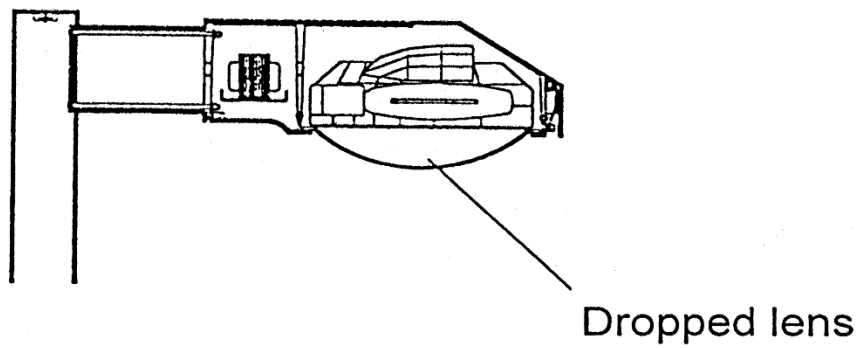
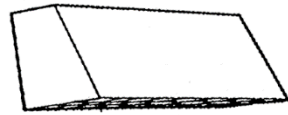
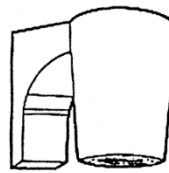


Illustration 8.14.2

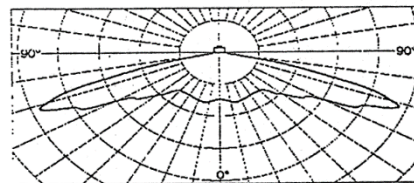
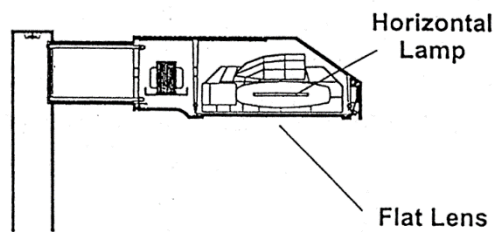
EXAMPLES OF PERMITTED FULL CUTOFF FIXTURES



Full Cut-off
Building Mounted Light



Building Mounted
Cutoff



Photometric Of A Full Cut-off Luminaire

Illustration 8.14.3 98-1207-18

RECESSED LUMINAIRE

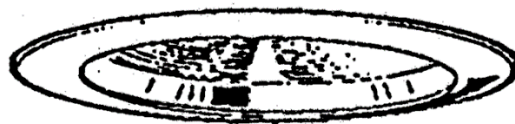


Illustration 8.14.4 98-1207-19

APPENDIX A FEE SCHEDULE

Chapter 82. Development Standards.	
Code Section Number	Description
82-31	Site plan <u>or Subdivision Site Plan</u> required:
<u>82-27598-1101</u>	Outdoor Lighting Waiver

(1) *Site plan fees:*

- a. All except multi-family: \$2,115.00 + \$210.00 per additional building + property owner notice fees (PON), if applicable, of \$2.50 per PON.*
- b. Multi-family: \$2,455.00 + \$105.00 per additional building + property owner notice fees, if applicable, of \$2.50 per PON.*

* There are property owner notification requirements for site plans with certain exceptions. Please contact planning services for further explanation.

(2) Subdivision site plan fees:

	<u>Subdivision Site Plan type:</u>	<u>Fee:</u>
(1)	<u>Single Family Residential (1—4 lots)</u>	<u>\$300.00</u>
(2)	<u>Single Family Residential (0—50 acres)</u>	<u>\$1,140.00 + \$10.00/acre</u>
(3)	<u>Single Family Residential (50+ acres)</u>	<u>\$1,735.00 + \$10.00/acre over 50</u>
(4)	<u>Multi-Family and Non-Residential</u>	<u>\$1,535.00</u>

(1) *Platting fees:*

- a. Development plans:

1. All types: \$300.00.

	<u>Development plan type:</u>	<u>Fee:</u>
(1)	<u>Single Family Residential (0—50 acres)</u>	<u>\$1,285.00 + \$10.00/acre</u>
(2)	<u>Single Family Residential (50+ acres)</u>	<u>\$1,805.00 + \$10.00/acre over 50</u>
(3)	<u>Multi-Family and Non-Residential</u>	<u>\$1,680.00</u>

- b. Record plats:

	<u>Record plat type:</u>	<u>Fee:</u>
(1)	<u>Single Family Residential (0—50 acres)</u>	<u>\$1,140.00 <u>\$300.00</u> + \$10.00/acre</u>

(2)	Single Family Residential (50+ acres)	\$ 1,735.00 <u>300.00</u> + \$10.00/acre over 50
(3)	Multi-Family and Non-Residential	\$ 1,535.00 <u>300.00</u>

c. Replats:

1. All types: \$~~400~~300.00 + property owner notice (PON) fees, if applicable, of \$2.50 per PON.*

*Residential replats are subject to property owner notification requirements. Please contact planning services for further explanation.
