



Regular Planning and Zoning Commission Meeting
Aledo Community Center, 104 Robinson Court, Aledo, Texas 76008
Thursday, January 8, 2026, at 6:00 PM

AGENDA

1. Call to Order

2. Invocation

3. Pledge of Allegiance

4. Public Comment

This is an opportunity to address the Planning Commission on any matter, whether or not it is posted on the agenda. Individual public comments are normally limited to 3 minutes; however, time limits can be adjusted by the presiding officer. Time is not transferable. The presiding officer may ask the public to hold their comment on an agenda item if the item is posted as a Public Hearing. The Planning and Zoning Commission cannot, by law, take any action, nor have any discussion or deliberations on any presentation made at this time concerning an item not listed on the agenda. The Planning and Zoning Commission will receive the information and ask City Staff to review the matter, or an item may be noticed on a future agenda for deliberation or action.

5. Public Hearings and Action Items

The following items are the regular business of the Planning and Zoning Commission. If any item requires a public hearing, it will be noted in the caption of the item.

a. Presentation: Training Series - Plats and Permits

b. Consideration and possible action on a Replat of Lot 2, Mid-Park Business Community, 5.231 acres, establishing Lot 2R1, 0.989 acres, Lot 2R2, 0.783 acres, Lot 2R3, 1.600 acres, Lot 2R4, 0.930 acres, Lot 2R5, 0.929 acres, generally located along Dean Drive near Bankhead Highway.

c. Hold a public hearing to consider and recommend amendment to Article 3, Development Standards, Section 5 Open Space Standards, of the City of Aledo Unified Development Code (UDC) pertaining to the dedication of parkland/ open space within subdivision development.

d. Hold a public hearing to consider and recommend amendment to Chapter 22, Environment, Article X Tree Preservation, of the City of Aledo Code of Ordinances, pertaining to protected tree species.

e. Hold a public hearing to consider and recommend amendment to Article 3, Development Standards, Section 6 Lighting, of the City of Aledo Unified Development Code (UDC) pertaining to illumination standards of the International Dark Sky Association.

f. Discussion: Size Allowance of Historic Decorative Pole Signs in Downtown (DT) Zoning District

6. Adjourn

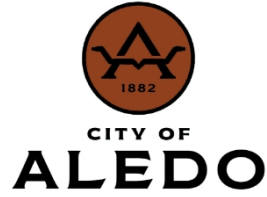
Note: The Aledo Planning and Zoning Commission may vote or take action on any of the listed agenda items and may convene into Executive Session on any matter related to any of the above agenda items for a purpose, such closed session is allowed under Chapter 551, Texas Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. In accordance with the Americans with Disabilities Act, persons who need additional accommodations to attend or participate in the meeting should contact the City Secretary's office at (817) 441-7016 at least 48 hours prior to the meeting to request such assistance.

CERTIFICATION

I, the undersigned authority, do hereby certify that this NOTICE OF MEETING was posted at the City of Aledo Municipal Complex in accordance with the regulations of the Texas Open Meetings Act, in a place convenient and readily accessible to the general public, and was also posted to the [City's website](#), and said notice remained posted for at least two hours after the meeting was convened.

Staci L. King, TRMC, CMC
City Secretary



Date: January 8, 2026
To: Planning and Zoning Commission
From: Grant Fore, Senior Planner, Berkley Group
Subject: Presentation: Training Series - Plats and Permits

Summary:

As part of the on-going training series, Staff will provide a training on the platting and construction permit process.

Recommendation:

N/A

Attachments:

1. Item 6A Planning 101 Training Platting and Permitting



Planning 101 Training Series

Platting and Permitting

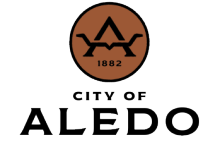
Aledo Planning and Zoning Commission Meeting

January 8, 2026

Presented by Grant Fore, AICP

Senior Planner with Berkley Group

Presentation Outline

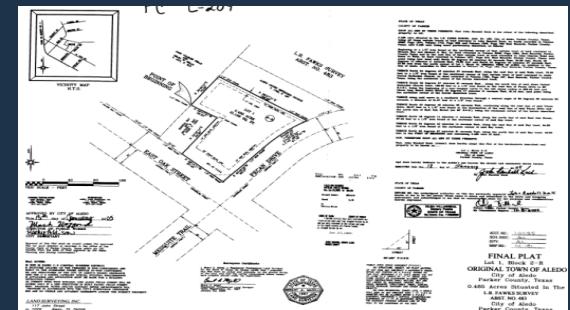


- Platting Intro
- Who Regulates Platting
- Common Types of Plats
- Typical Process
- Key Requirements
- Permitting Intro
- Site Development
- Pre-Construction
- Building Permit
- Resources

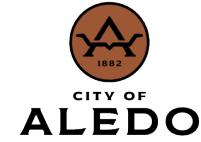
Platting - Intro



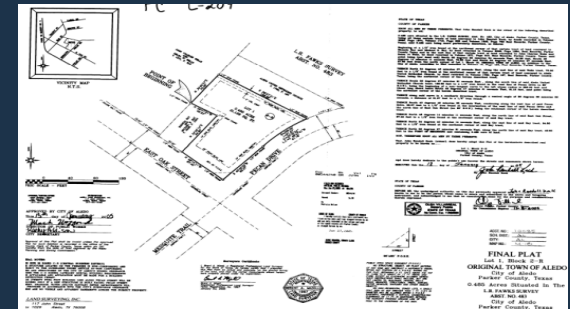
- Platting is the creation of a geographical layout to aid in recordation/land registration. Division of land into lots, blocks, streets and public dedications. Ensures public infrastructure.
- Required before lots can be sold or developed.



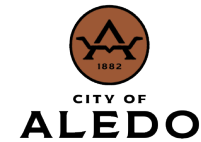
Who regulates Platting?



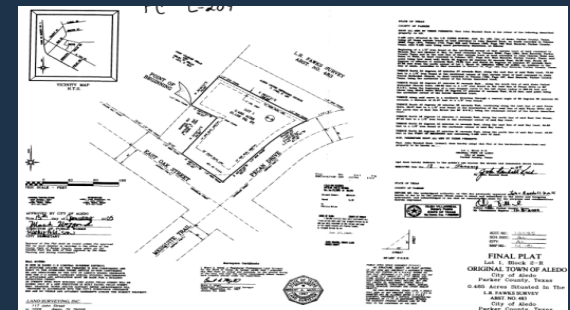
- Cities: Platting authority in city limits and often ETJ
- Planning and Zoning Commission: Reviews plats
- City Council: Final approval
- County Clerk: Recordation
- Governed by Texas LGC Chapter 212
- Shot Clock



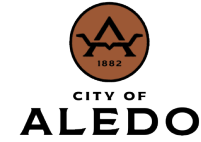
Common Types of Plats



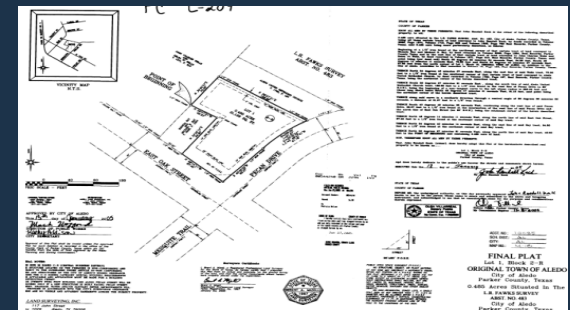
- Preliminary
- Final
- Replat
- Amending
- Vacate
- Conveyance
- Minor



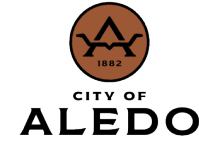
Typical Plat Process



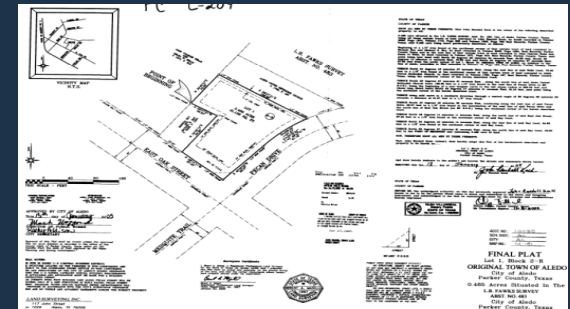
- Pre-application with Staff
- Submit application, fees and review documents
- Staff review (Engineering, Planning, Public Works)
- Planning and Zoning Commission action
- City Council action
- Formal recordation with Clerk



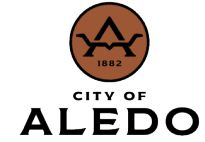
Key Requirements of a Plat



- Boundary survey and legal description
- Lot and block numbering
- Lot design and dimensions
- Right-of-way and easements
- Owner dedications and certifications
- Infrastructure



Permitting Process

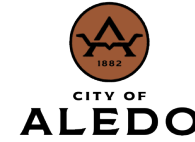


1) Site Development

2) Pre Construction

3) Building Permit

Permitting Process

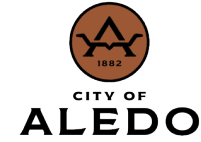


1) Site Development

A Site Development Permit is required before beginning vertical construction and ensures the project meets local and state development standards related to:

- Grading, drainage, utility connections, roadway (Civil Plans)
- Stormwater Pollution Prevention Plan (SWPPP, TCEQ NOI, TCEQ Small Construction Site Notice)
- Tree preservation (Tree Preservation Plan)
- Erosion Control (Erosion and Sediment Control Plan)
- Floodplain Development (if applicable) (Floodplain Development)

Permitting Process

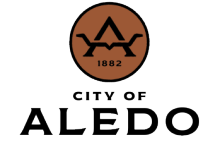


2) Pre Construction

A Pre-Construction meeting is required prior to commencing site work.

At the meeting, the City will approve the construction plans and issue the SDP.

Permitting Process

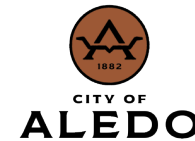


3) Building Permit

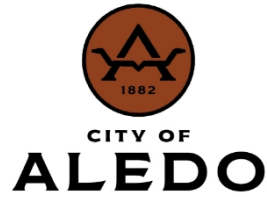
Following site work, applicant may apply for Building Permit for vertical construction.

- Review of architectural and structural plans
- Review of MEP (mechanical, electrical and plumbing)
- Review of foundation and braced wall design
- Review of energy compliance
- Fire Marshall review
- Registration of contractors
- Inspections
- Certificate of Occupancy

Resources



- Visit [Texas.planning.org](https://www.texasplanning.org) and search Planning Commissioners' Corner
- Resources on Local Government Code, Basics of Planning, Zoning and Subdivisions



Date: January 8, 2026

To: Planning and Zoning Commission

From: Grant Fore, Senior Planner, Berkley Group

Subject: Consideration and possible action on a Replat of Lot 2, Mid-Park Business Community, 5.231 acres, establishing Lot 2R1, 0.989 acres, Lot 2R2, 0.783 acres, Lot 2R3, 1.600 acres, Lot 2R4, 0.930 acres, Lot 2R5, 0.929 acres, generally located along Dean Drive near Bankhead Highway.

Summary:

The subject property was recently annexed into the Aledo city limits in June of 2025. The owner/applicant, Moncrief Properties, is proposing to Replat the existing 5.231-acre lot into (5) five individual lots:

- Lot 2R1, 0.989 acres
- Lot 2R2, 0.783 acres
- Lot 2R3, 1.600 acres
- Lot 2R4, 0.930 acres
- Lot 2R5, 0.929 acres

The proposed five (5) lots range from approximately 0.9 acres to 1.600 acres in size. The property was annexed with C-3 Regional Commercial zoning, which has the following minimum lot design standards; all proposed lots depicted on the plat comply with these design standards:

Category	Standard
Density	
(a) Dwelling Units/Acre	N/A
Lot Dimensions	
(b) Lot Area (minimum)	N/A
(c) Lot Width (minimum)	100
(d) Lot Depth (minimum)	N/A
Setbacks	
(e) Street, Front (minimum)	
– Primary or Secondary Street	50 feet
– Local or Private Street	20 feet
(f) Street, Side (minimum)	
– All roadways	20 feet
– Alleys/private easements	10 feet
(g) Rear (minimum)	
– Alley/private easements	10 feet
(h) Side, Interior (minimum)	
Height (maximum)	
(i) To eave, roof ridge, or parapet	Abutting an AG or R lot, 15'; Abutting any other lot, 35'; Additional height for each additional foot of side and rear setback, 0.5'
Lot Coverage (maximum)	50% (total of all buildings on the lot)
Off-Street Parking & Loading	See Article 3 for number of off-street spaces per dwelling unit

Recommendation:

Staff has reviewed the proposed Replat and associated documents and issued review comments accordingly. At the time of packet publishing, the applicant's response to plat review comments is under review.

Therefore, at this time, Staff recommends APPROVAL of the Replat, subject to the following conditions:

1. The applicant shall address all outstanding plat review comments.
2. The applicant shall address all outstanding construction plan review comments.

Attachments:

1. Item 6B Attachment 1 Plat Application
2. Item 6B Attachment 2 Plat
3. Item 6B Attachment 3 Review Comments



PLAT AND ZONING APPLICATION

PLEASE CHECK THE APPROPRIATE BOX BELOW

- | | | |
|---|---|--|
| <input type="checkbox"/> PRELIMINARY PLAT | <input checked="" type="checkbox"/> REPLAT | <input type="checkbox"/> ZONING CHANGE |
| <input type="checkbox"/> FINAL PLAT | <input type="checkbox"/> PLANNED DEVELOPMENT (PD) | <input type="checkbox"/> CHANGE OF USE/NEW USE |
| <input type="checkbox"/> MINOR PLAT | <input type="checkbox"/> PD AMMENDMENT | <input type="checkbox"/> SPECIFIC USE PERMIT (SUP) |

PROPERTY INFORMATION:

Project Name: Mid-Park Business Community
 Project Address (Location): 2 Dean Drive Aledo, TX 76008
 Legal Description (Lot & Block): Lot 2 Mid-Park Business Community
 Proposed Number of Lots: 5 Gross Acres: 5.231
 Existing Zoning: _____ Proposed Zoning: _____
 Existing Use: _____ Proposed Use: _____

APPLICANT/OWNER/SURVEYOR/ENGINEER INFORMATION:

APPLICANT:

Name: Moncrief Properties LLC
 Address: P.O. 565 Phone: 817 9926 338
 City: Aledo Fax: _____
 State: TX Zip: 76008 Email: tony e tony aaron. com
 Signature: Tony Aaron Date: 9/8/25
 Applicant's Status: (check one) Owner Representative Tenant Prospective Buyer

PROPERTY OWNER:

Name: Moncrief Properties LLC
 Address: _____ Phone: _____
 City: _____ Fax: _____
 State: _____ Zip: _____ Email: _____
 Signature: _____ Date: _____

SURVEYOR:

Name: Texas Geospatial Land Surveying, LLC Stephen Mizell
 Address: P.O. Box 2598 Phone: 817-819-7987
 City: Glen Rose Fax: _____
 State: TX Zip: 76043 Email: stephen@txgeo.com

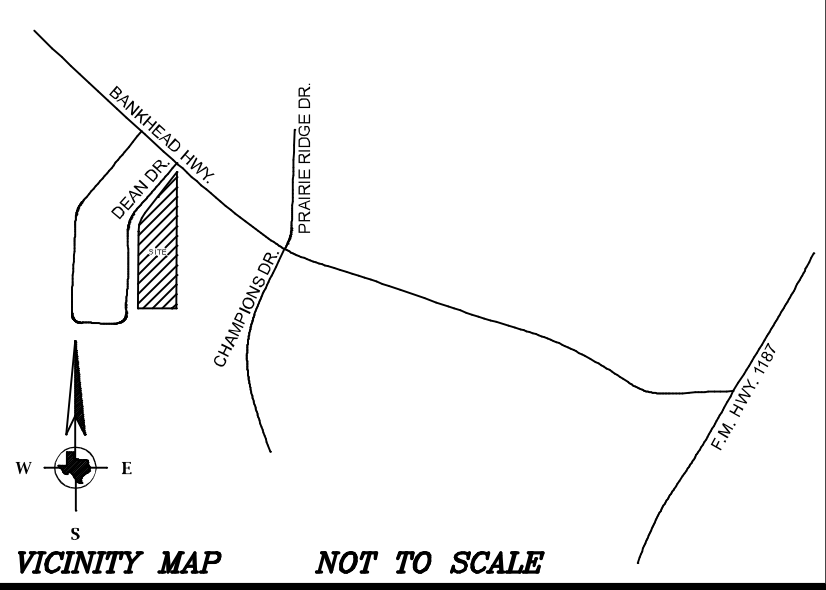
ENGINEER:

Name: Jordan Bishop Firm: _____
 Address: _____ Phone: 817 319 9931
 City: _____ Fax: _____
 State: _____ Zip: _____ Email: Jordan e tx Surveying. com

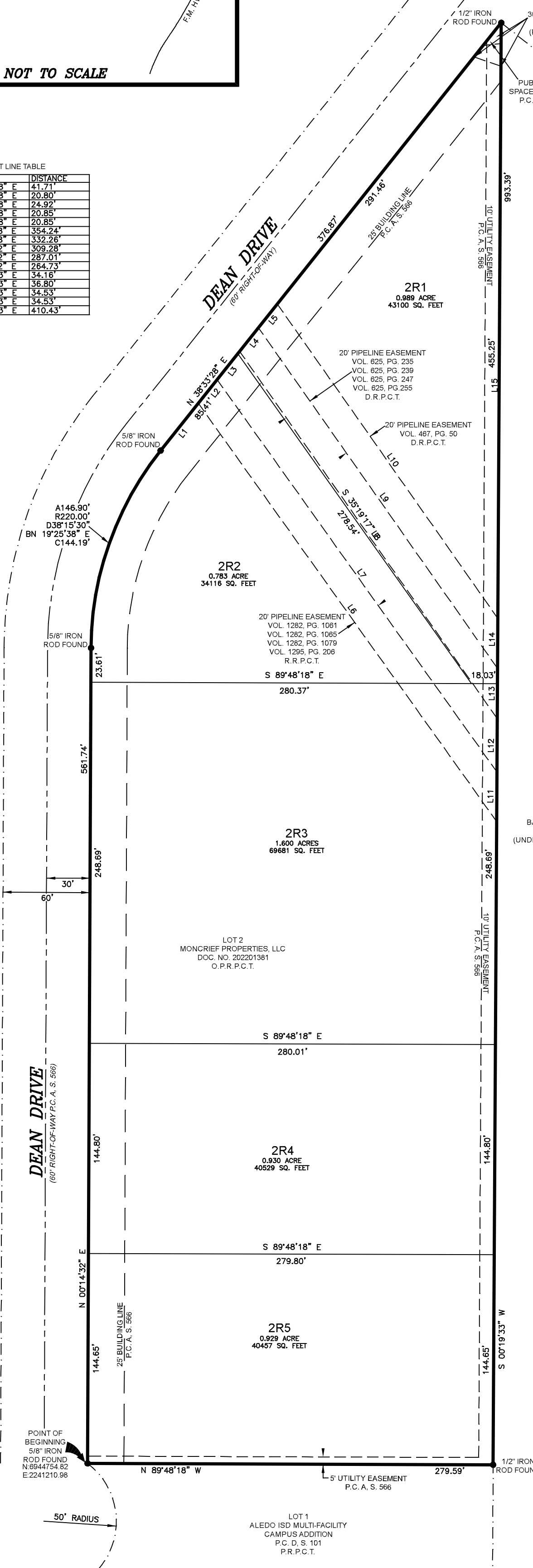
FOR OFFICE USE ONLY

APPLICATION FEE: _____ SUBMITTAL DATE: _____

Final Plat
Lots 2R1, 2R2, 2R3, 2R4, and 2R5,
MID-PARK BUSINESS COMMUNITY,
 being a Replat of
Lot 2,
MID-PARK BUSINESS COMMUNITY,
 an Addition to Parker County, Texas, according to the Plat
 thereof recorded in Cabinet A, Slide 566, Plat Records,
 Parker County, Texas.



LINE	BEARING	DISTANCE
L1	N 38°33'28" E	141.71'
L2	N 38°33'28" E	20.80'
L3	N 38°33'28" E	24.92'
L4	N 38°33'28" E	20.85'
L5	N 38°33'28" E	20.85'
L6	S 35°30'48" E	354.24'
L7	S 35°30'48" E	332.26'
L8	S 35°03'52" E	309.28'
L9	S 35°03'52" E	287.01'
L10	S 35°03'52" E	264.73'
L11	N 00°19'33" E	34.16'
L12	N 00°19'33" E	36.80'
L13	N 00°19'33" E	34.53'
L14	N 00°19'33" E	34.53'
L15	N 00°19'33" E	410.43'



STATE OF TEXAS }
 COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, That Moncrief Properties, LLC, acting by and through the undersigned, its duly authorized agent, is the owner of following described real property, to wit;
 FIELD NOTES:

5.231 acres, being Lot 2, MID-PARK BUSINESS COMMUNITY, an Addition to Parker County according to the Plat thereof recorded in Plat Cabinet A, Slide 566, Plat Records, Parker County, Texas, and being more particularly described, as follows:

Beginning at a 5/8" iron rod found for the southwest corner of said Lot 2, for the northwest corner of Lot 1, ALEDO ISD MULTI-FACILITY CAMPUS ADDITION, an Addition the City of Aledo, Parker County, Texas according to the Plat thereof recorded in Plat Cabinet D, Slide 101, Plat Records, Parker County, Texas, for the east line of DEAN DRIVE (a 60' Right-of-Way);

THENCE N 00°14'32" E, along the common line of said Lot 2 and DEAN DRIVE, 561.74 feet to a 5/8" iron rod found at the beginning of a curve to the right whose radius is 220.00 feet and whose long chord bears N 19°25'38" E, 144.19 feet;

THENCE along said curve, along the common line of said Lot 2 and DEAN DRIVE, through a central angle of 38°15'30", a distance of 146.90 feet to a 5/8" iron rod found at the end of said curve;

THENCE N 38°33'28" E, along the common line of said Lot 2 and DEAN DRIVE, 376.87 feet to a 1/2" iron rod found for the north corner of said Lot 2, for the southwest line of EAST BANKHEAD HIGHWAY (a variable width Right-of-Way), for the northwest corner of the tract described in deed as Tract Three to Bailey Ranch, a Texas Limited Partnership (undivided 78% ownership interest) by deed recorded in Volume 2018, Page 163, Official Public Records, Parker County, Texas;

THENCE S 00°19'33" W, along the east line of said Lot 2, 993.39 feet to a 1/2" iron rod found for the southeast corner of said Lot 2, for the northeast corner of said Lot 1;

THENCE N 89°48'18" W, along the common line of said Lots 2 and 1, 279.59 feet to the POINT OF BEGINNING and containing 5.231 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That, Moncrief Properties, LLC does hereby adopt this Plat of the hereinabove described real property to be designated as.....

LOTS 2R1, 2R2, 2R3, 2R4, AND 2R5,
 MID-PARK BUSINESS COMMUNITY

and does hereby dedicate to the Public's use, the streets and easements shown hereon.

EXECUTED this the _____ day of _____, 20____

 TONY AARON
 MANAGER, MONCRIEF PROPERTIES, LLC

STATE OF TEXAS }
 COUNTY OF PARKER }

BEFORE ME, the undersigned authority on this day personally appeared Tony Aaron, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purpose and consideration therein expressed in the capacity thereof.

GIVEN UNDER MY HAND AND SEAL OF THIS the _____ day of _____, 20____.

 Notary Public, _____ County, Texas
 My Commission Expires _____

TRACT THREE
 BAILEY RANCH, A TEXAS LIMITED
 PARTNERSHIP
 (UNDIVIDED 78% OWNERSHIP INTEREST)
 VOL. 2018, PG. 163
 O.P.R.P.C.T.

NOTES:

BEARINGS ARE GRID, TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202.

P.R.P.C.T. = PLAT RECORDS, PARKER COUNTY, TEXAS.
 D.R.P.C.T. = DEED RECORDS, PARKER COUNTY, TEXAS.
 R.R.P.C.T. = REAL RECORDS, PARKER COUNTY, TEXAS.
 O.P.R.P.C.T. = OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS.

THERE SHALL EXIST A 10' BUILDING LINE ALONG THE REAR OF ALL LOTS.
 THERE SHALL EXIST A 7.5' BUILDING LINE ALONG THE SIDES OF ALL LOTS.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48367C0450E DATED SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.

TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY IN TITLE COMMITMENT GF NO. 407130FW, EFFECTIVE DATE SEPTEMBER 27, 2021, ISSUED DECEMBER 29, 2021.

SCHEDULE B ITEM:

- 10A. 25' BUILDING LINE ALONG WEST PROPERTY LINE, 5' UTILITY EASEMENT ALONG SOUTH PROPERTY LINE, 10' UTILITY EASEMENT ALONG EAST PROPERTY LINE, AND A PORTION OF A 20' X 20' PUBLIC OPEN SPACE EASEMENT AT NORTH PROPERTY CORNER ACCORDING TO PLAT RECORDED IN PLAT CABINET A, SLIDE 566, PLAT RECORDS, PARKER COUNTY, TEXAS, AS SHOWN ON MAP.
- 10B. EASEMENT RECORDED IN VOLUME 467, PAGE 50, DEED RECORDS, PARKER COUNTY, TEXAS, AS SHOWN ON MAP.
- 10C. EASEMENT RECORDED IN VOLUME 625, PAGE 235; VOLUME 625, PAGE 239; VOLUME 625, PAGE 247; AND VOLUME 625, PAGE 255, DEED RECORDS, PARKER COUNTY, TEXAS, AS SHOWN ON MAP.
- 10D. EASEMENT RECORDED IN VOLUME 1282, PAGE 1061; VOLUME 1282, PAGE 1065; VOLUME 1282, PAGE 1079; AND VOLUME 1295, PAGE 206, REAL RECORDS, PARKER COUNTY, TEXAS, AS SHOWN ON MAP.

UNDERGROUND UTILITIES EXIST IN THIS AREA. CONTACT TEXAS 811 AND THE CITY OF ALEDO BEFORE DIGGING, TRENCHING, OR EXCAVATING.

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL
 ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED
 PROPERTY SHOWN HEREON.

FOR REVIEW ONLY

STEPHEN MIZELL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6185
 SURVEYED ON THE GROUND DECEMBER 30, 2021
 REPLAT PREPARED MAY 27, 2025
 REVISED DECEMBER 29, 2025 (CITY COMMENTS)

APPROVED BY THE CITY ADMINISTRATOR OF THE CITY OF ALEDO, TEXAS, ON
 THIS THE _____ DAY OF _____, 2025.

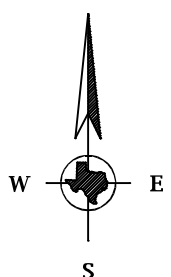
CITY ADMINISTRATOR

CITY SECRETARY

TEXAS GEOSPATIAL

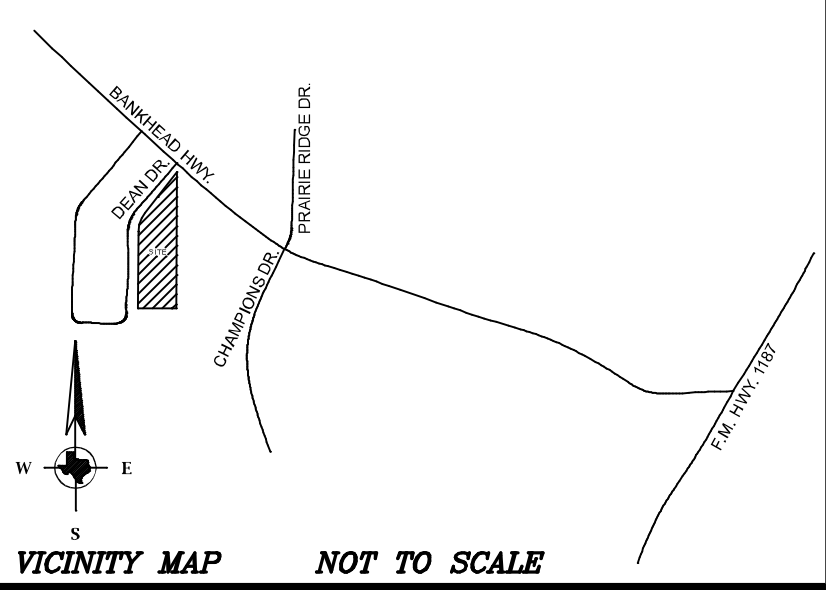
STEPHEN@TXGEO.COM
 4918 BEN DAY MURRIN RD.
 FT. WORTH, TX 76126
 817-519-7587
 TBPOLS FIRM NO. 10083300

OWNER/DEVELOPER
 MONCRIEF PROPERTIES, LLC
 420 THROCKMORTON ST., STE. 550
 FORT WORTH, TX 76102

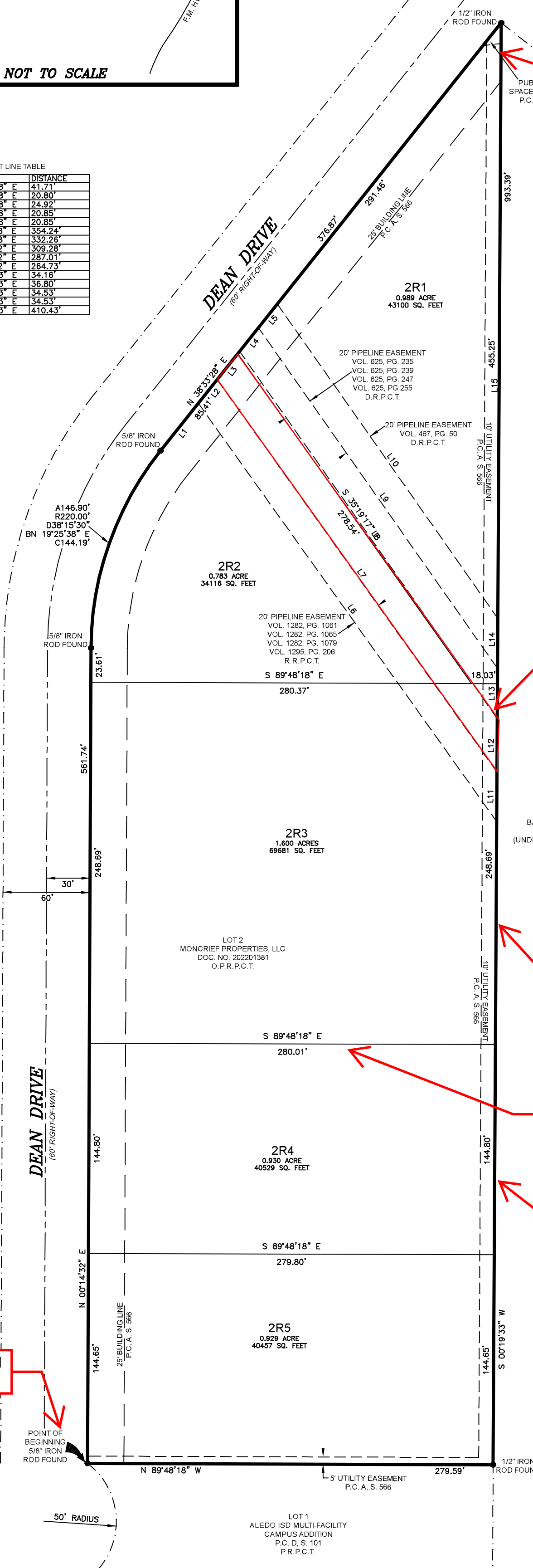


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VICINITY MAP NOT TO SCALE



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LOTS 2R1, 2R2, 2R3, 2R4, AND 2R5,
 MID-PARK BUSINESS COMMUNITY

and does hereby dedicate to the Public's use, the streets and easements shown hereon.

EXECUTED this the _____ day of _____, 20__

 TONY AARON
 MANAGER, MONCRIEF PROPERTIES, LLC

STATE OF TEXAS }
 COUNTY OF PARKER }

BEFORE ME, the undersigned authority on this day personally appeared Tony Aaron, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purpose and consideration therein expressed in the capacity thereof.

GIVEN UNDER MY HAND AND SEAL OF THIS the _____ day of _____, 20__

 Notary Public, _____ County, Texas
 My Commission Expires _____

Provide setbacks for side lots and back of lot. (typ all lots)

Confirm no drainage easements are required. (typ. all lots)

Provide northing and easting for POB

NOTES:

BEARINGS ARE GRID, TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202.

P.R.P.C.T. = PLAT RECORDS, PARKER COUNTY, TEXAS.
 D.R.P.C.T. = DEED RECORDS, PARKER COUNTY, TEXAS.
 R.R.P.C.T. = REAL RECORDS, PARKER COUNTY, TEXAS.
 O.P.R.P.C.T. = OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48367C0450E DATED SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.

TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY IN TITLE COMMITMENT OF NO. 40713DFW, EFFECTIVE DATE SEPTEMBER 27, 2021, ISSUED DECEMBER 29, 2021.

SCHEDULE B ITEM:

10A. 25' BUILDING LINE ALONG WEST PROPERTY LINE, 5' UTILITY EASEMENT ALONG SOUTH PROPERTY LINE, 10' UTILITY EASEMENT ALONG EAST PROPERTY LINE, AND A PORTION OF A 20' X 20' PUBLIC OPEN SPACE EASEMENT AT NORTH PROPERTY CORNER ACCORDING TO PLAT RECORDED IN PLAT CABINET A, SLIDE 566, PLAT RECORDS, PARKER COUNTY, TEXAS, AS SHOWN ON MAP.

10B. EASEMENT RECORDED IN VOLUME 467, PAGE 50, DEED RECORDS, PARKER COUNTY, TEXAS, AS SHOWN ON MAP.

10C. EASEMENT RECORDED IN VOLUME 625, PAGE 235; VOLUME 625, PAGE 239; VOLUME 625, PAGE 247; AND VOLUME 625, PAGE 255, DEED RECORDS, PARKER COUNTY, TEXAS, AS SHOWN ON MAP.

10D. EASEMENT RECORDED IN VOLUME 1282, PAGE 1061; VOLUME 1282, PAGE 1065; VOLUME 1282, PAGE 1079; AND VOLUME 1295, PAGE 206, REAL RECORDS, PARKER COUNTY, TEXAS, AS SHOWN ON MAP.

UNDERGROUND UTILITIES EXIST IN THIS AREA. CONTACT TEXAS 811 AND THE CITY OF ALEDO BEFORE DIGGING, TRENCHING, OR EXCAVATING.

APPROVED BY THE CITY ADMINISTRATOR OF THE CITY OF ALEDO, TEXAS, ON THIS THE _____ DAY OF _____, 2025.

CITY ADMINISTRATOR

CITY SECRETARY

APPROVED THIS THE _____ DAY OF _____, 2025, BY THE COMMISSIONERS' COURT OF PARKER COUNTY, TEXAS.

COUNTY JUDGE

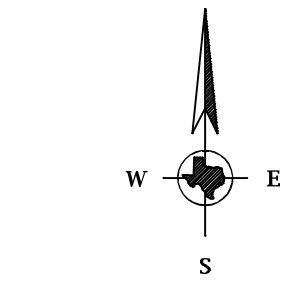
FOR REVIEW ONLY

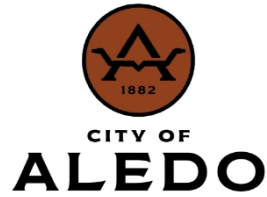
STEPHEN MIZELL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6185
 SURVEYED ON THE GROUND DECEMBER 30, 2021
 REPLAT PREPARED MAY 27, 2025

TEXAS GEOSPATIAL

STEPHEN@TXGEO.COM
 4918 BEN DAY MURRIN RD.
 FT. WORTH, TX 76126
 817-619-7987
 TBPCLS FIRM NO. 10083300

OWNER/DEVELOPER
 MONCRIEF PROPERTIES, LLC
 420 THROCKMORTON ST., STE. 550
 FORT WORTH, TX 76102





Date: January 8, 2026

To: Planning and Zoning Commission

From: Grant Fore, Senior Planner, Berkley Group

Subject: Hold a public hearing to consider and recommend amendment to Article 3, Development Standards, Section 5 Open Space Standards, of the City of Aledo Unified Development Code (UDC) pertaining to the dedication of parkland/ open space within subdivision development.

Summary:

PREVIOUS ACTION

On 11/10/2025, the City Council and Planning and Zoning Commission held a joint workshop to review and discuss potential amendments to the City's Unified Development Code (UDC). During this workshop, Staff presented recommended updates to the section of the UDC regarding parkland/open space dedication within subdivision development; specifically, codifying a fee-in-lieu of land dedication option. While the City's fee schedule includes a parkland dedication fee of \$600 per residential lot or unit, it is not formally codified and therefore is not enforceable.

BACKGROUND

Presently, Section 5 Open Space Standards of Article 3 Development Standards, Subsection 5.1 Applicability of the UDC states:

5. Open Space Standards

5.1. Applicability

- a. All development subject to this article shall set aside the following minimum amounts of land area as public or privately maintained open space that meets the standards of this section.
 - i. For single-family developments with more than five units: at least 200 square feet per unit.
 - ii. For non-residential and mixed-use buildings with a gross floor area greater than 10,000 and up to 50,000 square feet: 5 percent of total gross site area.
 - iii. For non-residential and mixed-use buildings with a gross floor area greater than 50,000 square feet: 7 percent of total gross site area

Per current code, new residential subdivisions must include a dedicated area of public or privately maintained open space per the standards above. It is standard practice for a City to allow an option of fee-in-lieu, which is a monetary payment instead of providing the required land dedication. Such funds are typically allocated to an improvement fund, used by the City to acquire, improve or maintain park facilities.

This proposed amendment would allow a fee-in-lieu option for subdivision developments with a 15 lot threshold; meaning that subdivisions of 15 or fewer lots have the option to pay a monetary payment in lieu of dedicating land. This recognizes that small developments may not be able to provide parkland that is of sufficient size, functionality or public benefit and could result in open space areas that are isolated or undesirable.

Recommendation:

Staff recommend the following changes to Article 3, Section 5, Subsection 5.1:

5. Open Space Standards

5.1. Applicability

a. All development subject to this article shall set aside the following minimum amounts of land area as public or privately maintained open space that meets the standards of this section.

- i. For single-family developments with more than fifteen lots: at least 200 square feet per unit.
- ii. For single-family developments with fifteen or fewer lots: at least 200 square feet per unit; or payment of fee-in lieu of land dedication per City of Aledo fee schedule.
- iii. For single-family developments with more than five units: at least 200 square feet per unit.
- iv. For non-residential and mixed-use buildings with a gross floor area greater than 10,000 and up to 50,000 square feet: 5 percent of total gross site area.
- v. For non-residential and mixed-use buildings with a gross floor area greater than 50,000 square feet: 7 percent of total gross site area

Attachments:

- 1. Item 6C Attachment 1 Open Space Draft Ord

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ALEDO, TEXAS, AMENDING ARTICLE 3, DEVELOPMENT STANDARDS, OF CHAPTER 66, “UNIFIED DEVELOPMENT CODE,” OF THE ALEDO MUNICIPAL CODE, TO AMEND REGULATIONS PERTAINING TO DEDICATION OF OPEN SPACE/PARKLAND WITHIN NEW SUBDIVISION DEVELOPMENT; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Aledo, Texas is home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, pursuant to Chapter 211 of the Local Government Code, the City previously adopted a “Uniform Development Code” governing and regulating the subdivision and zoning of property located within the City for the purpose of promoting the public health, safety, morals, and general welfare, all in accordance with a comprehensive plan; and

WHEREAS, the City of Aledo City Council has determined that regulations pertaining to dedication of Open Space/Parkland within new subdivision development warrants amendment, particularly the allowance of monetary payment in lieu of land dedication; and

WHEREAS, the Planning and Zoning Commission conducted a public hearing on amendments proposed herein on January 8, 2026, and the City Council conducted a public hearing on **Month ##, 2026**; and

WHEREAS, all requirements of law dealing with notice, publication, and all procedural requirements have been complied with in accordance with the Unified Development Code and Chapter 211 of the Local Government Code; and

WHEREAS, the City Council deems it necessary to amend the City's Uniform Development Code with respect to the regulation of land dedication associated with subdivision development; and

WHEREAS, City Council further deems that such amendments are in the best interests of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALEDO, TEXAS, THAT:

SECTION 1.

Subsections 5, Open Space Standards, 5.1 Applicability A., of Article 3, Development Standards, of Chapter 66, Uniform Development Code, is hereby amended in its entirety and replaced with the following, incorporated herein for all purposes:

5. Open Space Standards

5.1. Applicability

All development subject to this article shall set aside the following minimum amounts of land area as public or privately maintained open space that meets the standards of this section.

- i. For single-family developments with more than fifteen lots: at least 200 square feet per unit.
- ii. For single-family developments with fifteen or fewer lots: at least 200 square feet per unit; or payment of fee-in lieu of land dedication per City of Aledo fee schedule.
- iii. For single-family developments with more than five units: at least 200 square feet per unit.
- iv. For non-residential and mixed-use buildings with a gross floor area greater than 10,000 and up to 50,000 square feet: 5 percent of total gross site area.
- v. For non-residential and mixed-use buildings with a gross floor area greater than 50,000 square feet: 7 percent of total gross site area

SECTION 2. CUMULATIVE CLAUSE

This ordinance shall be cumulative of all provisions of ordinances and of the Aledo Municipal Code, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 3. PENALTY CLAUSE

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined as provided in Section 1-10 of the City Code of Ordinances for each offense. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 4. SAVINGS CLAUSE

All rights and remedies of the City of Aledo are expressly saved as to any and all violations of the provisions of the City of Aledo Subdivision Ordinance that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance, but may be prosecuted until final disposition by the courts.

**SECTION 5.
SEVERABILITY CLAUSE**

It is hereby declared to be the intention of the city council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the city council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION 6.
PUBLICATION CLAUSE**

The City Secretary of the City of Aledo is hereby directed to public at least once in the official newspaper of the City of Aledo, the caption, penalty, and effective date clause of this ordinance in accordance with Section 3.15 of the City Charter.

**SECTION 7.
EFFECTIVE DATE**

This Ordinance shall be in full force and effect from and after its passage, and it is so ordained.

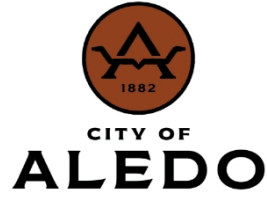
PASSED AND APPROVED ON THIS ##th DAY OF MONTH, 2026

SHANE DAVIS, MAYOR

STACI KING, CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:

ALICIA KREH, CITY ATTORNEY



Date: January 8, 2026

To: Planning and Zoning Commission

From: Grant Fore, Senior Planner, Berkley Group

Subject: Hold a public hearing to consider and recommend amendment to Chapter 22, Environment, Article X Tree Preservation, of the City of Aledo Code of Ordinances, pertaining to protected tree species.

Summary:

PREVIOUS ACTION

On 11/10/2025, the City Council and Planning and Zoning Commission held a joint workshop to review and discuss potential amendments to the City’s Unified Development Code (UDC). During this workshop, the Tree Preservation Ordinance was discussed, and Staff was directed to amend the protected tree species list to reflect the current landscape in the City.

BACKGROUND

The purpose of this article is to ensure environmentally sensitive site planning that furthers the preservation of mature trees and natural areas; protects trees during construction; facilitates site design and construction that contributes to the long-term viability of existing trees; and controls the removal of trees when necessary.

Applicability: Protected trees (> 6” diameter)

- Single-Family subdivision development
- Development of a single-family lot owned by individual owner
- Non-residential development (Commercial)

Exemptions:

- Developed Homesteads (5 acres or less)
- Diseased trees
- Public safety
- Utility service interruption

This proposed amendment is to update the protected tree species list to reflect the current landscape in the City.

Recommendation:

Kate Jones, Deputy Director of Community Development at Berkley Group, a licensed landscape architect, has reviewed the protected tree species list in the City code and provides the following recommended updates:

The recommended tree updates (attached) refine the protected and replacement tree lists to better reflect species that reliably grow and perform well in North Texas while reducing long-term maintenance, failure, and ecological risks. The revisions remove tree species that are not climate-appropriate, have poor survival rates in local soils and humidity, or are identified as invasive or problematic. Overused or marginal species are removed to limit reliance on monocultures and encourage greater canopy diversity. Some trees were located on both the canopy and understory list and are now classified correctly. Trees that needed spelling corrections or updates to either common or Latin names, are now corrected. A new chart was added to the replacement tree list, denoting both canopy and understory trees for clarification on growth rate and size. The updated lists place stronger emphasis on native and well-adapted trees that support urban forest resilience, drought tolerance, and ecological value, while aligning the ordinance with current regional forestry guidance and best practices for sustainable development.

Attachments:

- 1. Item 6D Attachment 1 Tree Pres Revisions
- 2. Item 6D Attachment 2 Tree Pres Draft Ord
- 3. Item 6D Ch 22 Ord Exhibit A

Sec. 22-259. Tree preservation exhibits.

Exhibit A—Quality Protected Trees

CANOPY TREES	
Afghan (Edlarica) Pine	<i>Pinus edlarica</i>
American Elm	<i>Ulmus americana</i>
Arizona Cypress	<i>Cupressus arizonica</i>
Bald Cypress	<i>Taxodium distichum</i>
Black Walnut	<i>Juglans nigra</i>
Buckeye, Texas Texas Buckeye	<i>Aesculus glabra arguta</i>
Oak (Bigelow, Bur, Chinquapin, Durrand, Lacey, Live, Post, Shumard, Southern Live, Texas Red)	<i>Quercus spp.</i>
Caddo Maple	<i>Acer saccharum var. caddo-floridanum</i>
Cedar Elm	<i>Ulmus crassifolia</i>
Chinese Pistache	<i>Pistachia chinensis</i>
Deodar Cedar	<i>Cedrus deodora</i>
Eastern Red Cedar	<i>Juniperus virginiana</i>
Lacebark Elm	<i>Ulmus Parvifolia</i>
Pecan	<i>Carya illinoensis</i>
Red Cedar	<i>Juniperus virginiana</i>
Southern Magnolia	<i>Magnolia grandiflora</i>
Texas Ash	<i>Fraxinus texensis</i>
Texas Black Hickory	<i>Carya texana</i>
Thornyless Honey Locust	<i>Gleditsia triacanthos</i>
Western Soapberry	<i>Sapindus saponaria drummondii</i>
UNDERSTORY TREES	
Ashe Juniper	<i>Juniperus ashei</i>
Birds of Paradise	<i>Caesalpinia gilliesii</i>
Carolina Buckthorn	<i>Frangula Rhamnus caroliniana</i>
Crepe Myrtle (tree form)	<i>Lagerstroemia indica</i>
Desert Willow	<i>Chilopsis linearis</i>
Eastern Red Cedar	<i>Juniperus virginiana</i>
Eves Necklace	<i>Styphnolobium Sophora affineis</i>
Hollywood Juniper	<i>Juniperus chinensis 'Torulosa'</i>
Japanese Black Pine	<i>Pinus thunbergiana</i>
Juniper, Black Pine	<i>Juniperus chinensis 'Blue Point'</i>
Juniper, Wichita Blue	<i>Juniperus scopulorum 'Wichita'</i>
Little Gem Magnolia	<i>Magnolia grandiflora 'Little Gem'</i>
Mexican Buckeye	<i>Ungnadia speciosa</i>
Mexican Plum	<i>Prunus mexicana</i>
Possumhaw Holly	<i>Ilex decidua</i>
Red Buckeye	<i>Aesculus pavia</i>
Redbud	<i>Cercis canadensis</i>
Rose of Sharon	<i>Hibiscus syriacus</i>
Rusty Blackhaw Viburnum	<i>Viburnum rufidulum</i>
Texas Buckeye	<i>Aesculus arguta</i>

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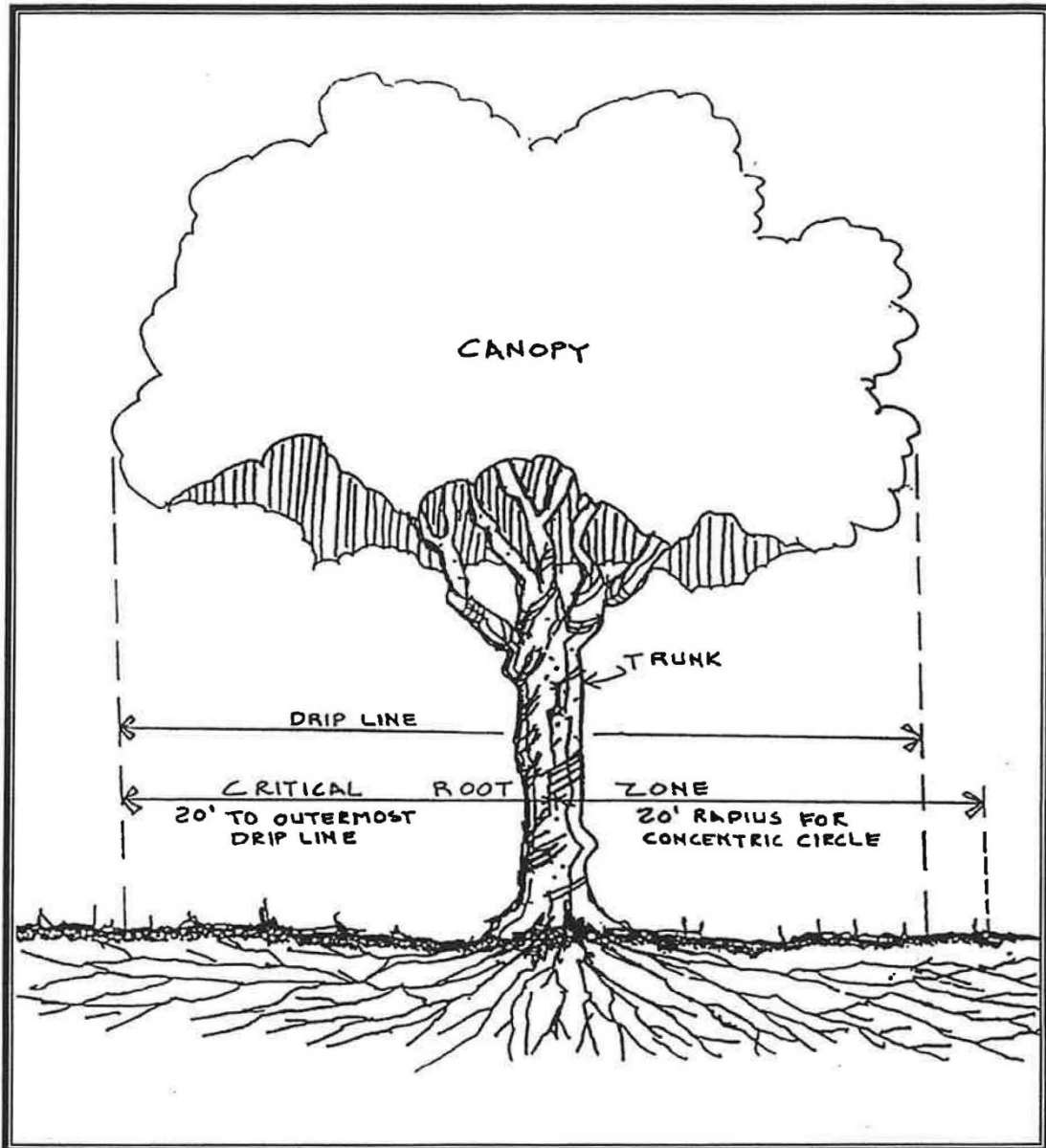
Texas Persimmon	<i>Diospyros texana</i>
Vitex	<i>Vitex agnus-castus</i>
Winter/Bush Honeysuckle	<i>Lonicera fragrantissima</i>
Wax Myrtle	<i>Myrica cerifera</i>
Yaupon Holly	<i>Ilex vomitoria</i>

Exhibit B—Construction Plan Requirements

The following shall be required as a part of all construction plans submitted to the city when tree removal or tree protection is required during any phase of site work or construction.

1. A tree preservation detail sheet shall include the following at a minimum.
 - a. A graphics legend to be used throughout the plans for the purposes of showing the following: trees to be flagged, protective fencing, trees requiring bark protection, boring, areas of cut and fill impacting protected trees.
 - b. Graphic tree exhibit showing the features of a tree to include the critical root zone, trunk, canopy, drip line and method of caliper measurement (see exhibits C and D).
 - c. Graphic exhibits showing methods of protection to include snow fences, boarded skirts, etc.
 - d. Graphic exhibits showing construction methods to include grade changes, boring, trenching, etc.
 - e. Graphic exhibits showing appropriate pruning practices (see exhibit F).
2. All requirements of this article shall be shown graphically as needed on the construction plans.

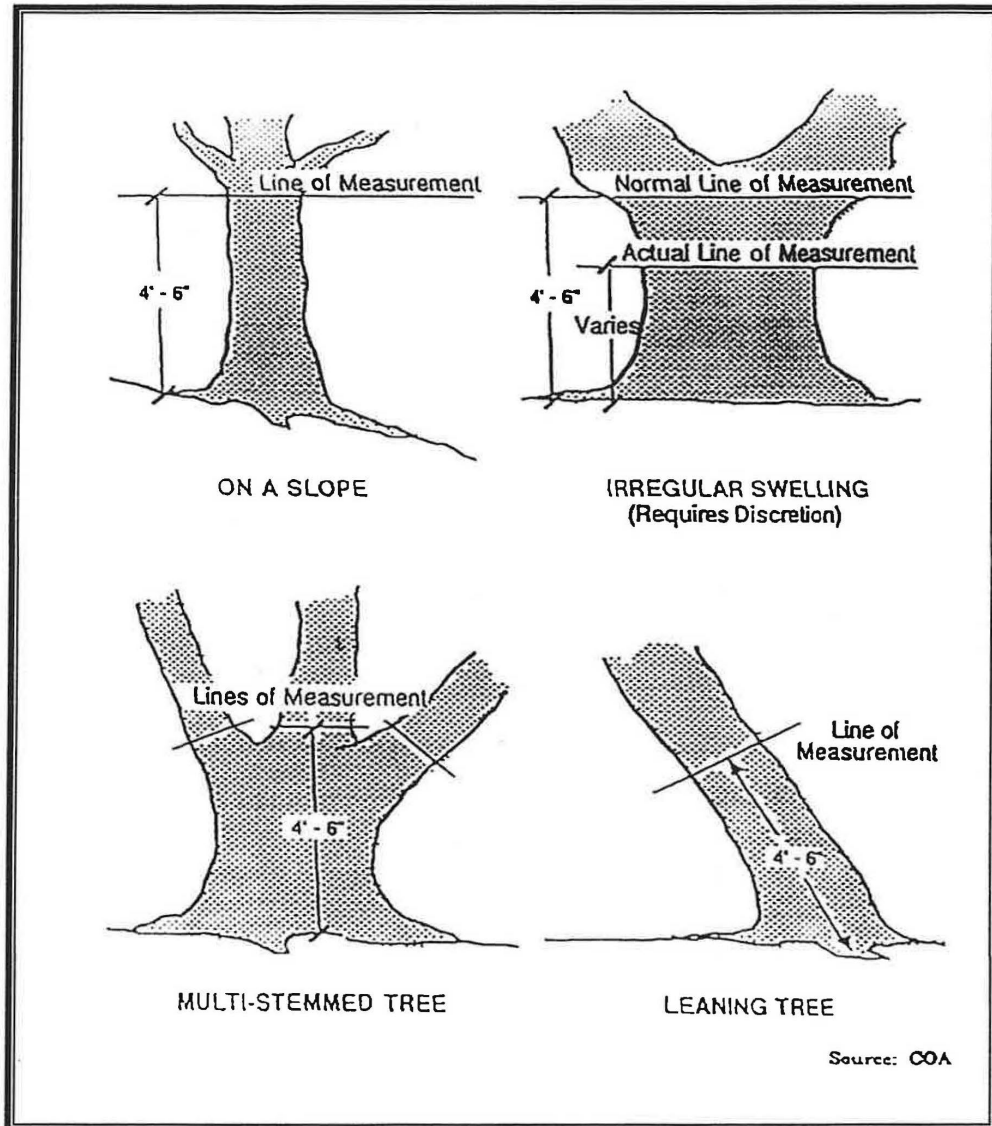
Exhibit C—Tree Exhibit



Critical root zone (CRZ): The area of undisturbed natural soil around a tree defined by a concentric circle with a radius equal to the distance from the trunk to the outermost portion of the drip line.

Drip line: A vertical line run through the outermost portion of the canopy of a tree and extending to the ground.

Exhibit D—Tree Diameter Measurement Methods



Diameter measurement: The diameter of the protected tree shall be measured as shown. The diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk to one-half the diameter of each additional trunk.

Exhibit E—Example Builder Site Plan

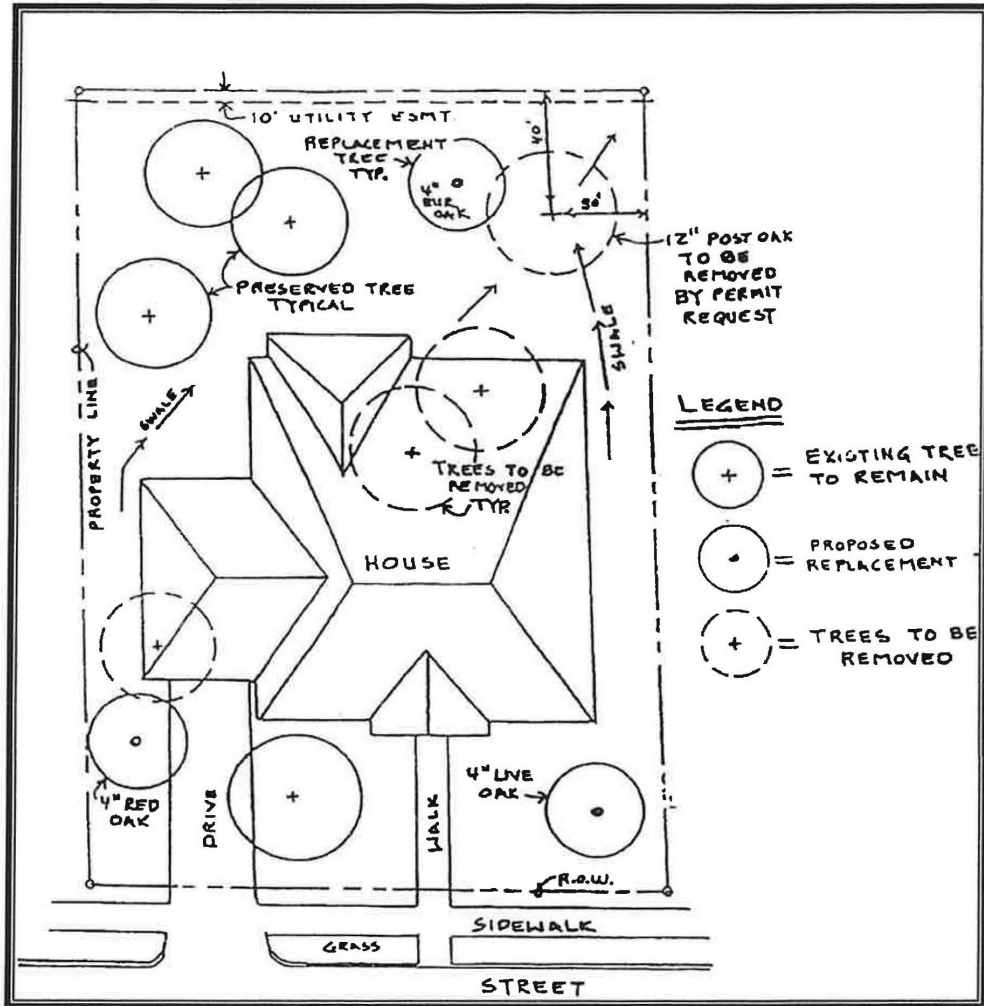
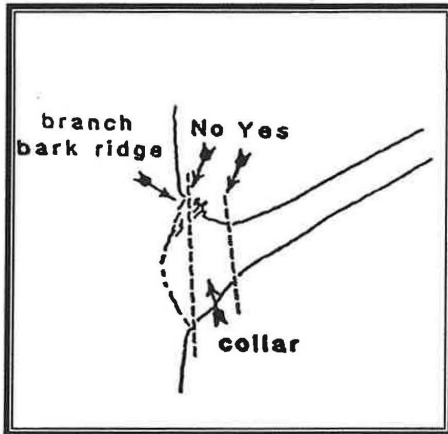


Exhibit F—Tree Pruning Recommendations

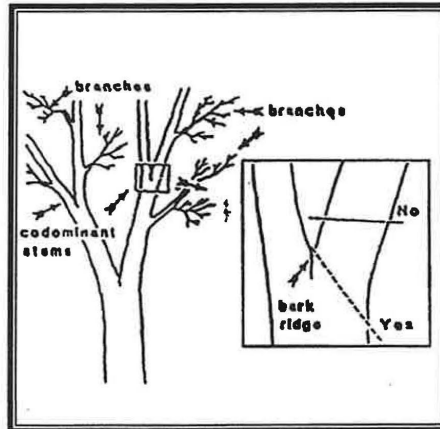


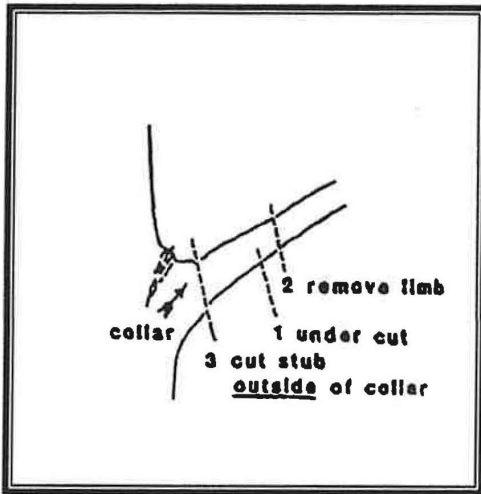
TREE PRUNING

When removing a branch, always cut outside the branch bark ridge and collar. Do not make a flush cut.

TREE PRUNING

Trees must have codominant stems, as shown on the left. If a codominant stem must be removed, cut at an angle outside of the bark ridge as shown in the insert at right. Avoid leaving any stub.





CUTTING BRANCHES

Branches that do not have a distinct collar should be cut at a right angle to the branch outside the branch bark ridge.



CUTTING BRANCHES

When removing heavy limbs, first make an undercut several inches outside of the collar. Then remove limb by a second cut an inch or so outside of the first cut. Remove stub with a third cut just outside of the collar. (Foucht, 1965)

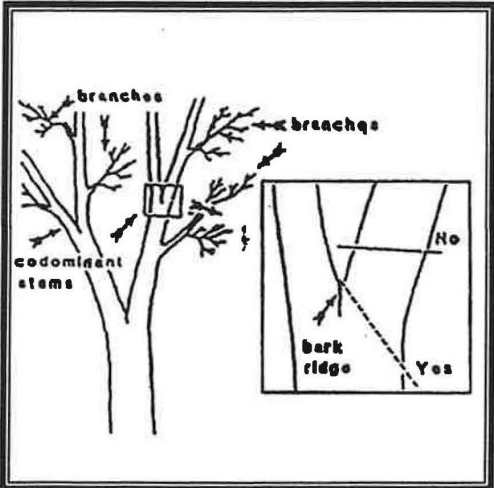


Exhibit G—Preferred Survey Nomenclature and Legend

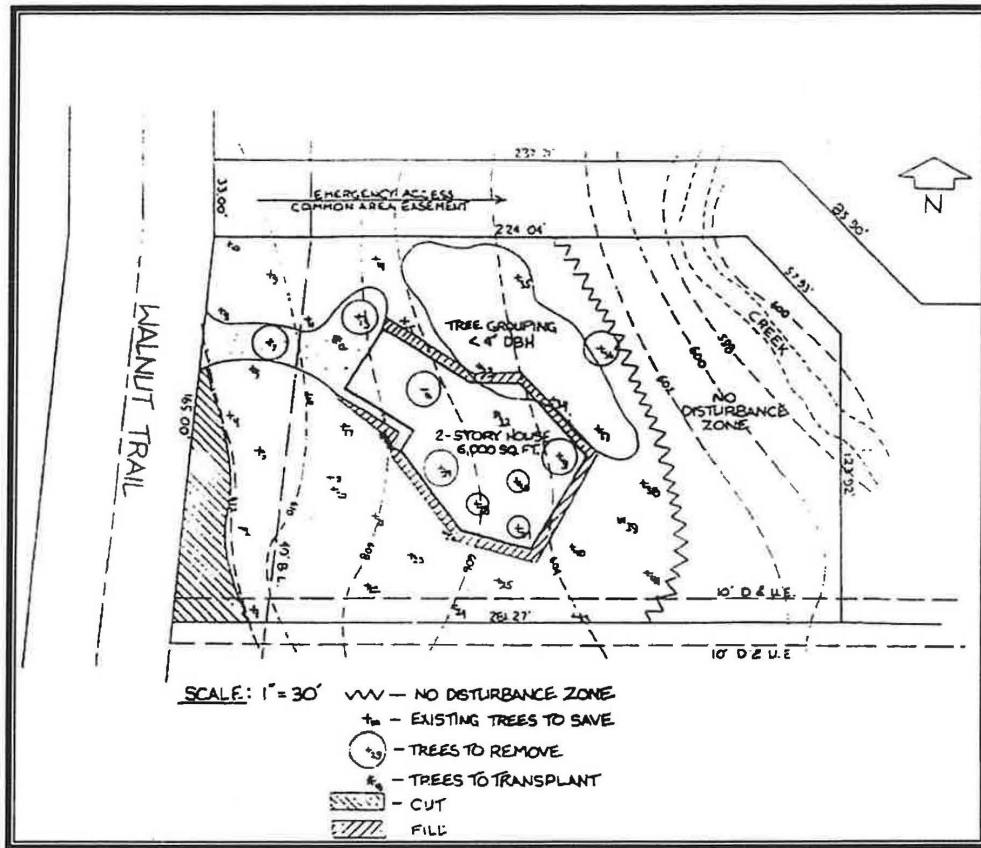
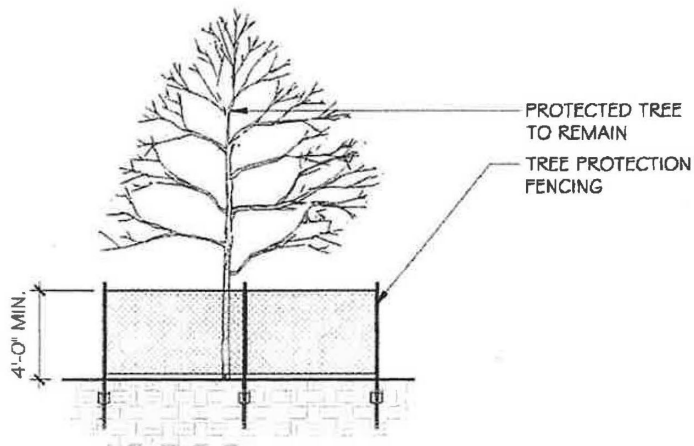


Exhibit H—Tree Protection Fencing



NOTE: TREE PROTECTION FENCING SHALL BE PLACED AT OR BEYOND THE DRIP LINE OR CRITICAL ROOT ZONE, WHICHEVER IS GREATER.

Exhibit I— Replacement Tree List

<u>Canopy Trees</u>	
* Afghan (Eldarica) Pine	<i>Pinus eldarica</i>
* American Elm	<i>Ulmus americana</i>
* Arizona Cypress	<i>Cupressus arizonica</i>
Bald Cypress	<i>Taxodium distichum</i>
Black Walnut	<i>Juglans nigra</i>
* Buckeye, Texas Texas Buckeye	<i>Aesculus arguta glabra</i>
* Oak (Bigelow, Bur, Chinquapin, Durrand, Lacey, Live, Shumard, Southern Live, Texas Red)	<i>Quercus spp.</i>
* Caddo Maple	<i>Acer saccarum var. caddo-floridanum</i>
* Cedar Elm	<i>Ulmus crassifolia crassifolia</i>
* Chinese Pistache	<i>Pistachia chinensis</i>
Deodar Cedar	<i>Cedrus deodora</i>
* Eastern Red Cedar	<i>Juniperus virginiana</i>
* Lacebark Elm	<i>Ulmus parvifolia</i>
* Pecan	<i>Carya illinoensis</i>
Red Cedar	<i>Juniperus virginiana</i>
Southern Magnolia	<i>Magnolia grandiflora</i>
* Texas Ash	<i>Fraxinus texensis albicans</i>
* Texas Black Hickory	<i>Carya texana</i>
* Thornyless Honey Locust	<i>Geleditsia triacanthos</i>
* Western Soapberry	<i>Sapindus drummondii saponaria</i>
* Low or low-med water demand (taken from Texas A&M Drought Tolerant Smartscape (TM) List)	
<u>Understory Trees</u>	
<u>Ashe Juniper</u>	<i>Juniperus ashei</i>
<u>Carolina Buckthorn</u>	<i>Franqula caroliniana</i>
<u>Crepe Myrtle</u>	<i>Lagerstroemia indica</i>
<u>Desert Willow</u>	<i>Chilopsis linearis</i>
<u>Eves Necklace</u>	<i>Styphnolobium affineis</i>
<u>Hollywood Juniper</u>	<i>Juniperus chinensis</i>
<u>Little Gem Magnolia</u>	<i>Magnolia grandiflora 'Little Gem'</i>
<u>Mexican Buckeye</u>	<i>Ungnadia speciosa</i>
<u>Mexican Plum</u>	<i>Prunius mexicana</i>
<u>Possumhaw Holly</u>	<i>Ilex decidua</i>
<u>Red Buckeye</u>	<i>Aesculus pavia</i>
<u>Redbud</u>	<i>Cercis canadensis</i>
<u>Rusty Blackhaw Viburnum</u>	<i>Viburnum rufidulum</i>
<u>Texas Persimmon</u>	<i>Diospyros texana</i>
<u>Wax Myrtle</u>	<i>Myrica cerifera</i>
<u>Yaupon Holly</u>	<i>Ilex vomitoria</i>

(Ord. No. 2023-175, § 1, 1-26-2023)

Created: 2025-10-03 13:56:02 [EST]

(Supp. No. 11)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ALEDO, TEXAS, AMENDING ARTICLE X, TREE PRESERVATION, OF CHAPTER 22, ENVIRONMENT, OF THE ALEDO MUNICIPAL CODE, TO AMEND REGULATIONS PERTAINING TO PROTECTED TREE SPECIES AND REPLACEMENT TREE SPECIES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Aledo, Texas is home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City of Aledo City Council has determined that updating the species list of protected trees and required replacement trees is warranted; and

WHEREAS, the Planning and Zoning Commission conducted a public hearing on amendments proposed herein on January 8, 2026, and the City Council conducted a public hearing on **Month ##, 2026**; and

WHEREAS, all requirements of law dealing with notice, publication, and all procedural requirements have been complied with in accordance with the Unified Development Code and Chapter 211 of the Local Government Code; and

WHEREAS, the City Council deems it necessary to amend the City's Municipal Code with respect to the preservation of trees; and

WHEREAS, City Council further deems that such amendments are in the best interests of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALEDO, TEXAS, THAT:

SECTION 1.

Section 22-259, Tree Preservation Exhibits, of Article X Tree Preservation, of Chapter 22 Environment, is hereby amended to and replaced with Exhibit A, incorporated herein and attached hereto:

**SECTION 2.
CUMULATIVE CLAUSE**

This ordinance shall be cumulative of all provisions of ordinances and of the Aledo Municipal Code, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

**SECTION 3.
PENALTY CLAUSE**

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined as provided in Section 1-10 of the City Code of Ordinances for each offense. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

**SECTION 4.
SAVINGS CLAUSE**

All rights and remedies of the City of Aledo are expressly saved as to any and all violations of the provisions of the City of Aledo Subdivision Ordinance that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance, but may be prosecuted until final disposition by the courts.

**SECTION 5.
SEVERABILITY CLAUSE**

It is hereby declared to be the intention of the city council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the city council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION 6.
PUBLICATION CLAUSE**

The City Secretary of the City of Aledo is hereby directed to public at least once in the official newspaper of the City of Aledo, the caption, penalty, and effective date clause of this ordinance in accordance with Section 3.15 of the City Charter.

**SECTION 7.
EFFECTIVE DATE**

This Ordinance shall be in full force and effect from and after its passage, and it is so ordained.

PASSED AND APPROVED ON THIS ##th DAY OF MONTH, 2026

SHANE DAVIS, MAYOR

STACI KING, CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:

ALICIA KREH, CITY ATTORNEY

Sec. 22-259. Tree preservation exhibits.

Exhibit A—Quality Protected Trees

CANOPY TREES	
Afghan (Edlarica) Pine	<i>Pinus edlarica</i>
American Elm	<i>Ulmus americana</i>
Arizona Cypress	<i>Cupressus arizonica</i>
Bald Cypress	<i>Taxodium distichum</i>
Black Walnut	<i>Juglans nigra</i>
Buckeye, Texas Texas Buckeye	<i>Aesculus glabra arguta</i>
Oak (Bigelow, Bur, Chinquapin, Durrand, Lacey, Live, Post, Shumard, Southern Live, Texas Red)	<i>Quercus spp.</i>
Caddo Maple	<i>Acer saccharum var. caddo-floridanum</i>
Cedar Elm	<i>Ulmus crassifolia</i>
Chinese Pistache	<i>Pistachia chinensis</i>
Deodar Cedar	<i>Cedrus deodora</i>
Eastern Red Cedar	<i>Juniperus virginiana</i>
Lacebark Elm	<i>Ulmus Parvifolia</i>
Pecan	<i>Carya illinoensis</i>
Red Cedar	<i>Juniperus virginiana</i>
Southern Magnolia	<i>Magnolia grandiflora</i>
Texas Ash	<i>Fraxinus texensis</i>
Texas Black Hickory	<i>Carya texana</i>
Thornyless Honey Locust	<i>Gleditsia triacanthos</i>
Western Soapberry	<i>Sapindus saponaria drummondii</i>
UNDERSTORY TREES	
Ashe Juniper	<i>Juniperus ashei</i>
Birds of Paradise	<i>Caesalpinia gilliesii</i>
Carolina Buckthorn	<i>Frangula Rhamnus caroliniana</i>
Crepe Myrtle (tree form)	<i>Lagerstroemia indica</i>
Desert Willow	<i>Chilopsis linearis</i>
Eastern Red Cedar	<i>Juniperus virginiana</i>
Eves Necklace	<i>Styphnolobium Sophora affineis</i>
Hollywood Juniper	<i>Juniperus chinensis 'Torulosa'</i>
Japanese Black Pine	<i>Pinus thunbergiana</i>
Juniper, Black Pine	<i>Juniperus chinensis 'Blue Point'</i>
Juniper, Wichita Blue	<i>Juniperus scopulorum 'Wichita'</i>
Little Gem Magnolia	<i>Magnolia grandiflora 'Little Gem'</i>
Mexican Buckeye	<i>Ungnadia speciosa</i>
Mexican Plum	<i>Prunus mexicana</i>
Possumhaw Holly	<i>Ilex decidua</i>
Red Buckeye	<i>Aesculus pavia</i>
Redbud	<i>Cercis canadensis</i>
Rose of Sharon	<i>Hibiscus syriacus</i>
Rusty Blackhaw Viburnum	<i>Viburnum rufidulum</i>
Texas Buckeye	<i>Aesculus arguta</i>

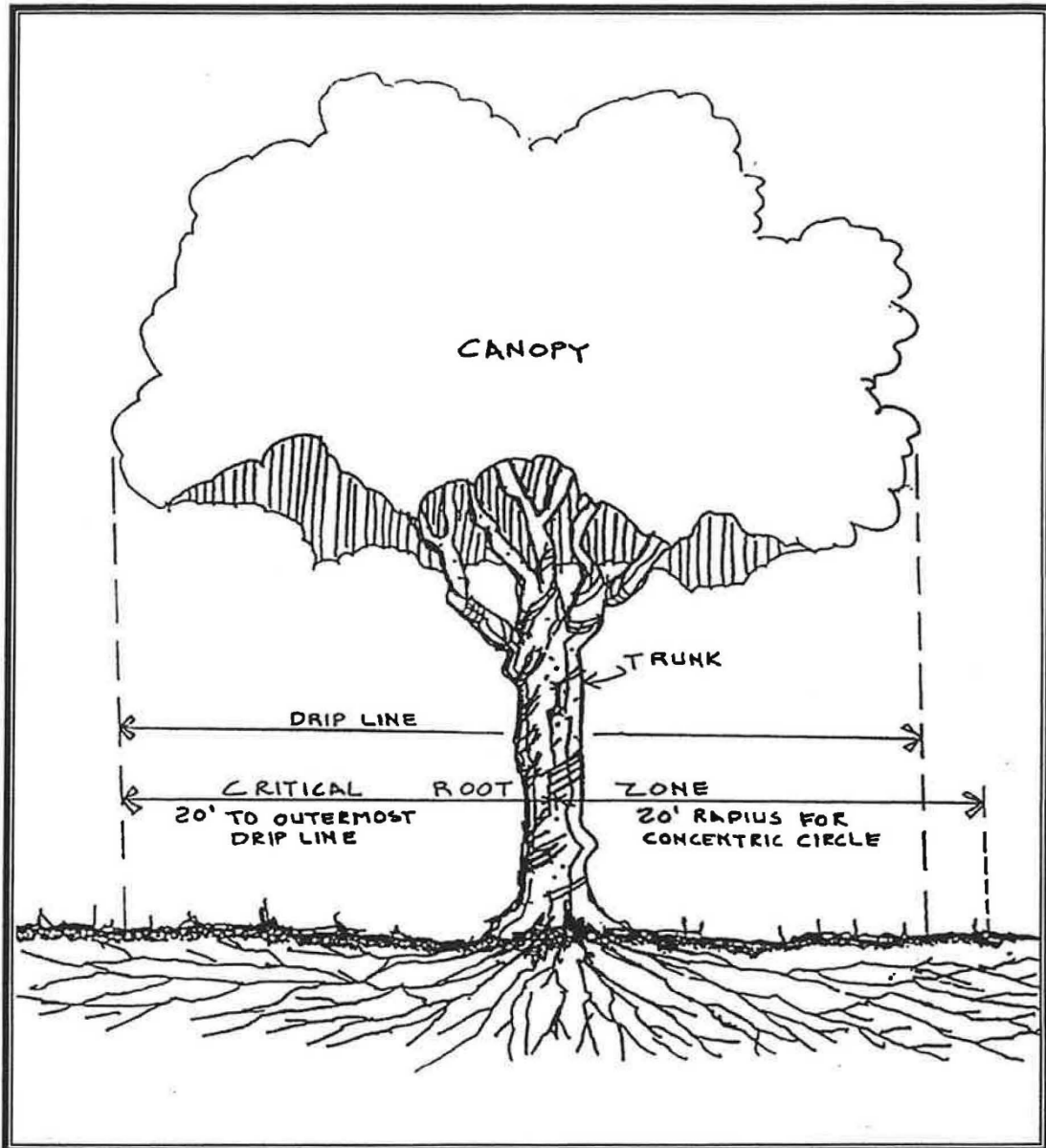
Texas Persimmon	<i>Diospyros texana</i>
Vitex	<i>Vitex agnus-castus</i>
Winter/Bush Honeysuckle	<i>Lonicera fragrantissima</i>
Wax Myrtle	<i>Myrica cerifera</i>
Yaupon Holly	<i>Ilex vomitoria</i>

Exhibit B—Construction Plan Requirements

The following shall be required as a part of all construction plans submitted to the city when tree removal or tree protection is required during any phase of site work or construction.

1. A tree preservation detail sheet shall include the following at a minimum.
 - a. A graphics legend to be used throughout the plans for the purposes of showing the following: trees to be flagged, protective fencing, trees requiring bark protection, boring, areas of cut and fill impacting protected trees.
 - b. Graphic tree exhibit showing the features of a tree to include the critical root zone, trunk, canopy, drip line and method of caliper measurement (see exhibits C and D).
 - c. Graphic exhibits showing methods of protection to include snow fences, boarded skirts, etc.
 - d. Graphic exhibits showing construction methods to include grade changes, boring, trenching, etc.
 - e. Graphic exhibits showing appropriate pruning practices (see exhibit F).
2. All requirements of this article shall be shown graphically as needed on the construction plans.

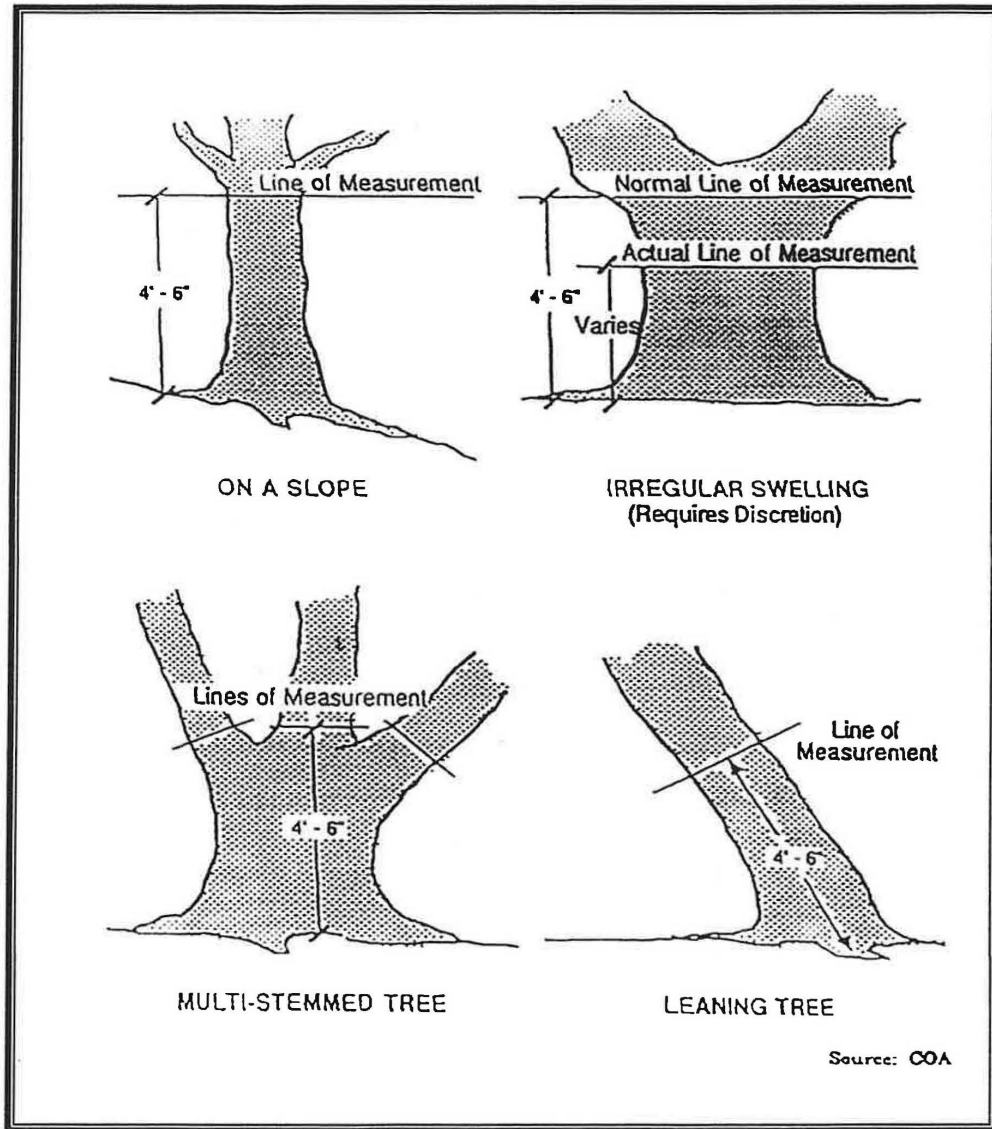
Exhibit C—Tree Exhibit



Critical root zone (CRZ): The area of undisturbed natural soil around a tree defined by a concentric circle with a radius equal to the distance from the trunk to the outermost portion of the drip line.

Drip line: A vertical line run through the outermost portion of the canopy of a tree and extending to the ground.

Exhibit D—Tree Diameter Measurement Methods



Diameter measurement: The diameter of the protected tree shall be measured as shown. The diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk to one-half the diameter of each additional trunk.

Exhibit E—Example Builder Site Plan

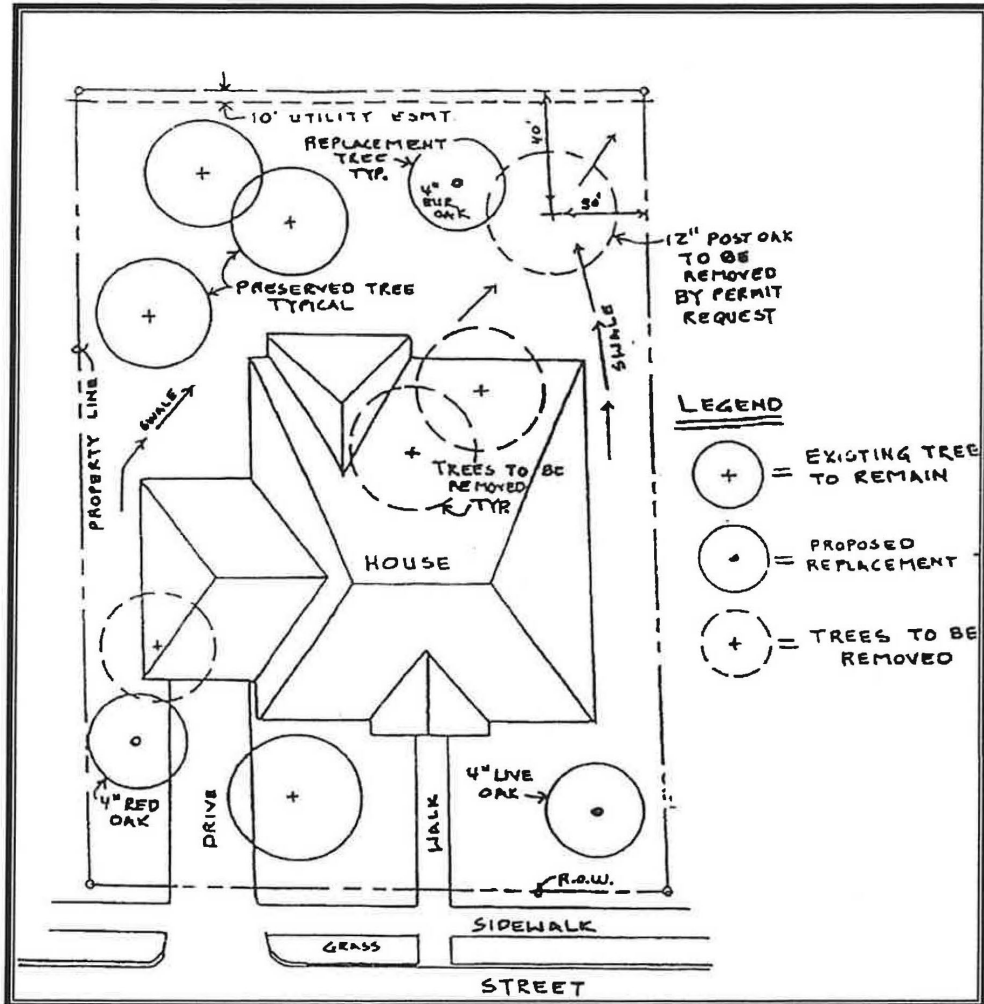
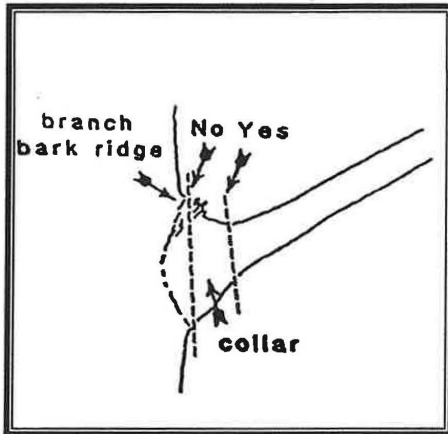


Exhibit F—Tree Pruning Recommendations

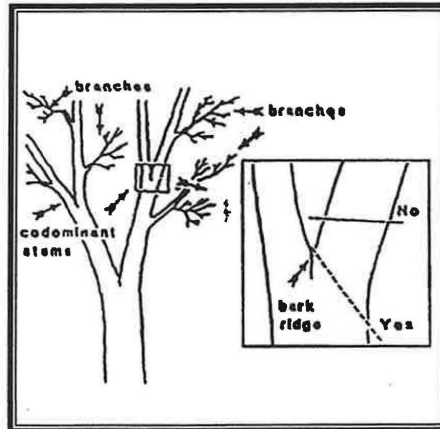


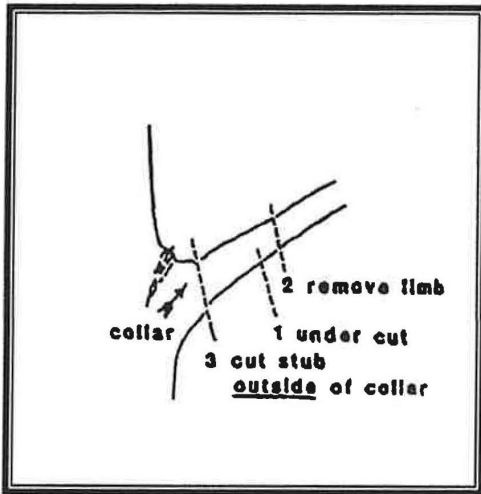
TREE PRUNING

When removing a branch, always cut outside the branch bark ridge and collar. Do not make a flush cut.

TREE PRUNING

Trees must have codominant stems, as shown on the left. If a codominant stem must be removed, cut at an angle outside of the bark ridge as shown in the insert at right. Avoid leaving any stub.





CUTTING BRANCHES

Branches that do not have a distinct collar should be cut at a right angle to the branch outside the branch bark ridge.



CUTTING BRANCHES

When removing heavy limbs, first make an undercut several inches outside of the collar. Then remove limb by a second cut an inch or so outside of the first cut. Remove stub with a third cut just outside of the collar. (Foucht, 1965)

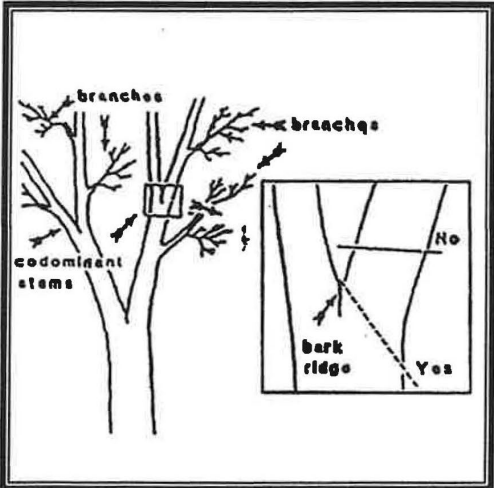


Exhibit G—Preferred Survey Nomenclature and Legend

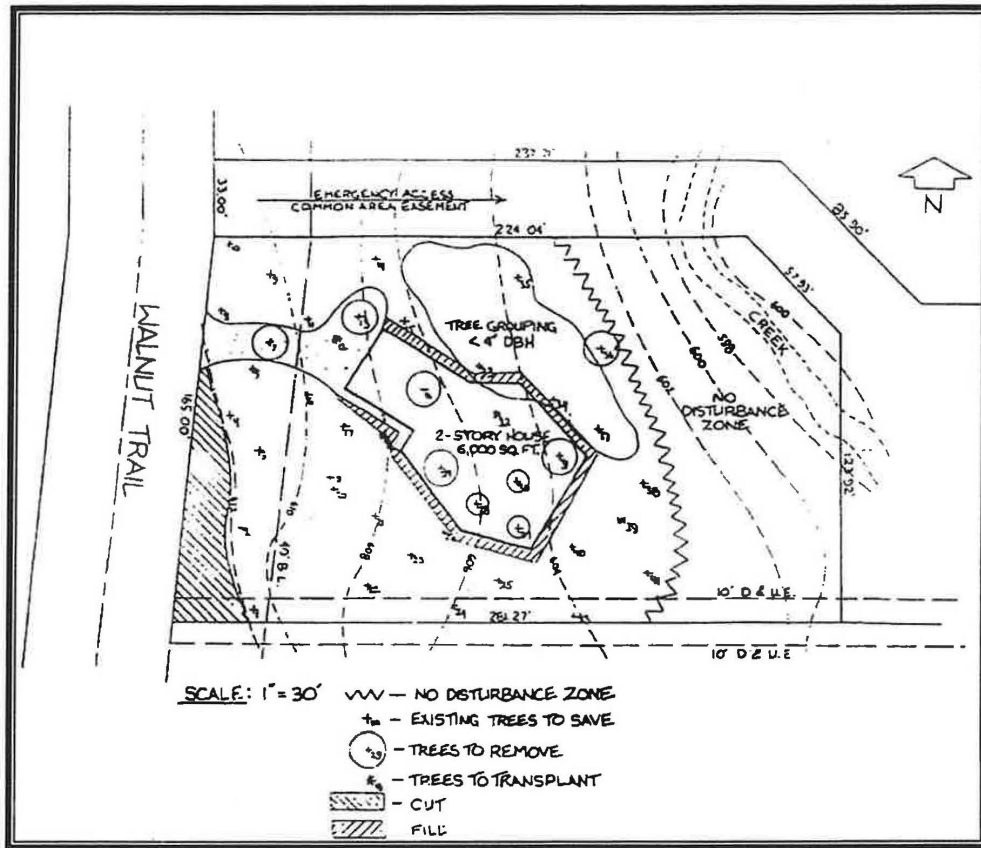
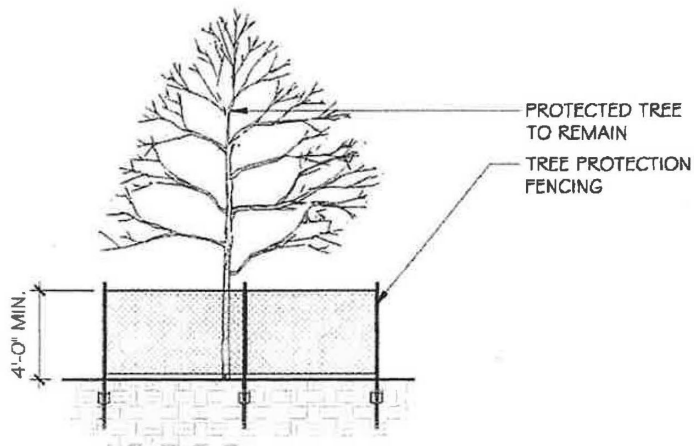


Exhibit H—Tree Protection Fencing



NOTE: TREE PROTECTION FENCING SHALL BE PLACED AT OR BEYOND THE DRIP LINE OR CRITICAL ROOT ZONE, WHICHEVER IS GREATER.

Exhibit I— Replacement Tree List

<u>Canopy Trees</u>	
* Afghan (Eldarica) Pine	<i>Pinus eldarica</i>
* American Elm	<i>Ulmus americana</i>
* Arizona Cypress	<i>Cupressus arizonica</i>
Bald Cypress	<i>Taxodium distichum</i>
Black Walnut	<i>Juglans nigra</i>
* Buckeye, Texas Texas Buckeye	<i>Aesculus arguta glabra</i>
* Oak (Bigelow, Bur, Chinquapin, Durrand, Lacey, Live, Shumard, Southern Live, Texas Red)	<i>Quercus spp.</i>
* Caddo Maple	<i>Acer saccarum var. caddo-floridanum</i>
* Cedar Elm	<i>Ulmus crassifolia crassifolia</i>
* Chinese Pistache	<i>Pistachia chinensis</i>
Deodar Cedar	<i>Cedrus deodora</i>
* Eastern Red Cedar	<i>Juniperus virginiana</i>
* Lacebark Elm	<i>Ulmus parvifolia</i>
* Pecan	<i>Carya illinoensis</i>
Red Cedar	<i>Juniperus virginiana</i>
Southern Magnolia	<i>Magnolia grandiflora</i>
* Texas Ash	<i>Fraxinus texensis albicans</i>
* Texas Black Hickory	<i>Carya texana</i>
* Thornyless Honey Locust	<i>Geleditsia triacanthos</i>
* Western Soapberry	<i>Sapindus drummondii saponaria</i>
* Low or low-med water demand (taken from Texas A&M Drought Tolerant Smartscape (TM) List)	
<u>Understory Trees</u>	
<u>Ashe Juniper</u>	<i>Juniperus ashei</i>
<u>Carolina Buckthorn</u>	<i>Franqula caroliniana</i>
<u>Crepe Myrtle</u>	<i>Lagerstroemia indica</i>
<u>Desert Willow</u>	<i>Chilopsis linearis</i>
<u>Eves Necklace</u>	<i>Styphnolobium affineis</i>
<u>Hollywood Juniper</u>	<i>Juniperus chinensis</i>
<u>Little Gem Magnolia</u>	<i>Magnolia grandiflora 'Little Gem'</i>
<u>Mexican Buckeye</u>	<i>Unqadia speciosa</i>
<u>Mexican Plum</u>	<i>Prunius mexicana</i>
<u>Possumhaw Holly</u>	<i>Ilex decidua</i>
<u>Red Buckeye</u>	<i>Aesculus pavia</i>
<u>Redbud</u>	<i>Cercis canadensis</i>
<u>Rusty Blackhaw Viburnum</u>	<i>Viburnum rufidulum</i>
<u>Texas Persimmon</u>	<i>Diospyros texana</i>
<u>Wax Myrtle</u>	<i>Myrica cerifera</i>
<u>Yaupon Holly</u>	<i>Ilex vomitoria</i>

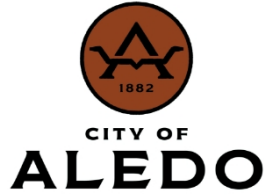
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(Supp. No. 11)

(Ord. No. 2023-175, § 1, 1-26-2023)

Created: 2025-10-03 13:56:02 [EST]

(Supp. No. 11)



Date: January 8, 2026
To: Planning and Zoning Commission
From: Grant Fore, Senior Planner, Berkley Group
Subject: Hold a public hearing to consider and recommend amendment to Article 3, Development Standards, Section 6 Lighting, of the City of Aledo Unified Development Code (UDC) pertaining to illumination standards of the International Dark Sky Association.

Summary:

BACKGROUND

Staff reviewed Article 3, Development Standards, Section 6 Lighting, of the UDC and finds that it largely aligns with best practices and recommendations of the International Dark Sky Association which promotes lighting pollution prevention standards. Staff have been directed to add additional references to Dark Sky standards [\[1\]](#) for light pollution and trespass.

[\[1\]](#) International Dark Sky Association (2018). *International Dark Sky Reserve Designation Guidelines*.

Recommendation:

Staff recommends the following minor changes below:

- Adding additional reference and definition of Sky Glow in Section 6.1 Purpose. Sky Glow is the brightening of the night sky caused by artificial lighting.
- Requiring dimmable lighting for all fixtures as a Lighting Control Requirement – Section 6.4.
- Reduction of unshielded fixtures lumen threshold from 625 to 550 lumens – Table 6.4-1.

Attachments:

1. Item 6E Art 3 Attachment 1 Draft Ord
2. Item 6E Art 3 Attachment 2 Draft Ord Exhibit A

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ALEDO, TEXAS, AMENDING ARTICLE 3, DEVELOPMENT STANDARDS, SECTION 6, LIGHTING, OF CHAPTER 66, "UNIFIED DEVELOPMENT CODE," OF THE ALEDO MUNICIPAL CODE, TO AMEND REGULATIONS PERTAINING TO ILLUMINATION STANDARDS OF THE INTERNATIONAL DARK SKY ASSOCIATION; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Aledo, Texas is home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, pursuant to Chapter 211 of the Local Government Code, the City previously adopted a "Uniform Development Code" governing and regulating the subdivision and zoning of property located within the City for the purpose of promoting the public health, safety, morals, and general welfare, all in accordance with a comprehensive plan; and

WHEREAS, the City of Aledo City Council has determined that regulations pertaining to illumination standards warrant amendment; and

WHEREAS, the Planning and Zoning Commission conducted a public hearing on amendments proposed herein on January 8, 2026, and the City Council conducted a public hearing on **Month ##, 2026**; and

WHEREAS, all requirements of law dealing with notice, publication, and all procedural requirements have been complied with in accordance with the Unified Development Code and Chapter 211 of the Local Government Code; and

WHEREAS, the City Council deems it necessary to amend the City's Uniform Development Code with respect to the regulation of illumination standards; and

WHEREAS, City Council further deems that such amendments are in the best interests of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALEDO, TEXAS, THAT:

SECTION 1.

Subsection 6, Lighting, of Article 3, Development Standards of the Uniform Development Code is hereby amended to and replaced with Exhibit A, incorporated herein and attached hereto:

**SECTION 2.
CUMULATIVE CLAUSE**

This ordinance shall be cumulative of all provisions of ordinances and of the Aledo Municipal Code, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

**SECTION 3.
PENALTY CLAUSE**

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined as provided in Section 1-10 of the City Code of Ordinances for each offense. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

**SECTION 4.
SAVINGS CLAUSE**

All rights and remedies of the City of Aledo are expressly saved as to any and all violations of the provisions of the City of Aledo Subdivision Ordinance that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance, but may be prosecuted until final disposition by the courts.

**SECTION 5.
SEVERABILITY CLAUSE**

It is hereby declared to be the intention of the city council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the city council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION 6.
PUBLICATION CLAUSE**

The City Secretary of the City of Aledo is hereby directed to public at least once in the official newspaper of the City of Aledo, the caption, penalty, and effective date clause of this ordinance in accordance with Section 3.15 of the City Charter.

**SECTION 7.
EFFECTIVE DATE**

This Ordinance shall be in full force and effect from and after its passage, and it is so ordained.

PASSED AND APPROVED ON THIS ##th DAY OF MONTH, 2026

SHANE DAVIS, MAYOR

STACI KING, CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:

ALICIA KREH, CITY ATTORNEY

6. Lighting

6.1. Purpose

- a. This division is intended to establish procedures and standards that which will minimize light pollution glare, light trespass, **urban sky-glow** and conserve energy and maintain the quality of the City's physical and aesthetic character while promoting the best practices as established by the Illuminating Engineering Society of North America (IESNA) and the International Dark Sky Association (IDA). The use of outdoor lighting is often necessary for adequate nighttime safety and utility, but common lighting practices can also interfere with other legitimate public concerns. Principles among these are:
 - i. Degradation of the nighttime visual environment by production of unsightly and dangerous glare; and
 - ii. Lighting practices that interfere with the health and safety of Aledo's citizens and visitors; and
 - iii. Unnecessary waste of energy and resources in the production of too much light or wasted light; and
 - iv. Interference in the use or enjoyment of property that is not intended to be illuminated at night by light trespass, ~~and the loss of the scenic view of the night sky due to increased urban sky glow; and~~
 - v. **Loss of the scenic view of the night sky due to increased Urban Sky Glow. Urban Sky Glow is the brightening of the night sky due to artificial light intrusion.**
 - vi. The impact of inappropriately designed outdoor lighting disrupts nocturnal animal behavior, particularly migrating birds and other species.

6.2. Applicability.

- a. All outdoor electrically powered illuminating devices shall be installed in conformance with the provisions of this division, the building code and the electrical code of the City as applicable and under appropriate permit and inspection. Except as approved otherwise by the City Council, these performance standards shall apply to all zoning districts in the City. This division shall apply to all outdoor lighting including, but not limited to, search, spot, or floodlights for:
 - i. Buildings and structures;
 - ii. Recreational use lighting;
 - iii. Parking lot lighting;
 - iv. Landscape lighting;
 - Street and/or right-of-way lighting;
 - vi. Other outdoor lighting.

6.3. Outdoor lighting plan.

- a. *Plan submittal.* An outdoor lighting plan must be submitted separately from any required site plan or landscape plan on all public or private properties, including rightsof-way, public easements, franchises and utility easements. The outdoor lighting

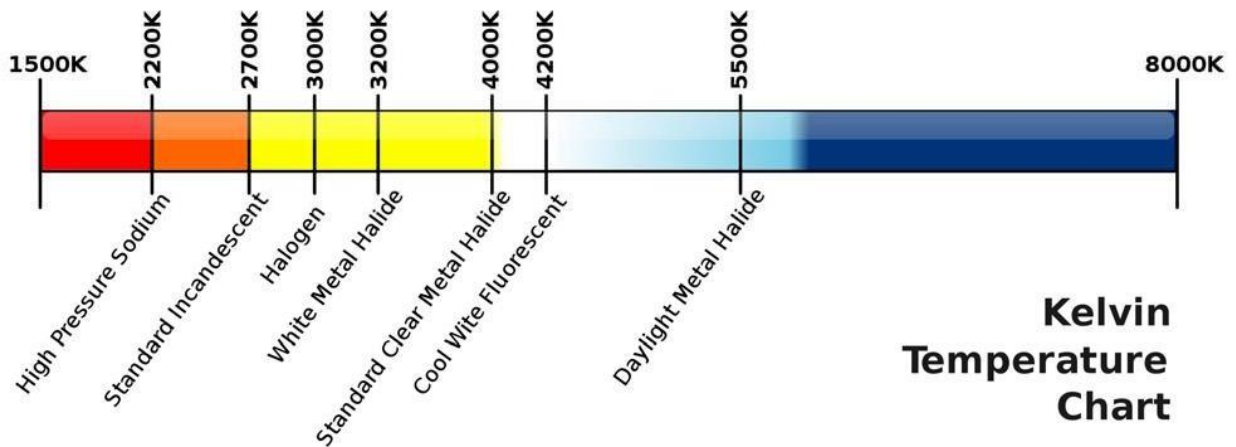
plan shall be submitted prior to issuing a building permit. An outdoor lighting plan may be approved administratively by the Administrator.

- b. *Applications.* Plans shall include the following:
 - i. A site plan of the proposed fixture locations;
 - ii. The luminous area for each proposed light source with photometrics in footcandle measurement;
 - iii. The average lighting level of the development;
 - iv. The lamp type and height of the light fixture or of the light source above grade;
 - v. The type of illumination;
 - vi. The cut-off angles of each fixtures; vii. The number of lumens and wattage of each fixture;
 - viii. Color correlated temperature of each fixture measured in Kelvins as shown in Figure 1;
 - ix. A plan to manage glow and glare on the outside of the structure by lighting produced by interior lights. The plan shall include descriptions of window shading, window tinting, structural screening, and operational arrangement of interior lights.
 - x. Such other information that the Administrator may determine is necessary to ensure compliance with this division.
- c. *Plan approval.* If the Administrator determines that any proposed lighting does not comply with this division, the permit shall not be issued, nor the plan approved. Appeals may be made to the City Council by following the provisions of [Article 1: General Provisions](#).
- d. *Lamp or fixture substitution.* Should any outdoor light fixture or the type of light source therein be changed after the permit has been issued, a change request must be submitted to the Administrator for approval, together with adequate information to assure compliance with this division, which must be received prior to substitution.
- e. *Record drawings.* In addition to the certificate of installation, a record drawing of the outdoor lighting plan, as-built, shall be provided upon completion of a development or project where any outdoor lighting was used by the architect or engineer of record. General regulations.
- f. *Preferred source.* Due to their high energy, long life, and spectral characteristics, low pressure sodium (LPS) lamps and narrow-band amber LEDs (NBALED) are the preferred illumination source throughout the City. Their use is to be encouraged, when not required, for outdoor illumination whenever their use would not be detrimental to the use of the property. In all applications where LPS lighting is required or preferred, an acceptable alternative is narrow-band amber LEDs.
- g. *Height of fixtures.* Lighting fixtures shall be a maximum of 16 feet in height for street lighting, rights-of-way, parking areas, and nonresidential zoning districts. Lighting fixtures shall be a maximum of eight feet in height within non-vehicular pedestrian

areas. Lighting fixtures within residential districts shall be no more than 12 feet in height and no light fixtures located within 50 feet of any residential district shall exceed 12 feet in height. Lighting fixtures affixed to signalized intersection shall be no more than 20 feet in height.

- h. *Light emitting diodes (LEDs)*. All LED lighting shall be dimmable and comport to all provisions of this division, unless specified otherwise. The following are preferred options for LED types in use with outdoor lighting:
 - i. Narrow-band amber LED (NBALED); ii. Phosphor-converted amber (PCALED); iii. Filter warm-white LED (FLED)
- j. *Lighting temperature*. All lighting must be less than 3,000 Kelvins (K) per the correlated color temperature in Figure 6.3-1.

FIGURE 6.3-1. KELVIN TEMPERATURE CHART



6.4. Lighting control requirements.

- a. *Automatic switching requirements*. Controls shall be provided that automatically extinguish all outdoor lighting when sufficient daylight is available using a control device or system such as a photoelectric switch, astronomic time switch or equivalent functions from a programmable lighting controller, building automation system or lighting energy management system, all with battery or similar backup power or device.
- b. *Motion sensing*. Motion sensing light fixtures shall be fully shielded and properly adjusted, according to the manufacturer's instruction, to turn off when detected motion ceases.
- c. *Dimmable lighting*. ~~Where possible,~~ All outdoor lighting shall contain a dimmable option that comports with the standards of this division.
- d. *Lamp and shielding*. All light fixtures are required to be fully shielded and shall be installed in such a manner that the shielding complies with the definition of fully

shielded light fixtures for all uses, including single-family, except as provided in Table 6.4-1.

TABLE 6.4-1. LAMPING AND SHIELDING

Lamp Type	Shielding
Low Pressure Sodium (LPS)	Fully shielded, with 80° cut-off
High Pressure Sodium (HPS)	Fully shielded, with 80° cut-off
Light Emitting Diode (LED)	Fully shielded, with 80° cut-off
Metal Halide	Fully shielded, with 80° cut-off
Halogen	Prohibited
Mercury Vapor	Prohibited
Fluorescent	Fully shielded, with 80° cut-off
Incandescent	Fully shielded, with 80° cut-off
Any light source 625-550 lumens and under	Unshielded permitted
Low intensity Neon, Krypton or Argon discharge tubes	Unshielded permitted

FIGURE 6.4-2. ACCEPTABLE/UNACCEPTABLE LIGHTING FIXTURES

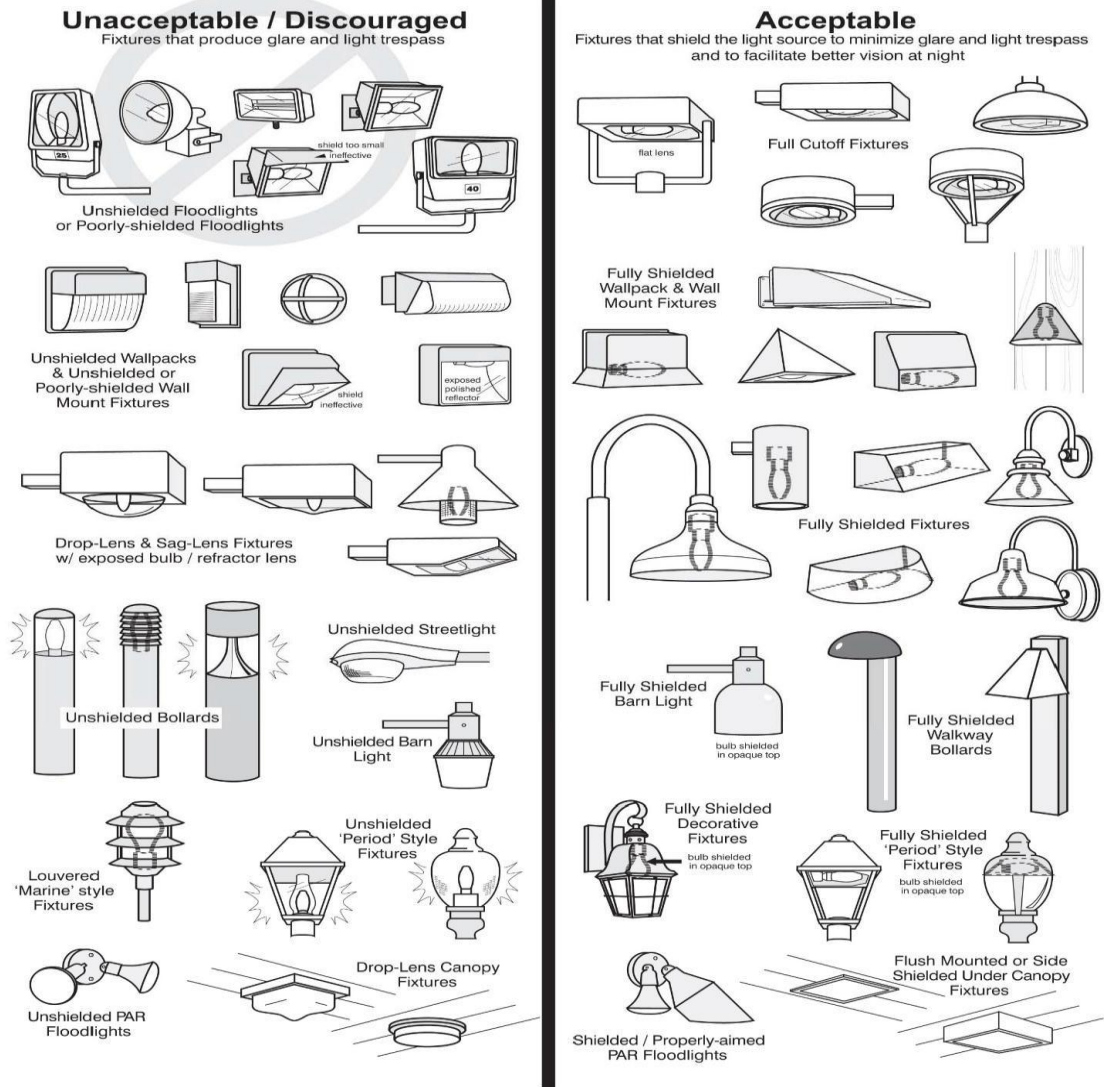


FIGURE 6.4-3. SHIELDING CONFIGURATION

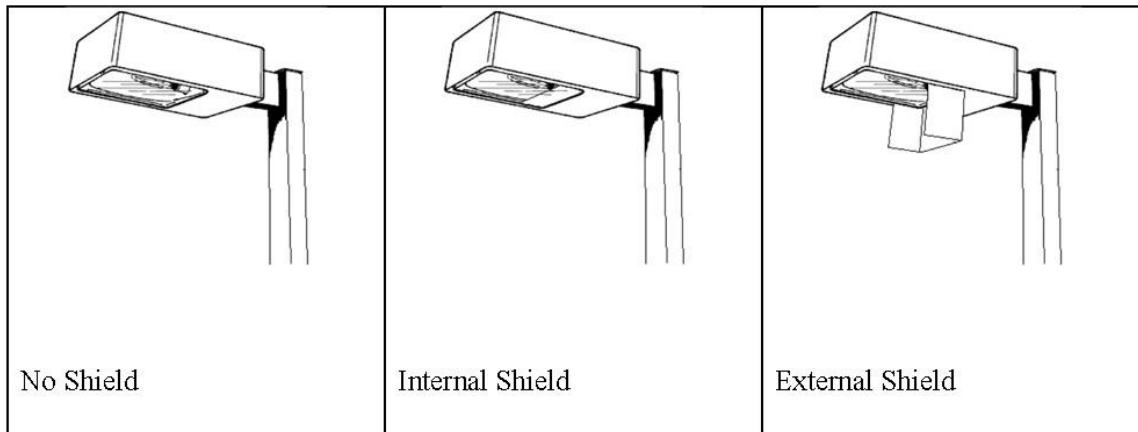
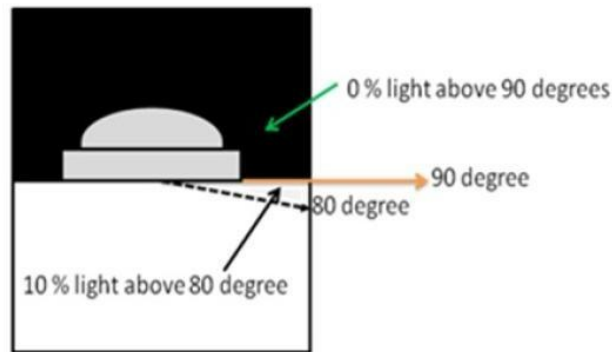


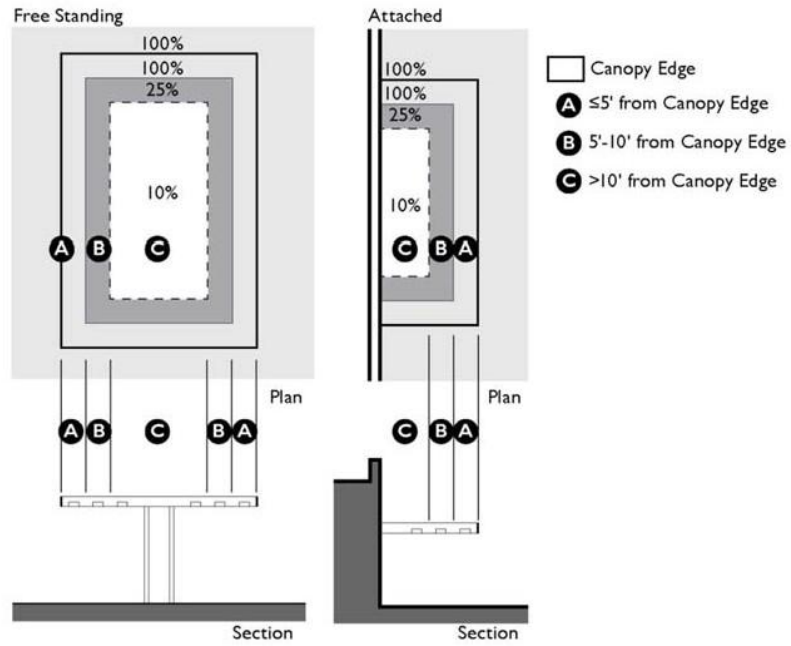
FIGURE 6.4-4. FIXTURE CUTOFF ANGLES



Full cutoff lights

- e. *Total outdoor light output.* Light emitted from outdoor lighting is to be included in the total outdoor light output. Total outdoor light output shall not exceed 100,000 lumens per net acre for all nonresidential uses. Residential uses are evaluated on a per lot basis. Total outdoor light output shall be calculated as follows:
- i. Light fixtures installed as described below shall be included in the total outdoor light output by adding 100 percent of the initial lumen outputs of the lamps used:
 1. All unshielded or partially shielded fixtures, regardless of location;
 2. Light fixtures installed on poles (such as parking lot light fixtures);
 3. Light fixtures installed on the side of buildings or other structures but not located as described in paragraphs (2) or (3) below; and
 4. Light fixtures installed within open parking garages, or under canopies, building overhangs, or roof eaves that are not fully shielded or are fully shielded but not located as described in paragraphs (2) or (3) below.
 - ii. Fully shielded light fixtures installed as described below shall be included in the total outdoor light output by adding only twenty-five percent (25%) of the initial lumen outputs of the lamps used:
 1. Fully shielded light fixtures located within open parking garages, or located under canopies, building overhangs, or roof eaves, where all parts of the light fixture are located at least five feet but less than ten feet from the nearest outdoor opening, canopy, or overhang edge.
 - iii. Fully shielded light fixtures installed as described below shall be included in the total outdoor light output by adding only ten percent of the initial lumen outputs of the lamps used:
 1. Fully shielded light fixtures located within open parking garages, or located under canopies, building overhangs, or roof eaves, where all parts of the light fixture are located ten feet or more from the nearest outdoor opening, canopy, or overhang edge.

FIGURE 6.4-5. FREE STANDING AND ATTACHED CANOPY SECTION



iv. The total outdoor light output shall not exceed the limits in Table 6.4-2 averaged over the entire development. All site lighting shall not exceed the intensities and uniformity ratios in Table 6.4-2 below, unless otherwise specified in this division.

TABLE 6.4-2. AVERAGE LIGHTING LEVELS

Type of Lighting/Land Use	Lighting Levels (footcandles)		
	Minimum	Average	Maximum
Architectural lighting	0.0fc	1.0fc	3.0fc
Canopy area lighting	0.5fc	2.0fc	5.0fc
Entrances and exits	0.5fc	1.5fc	5.0fc
Loading and unloading areas	1.0fc	2.0fc	5.0fc
Multifamily residential	0.5fc	1.5fc	5.0fc
Nonresidential	0.5fc	1.5fc	10.0fc
Parking lots/vehicle areas/streets	0.25fc	1.0fc	5.0fc
Public facilities (recreational areas)	2.5fc	5.0fc	10.0fc
Residential	0.0fc	1.0fc	5.0fc
Security lighting	0.20fc	1.0fc	5.0fc
Walkways, landscape or decorative lighting	0.0fc	1.0fc	3.0fc

- f. *Time limits for outdoor lighting.* All outdoor lighting shall be turned off at the times listed below. Decorative holiday lights are exempt in accordance with the regulations outlined in this division.
 - i. *Nonresidential.* All nonessential lighting shall be turned off no later than 30 minutes after the business closes or after 11:00 p.m., whichever is later, and remain off for the remainder of the night or until the business reopens, leaving only necessary lighting for site security.
 - ii. *Residential.* All nonessential lights exceeding 625 lumens shall be turned off after 11:00 p.m., leaving only necessary lighting for site security.
 - iii. *Recreational facilities.* All events shall be scheduled so as to complete all activity before or as near to 10:30 p.m. as practical, but under no circumstances shall any illumination of the playing field, court, or track be permitted after 11:00 p.m. except to conclude a scheduled event that was in progress before 11:00 p.m. and circumstances prevented concluding before 11:00 p.m.
- g. *Sign illumination.* Standards for external and internal sign illumination are subject to the provisions in [Article 4: Signage](#). Light used for illumination of signs is included toward the total outdoor light output standards of this division.

6.5. Illumination.

- a. *Illumination.* Unless otherwise provided in this division, illumination, where required by this division, shall have intensities and uniformity ratios in accordance with the current recommended practices of the Illuminating Engineering Society of North America (IESNA) as from time to time amended and the International Dark-Sky Association (IDA).

- b. *Measurement.* Illumination levels of outdoor lighting shall be measured by a qualified professional according to generally accepted Illuminating Engineering Society of North America methods.
 - i. *Meter required.* Lighting levels of outdoor lighting shall be measured in footcandles with a direct reading portable light meter with a color and cosine corrected sensor with multiple scales. The meter shall read within an accuracy of plus or minus five percent.
 - ii. *Horizontal method of measurement.* The meter sensor shall be mounted not more than six inches above ground level in a horizontal position. Readings shall be taken only after the cell has been exposed to provide a constant reading.
- c. *Computation of illumination.* Illumination at a point may be computed in lieu of measurement. Computation methods shall consist of a generally accepted Illuminating Engineering Society of North America method, using certified photometric data furnished by the fixture manufacturer, lamp manufacturer, photometric laboratory, or other reliable authority satisfactory to the City. Computations shall be based on new, properly seasoned lamps, diffusers and other appurtenances in place, and with proper regard taken for mounting height, relative elevation, natural and manmade objects.
- d. *Light trespass standard.* No use or operation in any district shall be located or conducted so as to produce glare, or either direct or indirect illumination across the bounding property line from a source of illumination into a residentially zoned property, nor shall any such light be of such intensity as to create a nuisance or detract from the use and enjoyment of adjacent property. For the purposes of this section, a nuisance shall be defined as more than one-tenth of one (0.1) footcandles of light measured at the residential property line and twenty-five hundredths of one footcandles at any adjoining nonresidential property line:

TABLE 6.5-3. LIGHTING AT PROPERTY LINES

Zoning of Property	Horizontal Foot-candles (fc)
Residential districts	0.10fc
Nonresidential districts	0.25fc

- e. *Lumens.* Brightness of a light fixture shall be measured in lumens. Where applicants may need to measure equivalency of lumens and watts, Table 6.5-4 below shall be used. Where a ratio is not listed in the table, the best practices as prescribed by the IESNA shall apply:

TABLE 6.5-4. LUMEN-WATT EQUIVALENTS

Light Output (Lumens)	Power Consumption (Watts)		
	Standard Incandescent	Compact Fluorescent	LED
200 L	25 W	6 W	4 W
450 L	40 W	9 W	8 W
800 L	60 W	14 W	13 W
1,100 L	75 W	19 W	17 W
1,600 L	100 W	23 W	20 W
2,000 L	125 W	33 W	22 W
2,400—2,600 L	150 W	43 W	28 W

6.6. Special uses.

a. *Security lighting.*

- i. Unless otherwise provided in this division, all building lighting for security will be fully shielded type, not allowing any upward distribution of light. Wallpack type fixtures are acceptable only if they are fully shielded with 80-degree cutoff and shall not project above the fascia or roof line of the building.
- ii. Security fixtures shall not face residential uses.
- iii. Security fixtures shall not be substituted for parking area or walkway lighting and shall be restricted to loading, storage, service and similar locations.

b. *Canopy area lighting.*

- i. *Shielding.* All development that incorporates a canopy type area including, but not limited to, service stations, automated teller machines, awnings, arcades, porte-cochere or similar installations shall use a recessed lens cover flush with the bottom surface of the canopy that provides a cutoff or shielded light distribution. Such shielding must be provided by the fixture itself and shielding by surrounding structures such as canopy edges is not permitted. Lighting along the canopy edge, side or roof is not permitted.
- ii. *Total under-canopy output.* The total light output used under service station canopies, defined as the sum of all under-canopy initial lamp outputs in lumens, shall not exceed 40 lumens per square foot of canopy and comply with the average lighting levels of Table 6.5-2.

$$\frac{\sum \text{Lumens under Canopy}}{\text{Square Feet of Canopy}} < 40 \text{ lumens per square foot}$$

- iii. All lighting mounted under the canopy, including but not limited to light fixtures mounted on or recessed into the lower surface of the canopy and any lighting

within signage (but not including any lamps mounted within the pumps and used to illuminate information indicating the total cost of such items as fuel pumped and price per gallon), shall be included in the total outdoor light output for the site and is subject to the standards of this division.

- c. *Entrances and exits.* All entrances and exits to buildings used for nonresidential purposes and open to the general public, along with all entrances and exits in multifamily residential buildings, shall be lighted to ensure the safety of persons and the security of the building. All lighting shall conform to average lighting levels of Table 6.5-2.
- d. *Parking lots, garages and loading area lighting.*
 - i. All lighting facilities shall be arranged as to reflect the illumination away from any adjacent property. Such lighting facilities shall provide illumination within parking areas and shall distribute not more than one-fifth of a foot-candle of light upon any adjacent residential property.
 - ii. Parking lots and vehicle movement areas shall not exceed a maximum illumination value of five foot-candles or a minimum illumination value of one-fourth foot-candle. Lamps in decorative lantern type fixtures shall not exceed a maximum of 1,600 lumens. Total pole and fixture height shall not exceed a maximum of 16 feet, measured from grade at the base.
 - iii. All lighting facilities shall be placed, masked or otherwise arranged such that illumination or glare shall not intrude on residential property or create a hazard to motorists on any street, alley or other public or private right-of-way.
 - iv. All light fixtures used on open parking garages, including those mounted to the ceilings over the parking decks, shall be fully shielded.
 - v. The lumen output of lamps mounted on or within open parking garages shall be included toward the total outdoor light output standards of this division.
- e. *Outdoor recreational facilities.* Any light source permitted by this division may be used for lighting of outdoor recreational facilities (public or private), such as, but not limited to, football fields, soccer fields, baseball fields, softball fields, tennis courts, driving ranges, outdoor arenas and amphitheaters, show areas, or other field recreation facilities and are subject to the following conditions:
 - i. *Illumination.* Any illumination level exceeding a maximum of ten foot-candles must receive prior approval by the council.
 - ii. *Shielding.* All fixtures used for event lighting shall be fully shielded, or be designed or provided with sharp cut-off capability, so as to minimize up light, spill-light, and glare.
 - iii. *Time limits.* No illuminated sports facility shall be illuminated after the time limits outlined in this division, except to conclude a scheduled recreational or sporting event in progress prior to the time limitation.
- f. *Street lighting.*

- i. Standards for street lighting installed on public rights-of-way must conform to the City engineering standards and the City's comprehensive plan and the standards of this this division.
 - ii. Street lighting installed on private rights-of-way shall be included within the total outdoor light output for the development.
 - iii. Streetlights for both public and private right-of-ways are not exempt from the provisions of this division.
- g. *Internally illuminated architectural elements.* Any architectural element including walls or portions of buildings that are internally illuminated and that is not a sign or fenestration (e.g. windows or doors) shall have 100 percent of the initial lamp output of all lamps used to provide such illumination counted toward unshielded lighting for the purposes of calculating total outdoor light output for the site and is subject to the standards of this division.
- h. *Architectural, aesthetic and landscape lighting.* Architectural lighting used to illuminate the wall of a building or landscape lighting used to illuminate trees or other landscape elements is permitted. All building lighting for aesthetics shall be fully shielded type, not allowing any upward distribution of light and must be externally lit from the top and shine downward, except as provided below:
 - i. Architectural and landscape lighting that is directed downward onto a wall, tree or other landscape feature shall be included in the total outdoor light output standards provided in Table 6.5-2, based on whether a fully shielded or partially shielded light fixture is used; and
 - ii. Architectural and landscape lighting that is directed upward onto a wall, tree or other landscape feature shall be included in the total outdoor light output standards provided in Table 6.5-2. Fixtures shall be located, aimed or shielded to minimize light spill into the night sky.
- i. *Emergency lighting.* Emergency lighting that is only turned on in the event of a power failure or when an alarm is activated is permitted in all zoning districts and is excluded from the total lumen calculations for the site.
- j. *Neon building lighting.* Neon building lighting is included in the total outdoor light output calculations for the site. Any unshielded neon lighting is limited by the unshielded lighting limits of this division.

6.7. Prohibited lighting.

- a. *Laser source light.* The use of laser source light or any similar high intensity light for outdoor advertising or entertainment, when projected above the horizontal is prohibited.
- b. *Cobra-head fixtures.* Cobra-head-type fixtures having dished or drop lenses are prohibited.
- c. *Searchlights.* The operation of searchlights for advertising purposes is prohibited.
- d. *Floodlights.* The use of floodlights is prohibited.

- e. *Up lighting.* Up lighting of display, building and aesthetic lighting is prohibited, except where provided otherwise in this division.
- f. *Halogen lights.* Halogen lights are prohibited.
- g. *Mercury vapor lights.* Mercury vapor lights are prohibited.
- h. *Flashing lights.* Any lighting device located on the exterior of a building or on the inside of a window which is visible beyond the boundaries of the lot or parcel with intermittent fading, flashing, blinking, rotating or strobe light illumination.

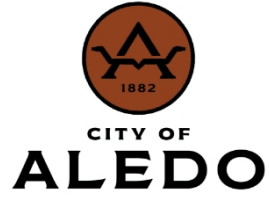
6.8. Exemptions.

a. The following are exempt from the provisions of this division:

- i. *Emergency lighting by emergency services.* All temporary emergency lighting needed by the department of public safety or other emergency services, as well as all vehicular luminaries.
- ii. *Holiday decorations.* Seasonal decorative lighting is exempt from the provisions of this division provided that individual lamps are less than ten watts incandescent or equivalent lumens.
- iii. *Solar powered lighting.* Solar powered lights less than five watts incandescent or equivalent lumens per fixture used in residential landscaping application and to illuminate walkways are exempt from applicable lamp type and shielding standards, but must conform the average lighting levels of Table 6.5-2.
- iv. *Public art.* Lighting for public monuments and statuary as approved by the City Council are exempt from the standards of this division.
- v. *Construction.* All outdoor lighting used for construction or major renovation structures and facilities are exempt from the provisions of this division unless specified elsewhere in this division or Code.
- vi. *Swimming pool and decorative water fountain lighting.* Underwater lighting in swimming pools and other water features are exempt from the lamp type and shielding standards.

b. Temporary exemptions.

- i. Upon approval by the Administrator, temporary exemptions from the requirements of this division shall be for a period not to exceed ten days.
- ii. Any person may submit a written request, on a form prepared by the City for a temporary exemption request. The request shall fulfill the same requirements as defined in in the outdoor lighting plan standards of this division.
- iii. Requests for renewal or exemptions shall be processed in the same way as the original request. Each renewal shall be valid for not more than ten (10) days or a time period designated by the Administrator.
- iv. Approval for temporary exemptions will be based on the effect of location and use of outdoor lighting fixtures.
- v. Roadway and/or street lighting, whether public or private, is not eligible for exemption.



Date: January 8, 2026
To: Planning and Zoning Commission
From: Grant Fore, Senior Planner, Berkley Group
Subject: Discussion: Size Allowance of Historic Decorative Pole Signs in Downtown (DT)
Zoning District

Summary:

PREVIOUS ACTION

On 11/10/2025, the City Council and Planning and Zoning Commission held a joint workshop to review and discuss potential amendments to the City's Unified Development Code (UDC). During this workshop, the sign ordinance specific to Downtown (DT) district was reviewed and discussed.

On December 11, 2025, the Planning and Zoning Commission recommended approval of a proposed amendment to allow Monument Signs in the Downtown (DT) zoning district with a Specific Use Permit (SUP). This recommendation also included direction to Staff to place an item on this agenda for Commissioners to discuss the current size allowance for Historic Decorative Pole Signs.

BACKGROUND

This item is intended for discussion only to review the current size allowance for Historic Decorative Pole Signs.

The only freestanding ground-type signs allowed in this district are Historic Decorative Pole Signs, which are limited to 6 square feet in area and 12 feet in height. These signs must include wrought iron decoration, be externally illuminated only, and maintain a design consistent with the historic architectural character of downtown. Other types of signage permitted in Downtown include wall signs, window signs, shingle signs and mural signs. Monument signs are not permitted in the DT zoning district (note: City Council to consider an amendment allowing Monument Signs in Downtown (DT) with a Specific Use Permit at 1/15/26 meeting).

It is also important to note the manner in which sign area is measured under the UDC; specifically a sign with two sides or faces (essentially back-to-back) requires the combined area of the two sides/faces to be counted as the area of the sign, whereas the area of a sign with only one side/face is calculated as only the area of the one side/face. While this may result in monument signs that are appropriately sized in some areas of the City, in the DT district this may be overly restrictive since it results in a sign with two sides/faces where either face could be no greater than 3 sq. ft. in area.

Recommendation:

N/A

Attachments:

1. Item 6F Attachment 1 Sign Illustrations and Table 1



Monument Sign



Historic Decorative Pole Signs

Table 1: Schedule for Permanent Signs

Sign Type	Districts Permitted	Maximum Area	Maximum Height	Number of Signs	Requirements
Monument Signs	All, except AG and DT	<p>Residential Districts: 50 sq. ft.</p> <p>Nonresidential Districts/Uses: 150 sq. ft.; for developments with buildings 50,000 sq. ft. or greater, 0.0005 sq. ft. per sq. ft. of floor area, up to a maximum sign area of 500 sq. ft.</p>	<p>Residential Districts: 4 feet</p> <p>Nonresidential Districts/Uses: 6 feet for lots with 1 tenant; 12 feet for lots with multiple tenants</p>	<p>Residential Districts: 2 for subdivisions; 1 for multifamily developments</p> <p>Nonresidential Districts/ Uses: 1 per lot/development; 1 per street frontage for developments with buildings 50,000 sq. ft. or greater</p>	<p>Residential Districts: Allowed only for platted subdivisions or multi-family developments; external illumination only</p> <p>Nonresidential Districts/ Uses: No more than 30% of the sign area may be changeable copy; structure/masonry area shall not exceed 50% or be less than 30% of the sign area of the sign face; sign face may be externally illuminated or internally illuminated with no exposed light source. Specific Use Permit (SUP) required for Monument Signs in DT district.</p>
Wall Signs	Nonresidential Districts	No more than 10% of the exterior wall of tenant space, up to a maximum of 200 sq. ft.	Not above apparent flat roof, parapet wall, or roof eave	1 per exterior wall of single-tenant building; 1 per exterior wall of tenant space for multi-tenant building	May be externally illuminated or internally illuminated with no exposed light source
Window Signs	Nonresidential Districts	No more than 25% of the total window area	NA	No more than 1 per window	May be internally illuminated with no exposed light source
Shingle Signs	C-1, C-2, DT	4 sq. ft.	Below a roof overhang, covered walkway, or	1 per tenant/establishment	May suspend parallel or vertical; minimum 7' clearance above grade below; externally illuminated only

			covered porch.		
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