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SOAH DOCKET NO. 473-23-21357
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APPLICATION OF TEXAS-NEW MEXICO POWER COMPANY TO AMEND ITS CERTIFICATE OF CONVENIENCE AND NECESSITY FOR THE PILOT POINT 138-KV TRANSMISSION LINE PROJECT IN COLLIN, GRAYSON, AND DENTON COUNTIES	**§**	**BEFORE THE STATE OFFICE OF ADMINISTRATIVE HEARINGS**

DIRECT TESTIMONY OF OCIE L. VEST

ON BEHALF OF RCI PILOT POINT, L.P.

JULY 28, 2023

DIRECT TESTIMONY OF OCIE L. VEST ON BEHALF OF

INTERVENOR RCI PILOT POINT, L.P.

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ATTACHMENTS

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Attachment OV-2	Grayson County Lake Ray Roberts Planning & Zoning Commission, November 9, 2021 Agenda, Item No. 6
Attachment OV-3	City of Pilot Point, Texas Development Services, "Vibrant, Prosperous, and Growing Pilot Point," January 2023 Update

I. INTRODUCTION AND BACKGROUND

Q. Please state your name and occupation.

A. My name is Ocie L. Vest, and I am currently employed as a managing partner at Southridge Park, LLC where I manage a development consulting business.

Q. Please briefly describe your professional background.

A. I have a civil engineering degree from the University of Texas Arlington, and I am a registered engineer in several states. I have been involved in the acquisition, design, permitting, and construction of many master-planned communities across the nation over my 35+ year career.

Q. What is your association with RCI Pilot Point, L.P. (RCI Pilot Point)?

A. I am a consultant to RCI Pilot Point.

Q. Have you ever testified before the Public Utility Commission of Texas (Commission)?

A. No. This is the first direct testimony I have provided.

II. PURPOSE AND SCOPE

Q. On whose behalf are you testifying in this proceeding?

A. I am testifying on behalf of intervenor RCI Pilot Point, L.P.

Q. What is the purpose and scope of your testimony?

A. This testimony responds to the application filed by Texas-New Mexico Power Company (TNMP) to amend its certificate of convenience and necessity (CCN) to construct and operate a 138-kilovolt (kV) transmission line and associated substation in Collin, Grayson, and Denton counties in a study area that includes tracts of land owned by RCI Pilot Point. My testimony describes RCI Pilot Point and explains the

potential impact of various proposed transmission line segments on RCI Pilot Point and the community at large.

III. RCI PILOT POINT

Q. Please describe RCI Pilot Point.

A. RCI Pilot Point is a developer who owns approximately 926 acres located at US 377 and Berend Road in Grayson and Denton County in the study area.[1] RCI Pilot Point has a pending agreement with the City of Pilot Point, Texas to develop a new master planned community, The Villages at Pecan Creek.[2] The purpose of the master planned community is to provide a diverse mix of land uses that together create a complete and sustainable living environment, including residential homes (nine parcels zoned for single family residential use with 4,060 lots), educational facilities (two proposed elementary school sites subject to approval by the Pilot Point Independent School District), shopping, restaurants, civic, emergency services, and recreational amenities, both natural and manmade.[3] The Villages at Pecan Creek has been approved for planned development zoning by the Grayson County Lake Ray Roberts Planning & Zoning Commission.[4] The Villages at Pecan Creek will be annexed into the City as it develops.[5] RCI Pilot Point proposes that the City of Pilot Point, Texas create a Public

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[1] *See* Attachment OV-1—Rockhill 926 Acre Tract, Grayson County, Texas, Initial Phase(s) Concept Plan and Land Use Bubble Plan.

[2] RCI Pilot Point, L.P. is in the final stage of executing an agreement with the City of Pilot Point, Texas for a Public Improvement District with a Tax Increment Reinvestment Zone and for the development of 926 acres.

[3] *See* Attachment OV-1; and Attachment OV-2—Grayson County Lake Ray Roberts Planning & Zoning Commission, November 9, 2021 Agenda, Item No. 6.

[4] *See* Attachment OV-2.

[5] *See* Attachment OV-3—City of Pilot Point, Texas Development Services, "Vibrant, Prosperous, and Growing Pilot Point," January 2023 Update at 19.

Improvement District (PID) and a Tax Increment Reinvestment Zone (TIRZ) which encompass the property and will be developed in phases. RCI Pilot Point is also pursuing the creation of a Municipal Utility District (MUD) that will remain dormant unless the City fails to issue PID bonds for the Villages at Pecan Creek.[6]

Q. When did RCI Pilot Point begin working on the development of this property?

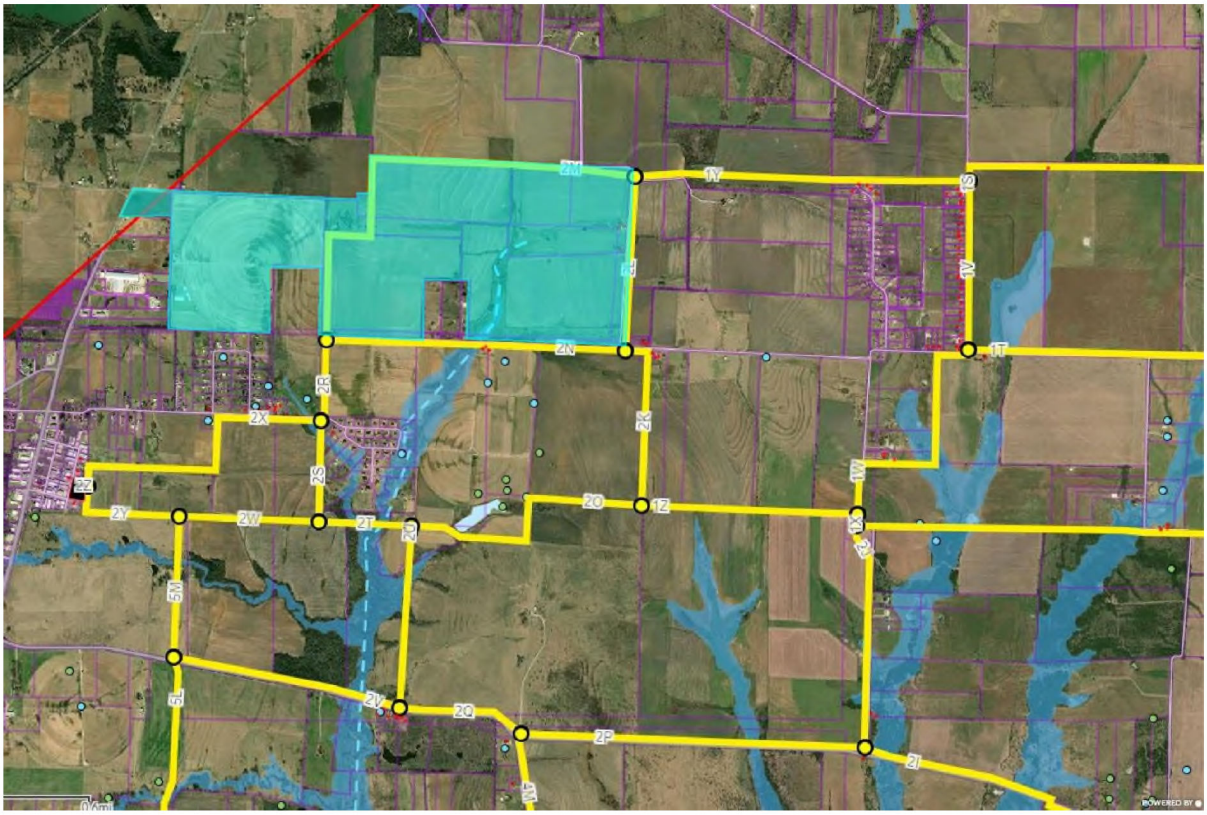
A. RCI Pilot Point has been working on the development of the Villages of Pecan Creek since 2021. It has created a development site layout and has also started construction plans for the infrastructure improvements required to serve the site. RCI Pilot Point has undertaken significant investment in the amount of $1,500,000.00 at this point for the development of the Villages of Pecan Creek.

Q. Approximately where is the land owned by RCI Pilot Point located within the study area?

A. The land owned by RCI Pilot Point is located in the northwestern most portion of the study area. It is partially bordered on the north by Segment 2M, on the east by Segment 2L, and partially on the south by Segment 2N. Additionally, on the eastern side Segment 2M runs through the center of the property owned by RCI Pilot Point where it intersects with Segments 2R and 2N. The land owned by RCI Pilot Point is shown in **Figure 1** below.

[6] *See* Attachment OV-3.

Figure 1: Portion of Routing Map Showing RCI Pilot Point's Property



IV. ROUTING IMPACTS AND SEGMENTS OPPOSED

Q. What types of concerns do you have with regard to the transmission line segments proposed by TNMP?

A. My routing concerns, on behalf of RCI Pilot Point, are primarily related to burdens on the Villages at Pecan Creek subdivision and its future residents and the incompatibility of the transmission line in close proximity to the residents in this densely populated planned community.

Q. Which proposed segments and routes do you oppose?

A. On behalf of RCI Pilot Point and the future residents of the Villages at Pecan Creek, I oppose Segments 2L, 2M, 2N, and any routes that incorporate any of those segments because they will impair the residents' use and enjoyment of their homes and the

educational, retail, and recreational areas within the subdivision, degrade the natural beauty of the community and the common areas, and be incompatible with the zoning plan for the approved Villages at Pecan Creek subdivision. Therefore, of the alternative proposed routes, RCI Pilot Point opposes Routes 26, 34, 55, 57, 74, 259, 289, 328, 364, 404, and 413 because those routes utilize one or more of the opposed segments.

Q. Why do you strongly oppose Segments 2L, 2M, and 2N?

A. Segments 2L, 2M, and 2N are proposed to be sited along the borders of the Villages at Pecan Creek subdivision. In addition, Segment 2M runs through the middle of the Villages at Pecan Creek subdivision. The unavoidable and unsightly view of the transmission facilities is inconsistent with the residential, farmland, and tree-covered character of the subdivision and would diminish the welcoming first impression of the community.

Segment 2L would run parallel along the approximately 0.80-mile eastern boundary of the land owned by RCI Pilot Point and would cross a tributary. Segment 2M would run parallel along an approximately 1.22-mile section of the northern boundary of the land owned by RCI Pilot Point, and crossed Pecan Creek. From there, Segment 2M would proceed to run through an approximately 1.04-mile section of the middle of the land owned by RCI Pilot Point. The approved zoning for this property would be incompatible with the presence of the proposed transmission line. The presence of large steel pole structures along the borders and through the middle of the Villages at Pecan Creek subdivision is inconsistent with the planned use of the land. The residential lot owners would be saddled with the unavoidable view of the project's facilities. As stated above, the construction of a transmission line is incompatible with

current and projected land uses and contravenes the residential community values in the area.

Q. Are there other considerations concerning the routing of the proposed transmission line that should be considered?

A. Yes, while the development of the Villages at Pecan Creek subdivision is not yet complete, there would be 4,060 residential homes, two elementary schools, and numerous shops, restaurants, and civic, emergency, and recreational amenities in the nearby vicinity of Routes 26, 34, 55, 57, 74, 259, 289, 328, 364, 404, and 413.

Q. What information do you have with regard to the cost estimates in the routing study?

A. To the extent the routing study includes right-of-way cost calculations for property in the study area to be equal, that study would not be consistent with the cost of the right-of-way that would be associated with Segments 2L, 2M, or 2N. I am familiar with the property cost in the area, and the property about which I am testifying would have a more expensive right-of-way cost because of the zoning changes and the residential lot size of the property. Accordingly, the cost of any routes associated with these segments is likely understated.

V. RCI PILOT POINT ROUTING PREFERENCES

Q. Which proposed route does RCI Pilot Point support?

A. RCI Pilot Point opposes any of the proposed routes that include Segments 2L, 2M, 2N, for the reasons stated here in my testimony. RCI Pilot Point does not oppose Route 11, which is the route TNMP has identified as the route that best addresses the requirements

of the Public Utility Regulatory Act and the Commission's rules.[7] There are also a number of other routes proposed by TNMP, which are not opposed by RCI Pilot Point.

VI. CONCLUSION

Q. In summary, what recommendation do you make to the Commission?

A. On behalf of RCI Pilot Point, I request that the Commission select Route 11 as the route for TNMP's transmission line project. I further request that the Commission reject any route that uses Segments 2L, 2M, and 2N because the construction of those segments will negatively impact the development of land owned by RCI Pilot Point.

Q. Does this conclude your direct testimony?

A. Yes, and thank you very much for the opportunity to testify in this matter.

[7] *See* Application of Texas-New Mexico Power Company to Amend its Certificate of Convenience and Necessity for the Pilot Point 138-kV Transmission Line Project in Collin, Grayson, and Denton Counties at Attachment 7—Routing Memorandum at 2 (Jun. 9, 2023); *see also* Direct Testimony of Michael O'Brien at 14–17 (Jul. 3, 2023).

ATTACHMENT OV-1

Rockhill 926 Acre Tract, Grayson County, Texas, Initial Phase(s) Concept Plan and Land Use Bubble Plan

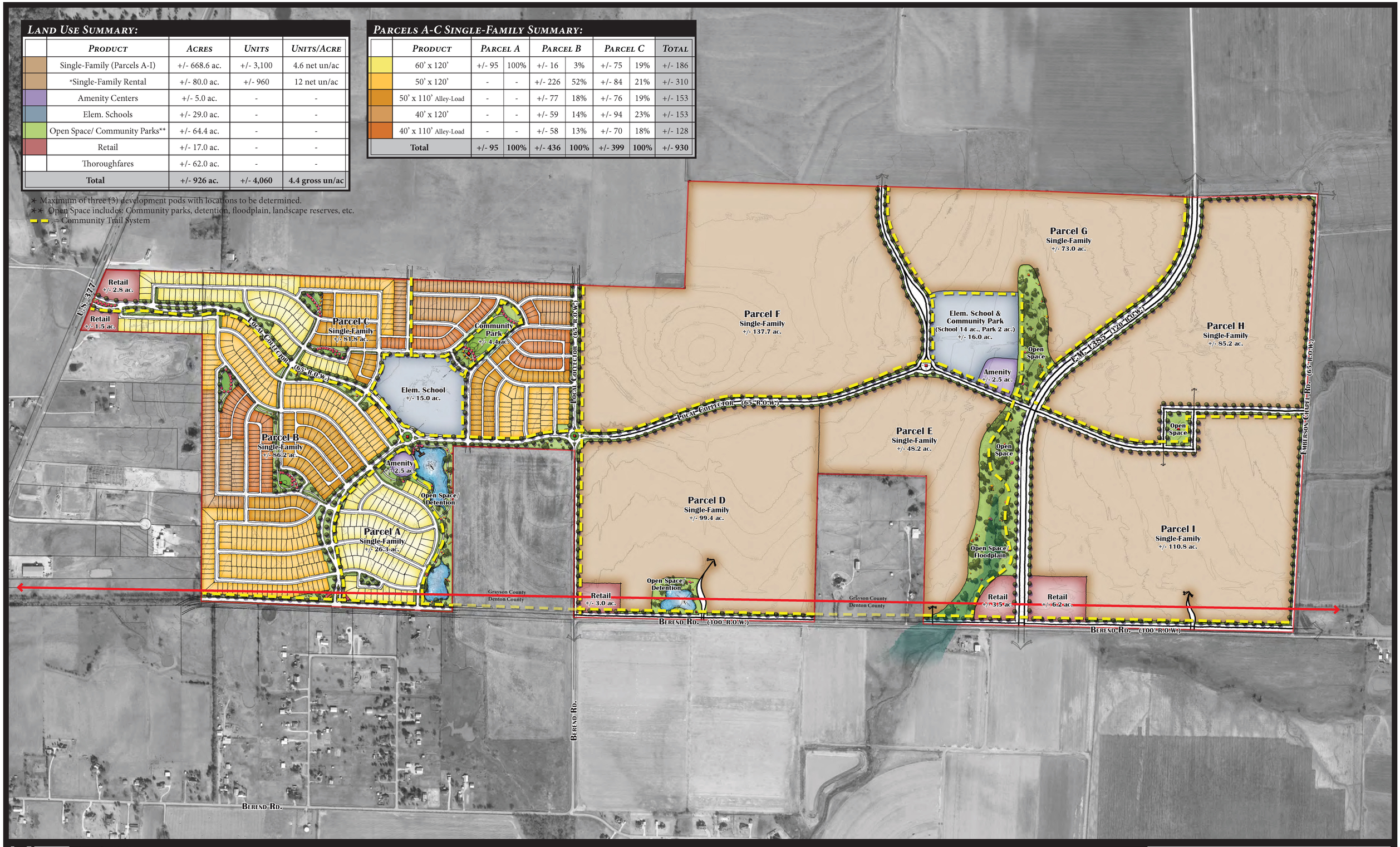
Land Use Summary:

	Product	Acres	Units	Units/Acre
	Single-Family (Parcels A-I)	+/- 668.6 ac.	+/- 3,100	4.6 net un/ac
	*Single-Family Rental	+/- 80.0 ac.	+/- 960	12 net un/ac
	Amenity Centers	+/- 5.0 ac.	-	-
	Elem. Schools	+/- 29.0 ac.	-	-
	Open Space/ Community Parks**	+/- 64.4 ac.	-	-
	Retail	+/- 17.0 ac.	-	-
	Thoroughfares	+/- 62.0 ac.	-	-
Total		**+/- 926 ac.**	**+/- 4,060**	**4.4 gross un/ac**

Parcels A-C Single-Family Summary:

	Product	Parcel A		Parcel B		Parcel C		Total
	60' x 120'	+/- 95	100%	+/- 16	3%	+/- 75	19%	+/- 186
	50' x 120'	-	-	+/- 226	52%	+/- 84	21%	+/- 310
	50' x 110' Alley-Load	-	-	+/- 77	18%	+/- 76	19%	+/- 153
	40' x 120'	-	-	+/- 59	14%	+/- 94	23%	+/- 153
	40' x 110' Alley-Load	-	-	+/- 58	13%	+/- 70	18%	+/- 128
Total		**+/- 95**	**100%**	**+/- 436**	**100%**	**+/- 399**	**100%**	**+/- 930**

* Maximum of three (3) development pods with locations to be determined.
** Open Space includes: Community parks, detention, floodplain, landscape reserves, etc.
= Community Trail System



KLS KNAPP LAND SOLUTIONS

September 16, 2021

Scale 1"=400'
0' 400' 800'

This drawing is a pictorial representation for presentation purposes only and is subject to change without notice. Additionally, no warranty is made to the accuracy, completeness, or of the information contained herein.

Rockhill 926 Acre Tract - Grayson County, TX

Inital Phase(s) Concept Plan & Land Use Bubble Plan

Rockhill CAPITAL & INVESTMENTS

ATTACHMENT OV-2

Grayson County Lake Ray Roberts Planning & Zoning Commission, November 9, 2021 Agenda, Item No. 6

GRAYSON COUNTY

Lake Ray Roberts Planning & Zoning Commission

Grayson County
Development Services
100 W. Houston St., Suite G1
Sherman, TX 75090
Phone: (903) 813-5275
Fax: (903) 870-4087

Grayson County Lake Ray Roberts Planning and Zoning Commission

Mark Millar, Mayor, City of Gunter, Chairman
Craig Jezek, Mayor, City of Tioga, Vice Chairman
Shea Dane-Patterson, Mayor, City of Pilot Point
Derek Kays, Mayor, City of Collinsville
Forrest Fritcher, County Judge Appointee
Paul Rodarmar, County Judge Appointee
Ricky Kemp, County Judge Appointee
Cory Ann Johnson, Pct. 3 Commissioner Appointee
Darrell Ramsey, Pct. 3 Commissioner Appointee

Agenda

The Lake Ray Roberts Planning and Zoning Commission of Grayson County will hold a public meeting on Tuesday, November 9, 2021 at 6:00 P.M. at the Tioga City Hall located at 600 N Main St, Tioga, TX 76271 to consider the following:

All requests are under the Grayson County Lake Ray Roberts Land Use Ordinance as recorded in Volume 37, Page 76 and approved on October 5, 1998 (latest revision).

(1) Call to Order

(2) Invocation

(3) Pledge of Allegiance

(4) Public Comments

(5) Consider approval of the minutes of the Grayson County Lake Ray Roberts Planning and Zoning Commission meeting of June 21, 2021.

(6) Discuss and take action on request to approve a zoning change from AG (Agricultural) District to PD (Planned Development) District for a 926 acre tract located east of US 377 and north of the Grayson County Line (Parcel IDs 229801, 134987, 135047, 135046, 135062, 274020, 135067, 135065, 135055, 135051 and 135063).

(7) Review the revisions to the Grayson County Lake Ray Roberts Land Use Ordinance and Recommend Approval to the Commissioners Court.

(8) Adjourn

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Clay Barnett, P.E. at (903) 813-5275 prior to the meeting so that appropriate arrangements can be made.

Grayson County Lake Ray Roberts
PLANNING AND ZONING COMMISSION
Tioga City Hall
June 21, 2021 6:00 p.m.

Members Present:
Mark Millar, Mayor, City of Gunter, Chairperson
Craig Jezek, Mayor, City of Tioga, Vice Chairperson
Derek Kays, Mayor, City of Collinsville
Forrest Fritcher, County Judge Appointee
Paul Rodarmar, County Judge Appointee
Ricky Kemp, County Judge Appointee
Cory Ann Johnson, Pct. 3 Commissioner Appointee
Darrell Ramsey, Pct. 3 Commissioner Appointee

Members Absent:
Shea Dane-Patterson, Mayor, City of Pilot Point

Staff Present:
Clay Barnett, P.E., Director of Development Services, Grayson County

(1) Call to Order

Commissioner James called the meeting to order at 6:00 p.m. on and declared a quorum of the Planning and Zoning Commission present.

(2) Invocation

Commissioner James led the invocation.

(3) Pledge of Allegiance

Mr. Rodarmar led the Pledge of Allegiance.

(4) Public Comments

No public comments

(5) Election of a Chairman and Vice-Chairman

Motion to Nominate Mayor Millar to be Chairperson was made by Mayor Jezek, second by Cory Ann Johnson.

COMMISSIONERS	YES	NO	ABSTAIN	RECUSE
Dane-Patterson, Shea				
Fritcher, Forrest	X			
Jezek, Craig	X			
Johnson, Cory Ann	X			
Kays, Derek	X			
Kemp, Ricky	X			
Millar, Mark	X			
Ramsey, Darrell	X			
Rodarmar, Paul	X			

Motion to Nominate Mayor Jezek to be Vice Chairperson was made by Chairman Millar, second by Cory Ann Johnson.

COMMISSIONERS	YES	NO	ABSTAIN	RECUSE
Dane-Patterson, Shea				
Fritcher, Forrest	X			
Jezek, Craig	X			
Johnson, Cory Ann	X			
Kays, Derek	X			
Kemp, Ricky	X			
Millar, Mark	X			
Ramsey, Darrell	X			
Rodarmar, Paul	X			

(6) Consider approval of the minutes of the Grayson County Lake Ray Roberts Planning and Zoning Commission meeting of August 13, 2019.

Motion to approve the minutes of August 13, 2019 was made by Paul Rodarmar, seconded by Darrell Ramsey.

COMMISSIONERS	YES	NO	ABSTAIN	RECUSE
Dane-Patterson, Shea				
Fritcher, Forrest	X			
Jezek, Craig	X			
Johnson, Cory Ann	X			
Kays, Derek	X			
Kemp, Ricky	X			
Millar, Mark	X			
Ramsey, Darrell	X			
Rodarmar, Paul	X			

(7) **Discuss and take action on request to approve a 1) zoning change from AG (Agricultural) District to R (Residential) District for a 41.624 acre tract located on the west side of US 377 approximately 140 feet north of Tioga, Texas (Parcel IDs 131318, 131319 and 131408).**

Mr. Barnett explained an application had been received from Mr. Darryl Tucker for a property owned by Ms. Grady that is approximately 150 feet north of Tioga on US 377. The property owner would like to rezone the property from Agricultural to Residential for 30 one acre lots. Mr. Tucker explained the road will be concrete; all lots will have aerobic systems and will be deed restricted. Mr. Barnett said a letter was sent to all neighboring property owners with no feedback.

Motion to approve the zoning change from AG (Agricultural) District to R (Residential) District for a 41.624 acre tract located on the west side of US 377 approximately 140 feet north of Tioga, Texas (Parcel IDs 131318, 131319 and 131408) was made by Ricky Kemp, seconded by Cory Ann Johnson.

COMMISSIONERS	YES	NO	ABSTAIN	RECUSE
Dane-Patterson, Shea				
Fritcher, Forrest	X			
Jezek, Craig	X			
Johnson, Cory Ann	X			
Kays, Derek	X			
Kemp, Ricky	X			
Millar, Mark	X			
Ramsey, Darrell	X			
Rodarmar, Paul	X			

(8) **Discuss revisions to the Grayson County Lake Ray Roberts Land Use Ordinance.**

Clay Barnett explained the Lake Ray Roberts Land Use Ordinance has been thoroughly updated to expand the land uses and update the map. There was no action taken.

(9) **Adjourn**

Having no further business to discuss, Chairperson Millar adjourned the meeting at 6:27 p.m.

Grayson County Lake Ray Roberts Planning & Zoning Commission

Agenda Item: 6

Meeting Date: November 9, 2021

Name of the person presenting the request: Clay Barnett, P.E.

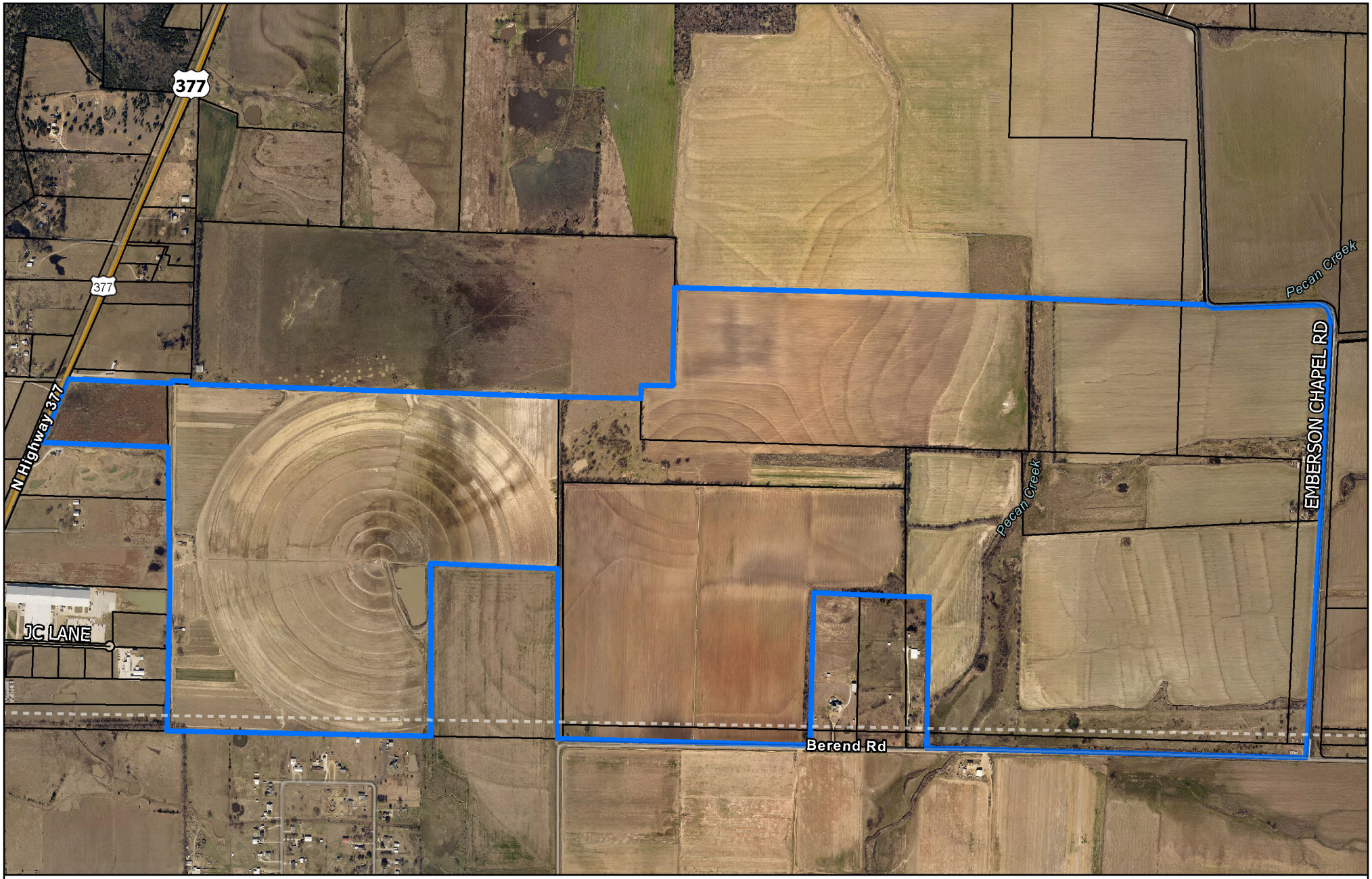
Discuss and take action on request to approve a zoning change from AG (Agricultural) District to PD (Planned Development) District for a 926 acre tract located east of US 377 and north of the Grayson County Line (Parcel IDs 229801, 134987, 135047, 135046, 135062, 274020, 135067, 135065, 135055, 135051 and 135063).

Background:
The tracts are located east of US 377 and north of the Grayson County Line (Parcel IDs 229801, 134987, 135047, 135046, 135062, 274020, 135067, 135065, 135055, 135051 and 135063). The applicant would like to change the zoning on the tract to a "PD" (Planned Development) District to allow construction of approximately 4,000 lots.

Adjacent Zoning:
"AG" (Agricultural) District

Origination:
Rockhill Contracts I, LLC (Applicant) represented by Mr. Brent Libby
Grass Roots Investments, Blake Richards, and The Gene McCutchin 2015 Living Trust (Owners)

Attachments:
Location Map
Zoning Map
Proposed Planned Development Regulations
Proposed Site Plan



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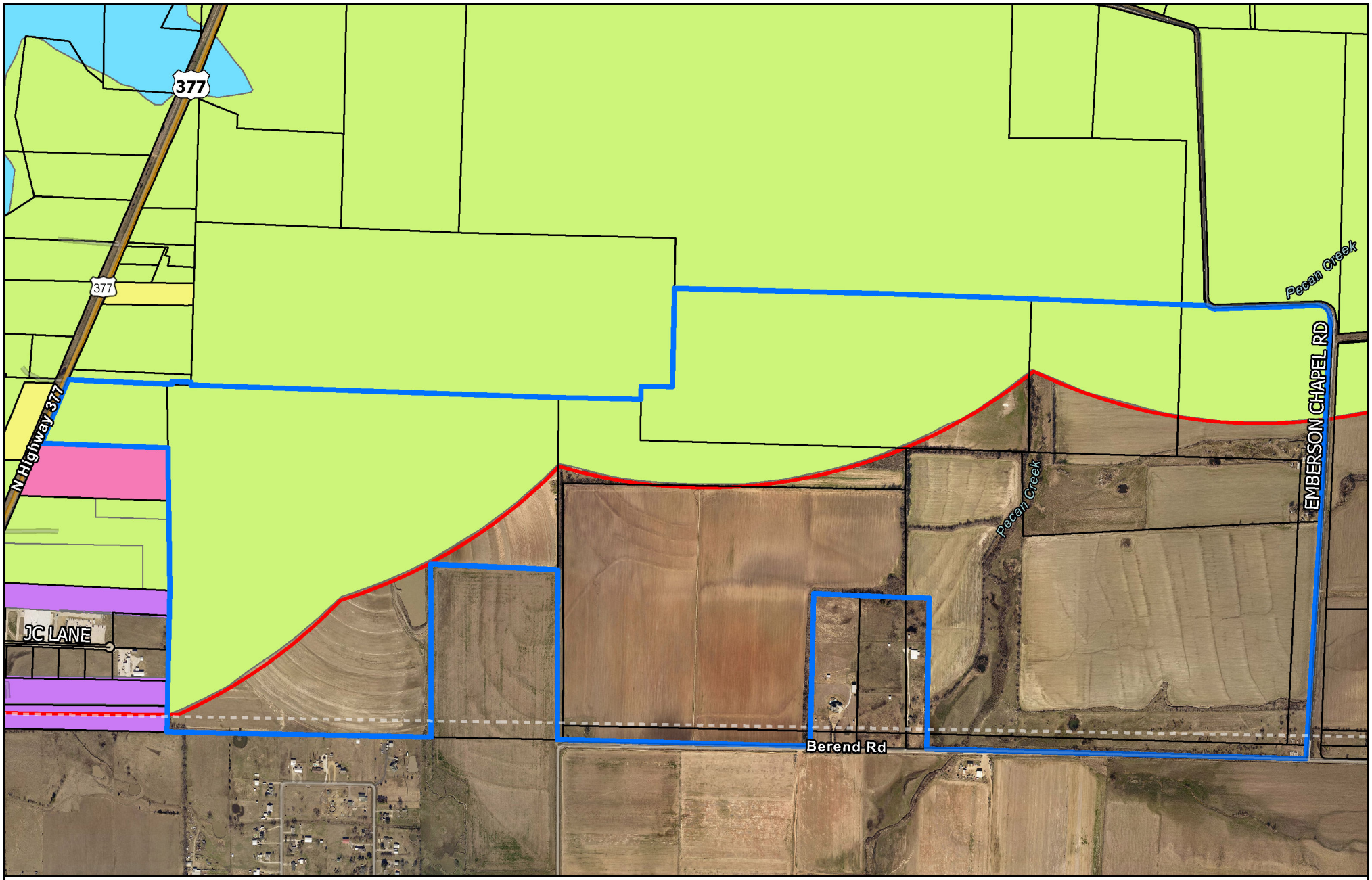
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Location Map

10/26/2021

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes, and are intended for general information purposes only. It does not represent an on-the-ground survey and represents only approximate relative location of the property boundaries. All data provided represents current information as of the date shown and is believed to be accurate, but the accuracy is not warranted.



N
W E
S

1:15,000

0 500 1,000 2,000 Feet

Zoning Map

Zoning
- AG
- CM
- FL
- IN
- R
- Lake Ray Roberts Zoning

10/26/2021

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes, and are intended for general information purposes only. It does not represent an on-the-ground survey and represents only approximate relative location of the property boundaries. All data provided represents current information as of the date shown and is believed to be accurate, but the accuracy is not warranted.

A PLANNED DEVELOPMENT DISTRICT
for
THE VILLAGES OF PECAN CREEK

SECTION 1 – ZONING DISTRICT

The Grayson County Commission hereby amends the Lake Ray Roberts Zoning of the Property described by metes and bounds in **Exhibit A** and depicted on the Detailed Plan attached as **Exhibit B**, known as The Villages of Pecan Creek, from "A" Agricultural to PD Planned Development. The allowable land uses for the overall property shall be as generally shown below and conforming to the applicable land uses and development standards set forth in these regulations.

SECTION 2 – PROPERTY DESCRIPTION

The Villages of Pecan Creek consists of 926 acres located at US 377 and Berend Road in Grayson and Denton County. The property has been historically used for ranching, farming and contains several gravel roads and livestock ponds. The property is gently rolling with scattered tree cover and contains several acres of flood plain associated with the headwaters of Pecan Creek.

SECTION 3 – PURPOSE AND INTENT

The Villages of Pecan Creek Planned Development District is intended to provide the regulatory framework to guide the design and development of a master planned community for the 926-acre property. The purpose of the master planned community is to provide a diverse mix of land uses that together create a complete and sustainable living environment including residential homes, educational facilities, shopping, restaurants, civic, emergency services and recreational amenities, both natural and manmade.

SECTION 4 – LAND USE – RESIDENTIAL AREAS

The Residential Areas are shown on the Detailed Plan. The Residential Areas shall not exceed 4,060 single family residential dwelling units of which a maximum of 1,000 dwelling units may be developed as for-rent within a common ownership. The allowable land uses for the Residential Areas shall conform to the following list of permitted uses and development standards:

A. Permitted uses:

1. Detached single-family residential dwellings and accessory structures, both for-sale and for-rent.
2. Athletic fields (noncommercial)
3. Schools (private or public)
4. Marketing and sales centers associated with the development of the Property.
5. Temporary construction offices and storage yards associated with development of the Property.
6. Home occupations
7. Parks (public and private), playgrounds, trails, swimming pools, and other forms of improved and unimproved open space
8. Recreation centers, pools

9. Communication towers and related facilities
10. Temporary concrete or asphalt batch plants associated with development of the Property, for a maximum period of 90 days.
11. Agricultural uses, limited to community gardens, tree farms and farmers markets.

B. Non--Permitted Uses

1. Recreation vehicle parks or recreation vehicle storage
2. Mobile homes

C. Single Family Residential Development Standards

Single Family Detached	
Minimum Lot Size and Dimensions	
Lot Area (sq. ft.)	4,000
Lot Width (feet)	40
Lot width of corner Lots (feet)	Lot width plus 10 feet
Lot Depth (feet)	100
Yard Requirements	
Front Yard minimum (feet)	15
Front Yard minimum for garages (feet)	20
Side Yard minimum (feet)	5
Side Yard at Street Side of Corner Lots min. (feet)	10
Rear Yard minimum (feet)	15
Maximum Lot Coverage (Principal structure only)	70%
House Requirements	
Main structure maximum height (feet)	45
Accessory structure maximum height (feet)	16
Roof pitch minimum	6/12

Single Family Attached	
Minimum Lot Size and Dimensions	
Lot Area (sq. ft.)	2,500
Lot Width (feet)	25
Lot Width of Corner Lots (feet)	Lot width plus 10 feet
Lot Depth (feet)	80
Yard Requirements	
Front Yard minimum (feet)	15
Side Yard minimum (feet)	5
Side Yard of Corner Lots minimum (feet)	10
Rear Yard minimum (feet)	15
Maximum Lot Coverage (Principal Structure only)	80%
House Requirements	
Main structure maximum height (feet)	45
Accessory structure maximum height (feet)	16
Roof pitch minimum	6/12

SECTION 5 – LAND USE - COMMERCIAL AREAS

The Commercial Areas are shown on the Detailed Plan and are more particularly described as the portion of the property that adjoins US 377 and Berend Road. The allowable land uses for the Commercial Areas shall conform to the following list of permitted uses and development standards:

A. Permitted uses:

1. Marketing and sales centers associated with the development of the Property.
2. Retail shops, office, restaurants (including drive-through).
3. Government and civil uses.
4. Daycare facilities
5. Temporary construction offices and storage yards associated with development of the Property.
6. Parks (public and private), playgrounds, trails, swimming pools, and other forms of improved and unimproved open space
7. Recreation centers, pools
8. Communication towers and related facilities
9. Temporary concrete or asphalt batch plants associated with development of the Property, for a maximum period of 90 days.
10. Agricultural uses, limited to community gardens, tree farms and farmers markets.

B. Non--Permitted Uses

3. Recreation vehicle parks or recreation vehicle storage
4. Mobile homes

C. Development standards:

Minimum Lot Size and Dimensions	
Lot Area (sq. ft.)	2,500
Lot Width (feet)	25
Lot width of corner Lots (feet)	Lot width plus 10 feet
Lot Depth (feet)	100
Yard Requirements	
Front Yard minimum (feet)	0
Side Yard minimum (feet)	0
Side Yard of Corner Lots minimum (feet)	10
Rear Yard minimum (feet)	0
Maximum Lot Coverage	80%
Building Requirements	
Main structure maximum height (feet)	60
Accessory structure maximum height (feet)	25
Roof pitch minimum	none

SECTION 6 – DETAILED PLAN

The Detailed Plan as shown as Exhibit B shall satisfy the zoning requirements for the General Concept Plan and the Development Plan.

SECTION 7 – ROADWAYS

The following roadway data shall govern for the typical geometric street sections for the roadways within and adjacent to the Property:

Roadway Type	Right of Way	No. of Lanes	Paving	Sidewalks
Arterial	100 ft. (min)	4	12 ft. wide lanes	6 ft. each side
Residential Collector	60 ft. (min)	2	36 ft. (min)	5 ft. each side
Residential Street	50 ft. (min)	2	28 ft. (min)	4 ft. each side
Alley	20 ft. (min)	1	15 ft. (min)	none

All Roadway structural sections shall be as determined by a geotechnical engineer based on design loads and soil conditions and shall be either HMAC asphalt paving or reinforced concrete. All Roadway sections shall be curb and gutter.

SECTION 8 – EXHIBITS

The following exhibits are incorporated into these PD regulations:
Exhibit A. Property Descriptions – Tracts 1, 2 and 3
Exhibit B. Detailed Plan

SECTION 9 – CONFLICTS

To the extent there is a conflict between the above exhibits and the zoning regulations contained in this document, the zoning regulations in the text of this document shall control.

The Lake Ray Roberts Zoning Ordinance shall apply in all respects to the Property except where specifically provided in this PD document.

SECTION 10 – OFFICIAL ZONING MAP

The Grayson County Commission is hereby directed to amend the official Lake Ray Roberts Zoning Map to reflect the changes in zoning referenced in this document.

EXHIBIT A
PROPERTY DESCRIPTIONS
TRACTS 1, 2 AND 3

PROJECT NO. 210064
RICHARDS TRACT
15.493 ACRES

Tract 1

BEING A TRACT OF LAND LOCATED IN THE PETER GASS SURVEY, ABSTRACT NO. 459, GRAYSON COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO BLAKE RICHARDS, RECORDED IN INSTRUMENT NO. 2018-976, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS (O.P.R.G.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH SQUARE IRON PIPE WITH A CAP STAMPED "COX" FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 377 AT THE WEST COMMON CORNER OF SAID RICHARDS TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO JEFF CHRISTIE, RECORDED IN VOLUME 4403, PAGE 811, O.P.R.G.C.T., FROM WHICH A 1/2-INCH SQUARE IRON PIPE WITH A CAP STAMPED "COX" FOUND AT THE SOUTHWEST CORNER OF SAID CHRISTIE TRACT BEARS SOUTH 22°58'58" WEST, A DISTANCE OF 544.71 FEET;

THENCE NORTH 22°58'58" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 661.17 FEET TO THE NORTHWEST CORNER OF SAID RICHARDS TRACT, FROM WHICH A DISTURBED 1/2-INCH SQUARE IRON PIPE FOUND WITH A CAP (ILLEGIBLE) BEARS NORTH 22°58'58" EAST, A DISTANCE OF 0.32 FEET AND ANOTHER DISTURBED 1/2-INCH SQUARE IRON PIPE WITH A CAP (ILLEGIBLE) FOUND AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO 4GLTD, LLC, RECORDED IN VOLUME 5968, PAGE 590, O.P.R.G.C.T. BEARS NORTH 38°19'42" EAST, A DISTANCE OF 13.54 FEET;

THENCE SOUTH 88°08'46" EAST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 965.71 FEET TO A 1/2-INCH SQUARE IRON PIPE FOUND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED AS TRACT TWO IN DEED TO GRASS ROOTS INVESTMENTS RECORDED IN VOLUME 4123, PAGE 265, O.P.R.G.C.T. AT THE EAST COMMON CORNER OF SAID RICHARDS TRACT AND SAID 4GLTD TRACT, FROM WHICH A 1/2-INCH SQUARE IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID GRASS ROOTS TRACT BEARS NORTH 00°10'32" EAST, A DISTANCE OF 6.88 FEET;

THENCE SOUTH 00°10'32" WEST, ALONG THE COMMON LINE OF SAID RICHARDS TRACT AND SAID GRASS ROOTS TRACT, A DISTANCE OF 617.40 FEET TO THE EAST COMMON CORNER OF SAID RICHARDS TRACT AND SAID CHRISTIE TRACT, FROM WHICH A 1/2-INCH SQUARE IRON PIPE FOUND WITH A CAP (ILLEGIBLE) BEARS NORTH 78°17'23" WEST, A DISTANCE OF 0.39 FEET AND FROM WHICH A 3/8-INCH IRON ROD FOUND AT AN ANGLE POINT IN THE WEST LINE OF SAID GRASS ROOTS TRACT BEARS SOUTH 00°10'32" WEST, A DISTANCE OF 1,370.72 FEET;

THENCE NORTH 88°07'36" WEST, ALONG THE COMMON LINE OF SAID RICHARDS TRACT AND SAID CHRISTIE TRACT, A DISTANCE OF 1,222.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 674,886 SQUARE FEET OR 15.493 ACRES OF LAND, MORE OR LESS.

Tract 2

BEING A TRACT OF LAND LOCATED IN THE PETER GASS SURVEY, ABSTRACT NO. 459, GRAYSON COUNTY, TEXAS AND THE PETER GASS SURVEY, ABSTRACT NO. 496, DENTON COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT TWO IN DEED TO GRASS ROOTS INVESTMENTS, RECORDED IN VOLUME 4123, PAGE 265, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS (O.P.R.G.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH SQUARE IRON PIPE FOUND IN THE WEST LINE OF SAID GRASS ROOTS TRACT AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO BLAKE RICHARDS, RECORDED IN INSTRUMENT NO. 2018-976, O.P.R.G.C.T., FROM WHICH A 1/2-INCH SQUARE IRON PIPE FOUND NEAR THE NORTHWEST CORNER OF SAID GRASS ROOTS TRACT BEARS NORTH 00°10’32” EAST, A DISTANCE OF 6.88’;

THENCE SOUTH 88°07'35" EAST, LEAVING SAID WEST LINE, PASSING A FENCE CORNER POST AT 183.7 FEET, AND CONTINUING ALONG OR NEAR SAID FENCE FOR A TOTAL DISTANCE OF 3,749.61 FEET TO A NAIL FOUND IN A WOOD POST AT THE NORTH COMMON CORNER OF SAID GRASS ROOTS TRACT AND A TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO THE GENE MCCUTCHIN 2015 LIVING TRUST, RECORDED IN VOLUME 5754, PAGE 898, O.P.R.G.C.T.;

THENCE SOUTH 00°19'39" WEST, ALONG THE COMMON LINE OF SAID GRASS ROOTS TRACT AND SAID TRACT 1, A DISTANCE OF 1,660.89 FEET TO A 3/4-INCH IRON ROD FOUND AT THE MOST EASTERLY SOUTHEAST CORNER OF SAID GRASS ROOTS TRACT AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO PROSPECT LAND, LLC, RECORDED DIN VOLUME 5566, PAGE 883, O.P.R.G.C.T.;

THENCE NORTH 87°53'11" WEST, LEAVING SAID COMMON LINE, A DISTANCE OF 1,220.95 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED “METROPLEX 1849" FOUND AT A SOUTHEASTERLY ELL CORNER OF SAID GRASS ROOTS TRACT AND THE NORTHWEST CORNER OF SAID PROSPECT LAND TRACT;

THENCE SOUTH 00°17'54" WEST, ALONG THE COMMON LINE OF SAID GRASS ROOTS TRACT AND SAID PROSPECT LAND TRACT, A DISTANCE OF 1,666.21 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID GRASS ROOTS TRACT;

THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID GRASS ROOTS TRACT, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

NORTH 88°04'17" WEST, CONTINUING ALONG THE COMMON LINE OF SAID GRASS ROOTS TRACT AND SAID PROSPECT LAND TRACT, A DISTANCE OF 111.76 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER AT THE NORTH COMMON CORNER OF SAID PROSPECT LAND TRACT AND WILLOW GLADE ADDITION, AN ADDITION TO DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 270, PLAT RECORDS, DENTON COUNTY, TEXAS;

NORTH 87°33'01" WEST, LEAVING THE COMMON LINE OF SAID GRASS ROOTS TRACT AND SAID PROSPECT LAND TRACT, A DISTANCE OF 445.86 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

NORTH 87°28'16" WEST, A DISTANCE OF 446.46 FEET TO A 1/2-INCH IRON ROD FOUND IN CONCRETE AT THE NORTH COMMON CORNER OF LOTS 9 AND 24 OF SAID WILLOW GLADE ADDITION;

NORTH 87°19'35" WEST, A DISTANCE OF 468.35 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

NORTH 87°38'02" WEST, A DISTANCE OF 481.72 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS TRACT TWO IN DEED TO DANNY J. DAVID AND TOMMY E. DAVID, RECORDED IN INSTRUMENT NO. 2020-133106, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS (O.P.R.D.C.T.)

NORTH 87°41'03" WEST, A DISTANCE OF 436.81 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTH COMMON CORNER OF SAID DAVID TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO ROY SELF, RECORDED IN INSTRUMENT NO. 2002-102705, O.P.R.D.C.T.;

NORTH 88°53'46" WEST, A DISTANCE OF 131.16 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID GRASS ROOTS TRACT;

THENCE NORTH 00°11'49" EAST, ALONG THE WEST LINE OF SAID GRASS ROOTS TRACT, A DISTANCE OF 1,312.07 FEET TO A 3/8-INCH IRON ROD FOUND AT AN ANGLE POINT IN THE WEST LINE OF SAID GRASS ROOTS TRACT, SAID POINT BEING THE EAST COMMON CORNER OF LOT 2R2 OF THE REPLAT OF LOT 1R2 AND LOT 2R2 OF BUSTER & DAVE'S INDUSTRIAL PARK, AN ADDITION TO GRAYSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2020-129, PLAT RECORDS GRAYSON COUNTY, TEXAS AND A TRACT OF LAND DESCRIBED IN DEED TO LILLIAN FALLON & EDWARD GRAHAM FALLON, RECORDED IN VOLUME 3797, PAGE 770, O.P.R.G.C.T.;

THENCE NORTH 00°10'32" EAST, A DISTANCE OF 1,988.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 10,375,917 SQUARE FEET OR 238.198 ACRES OF LAND, MORE OR LESS.

Tract 3

LEGAL DESCRIPTION

All that certain 673.517 acres tract or parcel of land being situated in and a part of the E. K. Gibbs Survey, Abstract 448, the J. B. Shanahan Survey, Abstract 1131, the S. Prather Survey, Abstract 932, the C. Portman Survey, Abstract 960, in Grayson County, Texas, in the E. K. Gibbs Survey, Abstract 1596 and the J. B. Shanahan Survey, Abstract 1603 in Denton County, Texas and being the same called 354.75 acres tract described in a Special Warranty Deed to Gene P. McCutchin, Trustee of the Gene McCutchin 2015 Living Trust, as recorded in Doc. No. 2016-112564 of the Official Public Records of said Denton County and Doc. No. 2019-019281 of the Official Public Records of said Grayson County, Tract 1, a called 159.20 acres tract and Tract 2, a called 159.542 acres tract, both described in a General Warranty Deed to Gene McCutchin, Trustee of the Gene McCutchin 2015 L. T. (Living Trust), as recorded in Doc. No. 2016-11862 of said Official Public Records of said Denton County and doc. No. 2016-002399 of said Official Public Records of Grayson county and said 673.517 acres tract being described by metes and bounds, as follows:

BEGINNING at a 1/2 inch iron rod found in Berend Road, on the north line of a called 348.819 acres tract recorded in Doc. No. 2008-99633 of the Official Public Records of said Denton County, for the southwest corner of a called 15.00 acres tract recorded in Doc. No. 2015-60777 of the Official Public Records of said Denton County and a southeast corner described herein;
THENCE North 88°55'31" West, along said road, said north line and the north line of a called 100.00 acres tract recorded in Vol. 3429, Pg. 0032 of the Deed Records of Denton County, at 2,392.37 feet passing an iron rod found for a southeast corner of said Tract 1, continuing in all, a total distance of 2,417.37 feet to an iron rod found on the east line of a called 102.514 acres tract recorded in Doc. No. 2014-12826 of said Official Public Records of Denton County;
THENCE North 00°20'35" East, along said east line and the east line of Tract Two, a called 238.486 acres tract recorded in Doc. No. 2006-00023764 of said Official Public Records of Grayson County, a distance of 3,339.10 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 6484", set on the south line of a called 166.998 acres tract recorded in Vol. 1932, Pg. 806 of said Deed Records of Grayson County, for the northeast corner of said Tract Two and a northwest corner described herein;
THENCE South 88°09'39" East, along said south line, a distance of 1,095.50 feet to a 1/2 inch iron rod found for the southeast corner of said 166.998 acres tract and an inner corner described herein;
THENCE North 01°54'02" East, along the east line of said 166.998 acres tract, a distance of 1,080.69 feet to an iron rebar, with an aluminum cap stamped "RPLS 6484", set on the south line of a called 567.52 acres tract recorded in Doc. No. 2010-00006078 of said Official Public Records of Grayson County, for the most northern northwest corner described herein;
THENCE South 88°22'43" East, along said south line, a distance of 3,397.74 feet to a 1/2 inch iron rod found;
THENCE South 87°41'10" East, continuing along said south line, a distance of 1,691.22 feet to a 1/2 inch iron rod found in Emerson Chapel Road, for the southeast corner of said 567.52 acres tract and the southwest corner of a called 283.69 acres tract recorded in Vol. 3873, Pg. 643 of said Official Public Records of Grayson County;
THENCE North 88°16'41" East, along the south line of said 283.69 acres tract and along said road part of the way, a distance of 1,234.46 feet to a 1/2 inch iron rod found for the northeast corner described herein;
THENCE South 02°41'37" West, along said road, part of the way, a distance of 369.45 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 6484", set in said road, for the northwest corner of a called 110.47 acres tract recorded in Vol. 03467, Pg. 0067 of said Official Public Records of Grayson County;
THENCE South 03°14'35" West, continuing along said road and along the west line of said 110.47 acres tract, a distance of 1,743.54 feet to a 1/2 inch iron rod found;
THENCE South 03°17'21" West, continuing along said road, said west line and the west line of a called 4.978 acres tract recorded in Vol. 1542, Pg. 784 of said Deed Records of Grayson County, a distance of 2,300.49 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 6484", set in said Berend Road, on the north line of a called 1,757.132 acres tract recorded in Doc. No. 2013-101628 of said Official Public Records of Denton County, for the most eastern southeast corner described herein;
THENCE North 88°37'32" West, along said road, said north line and the north line of a called 348.819 acres tract recorded in Doc. No. 2008-99633 of said Official Public Records of Denton County, a distance of 2,812.90 feet to a mag nail found;
THENCE North 89°08'12" West, continuing along said road and said north line, a distance of 900.41 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 6484", set for the southeast corner of a called 22.30 acres tract recorded in Doc. No. 2013-95251 of said Official Public Records of Denton County and the most eastern southwest corner described herein;
THENCE North 01°15'02" East, leaving said road and along the east line of said 22.30 acres tract, a distance of 1,485.95 feet to a 1/2 inch iron rod found for the northeast corner of said 22.30 acres tract and an inner corner described herein;

THENCE North 88°37'03" West, along the north line of said 22.30 acres tract, a distance of 225.37 feet to an iron rod, with a cap stamped "JE SMITH 3700", found;
THENCE North 88°40'16" West, continuing along said north line and the north line of said 15.00 acres tract, a distance of 866.27 feet to an iron rod, with a cap stamped "JE SMITH 3700", found for the northwest corner of said 15.00 acres tract and an inner corner described herein;
THENCE South 01°20'03" West, along the west line of said 15.00 acres tract, a distance of 1,488.07 feet to the **POINT OF BEGINNING** and containing **673.517 acres** of land.

EXHIBIT B
DETAILED PLAN

Land Use Summary:

	Product	Acres	Units	Units/Acre
	Single-Family (Parcels A-I)	+/- 668.6 ac.	+/- 3,100	4.6 net un/ac
	*Single-Family Rental	+/- 80.0 ac.	+/- 960	12 net un/ac
	Amenity Centers	+/- 5.0 ac.	-	-
	Elem. Schools	+/- 29.0 ac.	-	-
	Open Space/ Community Parks**	+/- 64.4 ac.	-	-
	Retail	+/- 17.0 ac.	-	-
	Thoroughfares	+/- 62.0 ac.	-	-
Total		**+/- 926 ac.**	**+/- 4,060**	**4.4 gross un/ac**

Parcels A-C Single-Family Summary:

	Product	Parcel A		Parcel B		Parcel C		Total
	60' x 120'	+/- 95	100%	+/- 16	3%	+/- 75	19%	+/- 186
	50' x 120'	-	-	+/- 226	52%	+/- 84	21%	+/- 310
	50' x 110' Alley-Load	-	-	+/- 77	18%	+/- 76	19%	+/- 153
	40' x 120'	-	-	+/- 59	14%	+/- 94	23%	+/- 153
	40' x 110' Alley-Load	-	-	+/- 58	13%	+/- 70	18%	+/- 128
Total		**+/- 95**	**100%**	**+/- 436**	**100%**	**+/- 399**	**100%**	**+/- 930**

* Maximum of three (3) development pods with locations to be determined.
** Open Space includes: Community parks, detention, floodplain, landscape reserves, etc.
= Community Trail System

Retail +/- 2.8 ac.
Retail +/- 1.5 ac.
U.S. 377
Parcel C Single-Family +/- 81.8 ac.
Local Collector (65' R.O.W.)
Community Park +/- 4.4 ac.
Elem. School +/- 15.0 ac.
Parcel B Single-Family +/- 86.2 ac.
Amenity +/- 2.5 ac.
Open Space/ Detention
Parcel A Single-Family +/- 26.3 ac.
Parcel F Single-Family +/- 137.7 ac.
Local Collector (65' R.O.W.)
Parcel G Single-Family +/- 73.0 ac.
Elem. School & Community Park (School 14 ac., Park 2 ac.) +/- 16.0 ac.
Open Space
Amenity +/- 2.5 ac.
F.M. 1385 (120' ROW)
Parcel H Single-Family +/- 85.2 ac.
Emerson Crumpler Rd. (65' R.O.W.)
Parcel E Single-Family +/- 48.2 ac.
Open Space
Open Space
Parcel D Single-Family +/- 99.4 ac.
Open Space/ Floodplain
Parcel I Single-Family +/- 110.8 ac.
Open Space/ Detention
Grayson County
Denton County
Retail +/- 3.0 ac.
Retail +/- 3.5 ac.
Retail +/- 6.2 ac.
Berend Rd. (100' R.O.W.)
Berend Rd.
Berend Rd.

KLS KNAPP LAND SOLUTIONS

September 16, 2021

Scale 1"=400'
0' 400' 800'

This drawing is a pictorial representation for presentation purposes only and is subject to change without notice. Additionally, no warranty is made to the accuracy, completeness, or of the information contained herein.

Rockhill 926 Acre Tract - Grayson County, TX

Detailed Plan

Rockhill CAPITAL & INVESTMENTS

Grayson County Lake Ray Roberts Planning & Zoning Commission

Agenda Item: 7

Meeting Date: November 9, 2021

Name of the person presenting the request: Clay Barnett, P.E.

Review the revisions to the Grayson County Lake Ray Roberts Land Use Ordinance and Recommend Approval to the Commissioners Court.

Background:

The proposed revisions to the Grayson County Lake Ray Roberts Land Use Ordinance were presented to the Grayson County Lake Ray Roberts Planning & Zoning Commission on June 21, 2021. Staff has received no comments to date.

Attachments:

Proposed Grayson County Lake Ray Roberts Land Use Ordinance
Proposed Grayson County Lake Ray Roberts Land Use Map

GRAYSON COUNTY
LAKE RAY ROBERTS
LAND USE ORDINANCE

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PREAMBLE

GRAYSON COUNTY LAKE RAY ROBERTS LAND USE ORDINANCE

COUNTY OF GRAYSON, TEXAS

An ordinance establishing zoning districts, regulation the height and size of buildings and other structures and the maximum building coverage, the size of yards and of other open spaces, the density of population, the location and uses of buildings, structures, and land for trade, recreation, commerce, residence or other purposes and the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land within such district, providing for off street parking, adopting a zoning map showing the actual location of such districts; providing for a method of enforcement, for a certificate of approval and compliance, for the interpretation of the ordinance, defining certain words, for penalties, for amendments and changes; repealing conflicting regulations and providing a saving clause.

ARTICLE I: GENERAL PROVISIONS

SECTION 1.01: PURPOSE AND OBJECT OF THE ORDINANCE

The zoning regulations and districts as herein established, have been made for the purpose of promoting health, recreation, safety, morals, and the general welfare of the County of Grayson. They have been designed to lessen congestion in the streets, to secure safety from fire, panic and other danger, to provide adequate light and air, to prevent the overcrowding of land, to avoid undue concentration of population, to facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements. They have been made with reasonable consideration, among other things for the character of the district and for its peculiar suitability for particular uses, and with a view of conserving the value of the buildings and land and encouraging the most appropriate uses of the land within the Lake Ray Roberts area and the County of Grayson, Texas, subject to the provisions of the ordinance.

SECTION 1.02: AUTHORITY OF THE ZONING ORDINANCE

Pursuant to the exercise of their local authority granted by the State of Texas by the enactment in 1987 of Senate House Bill 753, the voters of Texas have elected to require the establishment of a Zoning Ordinance as stipulated in Article I.

SECTION 1.03: JURISDICTION

This ordinance shall govern any and all buildings, structures and land located within the area bounded by the shoreline of Lake Ray Roberts at its take line elevation of six hundred and forty-five feet mean sea level (645 MSL) and a line five thousand feet (5,000) from and following along said take line except any land lying within the corporate limits of an incorporated municipality.

SECTION 1.04: COMPLIANCE REQUIRED

All land, buildings, structures or appurtenances thereon located within the jurisdiction of the Grayson County Lake Ray Roberts Land Use Ordinance, Grayson County, Texas, which are hereafter occupied, used, erected, altered, removed, demolished, rebuilt, replaced or converted shall be used, removed, placed and erected in conformance with the zoning regulation prescribed for the zoning district in which such land or building is located as hereinafter provided.

SECTION 1.05: ZONING DISTRICTS ESTABLISHED

All land lying within the jurisdiction of this ordinance may be divided into the following zoning districts. The regulation as set out herein are uniform throughout each district. The zoning districts established shall be known as:

Abbreviated Designations	Zoning District
AG	Agricultural
R	Residential
PD	Planned Development
RS	Recreational Service
CM	Commercial
IN	Industrial
FL	Flood Zone

SECTION 1.06: ZONING DISTRICT MAP

The boundaries of the zoning districts set out herein are delineated upon the zoning district map of Lake Ray Roberts, Grayson County, Texas, said map being a part of this ordinance fully as if the same were set forth herein in detail. Two (2) original, official and identical copies of the Zoning District Map are hereby adopted bearing the signature of the County Judge and Chairman of the Grayson County Lake Ray Roberts Planning and Zoning Commission, herein after, referred to as the Planning and Zoning Commission, and attestation of the County Clerk and shall be filed and maintained as follows:

1. The original map shall be filed with the County Clerk and retained as the original record and shall not be changed in any manner.
2. One copy shall be filed with the Planning and Zoning Commission, at the Commissioners Court, for reference purposes and shall be maintained up to date by indicating thereon all changes and subsequent amendments.
3. It shall be the duty of the Chairman of the Planning and Zoning Commission to cause the official Zoning map to be kept current and the copies thereof, herein provided for, by entering on such maps any changes which the Commissioners Court may, from time to time, order by amendments to the zoning ordinance and map.
4. The County Clerk, upon adoption of this ordinance, shall affix a certificate identifying the map in their office as the official Lake Ray Roberts, Grayson County, Texas, zoning map. They shall likewise officially identify the copy directed to be kept by the Commissioners Court.
5. Reproduction for information purposes may; from time to time, be made of the official Zoning District Map. The fee for the copies of such map shall be determined by the Commissioners Court.
6. The Planning and Zoning Commission and the Grayson County Commissioners Court do not warrant the accuracy of the precise boundaries and markings depicted on the approved map. The approved map is based upon the map provided by the U.S. Army Corps of Engineers and the accuracy of the approved map is not intended to take the place of one that be commissioned by developers, landowners or prospective landowners.
7. Where the street layout actually on the ground varies from the street layout as shown on

the zoned map the Commissioners Court may apply the designations shown on the mapped street in such a way as to carry out the intent and purpose of the plan for the particular area in question.

SECTION 1.07: ZONING DISTRICT BOUNDARIES

The district boundary lines shown on the Zoning District Map are usually along the centerline of streets or alleys, property lines or extension thereof. Where uncertainty exists as to the boundaries of districts as shown on the official Zoning District Map, the following rules shall apply:

1. Boundaries indicated as approximately following the centerline of right-of-way lines of streets, highway or alleys shall be construed to follow the centerline of right• of-way lines of such streets.
2. Boundaries indicated as approximately following platted lot lines shall be construed as following lot lines.
3. Boundaries indicated as approximately following city limits shall be construed as following city limits.
4. Boundaries indicated as following railroad lines shall be construed to be the centerline of the right-of-way or if no centerline is established, the boundary shall be interpreted to be midway between the right-of-way lines of such railroad.
5. Boundaries indicated as following shore lines or center lines of streams, drainage ways or drains, shall be construed to follow such lines and in the event of natural change in the line, shall be construed as moving with the actual line.

SECTION 1.08: SCHEDULES, PROCEDURES AND ILLUSTRATIONS

Schedules, procedures and illustrations of area and size requirements and use regulations as given in the appendix to this ordinance, together with all notations, references, and other information shown thereon, and all amendments thereto shall be as much a part of this ordinance as any specific requirement or regulations as are fully set forth and described herein.

SECTION 1.09: EXEMPTIONS

This ordinance does not regulate the use, design or placement of public utility buildings, land or facilities.

SECTION 1.10: NONCONFORMING USE REGULATIONS

A. Intent: Within the districts established by this ordinance or amendments thereto, there exists lots, structures, uses of land before this ordinance was enacted, amended or otherwise made applicable to such lots, structures or uses, but which do not conform to the regulations of the district in which the use is located. It is the intent of this ordinance to permit such nonconforming uses to continue, under regulations herein contained, until the same are removed.

1. It is further the intent of this ordinance that nonconforming uses shall not be enlarged upon, expanded or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district.
2. Nonconforming uses are hereby declared to be incompatible with the permitted uses in the district involved.
3. In the event of structural loss by any cause-natural, fire, removal or demolition--any replacement structure shall conform to planning and zoning regulations.

B. Nonconforming Uses Regulated: Except as herein provided, no nonconforming use of land or building nor any nonconforming structure shall be enlarged, changed or altered except in conformity with the regulations contained in this article.

C. Nonconforming Status: Any use or structure which does not conform with the regulations of the zoning in which it is located shall be deemed a nonconforming use or structure when:

1. Such use or structure was in existence and lawfully operating at the time of the passage of this ordinance, and has since been in regular and continuance use; or
2. Such use or structure is a lawful use at the time of the adoption any amendment to this ordinance but by such amendment is placed in a district wherein such use is not otherwise permitted.

ARTICLE II: REGULATIONS APPLICABLE TO ALL DISTRICTS

SECTION 2.01: UTILITIES

All land uses permitted within this ordinance shall utilize Grayson County approved waterand waste-water systems. These systems shall be shown and identified on all site plans submitted for approval under this ordinance.

SECTION 2.02: ACCESSORY BUILDINGS AND DWELLING UNITS

Permitted Accessory Buildings and Uses shall be defined as a subordinate use of a building, other structure or tract of land, or a subordinate building or other structure, which is:

1. Clearly incidental to the use of the principal building, other structure or use of land.
2. Customary in connection with the principal building, other structure or use of land.
3. Ordinarily located on the same lot with the principal building, otherstructure or use of land.
4. Accessory dwelling units shall be allowed by special use permit in AG and R Districts as an incidental residential use of a building on the same lot as the main dwelling unit, and shall comply with any requirements of this ordinance. A building already in existence does not have to conform to zones already set by the Commissioners Court.

SECTION 2.03: SPECIAL USE PERMITS

The Commissioners Court may, by an affirmative vote after public hearing and proper notice to all parties affected, and after recommendations from the Planning and Zoning Commission, authorize the granting of a special use permit for those uses indicated as such in the schedule of uses given in this ordinance, according to the following criteria:

1. All applicants for special use permits shall be accompanied by a site plan drawn to scale and showing the general arrangement of the project, together with essential requirements such as off-street parking facilities; size, height, construction materials, and locations of buildings and use to be permitted; location and construction of signs; means of ingress and egress to public streets; the type of visual screening such as walls, planting, and fences; and the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of two hundred (200) feet.
2. In recommending that a special use permit for the premises under consideration be granted, the Planning and Zoning Commission shall determine that such uses are harmonious with, and adaptable to, building structures and uses of abutting property and other property in the vicinity of the premises under consideration, and shall make recommendations as to the requirements for the right-of-ways, easements, paving of streets, alleys and sidewalks, means of ingress and egress to public streets, provisions for drainage, adequate off-street parking, protective screening and open space, heights of structures and capability of building.

3. Every special use permit granted under these provisions shall be considered as an amendment to the zoning ordinance as applicable to such property under consideration so long as all conditions imposed at the time of granting said permit continue to be met and no substantive change in the use of the property occurs. In the event the building, premise or land use under specific use permit is voluntarily vacated for a period in excess of ninety (90) days, the use of the same shall thereafter conform to the regulations of the original zoning district of such property unless a new and separate special use permit is granted for continuation of the same.
4. In granting a special use permit, the Commissioners Court may impose conditions which shall be complied with by the owner or grantee before a development permit may be issued for use of the building on such property pursuant to such special use permit.
5. No special use permit shall be granted unless the applicant, owner, and grantee of the special use permit shall be willing to accept and agree to be bound by and comply with the written requirements of the special use permit, as attached to the site plandrawing (or drawings) and approved by the Planning and Zoning Commission.
6. No building premises, or land use under special use permit may be enlarged, modified, structurally altered, or otherwise significantly changed unless a separate special use permit is granted for such enlargement, modification, structural alterations, orchanges.
7. When the Commissioners Court authorizes granting a special use permit, the zoning map shall be amended in its legend to indicate that the affected area has conditional and limited uses. The amendment will indicate the appropriate zoning district forthe approved use and suffixed by an "s" designation.
8. All special use permits issued by the Commissioners Court may be transferable from one owner or owners of the subject property to a new owner or occupant of the subject property.

SECTION 2.04: SEXUALLY ORIENTED BUSINESSES

Sexually oriented businesses such as adult bookstores, businesses showing X-rated movies or live acts, or other businesses dealing primarily with indecent or obscene materials, acts, or paraphernalia are prohibited unless a special use permit is granted. A sexually oriented business may not be located within one thousand (1000) feet of a school, church, residential district, or public park. Additionally, all regulations contained in the Commissioner's Court Sexually Oriented Business Order shall be adhered to.

SECTION 2.05: HOME OCCUPATIONS

A home occupation shall be as a permitted accessory use provided that all of the following conditions are met:

1. Such use shall be conducted entirely within a dwelling and carried on by theinhabitants living there.
2. Such use shall be clearly incidental and secondary to the use of the dwelling for dwelling

purposes and shall not change the character thereof.

3. The total area used for such purposes shall not exceed one-third (1/3) the floor area of the user's dwelling unit.
4. There shall be no exterior advertising other than identification of the home occupations.
5. There shall be only incidental sale of stocks, supplies or products conducted on the premises.
6. There shall be no offensive noise, odor, dust, smoke, heat or glare at or beyond the property line.
7. A home occupation shall provide additional off-street parking area adequate to accommodate all needs created by the home occupation.
8. A home occupation shall not be interpreted to include the following:
    a. Animal Hospital
    b. Nursing Home
    c. Restaurant
    d. Tourist Home
    e. Or as herein defined
9. There shall be no lease of any part of the premises for commercial purposes. One can apply for rezoning to request changing of their land as Lake Ray Roberts develops.

SECTION 2.06: HORSES AND HOUSEHOLD PETS IN R AND PD DISTRICTS

1. Riding horses for use of occupants of a lot and their guests may be kept as permitted accessory uses provided at least one (1) acre of pasture area is available for each horse.
2. Pets, such as dogs and cats, which are generally kept within a dwelling, shall be considered as permitted accessory use, provided no health hazard is generated, as determined by the Grayson County Health Department.

SECTION 2.07: OFF-STREET PARKING

In all districts there shall be provided at the time any building or structure is erected or structurally altered, off-street parking spaces in accordance with the following requirements:

1. In the following zoning Districts, the minimum off-street parking spaces for residential uses shall be:

AG	-	Agricultural	-	Two (2) spaces for each dwelling unit
R	-	Residential	-	Two (2) spaces for each dwelling unit

2. Parking space schedule for non-residential uses applicable to all districts and Planned Developments:

Bank, Savings & Loan or Similar Financial Institutions	One (1) space for every 300 square feet of floor area. Not to be less than five (5)

Bowling Alley	Six (6) spaces for each lane
Clinics or Doctor's Office	One (1) space for each. Not to be less than five (5)
Churches	One (1) space for every 3 seats in the main sanctuary
Commercial Amusement	Thirty (30) spaces plus one (1) space for each 100 square feet of floor area over 2,000 square feet
Convalescent Home or Home for the Aged	One (1) space for each 6 rooms or beds
Gasoline Service Station	Minimum of six (6) spaces
Golf Course	Minimum of sixty (60) spaces
High School, College or University	One (1) space for each classroom, laboratory, or institution area plus one (1) space for each three students accommodated in the institution
Hospital	One (1) space for every three beds plus one (1) space for each 2 staff members
Hotel or Motel	One (1) space for each sleeping room. For accessory restaurant uses, one (1) space for each 4 patron seats
Institutions of a Philanthropic Nature	Ten (10) spaces plus one (1) space for each employee
Library or Museum	Ten (10) spaces plus one for each 300 square feet or floor area
Manufacturing, Processing, or Repair	One (1) space for each two employees or one (1) space for each 1,000 square feet of floor space, whichever is greater
Offices, General	One (1) space for every 300 square feet of floor area. Not to be less than five (5)

Recreational Area or Building, Private or Commercial	One (1) space for every 4 persons accommodated
Restaurants or Cafeterias	One (1) space for every 3 seats under maximum seating arrangements
Retail or Personal Service	One (1) space for every 200 square feet of floor area. Not to be less than five (5)
Schools (Elementary or Junior High)	One (1) space for each classroom plus one (1) space for each 4 seats in any auditorium, gymnasium or other place of assembly
Storage or Warehouse	One (1) space for each 2 employees or one (1) space for each 1,000 square feet of floor area, whichever is greater

3. Compact Vehicle Parking – twenty (20) percent of all parking lots or areas may be designated for compact vehicles providing such spaces are identified by an above ground sign.
4. In lieu of locating required parking spaces on the lot which generates the parking requirements, such parking spaces may be provided on any lot or premises owned by the owner of the parking generator within two hundred fifty (250) feet of the property generating such parking requirements for any business, commercial, or industrial. Leasing of a lot or premises shall be approved by the Planning and Zoning Commission provided the developer signs an acknowledgment that the continuing validity of his permit depends upon his continuing ability to provide the requisite number ofspaces.
5. All areas counted as off-street parking space shall be unobstructed and free of other uses.
6. Unobstructed access to and from a street shall be provided for all off-streetparking spaces.
7. All open off-street parking spaces shall be surfaced with asphalt, concrete, compacted gravel or other dustless material. All open off-street parking areas with ten (10) or more spaces shall be adequately screened from any adjoining residential zoned lot by a fence or wall at least four (4) feet but no more than six (6) feet in height or by a strip at least four (4) feet wide densely planted with trees or shrubs which shall be maintained in good condition at all times. In addition, if lighting is provided, it shall not be directed toward any adjacent residential areas.
8. Off-street parking spaces may be provided in areas designed to serve jointly two (2) or more buildings or users, provided that the total number of off-street parking spaces.

shall not be less than that required by this ordinance for the total combined number of buildings or uses.

9. No part of an off-street parking space required for any building or use for the purpose of complying with the provisions of this ordinance shall be included as a part of an off-street parking space similarly required for another building or use, and no part of an off-street parking space required for any building or use for the purpose of complying with the provisions of this ordinance shall be converted to any use other than parking unless additional space is provided to replace such converted parking space and to meet the requirements of any use to which such parking space is converted.
10. Parking Prohibitions
    a. No parking space, garage or carport or other vehicle storage space or structure located on private property in a residential district shall be used for the storage of any truck, truck trailer, or van with a manufacturer rated capacity exceeding one and one-half (1½) tons.
    b. No boat, trailer, "camper trailer," motor home, or other such recreational vehicle allowed as an accessory use shall be parked or stored within the required front yard of any zoning district.

SECTION 2.08: FENCES, HEDGES, AND WALLS

Fences, hedges and walls may be permitted in the various districts as accessory uses in accordance with the following limitations.

In the R and PD Districts, they shall not exceed four (4) feet in height when located less than thirty (30) feet from the front lot line.

SECTION 2.09: SUPPLEMENTARY LOT SIZE REGULATIONS

1. Where an individual lot was held in separate ownership from adjoining properties or was platted prior to the effective date of this ordinance in a recorded subdivision approved by Grayson County and has less area or less width than required in other sections of this ordinance, such lot may be occupied according to the permitted uses provided for in the district in which such lot is located, provided that no lot area or lot width is reduced more than one-third (1/3) the zoning requirements otherwise specified by this chapter.
2. No part of an area or width required for a lot for the purpose of complying with the provisions of this ordinance shall be included as an area width required for another lot.

SECTION 2.10: SUPPLEMENTARY YARD REGULATIONS

1. In any district where lots comprising fifty (50) percent or more of the frontage on one (1) side of the street between intersecting streets are developed with buildings having an average front yard with a variation of not more than ten (10) feet, the average front yard of such building shall be minimum required.

2. Cornices, eaves or similar architectural features may extend into a required yard not more than two (2) feet.
3. Fire escapes may extend into a required rear yard not more than six (6) feet.
4. Where a side yard is otherwise required by this ordinance, the side yard along the street side of a normal corner lot (not a reverse corner lot) shall be not less than fifteen (15) feet.
5. Where a side yard is otherwise required by this ordinance, the side yard along the street side of a reverse corner lot shall be not less than the required front yard requirement for the district in which the lot is located.
6. No part of a yard required for a building for the purpose of complying with the provisions of this chapter shall be included as a yard for another building.

ARTICLE III: DISTRICT REGULATIONS

SECTION 3.01: REGULATIONS APPLICABLE TO ALL DISTRICTS

1. Accessory uses, which are customarily incidental to a permitted use as determined by the Planning and Zoning Commission, are allowed in all districts.
2. Off street parking shall be provided for in all districts as elsewhere defined in this ordinance.
3. Only one building for living purposes shall be permitted on one zoning lot for all districts except as otherwise provided herein.

SECTION 3.02: "AG" AGRICULTURAL DISTRICT

1. Purpose - this zone is designed to preserve the economic viability of agricultural lands and operations including farming, horticulture, animal husbandry, dairying, pasturage, and the supporting operations.
2. Development Standards

    a. Minimum lot area - six (6) acres
    b. Minimum lot width - thirty (30) feet
    c. Maximum building height - thirty-five (35) feet
    d. Minimum front yard - fifty (50) feet along State and Federal roads and highways. Twenty-five (25) feet along all other roadways.
    e. Minimum rear yard - ten (10) feet
    f. Minimum side yard - five (5) feet
    g. Minimum side yard at corner - twenty-five (25) feet

SECTION 3.03: "R" RESIDENTIAL DISTRICT

1. Purpose - this zone is designed to promote and encourage a suitable environment for family life on medium to large size lots protected from excessive noise, illumination, odors, visual clutter, and other objectionable influences to family living.
2. Development Standards

    a. Minimum lot area - one (1) acre
    b. Minimum lot width - thirty (30) feet
    c. Maximum building height - thirty-five (35) feet
    d. Minimum front yard - fifty (50) feet along State and Federal roads and highways. Twenty-five (25) feet along all other roadways
    e. Minimum rear yard - ten (10) feet
    f. Minimum side yard - five (5) feet
    g. Minimum side yard at corner - twenty-five (25) feet

SECTION 3.04: "RS" RECREATIONAL SERVICE DISTRICT

1. Purpose - this zone is designed to promote the development of small commercial services which would support, promote and service recreation around the lake area.
2. Development Standards
   a. Minimum Lot Area - One (1) acre
   b. Minimum Lot Width - One Hundred (100) feet
   c. Maximum Height - Thirty-five (35) feet
   d. Minimum Structure or Building Setback:
      Front - Fifty (50) feet along State and Federal roads and highways. Twenty-five (25) feet along all other roadways
      Sides and Rear - Ten (10) feet
   e. Where subject property is abutting an R District increase setback to fifty (50) feet
   f. Maximum Impervious Surface – Sixty (60) percent
   g. Maximum Floor to Area Ratio - 0.25

SECTION 3.05: "CM" COMMERCIAL DISTRICT

1. Purpose - this zone is designed to accommodate commercial activities.
2. Development Standards

   a. Minimum Lot Area - One (1) acre
   b. Minimum Lot Width - One Hundred (100) feet
   c. Maximum Height - Thirty-five (35) feet
   d. Minimum Structure or Building Setback:
      Front - Fifty (50) feet along State and Federal roads and highways. Twenty-five (25) feet along all other roadways
      Sides and Rear - Ten (10) feet
   e. Where subject property is abutting an R District increase setback to fifty (50) feet
   f. Maximum Impervious Surface – Sixty (60) percent
   g. Maximum Floor to Area Ratio - 0.25

SECTION 3.06: "IN" IDUSTRIAL DISTRICT

1. Purpose - this zone is designed to accommodate certain non-nuisance industrial uses compatible with residential and/or commercial activities.
2. Development Standards

   a. Minimum Lot Area - One (1) acre
   b. Minimum Lot Width - One Hundred (100) feet
   c. Maximum Height - Thirty-five (35) feet
   d. Minimum Structure or Building Setback:
      Front - Fifty (50) feet along State and Federal roads and highways. Twenty-five (25) feet along all other roadways
      Sides and Rear - Ten (10) feet

e. Where subject property is abutting an R District increase setback to fifty (50) feet
f. Maximum Impervious Surface – Sixty (60) percent
g. Maximum Floor to Area Ratio - 0.25

SECTION 3.07: "FL" FLOOD ZONE DISTRICT

1. Purpose - this zone is designated for any area within the 100-year flood plain and parcels that have been determined to be particularly vulnerable to future flood hazards.
2. Development Standards
    a. Development standards will be developed in conjunction with the special use permit.

SECTION 3.08: SCHEDULE OF USES

Land and buildings in each district shall comply with the following schedule where:

- ☐ An empty box designates use not permitted in district indicated
- X Designates permitted use in district indicated
- S Designates special use in district outlined in Section 2.03

LAND USE	AG	R	RS	CM	IN	PD	FL
ACCESSORY BUILDING/USE	X	X	X	X	X	X	
ACCESSORY DWELLING UNITS	S	S					
AIRPORT/LANDING FIELD	S		S	S		S	S
ANTIQUE SHOP				X		S	
APARTMENT						S	
ART GALLERY				X		S	
ARTIST/PHOTOGRAPHY STUDIO				X		S	
ATHLETIC CLUB/FITNESS CENTER				X		S	
AUTO LEASING/RENTING				X		S	
AUTO PARKING LOT /GARAGE/STORAGE				X		S	
AUTO REPAIR SHOP/GARAGE				S	X	S	
AUTO PARTS SALES				X		S	
AUTO SERVICE/GAS STATION			S	X		S	
BAIT SHOP			X	S		S	
BAKERY				X		S	
BANK/SAVINGS & LOAN/CREDIT UNION				X		S	
BED & BREAKFAST	S		S	X		S	
BEAUTY SHOP/BARBER SHOP				X		S	
BLUEPRINTING AND EPRODUCTION PROCESSES				X		S	
BOARDING/ROOMING HOUSE			S	S		S	
BOAT/TRAILER/RV/MINI STORAGE			X	S		S	
BOAT/TRAILER REPAIR			X	S	X	S	
BOOKSTORE OR LENDING LIBRARY, COMMERCIAL				X		S	
BOWLING ALLEY				X		S	
BUSINESS MACHINES, SALES/SERVICE				X		S	
CABINET /UPHOLSTERING SHOP				X	X	S	
CAMERA OR PHOTOGRAPHIC SUPPLIES STORE				X		S	
CANDY, NUT, CONFECTIONERY STORE				X		S	
CARETAKERS'/GUARDS RESIDENCE	S		S	S		S	
CAR WASH			X	S	S	S	
CATERER	S			X		S	

LAND USE	AG	R	RS	CM	IN	PD	FL
CEMETERY	X	X	X	X	X	X	X
CHRISTMAS TREES AND WREATHS	X			S		S	
CHURCH/RECTORY	X	X	X	X	X	X	
CLEANING PLANT/SHOP (SMALL)				S	X	S	
CLINIC OR OFFICE, MEDICAL				X		S	
CLOTHING INCLUDING FORMAL WEAR AND COSTUMES				X		S	
COLLEGE OR UNIVERSITY	S					X	
COMMERCIAL AMUSEMENT/ARCADE CENTER				X		S	
COMMERCIAL STABLE	S		S			S	
COMMUNITY/CIVIC CENTER	S			X		S	
CONCRETE/ASPHALT BATCHING PLANT	S				X	S	
CONSTRUCTION YARD	S				X	S	
CONTRACTORS SHOP/YARD	S				X	S	
COUNTRY CLUB/PRIVATE	S			X		S	S
CUSTOM PERSONAL SERVICE SHOP				X		S	
DAY CARE CENTER	S	S		X		S	
DEPARTMENT STORE				X		S	
DRYCLEANING				X		S	
FARM OR RANCH	X	S		S	S	S	X
FARMER'S MARKET	S			X		S	
FEED STORE	S			X		S	
FIRE STATION/PUBLIC SAFETY BUILDING	X	X		X	X	X	
FLEA MARKET	S			X		S	
FLOOR COVERING SALES RETAIL				X		S	
FOOD OR GROCERY STORE, RETAIL				X		S	
FRATERNAL/CIVIC ORGANIZATION				X		S	
FUNERAL HOME OR MORTUARY				X		S	
FURNITURE, APPLIANCES AND CUSTOM UPHOLSTERY				X		S	
FUR SHOP OR HAT SHOP				X		S	
GIFT, NOVELTY SHOP				X		S	
GLASS AND CUTTING SHOP				X		S	
GOLF COURSE	S			X		S	X
GREENHOUSE/PLANT NURSERY- COMMERCIAL	X			S		S	
GYMNASTIC/DANCE STUDIO				X		S	
HANDICRAFT SHOP				X		S	
HARDWARE STORE				X		S	
HOBBY SHOP OR SUPPLY STORE				X		S	
HOME OCCUPATION	S	S				S	
HOOKAH BAR, SMOKING LOUNGE, SMOKE SHOP, VAPE SHOP				S		S	
HOSPITAL				X		S	

LAND USE	AG	R	RS	CM	IN	PD	FL
HOTEL/MOTEL				S		S	
HOUSEHOLD CARE FACILITY	S	S		X		S	
HOUSEHOLD CARE INSTITUTION	S	S		X		S	
JEWELRY STORE				X		S	
JUNK/SALVAGE YARD					S		
KENNEL	X			S			
LIGHT FABRICATION AND ASSEMBLY PROCESSES					X		
LIVESTOCK BARN/AUCTION/SALES	X			S			
LOAN OFFICE				S			
LOCKSMITH OR KEY SHOP				X		S	
LUMBERYARD					X		
MANUFACTURED HOME (NEW)	X	X				S	
MANUFACTURED HOME (USED)	S						
MEDICAL CLINIC				X		S	
MOBILE HOME	S						
MUSEUM				X		S	
MULTI-FAMILY DWELLING						S	
MUSIC STORE, PHONOGRAPH RECORDS, RETAIL SALES				X		S	
NIGHT CLUB/TAVERN/DANCE HALL				X		S	
OFFICE, ANY TYPE				X		S	
OPTICAL GOODS, OPTICIAN, OPTOMETRIST				X		S	
PAINT AND WALLPAPER STORE OR DECORATORS SHOP				X		S	
PAWN SHOP				S		S	
PET SHOP				X		S	
PHARMACY				X		S	
PHOTOGRAPHY STUDIO				X		S	
PLAYGROUND/PARK	X	X		X		S	X
PLUMBING FIXTURE SALES, RETAIL				X		S	
POST OFFICE				X		S	
PRIVATE STABLE	X	S				S	
PUBLIC OR DENOMINATIONAL SCHOOL	X	X		X		X	
PUBLIC UTILITY FACILITIES	S	S		S	X	S	
RADIO/T.V./CELL TOWER	S	S		S	S	S	S
RADIO, TELEVISION OR RECORDING STUDIO				X		S	
RECREATIONAL VEHICLE PARK			S			S	
REHABILITATION CARE FACILITY	S	S		X		S	
REHABILITATION CARE INSTITUTION	S	S		X		S	
RESTAURANT /CAFETERIA				X		S	
RETAIL STORES AND SHOPS				X		S	
RODEO GROUNDS/FAIRGROUNDS	S			X		S	S
SELF SERVICE LAUNDROMAT			S	X		S	

LAND USE	AG	R	RS	CM	IN	PD	FL
SEXUALLY ORIENTED BUSINESSES			S				
SHOE REPAIR SHOP OR STORE				X		S	
SINGLE FAMILY DWELLING-ATTACHED						X	
SINGLE FAMILY DWELLING-DETACHED	X	X				X	
SKATING RINK				X		S	
SPORTING GOODS STORE			X	X		S	
SWIMMING POOL-COMMERCIAL				X		S	S
SWIMMING POOL- PRIVATE	X	X		X		X	X
TATTOO STUDIO				S		S	
TEMPORARY VENDOR	S			S		S	
TENNIS CLUB				X		S	S
THEATER				X		S	
VETERINARY CLINIC	S			X		S	
WATER/ICE VENDING ESTABLISHMENT			S	X		S	
WEDDING/EVENT VENUE	S			X			S
WILDLIFE SANCTUARY	X			S			X

ARTICLE IV: PD PLANNED DEVELOPMENT DISTRICTS

SECTION 4.01: PURPOSE

The purpose of this article is to provide for the creation of Planned Development Zoning Districts. These districts are intended to provide for the development of land as an integral unit for single or mixed use in accordance with a plan that may vary from the established regulations of other zoning districts. These districts are also meant to encourage flexible and creative planning to ensure the compatibility of land uses, to allow for the adjustment of changing demands to meet the current needs for the community, and to provide for a development that is superior to what could be accomplished in other districts by meeting one or more of the following criteria.

1. Provide for the design of lots or buildings; increased recreation, common or open space for private or public use; berms, greenbelts, trees, shrubs, or other landscaping features; parking areas, street design or access; or other development plans, amenities or features that would be of special benefit to the property users or community;
2. Protect or preserve environmental and aesthetic features, such as trees, creeks, ponds, floodplain, slopes or hills; or
3. Protect or preserve existing historical buildings, structures, features or places.

SECTION 4.02: APPLICATION TO EXISTING UNDEVELOPED DISTRICTS

The provisions of this article requiring the submission and approval of a detailed plan prior to development of the district shall apply to any district where no detailed plan has previously been approved.

SECTION 4.03: APPROVAL PROCEDURES

There are three types of plans that may be used in the Planned Development process. The general purpose and use of each plan is described as follows:

1. General concept plan: This plan is intended to be used as the first step in the planned development process for larger or long-term developments. It establishes the most general guidelines for the district by identifying the land use types, approximate thoroughfare locations and project boundaries and illustrates the integration of these elements into a master plan for the whole district. It shall follow theguidelines given in Section 4.10.
2. Development plan: This plan is intended to be used most often as the second step of the PD approval process. The development plan contains all the information of a general concept plan, but includes more detailed information as to the specific land uses and their boundaries. It shall follow the guidelines given in Section 4.11.
3. Detailed plan: The detailed plan is the final step of the planned development process. It contains the details of development for the property. For smaller tracts or where final development plans are otherwise known prior to rezoning, the detail plan may be used

to establish the district and be the only required step in the planned development process. It shall follow the guidelines given in Section 4.12.

SECTION 4.04: APPROVAL OF DISTRICT

The Grayson County Commissioners Court, after receiving the report of the Planning and Zoning Commission, shall approve by ordinance the creation of a district based upon a general concept, development, or detailed plan. The approved plan shall be made part of the ordinance establishing the district. Any amendments to a general concept plan or development plan must be in harmony with the plan for the entire district and must be approved by the Grayson County Commissioners Court.

SECTION 4.05: COMMISSION APPROVAL OF DETAILED PLANS

The Planning and Zoning Commission is delegated the authority to approve a detailed plan or the amendment of a detailed plan for property for which a development plan has been approved by the Grayson County Commissioners Court. If no detailed plan has been approved for the property within ten (10) years of the date of approval, a new development plan must be approved by The Grayson County Commissioners Court, after notice and hearing. The Planning and Zoning Commission shall approve the detailed plan if it finds that:

1. The plan complies with the general concept plan or development plan approved for that property;
2. The plan provides for a compatible arrangement of buildings and land uses and would not adversely affect adjoining neighborhoods or properties outside the plan;
3. The plan provides for the adequate and safe circulation of vehicular traffic; and
4. The plan is in substantial compliance with the landscape, sign, subdivision and other regulations of the County, or, if not, the plan offers corresponding benefits that merit deviation from those regulations.

Upon request of the applicant, the Commissioners Court, or the court's designee, may authorize minor amendments to a detailed plan so long as such minor amendments do not change the land use or substantially change the character, development standards or design of the development as shown on the approved detailed plan. For purposes of this provision, a "substantial change" shall mean a change which will increase the number of proposed dwelling units; increase the floor-to-area ratio, size of structure, height, lot coverage or number of stories or buildings; reduce lot, yard, or space size; decrease the amount of required off•street parking spaces; change types of buildings, setbacks, street access points or lots; or increase density, change traffic patterns or alter the basic relationship of the proposed development to adjacent properties.

The Commissioners Court, or the court's designee, shall make such authorization only in writing and such document shall be placed in the ordinance file governing the specific plan.

SECTION 4.06: CONDITIONS IMPOSED

The Planning and Zoning Commission or the Grayson County Commissioners Court may impose conditions concerning the location, use, arrangement, construction or development of the district in order to ensure the appropriate use of the district and to protect surrounding properties.

SECTION 4.07: EXPIRATION OF DETAILED PLAN

Any detailed plan approved, shall be valid for twenty-four (24) months from the date of its approval. If no construction begins within the twenty-four (24) months, the detailed plan shall automatically expire and no longer be valid. The Planning and Zoning Commission may, prior to expiration of the detailed plan, for good cause shown, extend for up to three hundred sixty (360) days the time for which the detailed plan is valid.

SECTION 4.08: APPEALS FROM COMMISSION ACTION

If the Planning and Zoning Commission disapproves a detailed plan over which it has final approval authority, or imposes conditions, or refuses to grant an extension of time for which a detailed plan is valid, the applicant may appeal the decision to the Grayson County Commissioners Court by filing a written request with the Planning and Zoning Commission within ten (10) days of the decision.

SECTION 4.09: APPLICATIONS AND SUBMISSIONS

1. Application, fee and plan required: Any person requesting rezoning to a planned development district, or the amendment of a district plan, shall submit an application, the fee and the required plan and information to the Planning and Zoning Commission. All plans, studies, maps, and other information which the petitioner wishes to be considered by the Planning and Zoning Commission or the Grayson County Commissioners Court must be submitted at least two (2) weeks prior to the public hearing on the request. Should the petitioner submit additional information after that time, the Planning and Zoning Commission or council may defer consideration to allow the Planning and Zoning Commission time to review the additional information.
2. Form and manner: To properly process applications and administer this article, the commission is authorized to specify the form and manner in which all required information and plans are to be submitted. Requests for amendments to part of a district must take into account the approved plan for the whole district. The applicant may be required to show the remainder of a district not included in the petition in order to determine whether the amendment would be in harmony with the plan for the entire district.
3. Additional information required or waived: The Planning and Zoning Commission, or the Grayson County Commissioners Court may require the submission of additional plans, statements or other information not specified in this article if necessary to properly evaluate the petition. The commission may also waive any required information it finds is unnecessary for proper consideration of the petitions.

SECTION 4.10: GENERAL CONCEPT PLAN INFORMATION

A general concept plan shall contain the following information:

1. Relation to adjacent land uses: A general settingforth how the proposed district will relate to adjacent land use patterns plan and the degree to which it is or is not consistent with the stated purpose of this ordinance.
2. Acreage: The total acreage within the proposed district.
3. Survey: An accurate survey of the boundaries of the district.
4. Land uses: Proposed general land uses and the acreage for each use, including open space. For residential development, the total number of units and the number of units per acre.
5. General thoroughfare layout: Proposed streets, as a minimum to arterial street level (Showing collector and local streets is optional).
6. Development standards: Development standard for each proposed land use, as follows:
    a. Minimum lot area
    b. Minimum lot width and depth
    c. Minimum front, side, and rear yard area
    d. Maximum height of buildings
    e. Maximum building coverage
    f. Maximum floor to area ratios for nonresidential uses
    g. Minimum parking standards for each general land uses
7. Existing conditions: On a scaled map as specified by the commission, the following shall be shown for the area within and adjacent to the proposed district:
    a. Topographic contours of ten (10) feet or less
    b. Existing streets and roads
    c. Existing 100-year floodplain, floodway and major drainage ways
    d. City limits and E.T.J. boundaries
    e. Zoning districts
    f. Land use
    g. Utilities including water, wastewater, and electric lines

SECTION 4.11: DEVELOPMENT PLAN INFORMATION

The development plan shall contain all the information required for a general concept plan, plus the following:

1. Permitted uses: A table listing the specific permitted uses proposed for the property to the detail specified by the Planning and Zoning Commission.
2. Boundaries: A map showing the boundaries of the different land uses and the boundary dimensions.

SECTION 4.12: DETAILED PLAN INFORMATION

The detailed plan shall contain the following information:

1. Acreage: The acreage in the plan as shown by a survey, certified by a registered surveyor.
2. Land uses: Permitted uses, specified in detail as determined by the Planning and Zoning Commission, and the acreage for each use.
3. Off-site information: Adjacent or surrounding land uses, zoning, streets, drainage facilities and other existing or proposed off-site improvements, as specified by the Planning and Zoning Commission, sufficient to demonstrate the relationship and compatibility of the district to the surrounding properties, uses and facilities.
4. Traffic and transportation: The location and size of all streets, alleys, parking lots and parking spaces, loading areas or other areas to be used for vehicular traffic; the proposed access and connection to existing or proposed streets adjacent to the district; and the traffic generated by the proposed streets adjacent to the district; and the traffic generated by the proposed uses.
5. Buildings: The location, maximum height, and minimum setbacks for all buildings, and if nonresidential, the maximum total floor area.
6. Residential development: The number, location, and dimensions of the lots, the minimum setbacks, the number of dwelling units, and the number of units per acre (density).
7. Water and drainage: The location of all creeks, ponds, lakes, floodplain or other water retention or major drainage facilities and improvements.
8. Utilities: The location and route of all major sewer, water, or electrical lines and facilities necessary to serve the district.
9. Trees and landscaping: The location of all protected trees and a landscape plan.
10. Open space: The approximate location and size of greenbelt, open, common, or recreation areas, the proposed use of such areas, and whether they are to be used for public or private use.
11. Screening: The location, type, and size of all fences, berms or screening features proposed between different land uses or adjacent properties.
12. Signs: Location, type, and size of all signs regulated by Article V of this document.
13. Sidewalks and bike paths: Sidewalks or other improved ways for pedestrian or bicycle use.

SECTION 4.13: COMPLIANCE WITH APPROVED PLAN

No development shall begin and no development permit shall be issued for any land within a district until a detailed plan has been approved for that land. All districts shall be developed, used

and maintained in compliance with the approved detailed plan of the district. All other plans, maps, drawings, pictures, written statements or other representations on which the Grayson County Commissioners Court or the Planning and Zoning Commission relies in approving a detailed plan shall be considered part of the approved detailed plan and shall be incorporated in the ordinance and be binding upon the property.

SECTION 4.14: PERMITTED USES

The permitted uses for a district shall be specified in the approved detailed plan. No person shall have the right to make use of any property within a district for any permitted use except upon approval of the detailed plan showing the location and layout of the permitted use.

SECTION 4.15: CORRECTIONS OF ERRORS AND OMISSIONS ON DETAILED PLAN

Upon the request of an applicant, the Planning and Zoning Commission may authorize minor technical changes or adjustments in the approved detailed plan to correct error or omissions, so long as such changes do not substantially change the use, character, or design of the development.

SECTION 4.16: REGULATIONS APPLIED; OMISSIONS

All conditions, regulations, and development standards for the district shall be contained in the ordinance or approved detailed plan of the district. If any regulation or restriction applied in other zoning districts by this chapter is omitted in the approved ordinance or detailed plan, the regulation applicable in the most comparable zoning district, as determined by the Planning and Zoning Commission, shall apply to the property. Any person aggrieved by the Planning and Zoning Commission's decision may appeal the determination to the Grayson County Commissioners Court.

ARTICLE V: SIGNS

SECTION 5.01: GENERAL REGULATIONS

The following rules shall apply with respect to signs in all districts under this chapter:

1. All signs shall be located on the premises to which they relate and all exterior signs shall be permanent in nature, except for temporary signs. Temporary signs shall not exceed six (6) square feet in a residential zone and which shall not exceed thirty-two (32) square feet in all other zones.
2. Signs shall not contain more than three (3) cabinets or modules. Individual outlines, letters or logos (signs without backing) mounted on a wall shall not be construed as individual modules or cabinets.
3. Flashing, moving, blinking, chasing or animation effects are prohibited on all signs.
4. Rooftop signs and all other signs which project above the fascia wall, portable signs, tent signs, strings of light bulbs not permanently mounted on a rigid background used in connection with commercial premises for commercial purposes (other than traditional holiday decoration), posters and wind driven signs (except banners and pennants) shall be prohibited in all zones.
5. Outside signs with lighted backgrounds shall not be permitted below six (6) feet above grade unless located twenty-five (25) feet or more from the public right-of-way. Copy and logos on signs below six (6) feet must utilize internal illumination of letter faces and/or logos only, or may be floodlighted.
6. Signs which identify business, goods or services no longer provided on the premises shall be removed within ninety (90) days after such business ceases.
7. Copy on signs other than principal name or principal business activity shall be limited to ten (10) percent of the background area, except in the case of changeable copy signs.
8. No sign may project over a public right-of-way in any district except those signs eight (8) feet or more above grade may project up to forty-eight (48) inches from the face of the building if the total area for such signs is lesser of one (1) square foot of sign for each linear foot of building frontage upon which such sign is displayed, or twelve (12) square inches beyond the building fascia at the base of the sign.
9. No classes of signs will be permitted in the visibility triangle as defined by this ordinance.
10. All signs shall be maintained in good repair. "Good repair" includes, but is not limited to, the following: signs shall be maintained erect, with legible copy and when painted, shall not be permitted to deteriorate, as with peeling and cracked paint.
11. The term "signs" shall include any writing (including letter, word or numeral), pictorial representation (including illustration or declaration), form (including shapes resembling any human, animal or product form), emblem (including any device, symbol, trademark, object or design which conveys a recognizable meaning, identity or distinction) or any other figure of similar character which is a structure or any part thereof or is written,

painted, projected upon, printed, designed into, constructed or otherwise placed on a building, board, plate or upon any material object or device whatsoever, which by reason of its form, color, working, stereotyped design or otherwise attracts or is designed to attract attention to the subject thereof or is used as a means of identification, advertisement or announcement.

12. The term "signs" shall not include the following:
    a. Flags, pennants or insignia of nations, or an organization of nations, states or cities, or fraternal, religious and civic organizations, or any educational institutions except when such flags are used in connection with a commercial promotion or as an advertising device.
    b. Placards, banners, pennants, merchandise, pictures or models of products or services incorporated in a window display.
    c. Works of fine art which in no way identify a product or business and which are not displayed in conjunction with a commercial enterprise, which enterprise may benefit or realize direct commercial gain from such display.
    d. One (1) nameplate per public entrance per business of no more than two (2) square feet per face which is suspended under a canopy.
    e. Temporary decorations or displays clearly incidental and customary and commonly associated with national, local or religious holiday celebrations.
    f. Signs not visible beyond the boundaries of the lot or parcel upon which they are located or from any public thoroughfare or right-of-way.
    g. Traffic and other official signs of any public or governmental agency.
    h. On-site traffic directional signs which do not exceed four (4) square feet per face or six (6) feet in height and which do not carry any commercial message or identification.
    i. Temporary interior paper window signs.

SECTION 5.02: CLASSES OF SIGNS

1. BILLBOARD - a sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered at a location other than the premises on which the sign is located.
2. BUILDING FASCIA - the frontage of a building which faces and is parallel to or most nearly parallel to a public or private street. There can be only one (1) building fascia for each street upon which a building faces.
3. FLUSH WALL SIGN - any sign attached to or erected against the wall of a building with the sign facing in a plan parallel to the plan of said wall and which does not extend more than twelve (12) inches from the building fascia.
4. FREESTANDING SIGN - a detached sign which is supported by one (1) or more columns,

uprights, poles or braces extended from the ground or from an object in the ground, provided that no part of the sign is attached to any part of any building, structure or other sign.

5. GROUND SIGN - a type of freestanding sign which is erected on the ground and which contains no free air space between the ground and the top of the sign.
6. PERMANENT SIGN - a sign which is permanently affixed or attached to the ground or to a structure.
7. PORTABLE SIGN - a sign which is not permanently affixed or attached to the ground or to any structure or a sign mounted upon, painted upon or otherwise erected upon a van, truck, automobile, bus, railroad car, tractor trailer or other vehicle, whether or not such vehicle is in operating condition.
8. PROJECTING WALL SIGN - any sign other than a flush wall sign which projects from and is supported by a wall or a building.
9. ROOFTOP SIGN - a sign erected upon or above a roof or above a parapet wall of a building.
10. SIGN FACE - the surface of the sign upon, against or through which the message is displayed or illustrated.
11. SIGN, ILLEGAL - any sign which was erected in violation of this ordinance.
12. SIGN, LEGAL NON-CONFORMING - any sign which was lawfully erected and maintained prior to the enactment of this chapter and any amendments thereto and which does not conform to all applicable regulations and restrictions of this chapter.
13. SIGN WITH BACKING - any word, letter, emblem, insignia, figure or similar character or group thereof that is neither backed by, incorporated in nor otherwise made a part of any larger display area.
14. TEMPORARY SIGN – a sign that is not displayed longer than thirty (30) days and is not permanently affixed or attached to the ground or to a structure. This could include banners, sandwich boards, yard signs, and corrugated plastic signs.
15. WIND DRIVEN SIGN - any sign consisting of one (1) or a series of two (2) or more banners, flags, pennants, ribbons, spinners, streamers, captive balloons, or other objects or material fastened in such a manner as to move upon being subjected to pressure by wind or breeze.

SECTION 5.03: SIGNS PERMITTED

Signs shall be permitted in the various districts as accessory uses in accordance with the regulations contained in this Article.

Developers or owners seeking a permit for signage in a new subdivision shall apply to the Commissioners Court for a special use sign permit prior to the placement of a sign on the

property. Permits shall be granted by the Planning and Zoning Commission upon the recommendation of the Commissioners Court. The special use permit shall allow the placement of a sign for the first year of construction of the subdivision after the granting of the permit.

Owners or developers seeking a renewal of a special use permit may apply to the Commissioners Court at least 30 days prior to the expiration of the year following granting of the original permit. The Commissioners Court, as part of the permitting process, shall make an inspection of the sign in question and document its state of repair. Approval of a renewal permit shall be by the Planning and Zoning Commission upon the recommendation of the Commissioners Court. Subsequent renewal or special use permits shall be granted at recommendation of the Commissioners Court.

SECTION 5.04: LIMITATIONS IN AG, R DISTRICTS

Signs in the AG and R Districts may include and shall be limited to the following:

1. One (1) affixed sign per one-family dwelling, provided such sign does not exceed two (2) square feet in area per face.
2. One (1) yard sign per lot, provided such sign does not exceed six (6) square feet in area per face and is unlighted.
3. One (1) sign may be allowed by permit during the first year of construction of a new subdivision and thereafter in accordance with the provisions of Section 5.03 above, provided such sign does not exceed one hundred (100) square feet in area per face and is unlighted.
4. One (1) sign per agricultural, public or semi-public use, provided such sign does not exceed thirty-five (35) square feet in area per face and has only indirect illumination.

SECTION 5.05: LIMITATIONS IN RS, CM, IN, AND PD DISTRICTS

Signs in the RS, CM, IN, and PD Districts may include and shall be limited to the following:

1. Such signs as are permitted in the AG and R Districts.
2. Flush wall signs, projecting wall signs, window signs, freestanding signs and ground signs, provided that the placement and use of all such signs shall be governed by and shall be within the following limitations:
    a. For the first two hundred (200) feet in building fascia length, the maximum sign area permitted shall be equal to two (2) square feet of sign area for each linear foot of building fascia length.
    b. For that portion of a building fascia which exceeds two hundred (200) feet in length, the maximum sign area permitted shall be equal to one (1) square foot of sign area for linear foot of building fascia length over such two hundred (200) feet. The sign area permitted hereunder shall be in addition to the sign area permitted by subsection 2 (a) above.

c. In no event shall the total sign allowance for any property be less than one (1) square foot of sign allowance for each linear foot of lot frontage.

d. For the purposes of this subsection, the sign allowance shall be calculated on the basis of the area of the one (1) building fascia which is most nearly parallel to the street it faces. Each building fascia which faces a dedicated public street shall have its own separate and distinct sign allowance. In the event a building does not have frontage on a dedicated public street, the owner of the building may designate the one (1) building fascia which shall be used for the purpose of calculating the sign allowance. In the event the only building fascia which fronts on a dedicated street is a wall containing no commercial display area, the property owner may, at their option, designate another building fascia on said building on the basis of which the total sign allowance shall be calculated. In any case, no more than twenty-five (25) percent of the total sign allowance allowed under this article may be placed other than on the building fascia which was the basis for the sign allowance calculation or on the street frontage which relates to said fascia.

SECTION 5.06: MEASUREMENT OF SIGNS

The following rules shall apply to the measurement of signs in all districts:

1. The total surface of all sign faces of freestanding signs, ground signs and projecting wall signs shall be counted and considered a part of the maximum total surface area allowance.
2. The area of all signs (except ground signs) with backing or a background that is part of the overall sign display shall be measured by determining the sum of the area of each square, rectangle, triangle, portion of a circle or any combination thereof which creates the smallest single continuous perimeter enclosing the extreme limits of the display surface or face of the sign, including all frames, backing, face plates, nonstructural trim or other component parts not otherwise used for support.
3. The area of all ground signs shall be measured by determining the sum of the area of each square, rectangle, triangle, portion of a circle or any combination thereof which creates the smallest single continuous perimeter enclosing the extreme limits of the sign face and that portion of the sign structure which exceeds one and one-half (1 ½) times the area of the sign face.

SECTION 5.07: FREESTANDING AND GROUND SIGN REQUIREMENTS

In zones where freestanding signs and ground signs are permitted, the following rules shall apply to freestanding and ground signs:

1. When electrical service is provided to freestanding signs or ground signs, all such electrical service shall be underground.
2. Such signs shall comply with the following requirements with respect to size, height and

location, except that ground signs may be placed at the front property line (except as prohibited by Section 5.01-9), provided such ground signs meet all other requirements of this Article.

REQUIREMENTS FOR FREESTANDING AND GROUND SIGNS

Minimum Setback for Right-of-Way (feet)	Maximum Height above Grade (feet)	Maximum Size Allowed per Side (square feet)
10	10	20
15	12	30
20	14	40
25	16	50
30	18	60
35	20	70
40	22	80
45	24	90
50+	26	100

3. The maximum size for any such sign shall be one hundred (100) square feet per side. No such sign shall be built within fifteen (15) feet of any side lot line. For the purpose of calculating the distance from the street right-of-way line, if the existing street right-of-way width is less than that required, said distance shall be measured from the line of such right-of-way as required by subdivision rules and regulations applicable governing bodies rather than from the existing right-of-way.
4. No more than one (1) freestanding or ground street sign per street frontage shall be permitted for any property.
5. Minimum distance between signs shall be two hundred (200) feet.

SECTION 5.08: PROJECTING SIGNS

Signs projecting over private property shall not project more than six (6) feet from the face of the building nor beyond the minimum required building setback for the zone in which located. Such signs shall not exceed fifteen (15) square feet per face.

ARTICLE VI: RECREATIONAL VEHICLE PARKS

SECTION 6.01: PERMITTED USE

Recreational Vehicle Parks shall be allowed as a permitted use in RS District only.

SECTION 6.02: RECREATIONAL VEHICLE PARK PERMIT

1. Permit: It shall be unlawful for any person to maintain or operate, within the limits of the jurisdiction, any recreational vehicle park unless such person shall first obtain a permit. All recreational vehicle parks in existence upon the effective date of this article shall, within ninety (90) days thereafter, obtain such license and in all other respects comply fully with the requirements of this article. The permit for a recreational vehicle park shall be obtained from the Commissioners Court. Such permit shall expire on December 31st of the year in which it was issued. Application for renewal of permits shall be written thirty (30) days prior to expiration, and a renewal fee for a twelve-month period thereafter.
2. Application for Permit: Applications for a recreational vehicle park shall be filed with the Commissioner's Court or the Court's designee for submission to the Planning and Zoning Commission, at least ten (10) days in advance of the meeting of said Commission at which approval is requested. Applications shall be in writing and shall contain the following information:
    a. The name and address of the applicant
    b. The location and legal description of the recreational vehicle park
    c. A complete plan of the park
    d. Plans and specifications of all buildings and other improvements constructed, or to be constructed with the recreational vehicle park
    e. Such further information as may be requested by the County, to determine if the recreational vehicle park will comply with the legal requirements

After approval of application by the Planning and Zoning commission, and compliance with any conditional approval or disapproval of the application by the Planning and Zoning Commission, the said Commission shall transmit the application along with the recommendation of the Planning and Zoning Commission, to the Commissioners Court for action of approval or disapproval. The Commissioners Court, at the direction of the Court shall issue the permit or disapprove it.

3. Revocation of Permit: The Commissioners Court may revoke any license to maintain and operate a recreational vehicle park when the licensee has been found guilty of a court competent jurisdiction of violating any provisions of this article.

SECTION 6.03: RECREATIONAL VEHICLE PARK PLAN

The recreational vehicle park plan shall conform to the following requirements:

1. The park shall be located on a well-drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.
2. Recreational vehicle stand spaces shall be provided, consisting of not more than ten (10) units per acre exclusive of any amenities listed in Section 6.06. The distance from the line or corner of any recreational vehicle to a boundary line of the recreational vehicle park shall be adequate to protect the residential use in the park and shall not be less than fifty (50) feet where abutting a state or federal highway and twenty-five (25) feet where abutting any other public street. Yard requirements along other property lines shall be sixteen (16) feet. Where the rear lot line abuts a residence district, a minimum rear yard of twenty (20) feet shall be provided.
3. The park plan shall provide a legal description and map clearly setting out the following information:
    a. The extent and area to be used for park purpose
    b. Driveways at entrances and exit, roadways and walkways and include provisions for security
    c. Location of stands for recreational vehicle
    d. Location and number of proposed sanitary conveniences, including proposed toilets, washrooms, laundries, laundry drying space, and utility rooms
    e. Method and plan of sewage disposal
    f. Method and plan of garbage disposal
    g. Plan of water supply
    h. Plan of electric lighting
    i. Plan of spaces
    j. Plan of landscaping
    k. Such further information as may be requested by the County

SECTION 6.04: UTILITIES WITHIN RECREATIONAL VEHICLE PARKS

1. Recreational Vehicle Park is to Have Water and Sewer Service When Available: Every Recreational Vehicle Park shall have County approved water connections furnishing an ample and adequate supply of water and shall be connected with the sanitary sewer when available.
2. In order to protect the health and safety of all guests and ensure sanitary conditions in a compact environment, all on-site sewage facilities shall utilize a drip irrigation system.
3. Adequate provisions shall be made for the collection and removal of waste and garbage. All refuse containers shall have an animal-proof lid and shall be maintained in a clean and sanitary condition. Garbage and refuse shall be disposed of in such a manner to control flies, rodents and odors. A one-hundred percent (100%) masonry screening wall at least six (6') in height shall be provided for all refuse containers.
4. Internet service shall be provided.

SECTION 6.05: REGISTER OF OCCUPANTS WITHIN RECREATIONAL VEHICLE PARK REQUIRED

It shall be the duty of the permittee to keep a register containing a record of all recreational vehicle owners and occupants located within the park. The register shall contain the following information:

1. Name and address of each owner
2. The make, model, and year of all automobiles and recreational vehicles
3. License number and owner of each recreational vehicle and automobile by which it is towed
4. The state issuing each license
5. The date of arrival and of departure of each recreational vehicle. The park permittee shall keep the register available for inspection at all times by law enforcement officers, public health officials, and other officials whose duties necessitates acquisition of the information contained in the register. The register records shall not be destroyed for a period of two (2) years following the date of registration.
6. No recreational vehicle owners shall be permitted to stay in excess of fourteen (14) days per month.

SECTION 6.06: OTHER GUIDELINES FOR RECREATIONAL VEHICLE PARKS

1. All roads, RV spaces, walkways, parking and service areas shall be constructed of concrete and provided with lighting adequate to ensure the safety of vehicular and pedestrian traffic. All drive aisles shall be a minimum of twenty-four (24) feet wide. All RV spaces shall be a minimum of fourteen (14) feet wide by sixty (60) feet long. All areas not used for driveways, walkways, patios, or similar purposes shall be landscaped. The buffer area between RV spaces shall be at least sixteen (16) feet and be landscaped. Landscaping materials shall be planted to provide maximum visual relief and summer shade with a minimum of two (2) shade trees per RV space located within the sixteen (16) foot buffer. All shade trees shall be a minimum of four inches (4") in diameter when planted. All RV parks shall provide landscaping or fencing to minimize views of the development from the public right-of-way.
2. Designated outdoor campfire rings shall be in safe and convenient areas where they will not constitute a fire hazard to vegetation, undergrowth, trees, vehicles, units, and structures. A minimum of one (1) campfire ring shall be provided per RV space. Campfire rings shall be commercial grade. Locations and specifications for the campfire ring shall be submitted with the recreational vehicle park plan.
3. A minimum of one (1) picnic table shall be provided per RV space. Picnic tables shall be commercial grade and shall not be constructed of wood. Specifications for the picnic table shall be submitted with the recreational vehicle park plan.
4. All recreational vehicle parks shall include at least three (3) structural and six (6) non-structural amenities from the following:

a. Structural Amenities:

- Laundry and bath house facility (a minimum of one (1) shower per five (5) RV spaces and one (1) washer and dryer per ten (10) spaces);
- Swimming pool, spa and deck area (6,000 sf for the first one hundred (100) RV spaces plus ten (10) sf per RV space in excess of one hundred (100) RV spaces with at least 20% of the total area being comprised of swimming and spa area). Layout of the pool area shall be submitted with the recreational vehicle park plan;
- Workout and game room facility (400 sf plus twenty (20) sf for each RV space in excess of twenty (20) RV spaces). A layout and list of equipment for the workout and game room facility shall be submitted with the recreational vehicle park plan;
- Pavilion with outdoor cooking area (600 sf for the first twenty (20) RV spaces plus thirty (30) sf per RV space in excess of twenty (20) RV spaces). Layout and specifications for the outdoor cooking areas shall be submitted with the recreational vehicle park plan;
- Observatory with modern telescopes with computer enhanced imaging and astronomical instruments (400 sf plus two (2) sf per RV space). A list of equipment for the observatory shall be submitted with the recreational vehicle park plan.

b. Non-structural Amenities:

- Boat ramp with access to Lake Ray Roberts. Due to the nature of a boat ramp, it may be counted as a structural amenity in lieu of a non-structural amenity if desired;
- Equestrian camping area (minimum of five (5) acres and include five (5) stables, horse walking area and trailer parking.) A design for the Equestrian Camping Area shall be submitted with the recreational vehicle park plan. Due to the nature of an equestrian camping area, it may be counted as a structural amenity in lieu of a non-structural amenity if desired;
- Amphitheater (seating for 3 people per RV space). A design for the amphitheater shall be submitted with the recreational vehicle park plan;
- Putting green (six (6) holes plus three (3) holes for each one hundred (100) RV spaces in excess of one hundred (100) RV spaces). A design for the putting green shall be submitted with the recreational vehicle park plan;
- Playground (support 1 child per RV space). A design for the playground shall be submitted with the recreational vehicle park plan;
- Shuffleboard and Horseshoes (one (1) set per one-hundred RV spaces with

a maximum of three (3));

- Sand volleyball court (full size). A list of equipment for the volleyball court shall be submitted with the recreational vehicle park plan;
- Soccer/multipurpose field (full size with goals). A list of equipment for the soccer field shall be submitted with the recreational vehicle park plan;
- Basketball court (concrete and full size). A list of equipment for the basketball court shall be submitted with the recreational vehicle park plan;
- Tennis court (concrete and full size). A list of equipment for the tennis court shall be submitted with the recreational vehicle park plan;
- Dog park (0.5 acres for the first ten (10) RV spaces plus 0.005 acres per RV space in excess of ten (10) RV spaces);
- Lake (one (1) acre for the first one-hundred RV spaces plus 0.01 acres for each additional RV space);
- Walking trail (at least three (3) miles in length or connect to an existing walking trail at least three (3) miles in length and be constructed of decomposed granite or better).

5. No RV spaces, structural amenities, or any other structures shall be constructed in the floodplain.

ARTICLE VII: ADMINISTRATION AND ENFORCEMENT

SECTION 7.01: INTERPRETATION AND APPLICATION

In the interpretation and the application of the provisions of this ordinance, the following regulations set forth below shall govern:

1. Provisions for Minimum Requirements: In their interpretation and application, the provisions of this chapter shall be regarded as the minimum requirements for the protection of the public health, safety, comfort, morals, convenience, prosperity and welfare. This chapter shall therefore be regarded as remedial and shall be liberally construed to further its underlying purposes.
2. Application of Overlapping Regulations: Whenever both a provision of this ordinance and any other provision of this ordinance, or any provisions in any other law, ordinance, resolution, rule or regulation of any kind contain any restrictions covering any of the same subject matter, whichever restrictions are more restrictive or impose higher standards or requirements shall govern. All uses and all of this chapter shall be in conformity with all other provisions of law.
3. Existing Permits and Private Agreements: This chapter is not intended to abrogate or annul:
    a. Any permits issued before the effective date of this chapter.
    b. Any easement, covenant or any other private agreement.

SECTION 7.02: ADMINISTRATIVE OFFICIAL

The provisions of this ordinance shall be administered and enforced by the Grayson County Commissioners Court or their designated representative.

A duly authorized County representative, upon reasonable notification, shall have the right to enter upon any premises at any reasonable time for the purpose of making inspections of buildings or premises to ensure compliance with this ordinance.

Whenever any construction or land use activities are being conducted contrary to the provisions of this ordinance, the Commissioner's Court or the Court's designee may order the activity stopped by notice, in writing, served on the owner or persons conducting such activity, and any such persons shall forthwith stop such activity until authorized by the Commissioners Court or Court Designee to proceed.

SECTION 7.03: PLANNING AND ZONING COMMISSION DUTIES POWERS AND RULES

The Planning and Zoning Commission is hereby established for the Lake Ray Roberts area with powers and duties as herein provided:

1. Organization:
    a. Three residents of the affected precincts who own land in the County and who are appointed by the County Judge.
    b. One resident of each Commissioners' precinct that is affected who is appointed

by the County Commissioner for that precinct. If only one precinct is affected, the Commissioner shall appoint two; and

c. The mayor of each municipality, city or town that includes any part of the Lake Ray Roberts lake area in the County.

d. Except for the initial appointed members, the appointed members of a commission are appointed for terms of two years expiring on February 1 of each odd-numbered year. The initial appointed members are appointed for terms expiring on February 1 of an odd-numbered year occurring after the date of their appointment.

e. The Planning and Zoning Commission annually shall elect a chairman and vice-chairman from its members. The Commissioners Court shall employ staff for the use of the Commission in performing its functions.

2. Meetings: Meetings of the Planning and Zoning Commission shall be public and held at the call of the Chairperson or Vice Chairperson.

3. Rules and Regulations: The Planning and Zoning Commission shall keep minutes of its proceedings, showing the vote of each member upon each question or, if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be filed in the office of the County Clerk and shall be a public record. The Planning and Zoning Commission may recommend to the Commissioners Court from time to time such additional rules and regulations as it may deem necessary to carry out the provisions of this ordinance.

4. Authority and Responsibilities:
   a. At the request of the Commissioners Court, the Planning and Zoning Commission shall, or on its own initiative may, conduct studies of the lake area over which it has jurisdiction and prepare reports to advise the Commissioners Court about the boundaries of the original zoned districts, other regulations for the lake area and changes to those districts or regulations.

   b. The Planning and Zoning Commission shall consider and may grant or deny approval of any site plan required by this ordinance.

   c. The Planning and Zoning Commission shall hold a public hearing and make a recommendation to the Commissioners Court, prior to any consideration by the Commissioners Court, on any of the following:

      i. Any change or amendment to any of the provisions or regulations contained in this ordinance
      ii. Any change or amendment to the zoning districts map, or any change in any zoning district boundary
      iii. Any request for a special use permit
      iv. Any request for a Planned Development (PD)
      v. Any request for a Recreational Vehicle Park Permit

   d. The Planning and Zoning Commission shall, either on its own initiative by

direction of the Commissioners Court or at the request of any person having a proprietary interest in any property, schedule and hold a public hearing onany proposed:

i. Change
ii. Amendment
iii. Variance
iv. Special exception

SECTION 7.04: AMENDMENTS

The Commissioners Court may from time to time by resolution or on petition of an interested property owner or owners, amend, supplement or change the boundaries of the districts or the regulations herein established. All such petitions shall be accompanied by a fee as determined according to Article 7.09. The amount shall be payable to Grayson County and no part of said fee shall be refundable regardless of the action taken on the petition.

1. Submission to Planning Commission: Before taking any action on any proposed amendment, supplement, or change in the ordinance, the Commissioners Court shall submit the proposed revision to the Planning and Zoning Commission for its review, recommendation and report.

2. Public Hearing and Notice: Prior to making its report to the Commissioners Court, the Planning and Zoning Commission shall hold at least one public hearing thereon. Written notice of all public hearings on proposed changes shall be sent to all owners of property, or to the person rendering the same for County taxes, located within two hundred (200) feet of any property affected thereby, within not less than ten (10) days before such hearing is held. Such notice may be serviced by using the last known address as shown on the last approved County tax roll, and depositing the notice, properly addressed and postage paid, in the United States mail.

3. Commission Report: The Planning and Zoning Commission, after the public hearing is closed, shall prepare its report on the requested change stating its findings, evaluation of the request and of the relationship of the request to the adopted county ordinance, and its recommendation thereon. The Planning and Zoning Commission may defer its report for not more than ninety (90) days until it has had opportunity to consider other proposed changes which may have a direct bearing thereon. In making its determination, the Planning and Zoning Commission shall consider the following factors:

    a. Whether the uses permitted by the proposed change would be appropriate in the area concerned.

    b. Whether adequate public facilities and other public services exist or can be provided to serve the needs of additional uses likely to be constructed as a result of such change, and the consequences of such change.

    c. Whether the proposed change is in accord with any existing or proposed plans for transportation, drainage, open space, public water supply and sanitary sewers to the area.

4. Commissioners Court Hearing: A public hearing shall be held by the Commissioners Court before adopting any proposed amendment, supplement, or change in the ordinance. Notice of such hearing shall be given by publication one time in a newspaper of general circulation in the County, stating the time and place of such hearing, which time shall not be earlier than fifteen (15) days from the first date of publication.
5. Negative Recommendations; Written Protest: An amendment, supplement, or change shall not become effective except by favorable vote of four-fifths of all members of the Commissioners Court:
    a. If the Planning and Zoning Commission recommends disapproval of the proposed change, or
    b. If written protest is filed by owners of twenty (20) percent of the areas of land:
        i. Within the site of the proposed change, or
        ii. Within two hundred (200) feet of all boundaries of the site

Protests signed by the property owners may be filed prior to, or at one of the public hearings conducted by either the Planning and Zoning Commission or the Commissioners Court. Written protests filed with the Planning and Zoning Commission shall be forwarded to the Commissioners Court with the Planning and Zoning Commissions recommendation of the request.

6. Limitation on Resubmission of Petition: No amendment, supplement, change or repeal of any section of this ordinance which has been legally rejected by both the Planning and Zoning Commission and the Commissioners Court shall be again considered either by the Planning and Zoning Commission or the Commissioners Court on an appeal or petition by an appellant or application before the expiration of one year from the date of the original action.

Administrative Rezoning of Certain Residential Lots

The Grayson County Subdivision Regulations currently allow for a "short plat," described for lots that front on an existing street or road right-of-way. Compared to a regular plat, a short plat does not include a drainage study, topographic plans, construction plans for the roadway, or a construction bond.

The vast majority of the Lake Ray Roberts Zoning District is zoned as "AG" Agricultural, with a minimum lot size of six (6) acres. In order to allow lots smaller than six (6) acres in size, the zoning must be changed to "R" Residential, which allows a lot size as small as one (1) acre. Any such rezoning is hereby allowed administratively by the Director of Development Services as part of the plat approval process, without a separate action by the Lake Ray Roberts Planning and Zoning Commission.

SECTION 7.05: SPECIAL EXCEPTIONS

Subject to being overruled by the Commissioners Court, the Planning and Zoning Commission shall have the following powers and duties which shall be in harmony with the purpose and intent of this ordinance and in accordance with the public interest and the most appropriate

development of the area:

1. To hear and decide appeals from, and review any order, requirement, decision or determination made by, an administrative official charged with enforcement ofthe regulations established by this chapter.
2. To authorize, upon appeal in specific cases, variances from the terms of this ordinance where, by reason of exceptional narrowness, shallowness or slope of a specific piece of property at the time of the enactment of this ordinance, or by reason of exceptional topographic conditions or other extraordinary and exceptional situations or conditions of such piece of property, the strict application of any regulation enacted herein would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the owner of such property, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purposes of this chapter, provided that no variance shall authorize any use in a zoning district other than a use specifically permitted in such zoning district.

SECTION 7.06: APPLICATIONS AND APPEALS PROCEDURE

The Planning and Zoning Commission shall hold a public hearing on all applications and appeals with the following special conditions required:

1. For applications for variances of this chapter, the Planning and Zoning Commissionshall mail a written notice of said hearing at least ten (10) days prior to the hearing date to the applicant and to owners of property within 200 feet to the property in question. Failure to mail such notice to every property owner due to clerical omissions shall not affect the validity of any hearing or determination of the Planning and Zoning Commission.
2. For applications for variances of this chapter, the applicant shall be charged the appropriate fee as determined elsewhere in this ordinance to cover the cost of advertising and processing.

SECTION 7.07: DEVELOPMENT PERMITS

All applications for development permits shall be accompanied by accurate plot plans, submitted in duplicate, drawn to scale to show:

1. The actual shape and dimensions of the lot to be built upon.
2. The exact sizes and locations on the lot of the buildings and accessory buildings anduses proposed and existing.
3. The lines within which the proposed building and structure shall be erected or altered.
4. The location of all utility services on the lot as approved by the utility company.
5. The existing and intended use of each building or part of building.
6. The number of families or dwelling units the building is designed to accommodate.
7. Such other information with regard to the lot and neighboring lots as may benecessary

to determine and provide for the enforcement of this ordinance. One copy of such plot plans will be returned to the owner when such plans have been approved. Two (2) weeks may be required for inspection of plans before a permit is issued.

All dimensions shown on these plans relating to the location and size of the lot to be built upon shall be based on an actual survey by a qualified registered surveyor or be based on a subdivision plat properly approved by and filed with the County and the lots shall be staked out on the ground before construction is started.

SECTION 7.08: CERTIFICATE OF APPROVAL

No building hereafter erected converted or structurally altered shall be used, occupied or changed in use and no land may be used nor shall any basic change or use in land or structure be made until a certificate of approval and compliance shall have been issued by the County stating that the building or proposed use of land or building complies with the provisions of this ordinance and conditions of approval.

1. Requirement: A certificate of approval shall be required for any of the following:
    a. Occupancy and use of a building hereafter erected or structurally altered
    b. Change in use of an existing building to a use of different classification
    c. Occupancy and use of vacant land, except agricultural uses
    d. Any change in the use of a nonconforming use
    e. No such occupancy, use or change of use, shall take place until a certificate of approval therefore shall have been issued by the County
2. Contents: Every certificate of approval shall state that the building or the proposed use of a building or land complies with all provision of law. A record of all certificates of approval shall be kept on file in the Commissioners Court and copies shall be available on request.
3. Revocation of Certificate of Approval: Issuance of the certificate of approval does not relieve an applicant of conformance to this ordinance, conditions of approval and all regulations of Grayson County. If a violation of said codes is discovered after issuance of a certificate of approval, the same may be revoked by the County until the violation is corrected, or a citation may be issued as provided for in this ordinance.

SECTION 7.09: FILING FEES AND CHARGES

The fees and charges shall be paid to the County where any application, petition, or appeal is tendered to the Planning and Zoning Commission or any other authorized agency or official of the County. Each of the fees and charges provided shall be paid in advance and no action of the Planning and Zoning Commission, Commissioners Court or any other agency or official of the County shall be valid until the fees and charges shall have been paid to the County.

Except as herein before provided, these fees and charge shall be paid on all application, petitions, and appeals, regardless of the action taken by the Planning and Zoning Commission

or any other board, agency or official of the County and whether the application, petition, or appeal is approved or denied by the Commissioners Court. Such fees and charges shall not, however, be charged or paid for any amendment, change or other action initiated by the County.

Fees and charges shall be set by the County Commissioners, following review and recommendations by the Planning and Zoning Commission.

SECTION 7.10: ENFORCEMENT

It shall be an offense for any person, firm or corporation to violate any of the provisions of this ordinance or to fail to comply with any provisions of this ordinance. The County Attorney or other prosecuting attorney representing the County in the district court is entitled to appropriate injunctive relief to prevent a violation or threatened violation from continuing or occurring.

Any offense as defined herein is a Class C misdemeanor. The offense shall be prosecuted in the same manner as an offense defined by state law.

SECTION 7.11: CONFLICT

Whenever the requirements of this ordinance conflict with those contained in other ordinances, resolutions or actions of the County, the most stringent restrictive provision shall govern.

SECTION 7.12: SEVERABILITY

If any section, paragraph, clause, or part of this ordinance is declared invalid or unenforceable for any reason, such declaration shall not be held to invalidate or impair the validity, force or effect of any other section, paragraph, clause or part of this ordinance.

SECTION 7.13: SAVINGS

By the passage of this ordinance, no presently illegal use shall be deemed to have been legalized unless such use falls specifically within a use district where the actual use is a conforming use.

SECTION 7.14: EFFECTIVE DATE

This ordinance shall become effective immediately upon its passage.

The Definitions and Appendices attached hereto are approved and incorporated into this ordinance.

Adopted this the ____day of_____ 2020, at a regular meeting of the Grayson County Commissioners Court.

_____

County Judge Bill Magers

Commissioner Jeff Whitmire Precinct One	Commissioner David Whitlock Precinct Two
Commissioner Phyllis James Precinct Three	Commissioner Bart Lawrence Precinct Four

Attest: _____
County Clerk

DEFINITIONS

For the purpose of this ordinance, the following words and terms are defined to mean the following:

Words used in the present tense include the future; words in the singular number include the plural; and words in the plural number include the singular; the word "building" includes the word "structure", the word "shall" or the word "must" is mandatory; the term "used for" includes the meaning "designated for" or "intended for." Appeals as to meaning of the terms herein defined shall be determined by the Planning and Zoning Commission.

ACCESSORY BUILDING or USE (non-residential) - a subordinate building having a use customarily incident to and located on the lot occupied by the main building; or a use customarily incident to the main use of the property. A building housing an accessory use is considered an integral part of the main building when it has any part of a wall in common with the main building, or is under an extension of the main roof and designated as an integral part of the main building.

ACCESSORY BUILDING (residential) - in a residence district, a subordinate building, attached or detached and used for a purpose customarily incidental to the main structure such as a private garage for automobile storage, tool house, bath house, or greenhouse as a hobby (no business), home workshop, children's playhouse, storage or garden shelter, but not involving the conduct of a business.

AGRICULTURE - the planting, cultivation, harvesting and storage of grains, hay or plants commonly grown in the vicinity or the raising and feeding of livestock and poultry shall be considered an agriculture venture.

AIRPORT or LANDING FIELD - an area improved for the landing or take-off of aircraft.

ALLEY - a minor way which is used primarily for vehicular service access to the back or side of properties otherwise abutting on a street.

ALTERATION - any additional, removal, extension or change in the location of any exterior wall of a main building or accessory building.

AMUSEMENT, COMMERCIAL (indoor) - Any amusement enterprise wholly enclosed in a building which is treated acoustically so that noise generated by the enterprise is not perceptible at the boundary property line and including, but not limited to, a bowling alley or billiard parlor.

AMUSEMENT, COMMERCIAL (outdoor) - any amusement enterprise offering entertainment or games of skill to the general public for a fee or charge herein any portion of the activity takes place in the open including, but not limited to, a golf driving range, archery range or miniature golf course.

APARTMENT - a room or a suite of rooms within an apartment house arranged, intended or designed for a place or residence of a single family or group of individuals living together as a single housekeeping unit.

APARTMENT HOUSE (multiple family dwelling) - a building arranged, or designed for more than two families.

ART GALLERY or MUSEUM - an institution for the collection, display, and distribution of art or science, and which is sponsored by a public or quasi-public agency and which facility is open to the general public.

BASEMENT - a story below the first story, as defined under "story", counted as a story for height regulations if subdivided and used for dwelling purposes other than by a janitor or watchman employed on the premises.

BILLBOARD - a large panel designed to carry outdoor advertising.

BLOCK - a piece or parcel of land entirely surrounded by public highways or streets, other than alleys. In cases where the platting is incomplete or disconnected, the Planning and Zoning Commission shall determine the outline of the block.

BOARD - Board of Adjustments.

BOARDING HOUSE or LODGING HOUSE - a building other than a hotel, occupied as a single housekeeping unit, where lodging or meals are provided for five or more persons for compensation, pursuant to previous arrangements, but not for the public or transients.

BUILDING - an enclosed structure, anchored to permanent foundation, and having exterior or party walls and a roof, designed for the shelter of persons, animals or property. When divided by other than common or contiguous walls, each portion or section of such building shall be regarded as a separate building, except that the two buildings connected by a breezeway shall be deemed as one building.

CAMPING TRAILER - A portable, temporary dwelling to be used for travel, recreation and vacation constructed as an integral part of a self-propelled vehicle.

CHURCH or RECTORY - a place of worship and religious training of recognized religions including on-site housing of ministers, rabbis, priests, nuns and similar staff personnel.

CLEANING or LAUNDRY SELF-SERVICE SHOP - to be of the customer self-service type and not a commercial laundry or cleaning plant.

COLLEGE or UNIVERSITY - an academic institution of higher learning, accredited or recognized by the State and offering a program or series of programs of academic study.

COMMISSION - shall mean the Planning and Zoning Commission.

COMMUNITY CENTER (public) - a building or grounds owned or operated by a governmental body for the social, recreational, health, or welfare of the community served.

COUNTRY CLUB (private) - an area of twenty (20) acres or more containing a golf course and a club house and available only to private specific membership, such a club may contain adjunct facilities such as a private club, dining room, swimming pool, tennis courts and similar recreational or service facilities.

COUNTY - the County of Grayson, Texas.

COURT - Grayson County Commissioners Court.

COURTYARD - an open, unoccupied space, other than a yard, bounded on three or more sides by exterior walls of a building, or by exterior walls of a building and lot lines on which walls are allowable.

CURB LEVEL - the mean level of the curb in front of the lot, or in case of a corner lot, along the abutting street where the mean curb level is the highest.

CUSTOM PERSONAL SERVICE SHOP - tailor, dressmaker, shoe shop or similar shop offering custom service.

DANCE HALL or NIGHT CLUB - an establishment offering to the general public facilities for dancing and entertainment for a fee.

DAY CARE FOR CHILDREN - a facility arranged and conducted for the organized recreation and instruction of children including outdoor activities on a daytime basis.

DEPARTMENT - Grayson County Commissioners Court.

DEVELOPMENT, or TO DEVELOP - a 'development" includes the construction of a new building or any structure on a building lot, the relocation of an existing building on another building lot, or the use of open land for a new use. To "develop" is to create a development.

DWELLING - a building or portion thereof, designed exclusively for residential occupancy, including one-family, two-family, and multiple dwelling, boarding and lodging houses, apartment houses, and apartment hotels, but not hotels, house trailers or mobile homes.

DWELLING, TWO-FAMILY - a building arranged, intended or designed for occupancy by two families.

FAMILY - one or more persons who are related by blood or marriage, living together and occupying a single housekeeping unit with single kitchen facilities, or a group of not more than five (excluding servants) living together by joint agreement and occupying a single housekeeping unit with single kitchen facilities.

FLOOR AREA - the total square feet of floor space within the outside dimensions of a building including floor to area ratio.

FLOOR TO AREA RATIO - Floor area divided by square footage of buildable area.

GARAGE, COMMUNITY - a building or portion thereof, other than a public, private or storage garage as defined below, providing storage for motor vehicles with facilities for washing, but no other services, such garage to be in lieu of private garages within a block or portion of block.

GARAGE, PRIVATE - an accessory building for storage primarily of motor vehicles.

GARAGE, PUBLIC - a building or portion thereof, designed or used for the storage, sale, hiring, care or repair of motor vehicles, which is operated for commercial purposes.

GARAGE, STORAGE - a building or portion thereof, except those defined as a private, a public, or a community garage providing storage for more than four motor vehicles, with facilities for washing but no other services.

GOLF COURSE (commercial) - a golf course, privately owned, but open to the public for a fee and operated as a commercial venture.

GREENHOUSE OR PLANT NURSERY PRIVATE - an enclosed structure equipped with heat and moisture designed for the cultivation of plants and a place where trees, shrubs and flowers are raised.

GREENHOUSE OR PLANT NURSERY COMMERCIAL - an enclosed structure equipped with heat and moisture designed for the cultivation of plants and a place where trees, shrubs and flowers are raised and sold.

GROSS LEASABLE AREA - the total floor area of all buildings designed for tenant occupancy and exclusive use including basement, mezzanine and upper floors, if any, measured from the center line of a joint partitions and from outside wall faces.

HEIGHT OF BUILDING - the vertical distance measured from the highest of the following three levels:

1. From the street curb level
2. From the established or mean street grade in case the curb has not been constructed
3. From the average finished ground level adjoining the building if it sets back from the street line; to the level of the highest point of the roof beams of flat roof or roofs inclining not more than one inch to the foot, or to the mean height of the top of the main plates and highest ridge for other roofs

HEIGHT OF YARD OR COURT - the vertical distance from the lowest level of such yard or court to the highest point of any boundary wall.

HELIPORT - a landing facility for rotary wing aircraft subject to regularly scheduled use and may include fueling or servicing facilities for such craft and subject to approval by the Federal Aviation Administration (FAA) and the Grayson County Commissioners Court.

HOME OCCUPATION - a home occupation carried on in the home by a member of the occupant's family, without the employment of additional persons, without the use of a sign to advertise the occupation, without offering any commodity for sale on the premises and which does not create obnoxious noise or other obnoxious conditions to abutting residential property such as emission of odor, increased traffic or generation of light or smoke, and where the use is carried on in the main structure only. A home occupation shall specifically exclude the operation of a repair garage, plumbing shop or similar activity.

HOSPITAL - a "hospital" is a legally authorized institution in which there are complete facilities for diagnosis, treatment, surgery, laboratory, X-Ray, and the prolonged care of bed patients. Clinics may have some but not all of these facilities.

HOTEL OR MOTEL - a building or group of buildings designed and occupied as temporary abiding place of individuals. To be classified as a hotel or motel, an establishment shall contain a minimum of six (6) individual guest rooms or units and shall furnish customary hotel services such as linen, maid service, telephone use and upkeep of furniture.

KENNELS - a shelter for or a place where dogs or cats are bred, boarded, trained, or groomed.

KINDERGARTEN OR NURSERY - an establishment where more than three (3) children are housed for care or training during the day or portion thereof.

LIGHT FABRICATION AND ASSEMBLY PROCESSES - including the manufacturers of clothing jewelry, trimming decorations and any similar item not involving the generation of noise, odor, vibration, dust or hazard.

LIVESTOCK AUCTION - barns, pens and sheds for the temporary holding and sale of livestock.

LOCAL UTILITY LINE - the facilities provided by a utility company for the distribution or collection of gas, water surface drainage water, sewage, electric power or telephone service including pad or pole mounted distribution transformers which includes either above or below ground services.

LOT - a parcel of land occupied or to be occupied by one main building or unit group of buildings, and the accessory buildings or uses customarily incident thereto, including such open spaces as are required under this Ordinance, and having its principal frontage upon a public street.

LOT (corner) - a lot abutting upon two or more streets at their intersection.

LOT (coverage) - the percentage of the total area of a lot occupied by the base (first story or floor) of buildings located on the lot or the area determined as the maximum cross-sectional area of a building.

LOT (interior) - a lot whose side lot lines do not abut upon any street.

LOT (reverse corner) - a corner lot whose front-line faces at right angles to the front lot lines of the interior lots or whose rear lot line abuts the side lot lines of interior lots.

LOT (through) - an interior lot having frontage on two streets.

LOT (depth) - the mean horizontal distance from the street line to the rear line.

LOT LINES - the lines bounding a lot as defined herein.

LOT LINES (front) - the boundary between a lot and the street on which it fronts.

LOT LINES (rear) - the boundary line which is opposite and most distant from the front street line; except that in the case of uncertainty the Planning and Zoning Commission shall determine the rear line.

LOT LINE (side) - any lot boundary line not a front or rear line thereof. A side line may be a party lot line, a line bordering on an alley or place or a side street line.

LOT WIDTH - the horizontal distance between side lines, measured at the front building line.

LOTS IN SEPARATE OWNERSHIP AT THE TIME OF THE PASSAGE OF THIS ORDINANCE - a lot whose boundary lines, along their entire length touched lands under other ownership as shown by plat or deed recorded in the office of the recorder of deeds of the County on or before the date of the adoption of this Ordinance.

MANUFACTURED HOME - a dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing a label certifying that it is built in

compliance with the Federal Manufactured Housing Construction and Safety Standards.

MINI-STORAGE WAREHOUSES - a building or group of buildings in a controlled access compound that contains individual compartmentalized and controlled access stalls or lockers of varying sizes not to exceed five hundred (500) square feet for the storage of users' goods or wares.

MOBILE HOME - a structure constructed on or after June 14, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or, when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical system. Reference to "mobile home" shall be taken to reference to HUD code manufactured homes.

MODULAR or FACTORY FABRICATED DWELLING - factory built housing certified as meeting the local/state building codes as applicable to modular housing. Once certified by the State of Texas modular homes shall be subject to the same standards as site-built homes.

MOTOR HOME - a portable, temporary dwelling to be used for travel, recreation and vacation constructed as an integral part of a self-propelled vehicle.

NONCONFORMING USE, BUILDING OR YARD - a use, building or yard which does not, by reason of design, use or dimensions, conform to the regulations of the district in which it is situated. It is a legal nonconforming use if established to the passage of this Ordinance.

NURSING HOME OR RESIDENCE FOR AGED - a home where ill or elderly people are provided with lodging and meals with or without nursing care.

OFF-STREET PARKING INCIDENTAL TO MAIN USE - off-street parking spaces provided in accordance with the requirements specified by this Ordinance and located on the lot or tract occupied by the main use or within one hundred and fifty (150) feet of such lot or tract and located within the same zoning district as the main use or in an adjacent parking district.

P.C. - Grayson County Lake Ray Roberts Planning and Zoning Commission.

PD or District - shall mean a planned development zoning district

PARK OR PLAYGROUND (public) - an open recreation facility or park owned and operated by a public agency or School Board and available to the general public.

PERMIT - a written permit of certification issued by the Grayson County Commissioners Court under the provisions of the Grayson County Lake Ray Roberts Planning and Zoning Commission.

PERMANENT RESIDENTS - any recreational vehicle which stays longer than thirty (30) continuous days in the same recreational vehicle park. (Chapter 3, Section SA, Code of 1982)

PICK UP COACH - a structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation and vacation.

PLACE - an open, unoccupied space other than a street or alley permanently established, or

dedicated as the principal means of access to property abutting thereon.

PLAN - shall mean a general concept plan, development plan or detailed plan.

PLANNING COMMISSION - the agency designated in this Ordinance as Grayson County Planning and Zoning Commission and appointed by the Grayson County Commissioners Court as an advisory body to it and which is authorized to recommend changes and variation in the zoning ordinance, review site and development plans, and conduct studies as assigned by the Court.

PLAY FIELD OR STADIUM (public) - an athletic field or stadium owned and operated by a public agency for the general public including a baseball field, golf course, football field or stadium.

PUBLIC BUILDING, SHOP OR YARD OR LOCAL, STATE OR FEDERAL AGENCY - facilities such as office buildings, maintenance yards and shops required by branches of Local, State or Federal Government for service to an area such as Highway Department Yard, City Service Center or Experiment Station.

RADIO, TELEVISION OR MICROWAVE TOWERS - structures supporting antennae for transmitting or receiving any portion of the radio spectrum, but excluding non-commercial antennae installations for home use of radio or television.

CELL PHONE TOWER – structure that houses electronic communications equipment along with an antenna to support cellular communication.

RAILROAD TEAM TRACKS - a siding for spotting and unloading or loading boxcars or other railroad cars and which area is connected to a public street by a drive for access.

RECREATIONAL VEHICLE PARK - a unified development under private ownership designed primarily for transient service not to exceed (30) days, on which travel trailer, pick up coaches and self-propelled motorized vehicles are parked or situated and used for the purpose of supplying to the public a parking space for such vehicles meeting all the requirements of this article.

RECREATIONAL VEHICLE STAND - a parcel or area of land for the placement of a single recreational vehicle and the exclusive use of its occupants and which is located in a recreational vehicle park.

SCHOOL (business) - a business organization to operate for a profit and offering instruction and training in a trade such as welding, brick laying, machinery operation and similar trades.

SCHOOL (commercial trade) - a business organized to operate for a profit and offering instruction and training in a trade such as welding, brick laying, machinery operation and similar trades.

SCHOOL, PUBLIC OR DENOMINATIONAL -a school under the sponsorship of a public or religious agency having a curriculum generally equivalent to public elementary or secondary schools, but not including trade or commercial schools.

SERVICE NET FLOOR AREA - the total floor area of a building exclusive of stairways, restrooms, storage rooms, hallways or other areas which are not regularly used by inhabitants, visitors, employees, clients, customers, patients or patrons in their normal everyday use of the building.

SEXUALLY ORIENTED BUSINESS – businesses such as adult bookstores, businesses showing X-rated movies or live acts, or other businesses dealing primarily with indecent or obscene materials, acts, or paraphernalia.

SINGLE FAMILY DWELLING (attached) - a dwelling constructed on the lot which is joined to another dwelling at one or more sides buy a party wall or abutting separate wall and which is designed for occupancy by one family and is located on a separate lot delineated by front, side and rear lot lines.

SINGLE FAMILY DWELLING (detached) - a dwelling constructed on the lot designed and constructed for occupancy by one family and located on a lot or separate building tract and having no physical connection to a building located on any other lot or tract

STABLE OR ANIMAL SHELTER (private) - an accessory building for quartering horses or other livestock (not household pets) when the stable or building is set back from all adjacent property lines at least fifty (50) feet and when the site contains a minimum area of one (1) acre for each animal quartered.

STABLE (private) - an accessory building for the keeping of horses, ponies or cows, owned by occupants of the premises and not kept for remuneration, hire or sale.

STABLE (public) - a stable other than a private or riding stable as defined herein.

STABLE (riding) - a structure in which horses or ponies, used exclusively for pleasure riding or driving, are housed, boarded or kept for remuneration, hire or sale.

STORY - that part of a building included between the surface of one finished floor and the surface of the finished floor next above, or if there are no floor above, that part of the building which is above the surface of the highest floor thereof. A top story attic is a half story when the main line of the eaves is not above the middle of the interior floor surface not more than four feet above curb level, established or mean street grade, or average ground level.

STREET - a right-of-way which affords principal means of vehicular access to property abutting thereon.

STREET LINE - the dividing line between the street right-of-way and the abutting property.

STRUCTURAL ALTERATIONS - any alteration involving a change in or addition to the supporting members of a building, such as bearing walls, columns, beams or girders.

STRUCTURE - anything constructed or erected, which requires location on the grounds, or attached to something having a location on the ground, including, but not limited to signs, and excepting utility poles, fences and retaining walls.

SWIMMING POOL (commercial) - a swimming pool with accessory facilities, not part of the municipal or public recreational system and not a private swim club, but where the facilities are available to the general public for a fee.

SWIMMING POOL (private) - a swimming pool constructed for the exclusive use of the residents for a single family, two family or multiple family dwelling and located and fenced in accordance with the regulations of the State of Texas. A private swimming pool shall not be

operated as a business nor maintained in a manner to be hazardous or obnoxious to adjacent property owners.

TELEPHONE EXCHANGE, SWITCHING RELAY and TRANSMITTING STATION - but not including public business facilities, storage or repair facilities.

TEMPORARY FIELD OFFICE OR CONSTRUCTION OFFICE OR YARD OFFICE - a structure or shelter used in connection with a development or building project for housing on the site of the temporary administrative and supervisory functions and for sheltering employees, equipment or material.

TRAILER HOUSE OR MOBILE HOME - any structure used for living or sleeping purposes, having no foundation other than wheels, blocks, skids, jacks, horses or skirting, and which has been, or reasonably may be, equipped with wheels or other devices for transporting the structure from place to place.

TRAILER HOUSE or MOBILE HOME COURT - land used or intended to be used, let or rented for occupancy by two or more house trailers or mobile homes.

TRAVEL TRAILER - a vehicular, portable structure built on a chassis designed to be used as a temporary dwelling, or to be towed behind a motor vehicle, without a special permit being needed, and having an overall length of not more than thirty-five (35') and a width not exceeding eight (8') feet.

VARIANCE - relief from or variation of the provisions of these regulations, other than use regulations, as applied to specific piece of property, as distinct from rezoning, as further set out in the Planning and Zoning Commission Duties Powers and Rules.

WRECKING or AUTO SALVAGE YARD - a yard enclosed by an eight (8) foot solid screening fence or building where automobiles or parts of automobiles or machinery are stored, dismantled and/or offered for sale in the open as whole units, as salvaged parts or as processed metal.

YARD - an open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard, or the depth of a rear yard, the least shall be used.

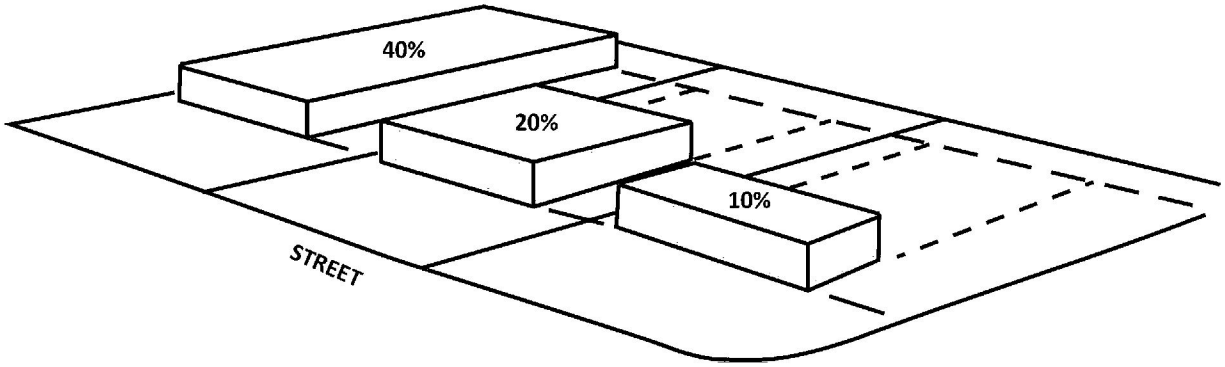
YARD (front) - a yard across the full width of the lot from the front line of the main building to the front line of the lot.

YARD (rear) - a yard between the rear lot lines and rear line of the main building and the side lot lines.

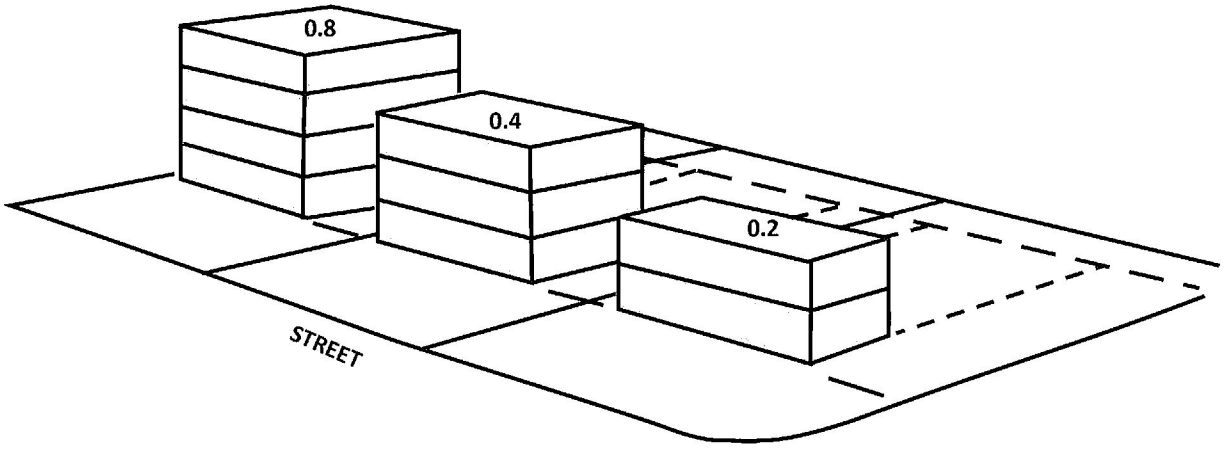
YARD (side) - a yard between the main building and the adjacent side line to the lot, and extending entirely from the front yard to the rear yard.

APPENDICES

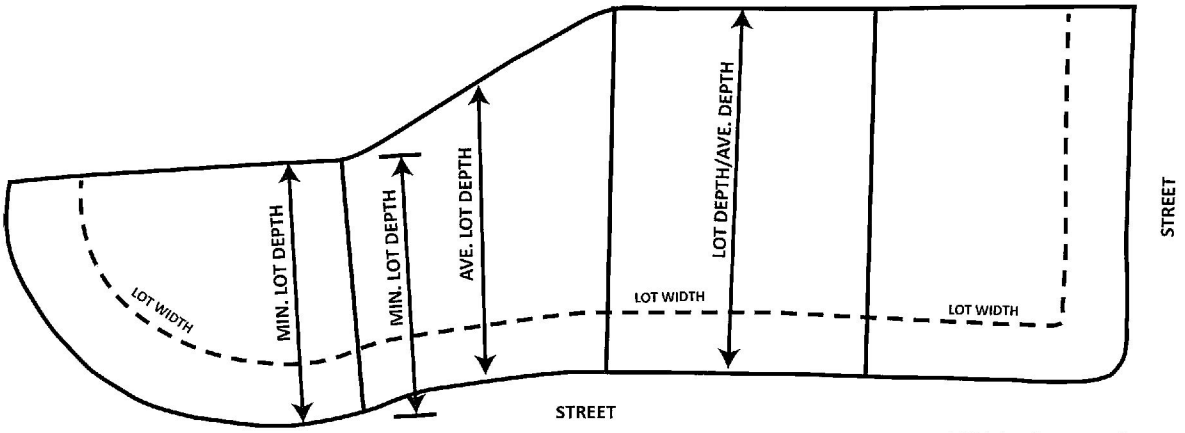
Lot Coverage



Floor Area Ratio (F.A.R.)

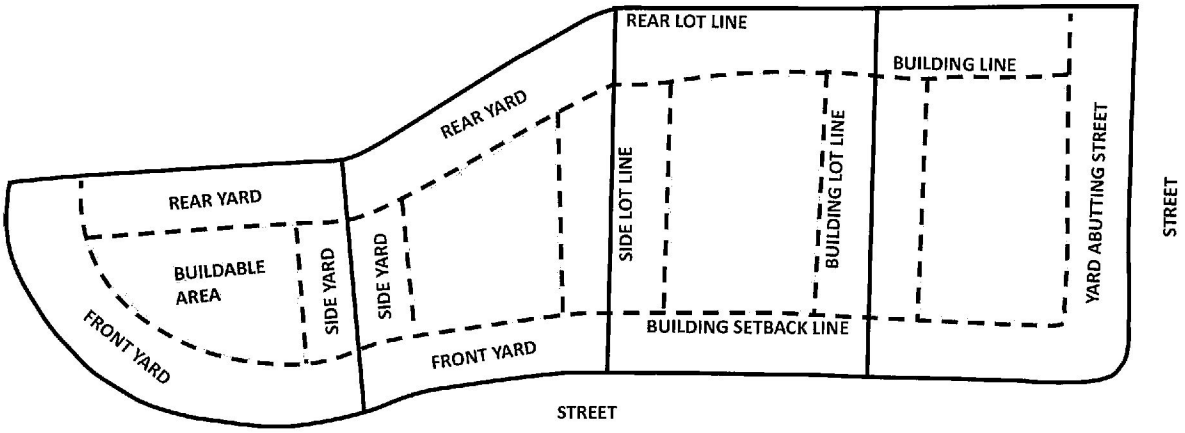


Lot Depth and Width

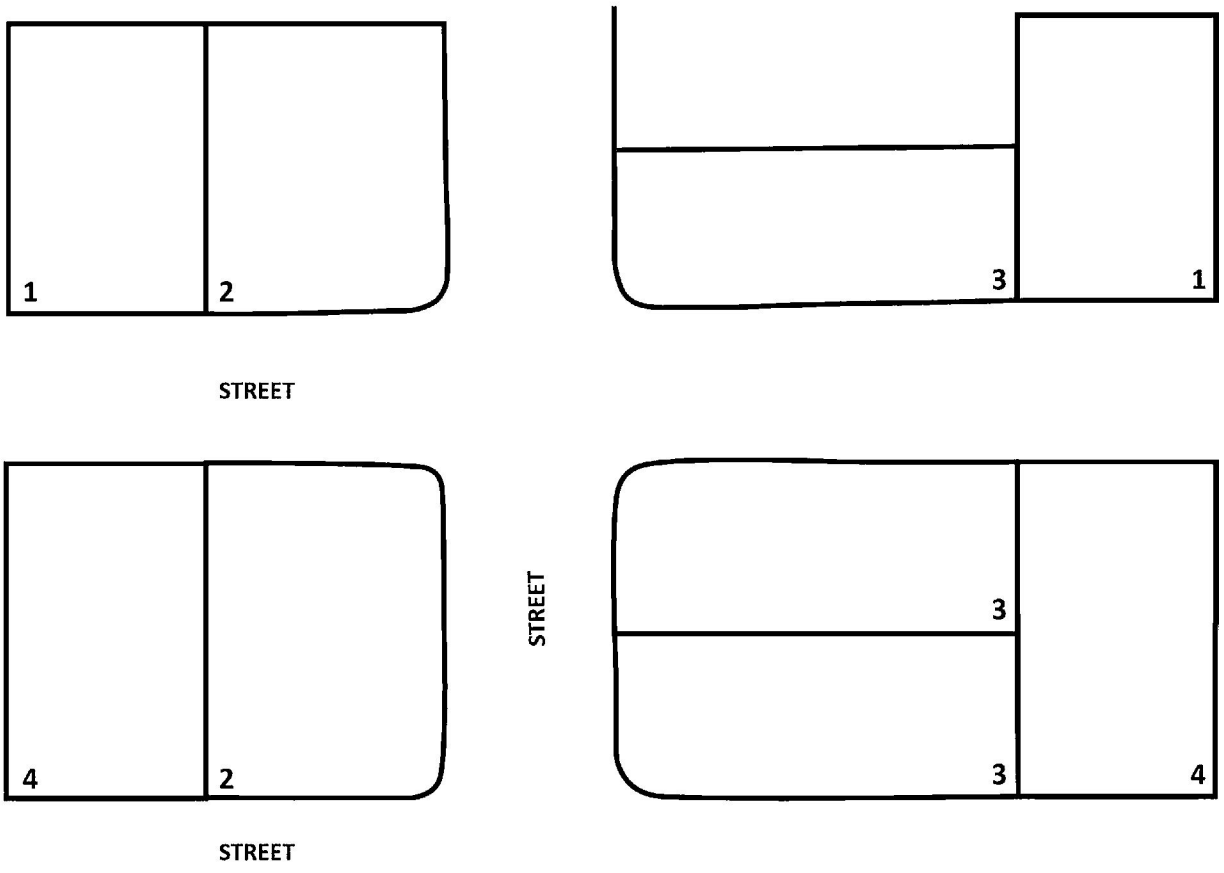


Width of corner lots may vary according to yard requirements.

Yard and Building Lines

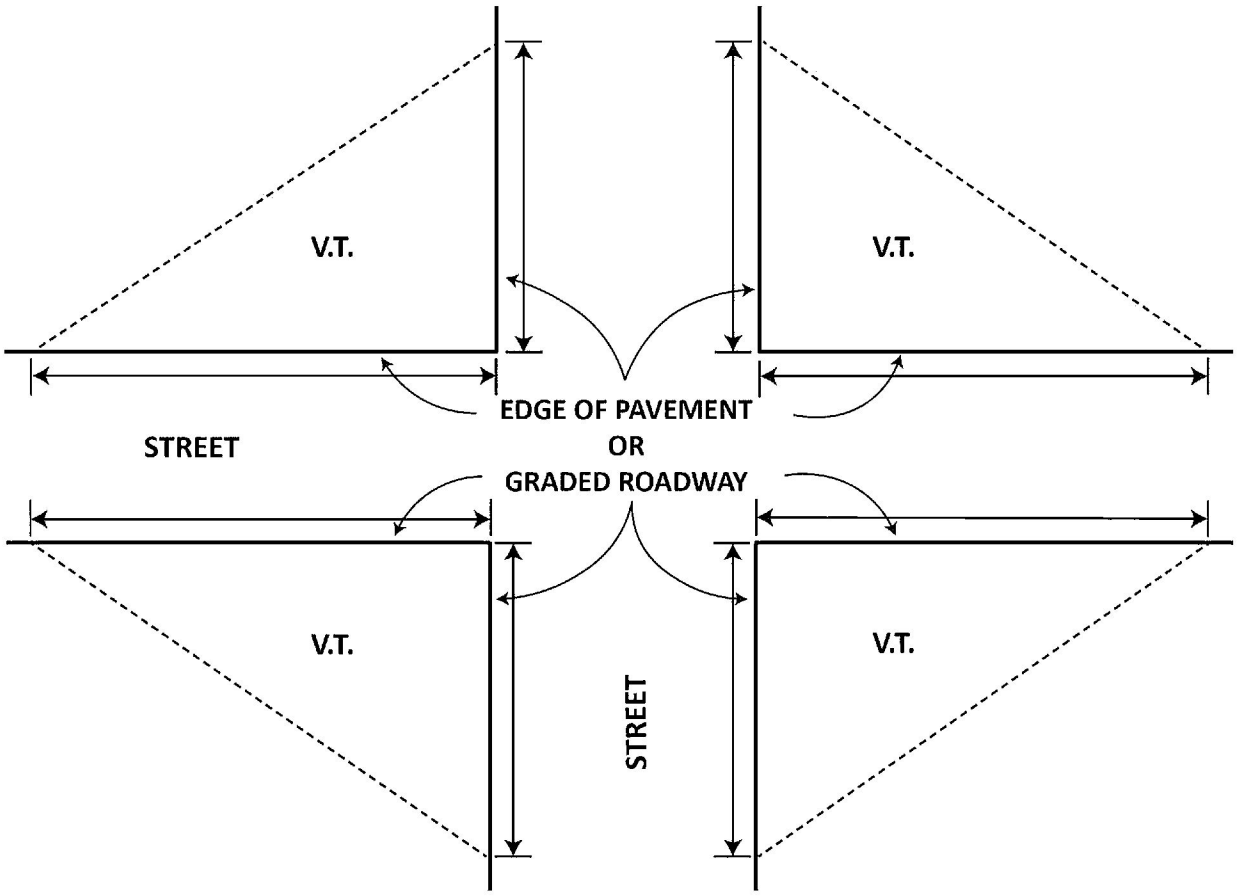


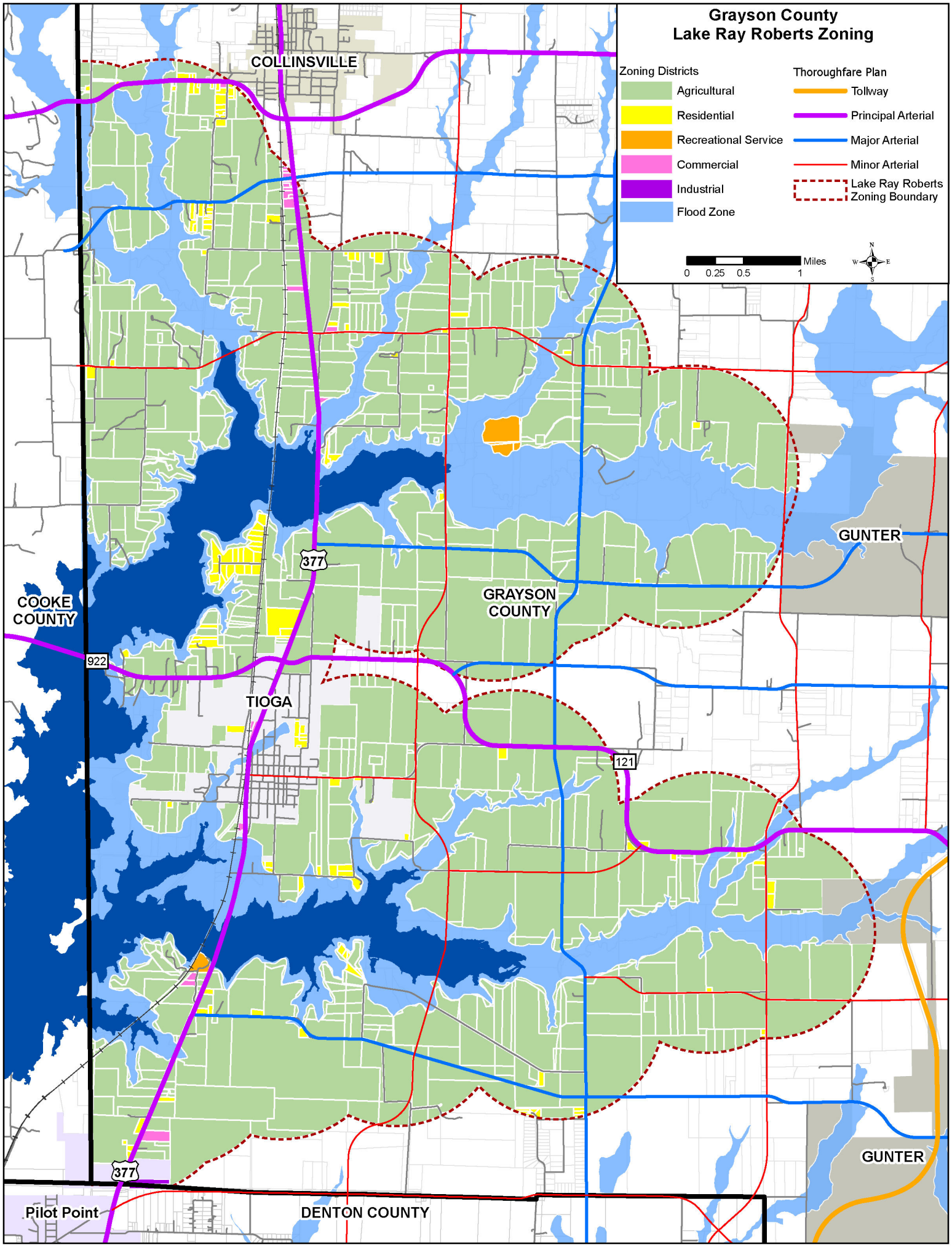
Types of Lots



1. INTERIOR LOT
2. CORNER LOT
3. REVERSED CORNER LOT
4. THROUGH (DOUBLE FRONTAGE) LOT

Visibility Triangle




Grayson County
Lake Ray Roberts Zoning
Zoning Districts
Agricultural
Residential
Recreational Service
Commercial
Industrial
Flood Zone
Thoroughfare Plan
Tollway
Principal Arterial
Major Arterial
Minor Arterial
Lake Ray Roberts Zoning Boundary
Miles
0 0.25 0.5 1
N
W
E
S
COLLINSVILLE
GUNTER
377
GRAYSON COUNTY
COOKE COUNTY
922
TIOGA
121
GUNTER
377
Pilot Point
DENTON COUNTY

ATTACHMENT OV-3

City of Pilot Point, Texas Development Services,
"Vibrant, Prosperous, and Growing Pilot Point,"
January 2023 Update

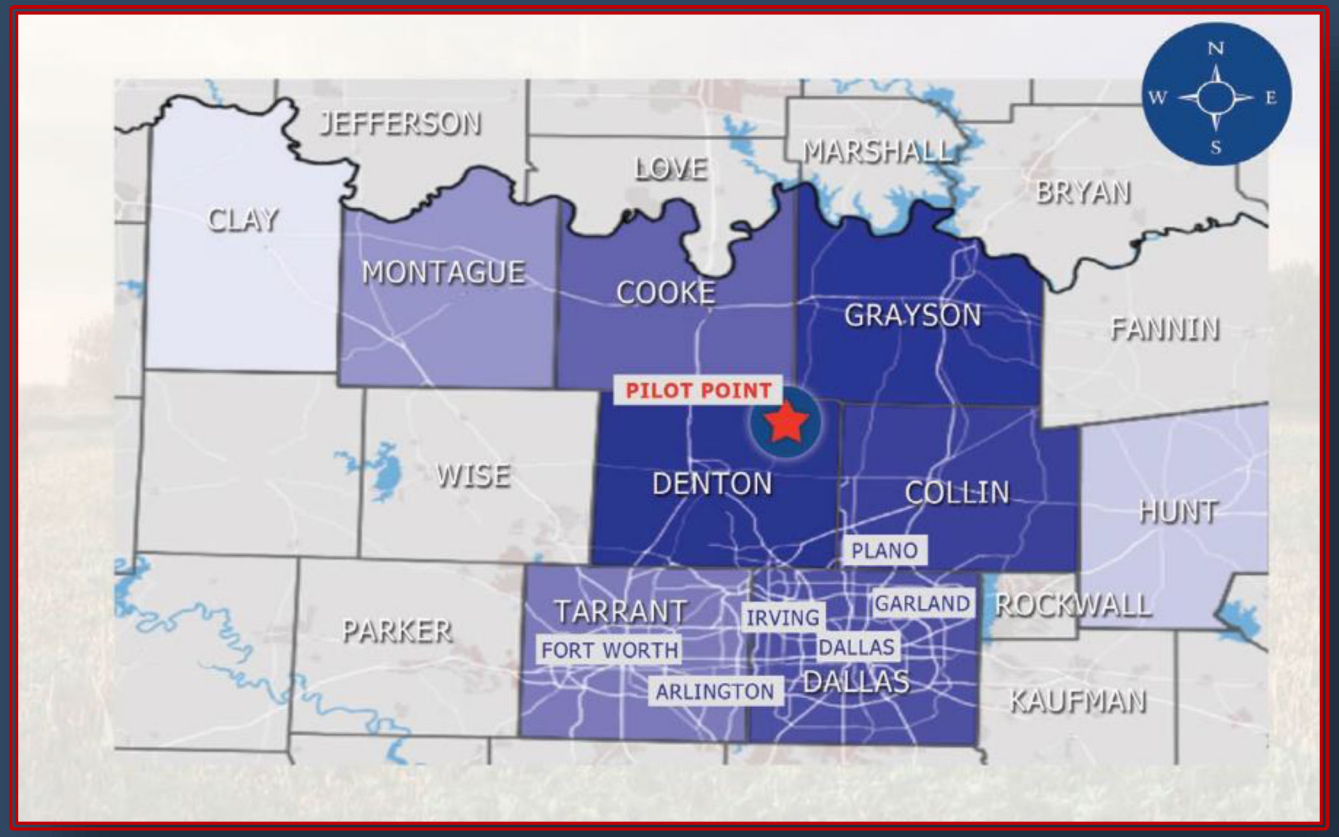
Pilot Point
TEXAS
POINTING THE WAY SINCE 1845
DEVELOPMENT SERVICES

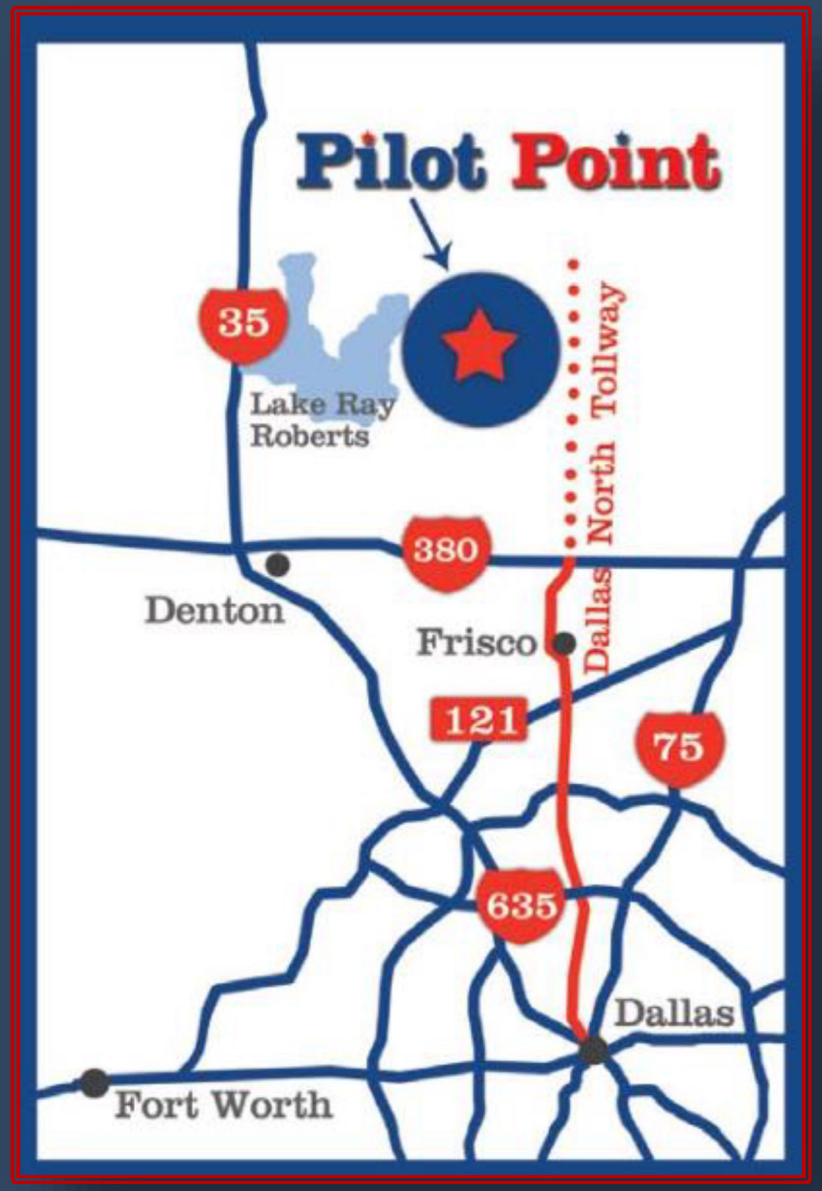
Update January 2023

Vibrant, Prosperous, and Growing Pilot Point



Point me to Pilot Point





New Housing Developments

Pilot Point
TEXAS
POINTING THE WAY SINCE 1845

Nearing Completion

8 Lakeview Estates
Location: Morrison St / Lakeview Circle
- 16 acres, 47 lots

2 Mustang Creek PD 002
Location: Broad & Montague St
- 15 acres, 64 lots

1 Yarbrough Farms PD 001
Location: Burks Rd & US 377
- 105 acres, 341 lots
- TIRZ

In Plat / Permit Stage

11 Creekview Meadows PD 011
Location: FM 428 & FM 1385
- 1,027 acres, 2,415 lots
- Annexed PID/TIRZ

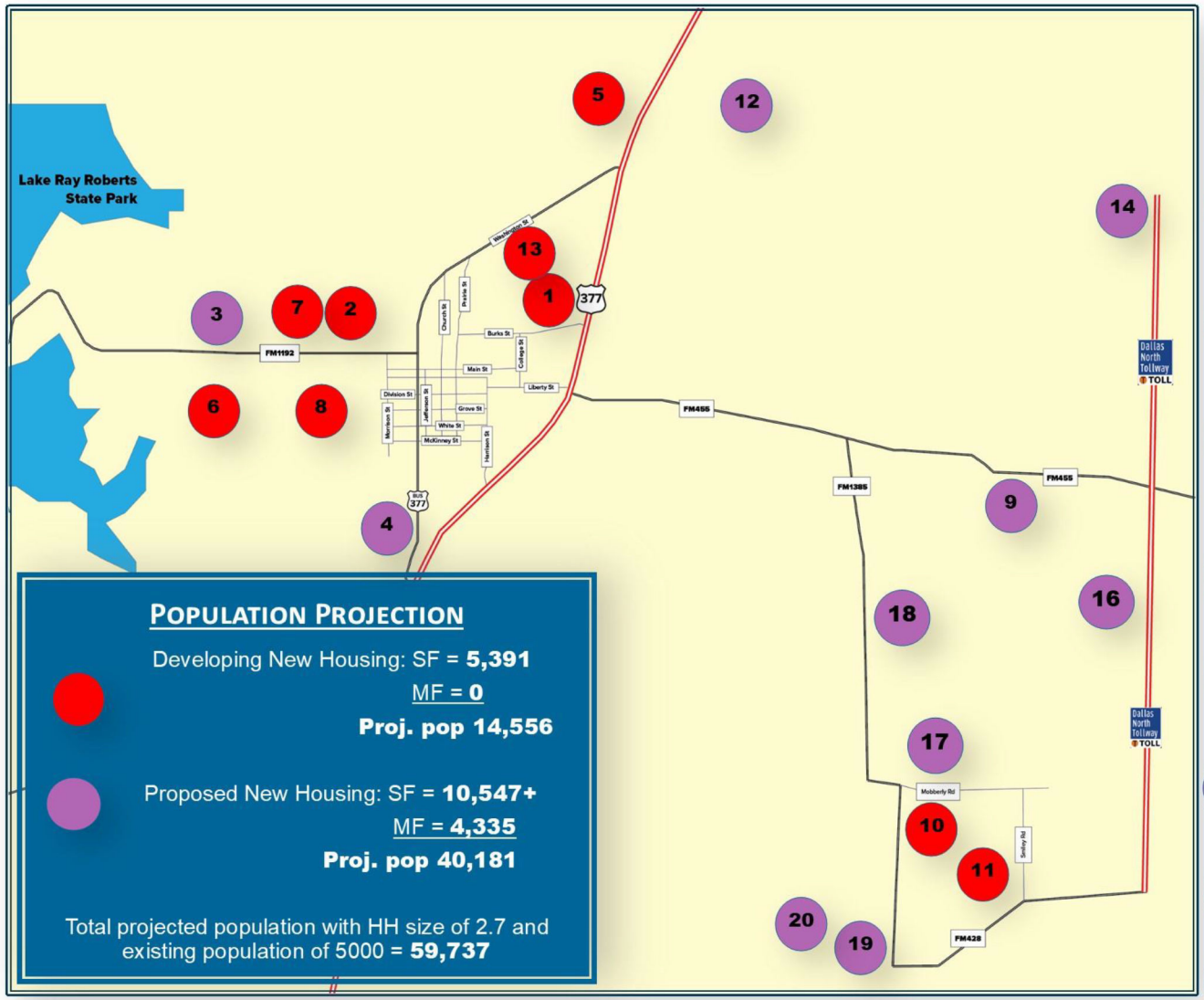
10 Mobberly Farms PD 010
Location: FM 1385 & Mobberly Rd
- 521 acres, 1,986 lots
- Annexed PID/TIRZ

7 Summit PD 007
Location: Gould St & Summit Dr
- 8 acres, 37 lots
- Civil plan review

6 The Hills at Pilot Point PD 006
Location: Massey Rd & Aubrey St
- 77 acres, 33 lots
- House construction

13 The Reserve at Pilot Point
Location: Washington & Yarbrough St
- 28 acres, 91 lots
- Civil plan review

5 Windrose PD 005
Location: US 377
- 113 acres, 377 lots
- Phase 1 137 lots—house construction
- Phase 2 start in 2023



Population Projection

Developing New Housing: SF = **5,391**
MF = **0**
Proj. pop 14,556

Proposed New Housing: SF = **10,547+**
MF = **4,335**
Proj. pop 40,181

Total projected population with HH size of 2.7 and existing population of 5000 = **59,737**

Proposed Development

17 Bryson Ranch
Location: Mobberly Road & Lights Ranch Road
- 1,047 acres,
- 3,173 SF & 1,089 MF lots
- MUD

18 Eland Farms
Location: FM 1385 & Lights Ranch Road
- 669 plus 231 acres, Mixed Use
- MUD
- **Not included in pop. proj**

14 Four Seasons
Location: N Dallas Tollway & Berend Rd
- 1,115 acres, 4,000 comm. & residential lots
- MUD w/ potential annex. PID/TIRZ
- **Not included in pop. proj.**

3 Hat Creek Estates PD 003
Location: Walcott St & FM 1192
- 56 acres, 192 lots
- On hold

9 Mustang/Shelby Ranch PD 009
Location: Tischler Rd & FM 455
- 669 + 358 acres = 1027 ac.
- 2821 SF lots
- 2246 MF units
- MUD/TIRZ

12 Pecan Creek
Location: US 377 & Berend Rd
- 926 acres, 4,060 SF lots
- MUD creation

4 Rodeo Crossing PD 004
Location: S Washington St
- 14 acres,
- 83 townhouse lots

16 Talley Ranch
Location: N Dallas Tollway & FM 455
- 3,545 plus 190 acres = 3,735 ac.
- MUD
- **Not included in pop. proj.**

19 1385 Multi-family
Location: 135 / Mustang Rd
- 47.9 acres
- 24 DUA 1000 Units

20 Broken Rock Ranch
Location: Mustang Rd
- 360 acres
- 218 —1 ac lots