

CITY OF FAIR OAKS RANCH PLANNING AND ZONING COMMISSION MEETING

Thursday, July 9, 2026 at 6:30 PM

Public Safety Training Room, Police Station, 7286 Dietz Elkhorn Rd Fair Oaks Ranch

AGENDA

OPEN MEETING

1. Roll Call- Declaration of a Quorum
2. Pledge of Allegiance

CITIZENS and GUEST FORUM

To address the Planning and Zoning Commission, please sign the Attendance Roster located on the table at the entrance in the foyer of the Public Safety Training Room. In accordance with the Open Meetings Act, Council or Committee may not discuss or take action on any item which has not been posted on the agenda. Speakers shall limit their comments to five (5) minutes each.

3. Citizens to be heard

CONSENT AGENDA

All of the following items are considered to be routine by the Planning and Zoning Commission, there will be no separate discussion on these items and will be enacted with one motion. Items may be removed by any Council or Committee Member by making such request prior to a motion and vote.

4. Approval of the May 14, 2026 Planning and Zoning meeting minutes

Amanda Valdez, TRMC, Deputy City Secretary

WORKSHOP

5. Proposed Code Amendments

Jessica Relucio, ENV SP, City Planner

ADJOURNMENT

Signature of Agenda Approval:

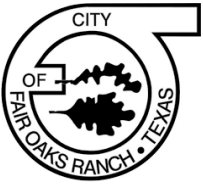
s/ Carole Vanzant

Carole Vanzant, Assistant City Manager

I, Amanda Valdez, TRMC, Deputy City Secretary, certify that the above Notice of Meeting was posted on the outside bulletin board at the Fair Oaks Ranch City Hall, 7286 Dietz Elkhorn, Fair Oaks Ranch, Texas, and on the City's website www.fairoaksranchtx.org, both places being convenient and readily accessible to the general public at all times.

As per Texas Government Code 551.045, said Notice was posted by July 2, 2026 and remained so posted continuously for at least 3 business days before said meeting was convened. A quorum of various boards, committees, and commissions may attend the P&Z Commission meeting.

The Fair Oaks Ranch Police Station is wheelchair accessible at the front main entrance of the building from the parking lot. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary's office at (210) 698-0900. Braille is not available.



CITY OF FAIR OAKS RANCH PLANNING AND ZONING COMMISSION MEETING

Thursday, May 14, 2026 at 6:30 PM

Public Safety Training Room, Police Station, 7286 Dietz Elkhorn Road, Fair Oaks Ranch

MINUTES

OPEN MEETING

1. Roll Call- Declaration of a Quorum

Present: Chairperson Shawna Verrett and Commissioners: Linda Tom, Joe Markling and Lamberto "Bobby" Balli

Absent: Vice Chairperson David Horwath and Commissioners: Bobbe Barnes and Eric Beilstein

With a quorum present, the meeting was called to order at 6:30 PM.

2. Pledge of Allegiance – The Pledge of Allegiance was recited in unison.

CITIZENS and GUEST FORUM

3. Citizens to be heard – None.

CONSIDERATION/DISCUSSION ITEMS

4. Consideration and possible action recommending approval of the Post Oak Subdivision Phase I Final Plat, establishing a total of 65 lots, from the applicant and property owner, Far Project SPV, LPC

MOTION: Made by Commissioner Balli, seconded by Commissioner Tom, to recommend approval of the Final Plat for Post Oak Subdivision Phase I.

VOTE: 4 - 0; Motion Passed.

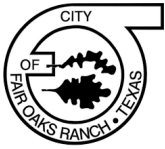
ADJOURNMENT

Chairperson Verrett adjourned the meeting at 6:41 PM

Shawna Verrett, Chairperson

ATTEST:

Amanda Valdez, TRMC
Deputy City Secretary



PLANNING AND ZONING COMMISSION WORKSHOP

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Proposed Code Amendments

DATE: July 9, 2026

DEPARTMENT: Public Works & Engineering

PRESENTED BY: Jessica Relucio, ENV SP, City Planner

INTRODUCTION / BACKGROUND:

As provided in the Code of Ordinances (Ordinance) and the Unified Development Code (UDC), the city regulations may require clarifications and possible updates in response to changes to state law or other factors that affect the operability or enforceability of existing codes. Staff presented the following recommendations to the City Council at its April 2, 2026, and June 4, 2026, workshops. Next, the Planning and Zoning Commission will review the proposed code amendments, as organized by Ordinance or UDC amendments and the policy category below.

Ordinance and UDC

1. Outdoor Lighting

a. Outdoor Recreational Activities

- Existing Code: The UDC states that sports field lighting is permitted until 10:00 P.M., whereas the Ordinance states outdoor recreational facilities are permitted until 11:00 P.M., except to conclude a specific recreational activity already in progress.
- Council and Staff Code Recommendations:
 - No outdoor recreational facility, in all zones, private and public, shall be illuminated from 10:00 P.M. to sunrise.
 - Define “Outdoor recreational facilities” as any outdoor area, site, or structure designed, constructed, or regularly used for recreational, athletic, or leisure activities, public or private, requiring or utilizing outdoor lighting.

b. Security Motion Sensors

- Existing Code: The UDC states that all security lights controlled by sensors are to be on for less than 10 minutes each time, whereas the Ordinance states that motion-sensor-type lighting that is on for a period of time may not exceed five minutes.
- Council and Staff Code Recommendations:
 - Clarify adaptive controls/security lights shall be illuminated for a duration not to exceed five minutes after activation.
 - Define “Adaptive controls/security lights” as mechanical or electronic devices actively regulating the switching, duration, and/or intensity of light emitted by the outdoor lighting system, i.e., timers, dimmers, and motion

sensing switches.

c. Administrative Revisions

- Existing Code: The UDC and Ordinance have duplicate sections, including Exemptions, Non-Residential Standards, Administrative Procedures, and Applicability.
- Council and Staff Code Recommendations:
 - Consolidate all the provisions related to outdoor lighting into a single, concise ordinance to be codified in the Code of Ordinances, Article 3.15 Outdoor Lighting.
 - The removed regulations from the UDC will reference the applicable chapter in the Code of Ordinances.

d. Dark Sky Community

- Council and Staff Code Recommendation: Complete the proposed amendments related to outdoor lighting prior to pursuing International Dark Sky Community recognition and conducting research on grant opportunities to assist.

UDC

1. Retail Sale of Hemp

- Existing Code: No distinction between retail of general products and retail of hemp products (CBD, THC, cannabis). Therefore, any legal product, including hemp, is permitted to operate and sell products in the same way as general retail, such as clothing retail.
- Council and Staff Code Recommendation: Texas Agricultural Code 122.002 prohibits municipalities from eliminating the sale of hemp; however, regulations can be applied through zoning and building codes.
 - Add a separate land-use category for "Retail Sale of Hemp" to be permitted conditionally in the Logistics and Mixed-Use Zone Districts.
 - Proposed conditions require a minimum distance of 500 feet between residential zones, schools, religious institutions, daycares, all alcohol establishments, e.g., bar, winery, restaurant, micro-pub, and other hemp retail stores.
 - Define "Hemp" from the Texas Agricultural Code Section 121.001.
 - Both incidental and primary hemp uses will abide by the permitted zones. For incidental uses in which 20% or less of the store display's gross square footage consists of hemp products, the minimum distance requirement does not apply.

If this amendment is supported, there is one existing hemp retail shop, which will be legal nonconforming due to the conditions not being met, and a notice of nonconforming letter will be provided to the location of business 10 days prior to the public hearing, per the Local Government Code Section 211.007 and UDC Section 4.14.

2. Retail Sale of Kratom

- Existing Code: The UDC does not have regulations for businesses, and it is legal to sell in Texas. However, local municipalities can impose restrictions.
- Council and Staff Code Recommendation: Texas adopted the Kratom Consumer Protection Act in 2023, allowing the sale of kratom less than 2% of 7-hydroxymitragynine with a minimum age of 18, product labeling showing the substance in a product, ingredients, origin of kratom, and safe-use directions.
 - Regulate through zoning; recommend to conditionally permit in Logistics and Mixed-Use Zones, similar to the proposed code for hemp retail shops.
 - Define “Kratom”, “Kratom Processor”, “Kratom Product”, “Kratom Retailer”, and set the age limit at 21, in alignment with the latest proposal in the 2025 Texas legislation.
 - Both incidental and primary kratom uses will abide by the permitted zones. For incidental uses in which 20% or less of the store display's gross square footage consists of kratom products, the minimum distance requirement does not apply.

3. Data Centers

- Existing Code: There is no category land use for data centers or similar uses that would permit or prohibit a data center, and, based on Section 4.9(2), the City Manager must make the determination. Municipalities across Texas are implementing local zoning and land-use regulations to establish appropriate development standards and oversight mechanisms for data center uses.
- Council and Staff Code Recommendation: Texas communities have expressed concerns about the substantial energy consumption, water use, environmental impacts, and potential strain on public infrastructure associated with these facilities. Furthermore, the adoption of Texas Senate Bill 6 demonstrates the continued expansion of data centers throughout the State of Texas.
 - Permit a data center through a Special Use Permit (SUP) application in the Logistics Zone District, which requires a discretionary hearing by the City Council for final action. The SUP standards will be available on file.
 - Define “Data Center” to encompass the various types and scales of data center facilities.

4. Religious Institutions

- Existing Code: Permitted in all zone districts.
- Council and Staff Code Recommendation: With legal feedback, align “Religious Institutions” with similar land use categories of schools and community/civic facilities, which will allow it within the Community Facilities and Logistics Zone Districts. All existing churches are located within the Community Facilities Zone, so no impacts from this change are expected.

5. Political Signs

- Existing code: Three political signs per candidate on public property (currently, City Campus) during the voting period, a maximum of one foot diameter in poles/stakes and 36 square feet per sign, and must be removed three business days after the conclusion of voting.
- Council and Staff Code Recommendation:
 - Clarifies further to include three political signs per measure,
 - Poles and stakes are the same with a limit of 0.25 inches in diameter or equivalent, and reduce the sign limit to 24 square feet.
 - Establishes that political signs may be placed no earlier than the day before the voting period and removed the day after the voting period.
 - Defines a political sign and a canopy or tent used for electioneering purposes.

For reference, a draft of the ordinance for outdoor lighting is enclosed in **Attachment A**, and a draft of the UDC amendments for land use and political signage is in **Attachment B**. Code amendments are shown in **red**, **black** text demonstrates no change, and **blue** text demonstrates a relocation.

Next Steps

Following the Planning and Zoning workshop, the Staff will incorporate the feedback into the amendments and continue with the adoption process, as provided:

1. The Planning and Zoning Commission conducts a public hearing on the proposed UDC amendments to receive public testimony and makes a recommendation to the City Council on the amendments.
2. City Council conducts a public hearing on the proposed UDC amendments to receive public testimony and acts on the first reading of an ordinance amending the UDC and Code of Ordinance.
3. City Council acts on second reading of ordinances amending the UDC and Code of Ordinance.

POLICY ANALYSIS / BENEFIT(S) TO CITIZENS:

1. Complies with established processes and procedures for amending the Unified Development Code and Code of Ordinances.
2. Supports Goal 2.2 of the Strategic Plan to ensure growth is guided by long-range plans and the community's voice through disciplined, proactive planning and consistent policy adherence.

LONGTERM FINANCIAL AND BUDGETARY IMPACT:

N/A

ARTICLE 3.15 OUTDOOR LIGHTING

Sec. 3.15.001 Title, Purpose, and Applicability

(a) The purpose of this article is:

- (1) To reduce or prevent light pollution in the City;
- (2) To position the city to apply for the Dark Sky Community certification;
- (3) To reduce excessive glare, light trespass, and energy use;
- (4) To improve nighttime visibility, which contributes to safer and more attractive outdoor living spaces;
- (5) To appropriately regulate the installation of outdoor lighting which will contribute to the safety and welfare of the residents and will help preserve the historic and rural character of the City in keeping with the desired objectives of the Comprehensive Plan.

(b) Applicability

- (1) Generally. All public and private outdoor lighting installed after the effective date of November 2009 in the Camp Bullis buffer zone shall be in conformance with the requirements established by this section.
- (2) Binding Regulations. The regulations contained in this Section are binding within the City limits of Fair Oaks Ranch. All outdoor lighting fixtures installed on private and public property within a new development or redevelopment within the City limits will be required to comply with this Code. This Code does not apply to interior lighting; however, overly bright lighting emitted from a structure will be subject to this Code if it is determined by the City Manager that it creates a nuisance, or a safety hazard as defined in the References Section of this Code.
- (3) Extraterritorial Jurisdiction (ETJ). Compliance with the regulations in this Section is required for improvements and developments within the ETJ in order to prevent light pollution and preserve the rural and historic character of the City. Compliance with these requirements will be administered by the City Manager (or designee).
- (4) Legal Nonconforming. All outdoor lighting fixtures existing and legally installed and operating before the effective date of this Code will be exempt from this Code unless they are determined to create a safety hazard. When an existing lighting fixture(s) becomes inoperable, their replacements are subject to the provisions of this Code. See Section 3.15.003.

Sec. 3.15.002~~1~~ Definitions

In this article:

Accent light. Lighting used to emphasize or draw attention to a special object or building.

Adaptive controls. Mechanical or electronic devices actively regulating the switching, duration, and/or intensity of light emitted by the outdoor lighting system. Examples of adaptive controls include timers, dimmers, and motion-sensing switches.

Camp Bullis. U.S. Military training base in north Bexar County.

Camp Bullis Buffer Zone. An area that extends three (3) miles in all directions from the Camp Bullis boundaries including all of the City and its extraterritorial jurisdiction. ~~(Exhibit 1)~~

Direct light. Light emitted directly from the lamp, off of the reflector diffuser, or through the refractor or diffuser lens, of a luminary.

Exempted luminaries. Luminaries that were existing, in place, and operational prior to the effective date of this article.

Floodlight. A light fixture having a wide beam. Typically, a large, powerful light is used to illuminate a sports field, a stage, or the exterior of a building.

Footcandle (FC). A unit of light measurement equal to one lumen per square foot.

Full cutoff (FCO). Describes a luminaire light distribution where 100 candela per 1,000 lamp lumens (ten percent) may emit at all vertical angles beginning at 80 degrees up from nadir to less than 90 degrees, and zero candela per 1,000 lamp lumens (zero percent) is allowed at 90 degrees (horizontal plane) and all angles above. This applies to all horizontal angles around the luminaire. A full cutoff luminaire is also fully shielded.

Fully shielded. A lighting fixture constructed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane as determined by photometric test or certified by the manufacturer. A fully shielded fixture is not necessarily full cutoff.

Glare. A luminance produced by bright sources in the field-of-view superimposed on the image in the eye reducing contrast and hence visibility.

IESNA (or IES). An acronym for the Illuminating Engineering Society of North America. The IESNA makes recommendations for outdoor lighting, but does not set outdoor lighting community standards, which are set through local ordinances.

Illuminance. The quantity of light arriving at the surface measured in lux or footcandles.

Intermittent lighting. Luminaries that do not remain on for an extended period of time.

Light pole. Vertical structure designed to support outdoor lighting fixtures, primarily used to illuminate streets, parking areas, parks, and pedestrian pathways.

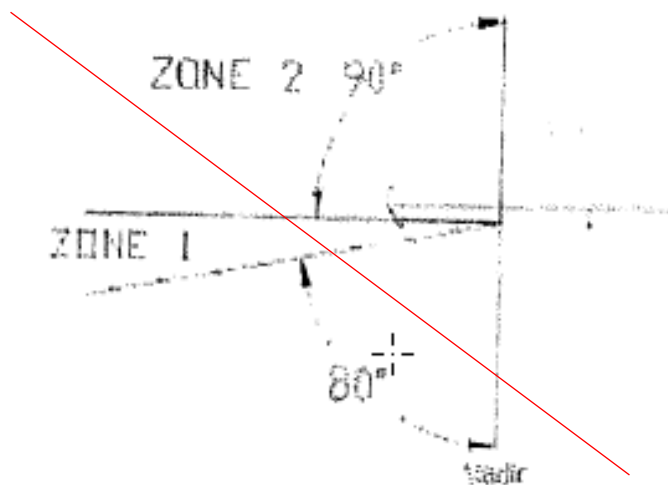
Light trespass. Light emitted from fixtures designed or installed in a manner that unreasonably causes light to fall on a property other than the one where the light is installed, in a motor vehicle drivers' eye, or upwards toward the sky. If the light appears star-like from another property or the public right roadway, the light is creating light trespass. It is expected that the illumination produced by a light source may be viewed from other properties, but the light source itself should not be visible from other properties. See the illustration below as an educational illustration about light trespass.



Lumen. A unit of luminous flux. One footcandle is one lumen per square foot. For the purpose of this regulation, the lumen-output values shall be the initial lumen output ratings of a lamp. The lumen rating associated with a given lamp is generally indicated on its packaging or may be obtained from the manufacturer.

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

Nadir. The direction pointing vertically down from the lowest light emitting part of the luminaire:



Outdoor lighting. Nighttime illumination of an outside area or object by any manmade device that is located outdoors and produces light.

Outdoor recreational facilities. Any outdoor area, site, or structure designed, constructed, or regularly used for recreational, athletic, or leisure activities, whether publicly or privately owned, that requires or utilizes outdoor lighting. This includes, but is not limited to, sports fields, stadiums, ballfields, tennis courts, pickleball courts,

playgrounds, parks, golf courses, driving ranges, swimming pools, skate parks, and similar facilities where organized or informal recreation occurs.

Security lights. See the definition of “Adaptive controls”.

Spotlight. A light fixture having a narrow beam. Typically, a lamp projecting a narrow, intense beam of light directly onto a place or person.

Temporary outdoor lighting. Lighting for a specific unusual purpose of an outside area or object by any manmade device that produces light for a period of less than seven (7) days, with at least 30 days passing before being used again.

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

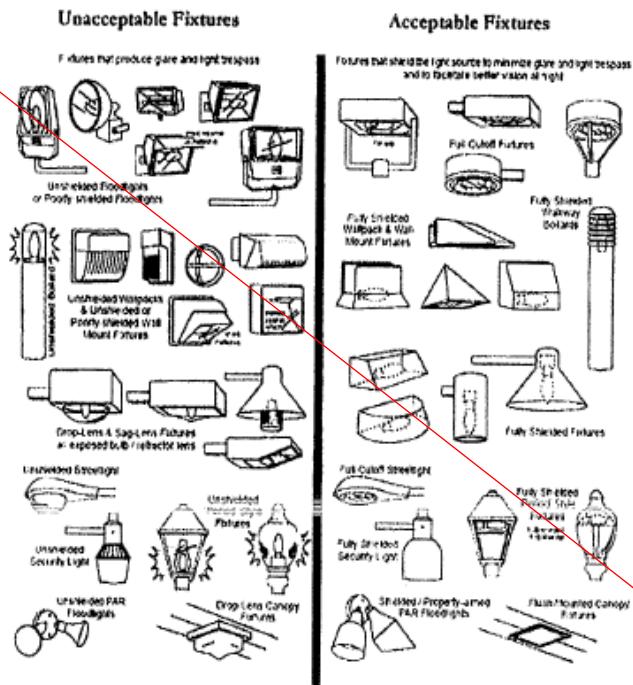
Sec. 3.15.00~~32~~ Lighting Requirements

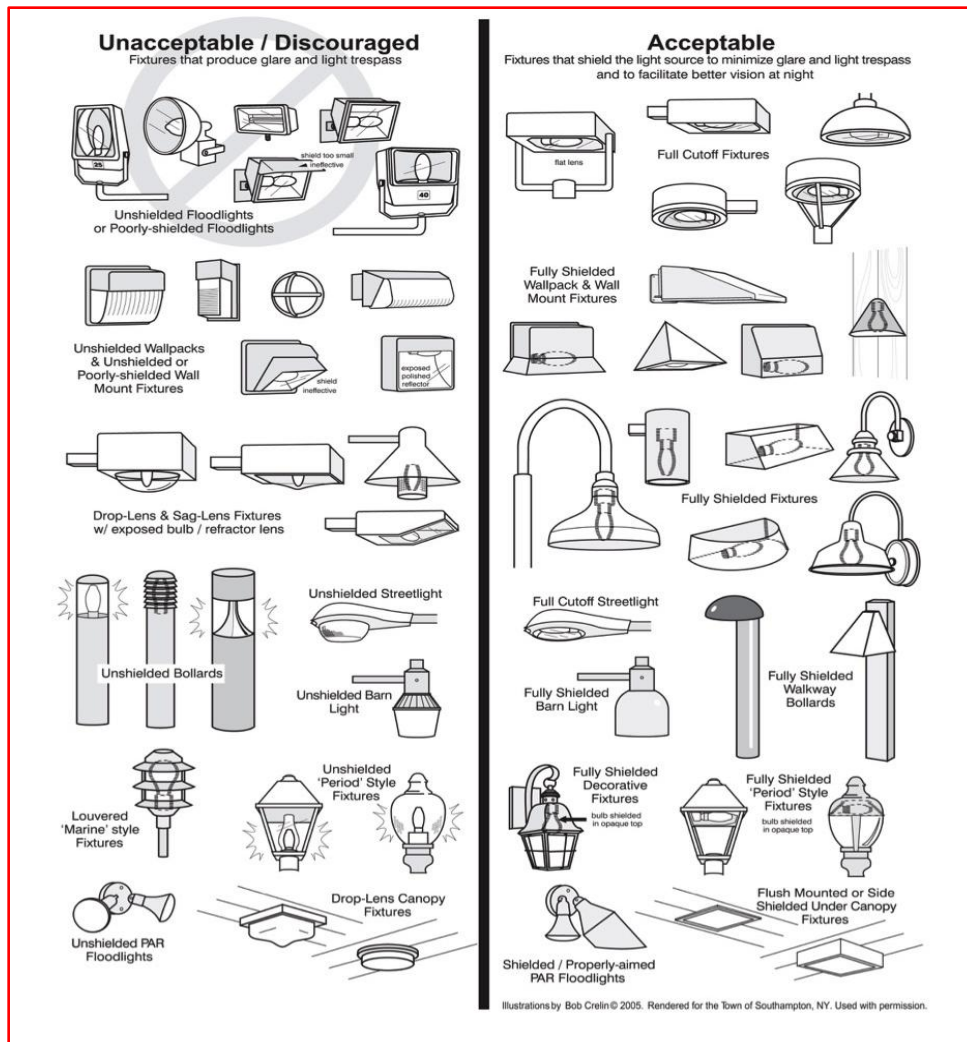
~~(a) Generally. All public and private outdoor lighting installed after the effective date of this article in the Camp Bullis buffer zone shall be in conformance with the requirements established by this section.~~

(a) General. The following standards will apply to all outdoor lighting:

- (1) Minimum Lighting Necessary. Outdoor lighting will be designed to provide the minimum lighting necessary to ensure adequate safety, night vision, and comfort, and not create or cause excessive glare on adjacent properties and public street rights of way.
- (2) Adjacent to Residential. In properties adjacent to residentially zoned areas or a residential property, the maximum allowable intensity of lighting for any nonresidential use will be 0.25 foot-candles measured at the property line adjacent to any residentially zoned area or at the street right-of-way line when the residentially zoned area is separated by a public street right-of-way.
- (3) Light Poles. Light poles will be placed on the site at a setback equal to their height from all adjacent residential property. Light poles will have a maximum height equal to the maximum height allowed for the main building in each zoning district.
- (4) Adaptive controls/security lights. Lights of any output that are controlled by a motion sensor switch, provided they do not exceed 0.25 foot-candles at the property line and do not remain illuminated for a duration not to exceed five (5) minutes after activation.
- (5) Fully shielded or Hooded. Outdoor lighting must be hooded, shielded, and/or aimed downward. The hood or shield must mask the direct horizontal surface of the light source. The light must be aimed so to ensure that the illumination is only pointing downward onto the ground surface.
- (6) Light Trespass. Any bright light shining onto an adjacent property or streets that would result in a safety hazard is not permitted. Light trespass beyond property boundaries or above the horizontal plane will be considered non-compliant. All outdoor lighting fixtures will be designed, located, and maintained to minimize light trespass, and all direct illumination will be kept within the boundaries of the property upon which the light fixture is positioned.
- (7) Accent Lighting. When approved, accent lighting will be directed downward onto the structure or object and not toward the sky or adjacent properties. Direct light emissions will not be visible above the roofline or beyond the building edge.
- (8) Spotlights. Spotlights on landscaping and foliage will be limited to one hundred and fifty (150) watts output. The light will be shielded and so as not to create a nuisance or safety hazard.
- (9) Control of glare. Any luminary that is aimed, directed, or focused so as to cause direct light from the luminary to be directed toward residential buildings on adjacent or nearby land, or to create glare perceptible to persons operating motor vehicles on public ways is prohibited. Such luminary must be redirected or its light output controlled as necessary to eliminate such conditions.

- (b) ~~Control of glare. Any luminary that is aimed, directed, or focused so as to cause direct light from the luminary to be directed toward residential buildings on adjacent or nearby land, or to create glare perceptible to persons operating motor vehicles on public ways is prohibited. Such luminary must be redirected or its light output controlled as necessary to eliminate such conditions.~~





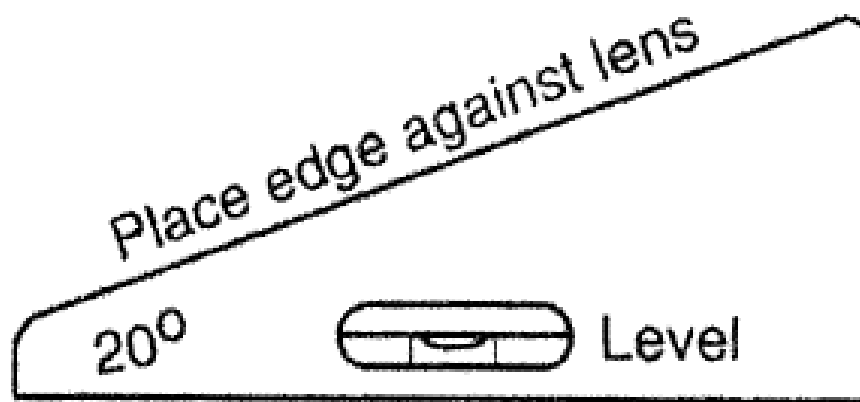
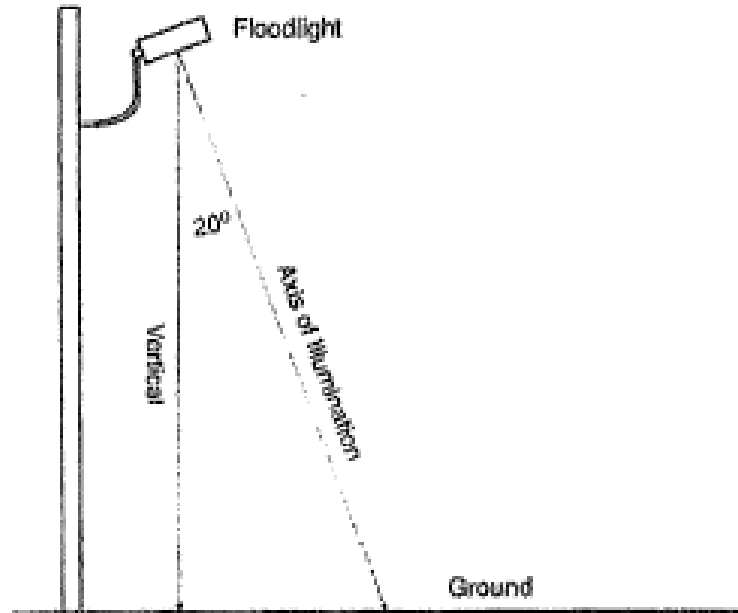
(c) Residential lighting.

- (1) No residential trespass lighting may exceed one and one-half footcandles at the property line, with the exception of adaptive control or intermittent lighting.
- (2) Covered porch lighting on residences, provided that each external light fixture does not exceed 2220 lumens;
- ~~(2) Intermittent lighting must be of the motion sensor type that stays on for a period of time not to exceed five (5) minutes and has a sensitivity setting that allows the luminary to be activated only when motion is detected on the site.~~
- (3) It is highly recommended that all residential lighting also comply with subsections (d)(1)(~~AB~~)-(C), and (G) ~~and (H)~~ below.

(d) Commercial lighting.

- (1) Generally.
 - (A) No lighting installed on any commercial property may fit the unacceptable fixture designation.
 - (B) For lighting horizontal tasks such as roadways, sidewalks, entrances and parking area, fixtures must meet full cutoff criteria (no light output emitted above 90 degrees at any lateral angle around the fixture).

- (C) NEMA-head fixtures, a.k.a. barn lights or dusk-to-dawn lights, shall not be permitted on any commercial property unless fitted with a reflector to render them full cutoff.
- (D) Park style or period style fixtures shall not be permitted on any commercial property unless fitted with a reflector to render them full cutoff.
- (E) Wallpack fixtures shall not be permitted on any commercial property unless fitted with a reflector to render them full cutoff.
- (F) All trespass lighting shall not exceed two and one-half footcandles measured at the property line.
- (G) Floodlight fixtures must be aimed so as to prevent direct radiation of light into the open sky at any angle above the horizontal plane as shown and verified:



- (H) All outdoor lighting on commercial property shall be full cutoff.
- (2) Service stations and other outdoor facilities:
 - (A) Outdoor sales and service stations canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.

(B) The following average maintained illuminance levels for service stations must not be exceeded:

<u>Service Station Component</u>	<u>Lighting Level</u>
Approach	2.0 fc
Driveway	2.0 fc
Pump island	10.0 fc
Building facade	3.0 fc
Service areas	3.0 fc
Landscape highlights	2.0 fc

- (e) Parking lot lighting. All parking lot lighting must be full cutoff shielding and minimum illuminance levels. The recommended construction material for parking lots within the Camp Bullis buffer zone is bituminous concrete, better known as asphalt, to minimize reflected light from the lot surface.
- (f) Outdoor advertising signs.
- (1) Lighting fixtures used to illuminate an outdoor advertising sign must conform to the requirements specified in this section.
 - (2) Outdoor advertising signs constructed of translucent materials and wholly illuminated from within do not require shielding. Dark backgrounds with light lettering or symbols are preferred.
 - (3) Internally illuminated panel signs with translucent letters and symbols on an opaque background have no operational time restrictions but should be strongly considered as unnecessary lighting. Internally illuminated panel signs with dark letters and symbols on a white background fall under the category of unnecessary lighting.
 - (4) Examples of necessary outdoor lighting include lighting associated with flag display, safety, and security.
 - (5) After closing hours, businesses must reduce outdoor lighting between the hours of 11:00 p.m. and sunrise by turning off any unnecessary lights. Any business that is open 24 hours a day must comply with the lighting levels set out in this article at all times when it is open for business.
- (g) Local street lighting.
- (1) Local streetlight illumination must follow the guidelines in subsection (3) below unless a licensed professional engineer trained and experienced in the science of illumination engineering deems other illumination levels more appropriate for existing conditions.
 - (2) All standard streetlights must utilize full cutoff optics (FCO) type luminaires that are installed level to the ground in two (2) intersecting perpendicular planes and should be horizontally level in all directions.
 - (3) New ornamental streetlights must be classified as either IES full cutoff or IES cutoff as determined by a valid photometric report. This report must be generated for the specified model by a qualified testing lab (testing to IES standards) and must include a full vertical evaluation up through 180 degrees, otherwise that fixture will be unacceptable.
- (h) Public roadway illumination. To the extent allowed by federal and state law, this section limits luminaries used for public-roadway illumination to a maximum height of 25 feet, the location of which may be positioned at that height up to the edge of any bordering property.
- (i) Tower and structure lighting. Unless otherwise required by the Federal Communications Commission (FCC) or Federal Aviation Administration (FAA), towers or other structures requiring obstructed lighting at night must be of the minimum luminous intensity oscillating red in color.
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- (j) Other prohibited lighting. Unless authorized by City Council for a special event:
- (1) The use of laser source light or any similar high intensity light, such as used for outdoor advertising or entertainment, when projected above the horizontal is prohibited; and
 - (2) The operation of searchlights for advertising purposes is prohibited.

Sec. 3.15.00~~43~~ Exemptions

- (a) The following types of outdoor lighting are exempt from the requirements of section 3.15.002:

(1) General. Emergency or Meteorology Use, Unplatted, or Agricultural Use, Outdoor Recreational Facility, Traffic Lights, and Seasonal Decorations.

~~(1)~~ All outdoor lighting in place prior to the effective date of this article;

~~(2)~~ (A) Temporary lighting as needed by police, emergency medical technicians, and fire personnel, or for meteorological data gathering purposes; and

~~(3)~~ (B) Outdoor lighting that is owned or maintained for the purpose of illuminating:

~~(A)~~ (i) A tract of land that is maintained as a single-family residence and that is located outside the boundaries of a platted subdivision;

~~(B)~~ (ii) A tract of land maintained for agricultural use;

~~(C)~~ (iii) An activity that takes place on a tract of land maintained for agricultural use; or

~~(D)~~ (iv) Structures or related improvements located on a tract of land maintained for agricultural use.

(C) Publicly maintained traffic control devices;

(D) Street lights installed prior to the effective date of November 2009 (until replaced as noted in this chapter)

(E) Lighting fixtures and illumination requirements imposed by TxDOT within TxDOT right of way;

(F) Moving vehicle lights;

(G) Navigation lights, e.g., aircraft warning beacons on water storage reservoirs and wireless transmission facilities, required by State or Federal law;

(H) Seasonal decorations with lights in place no longer than sixty (60) days;

~~(b)~~ (2) Usage of luminaires that do not conform with section 3.15.002.

~~(1)~~ (A) Outdoor recreational facilities. No outdoor recreational facility, in all zones, private and public, shall be illuminated by nonconforming means from ~~11~~ 10:00 p.m. local time to sunrise ~~except to conclude a specific recreational activity already in progress.~~

~~(2)~~ (B) Outdoor display lighting. Display lighting using nonconforming outdoor luminaires with metal halide bulbs must not be used for security lighting after ~~11~~ 10:00 p.m. local time to sunrise (or after closing hours if before ~~11~~ 10:00 p.m. local time to sunrise).

~~(c)~~ (3) Maintenance and repair of luminaires that do not conform with section 3.15.003.

Voluntary compliance with the following maintenance, repair, modified an/or upgraded provisions of this article are expected of the citizens of the City in an effort to enhance the military operations at Camp Bullis:

~~(1)~~ (A) Except for lamp replacement, no luminaire should be repaired and/or modified to perpetuate its existence unless the repair and/or modification maintains conformance or makes the luminaire conforming to this article.

~~(2)(B)~~ If a lamp is available that makes a luminaire conform, or progress towards conformance with this article's required illuminance level, then such a lamp should be utilized when the lamp is replaced.

~~(3)(C)~~ Spotlights and floodlights, with a total luminous flux greater than 1800 lumens, elevated above the ground on poles or buildings and used for area lighting should be adjusted so that their axis of illumination is at an angle not greater than 20 degrees measured from the vertical line between the fixture and the ground. This subsection applies only to spotlights and floodlights with adjustable mounts and does not apply to outdoor recreational facilities.

(D) Existing Fixtures. Existing fixtures may be adapted to comply with this Code by adding a properly designed hood or shield, or by redirecting any upward-mounted fixture downward onto the ground surface, sign, or illuminated structure.

(b) Temporary exemption. Any individual may submit a written request to the City Manager (or designee) ~~City Council~~ for a temporary exemption from the requirements of this article. The request for the exemption must contain the following information:

- (1) Proposed use and location of the outdoor light requested.
- (2) Type of lamp or lamps to be used, including manufacturer's part number and initial lumens.
- (3) Type of light fixture used, including manufacturer's model number and specification (cut) sheets indicating photometric distribution data stated in isofootcandle diagrams.
- (4) Starting and ending dates for temporary exemption.
- (5) Contact information including name of requester, address and telephone number.

(Ordinance 180 adopted 1/15/09)

Sec. 3.15.0054 Administration

(a) Submittals.

(1) Applications for all building permits other than single-family and duplex residential, or site development permits, including the installation of outdoor lighting fixtures for new development or redevelopment, will provide proof of compliance with this Code. The submittal will contain the following information as part of the site plan:

(A) Plans. Plans indicating the location, type, and height of lighting fixtures, including both building-mounted and ground-mounted fixtures, and details illustrating the foot-candle power measured throughout the site;

(B) Description of the Lighting Fixtures. A description of the lighting fixtures, including lamps, poles or other supports and shielding devices, which may be provided as catalogue illustrations from the manufacturer;

(C) Photometric Data. Photometric data, which may be furnished by the manufacturer, showing the angle of light emission;

(D) Additional information. Additional information may be required by the City Manager (or designee) in order to determine compliance with this Code.

~~(a)(b)~~ Enforcement.

- (1) The City Manager (or ~~his~~ designee) shall administer the regulations adopted in this article. ~~(Ordinance 180 adopted 1/15/09; Ordinance 2019-09, Exhibit A(F), adopted 8/1/19)~~
- (2) The officer shall give written notice to the owner of the property on which an outdoor lighting violation as defined in this article exists.

-
- (A) The notice shall state:
 - (i) The specific condition that constitutes a violation; and
 - (ii) That the person receiving notice must correct the violation no later than the 30th day after the date on which the notice is served.
 - (B) Failure to correct the violation will result in a class C misdemeanor being filed.
 - (C) Written notice/violation shall be served on the owner or his agent:
 - (i) In person or by registered or certified mail, return receipt requested;
 - (ii) If personal service cannot be obtained or the address of the owner or his agent is unknown, by posting a copy of the notice on the premises on which the nuisance exists and by publishing the notice in a newspaper with general circulation in the City two (2) times within 10 consecutive days;
 - (iii) If the occupier of the premises is not the owner or his agent, the occupier shall also be served with notice:
 - a. In person or by registered or certified mail; or
 - b. If personal service cannot be obtained, by posting a copy of the notice on the premises.
 - (3) The City may not approve any further plat, permit or plan for any subdivision that installs new street lighting that does not meet the street lighting standards of this article.
 - (b) Violations defined. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve or convert any illumination device of any type, or cause the same to be done, contrary to or in violation of any provision of this article. Any person, firm or corporation shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any provision of this article is committed, continued, or permitted.
 - (c) Penalties. Any person, firm, corporation, or association violating the provisions of this article shall be cited for a misdemeanor violation, and, upon conviction, shall be fined in any sum not more than five hundred dollars (\$500.00), and each day of continued violation shall be a separate offense.

Sec. 3.15.00~~65~~ Variances and Temporary Exemptions

- (a) Variances. City Council may grant a variance to the requirements of this article where a literal enforcement of the provisions will result in unnecessary hardship. A variance request must be submitted to the City Council in writing that sets out the basis for the request. No variance can be granted unless:
 - (1) It will not be contrary to public interest;
 - (2) It will be in harmony with the spirit and purposes of this article;
 - (3) The plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial; and
 - (4) The variance will not substantially weaken the general purposes of this article.
- ~~(b) Temporary exemption. Any individual may submit a written request to the City Council for a temporary exemption from the requirements of this article. The request for the exemption must contain the following information:~~
 - ~~(1) Proposed use and location of the outdoor light requested.~~
 - ~~(2) Type of lamp or lamps to be used, including manufacturer's part number and initial lumens.~~

~~(3) Type of light fixture used, including manufacturer's model number and specification (cut) sheets indicating photometric distribution data stated in isofootcandle diagrams.~~

~~(4) Starting and ending dates for temporary exemption.~~

~~(5) Contact information including name of requester, address and telephone number.~~

(Ordinance 180 adopted 1/15/09)

Attachment B

Land Use Categories and Political Signage UDC Amendments

Section 4.9 Permitted Uses

(1) Use Table

The following table (Table 4.2) reflects the uses permitted within each zoning district. An applicant may appeal the decision of the City Manager by presenting their case to the Zoning Board of Adjustment.

- A Use Permitted by right (P) is subject to all other applicable regulations of this UDC.
- Some uses require supplemental regulations in addition to the other applicable regulations of this UDC. Uses indicated by (P/C) are permitted by right and **approval by the City Council is not required**, provided that it meets the *conditional* use standards found in Section 4.9, as well as the other applicable regulations of this UDC.
- A Special Use Permit (S) is allowed **only if approved by City Council** in accordance with the standards found in Section 3.7.
- Not Permitted (NP)

(2) Unlisted Uses

For uses not listed, the City Manager (or designee) shall make a determination based on their interpretation of the intent and spirit of this ordinance and the Fair Oaks Ranch Comprehensive Plan. For uses not listed or new uses, the City Manager (or designee) shall use the descriptions found in Appendix B: Definitions to determine how an unlisted use should be treated.

Table 4.2: Use Table

Zoning District	Mixed Use Village	Neighborhood Commercial	Community Facilities	Logistics	Existing Residential	Neighborhood Residential	Rural Residential	Open Space ¹	Parking
Commercial									
Retail Sale of Hemp (CBD/THC/cannabis)	P/C	NP	NP	P/C	NP	NP	NP	NP	1 space per 300 sf of usable building area
Retail Sale of Kratom Products by a Retailer	P/C	NP	NP	P/C	NP	NP	NP	NP	1 space per 300 sf of usable building area
Miscellaneous									
Religious Institution	P NP	P NP	P	P	P NP	P NP	P NP	P NP	1 space every 2.5 people on site at one time

Industrial									
<u>Data Center</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>S</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>To be determined by the City Manager or designee based on use and location</u>

Section 4.10 Conditional Uses

(17) Retail sale of hemp (CBD/THC/cannabis)

Hemp sales, whether incidental or primary, are permitted in accordance with Table 4.2 and subject to the following standards:

- a. Consumable hemp products for the purpose of sale of packaged hemp-derived products (such as CBD foods, beverages, or other consumables) to the public by a licensed business. These products must meet specific legal definitions and regulatory requirements under the Texas Health and Safety Code (HSC) Chapter 443, the Texas Administrative Code (TAC) Chapter 300, and the Texas Agriculture Code Section 121.001.
- b. This section does not apply to incidental uses where 20% or less of the gross square footage of the store displays hemp products:
 - i. Shall not be located within a radius of 500 feet from the following land uses: hemp retail business, religious institutions, school, day care facility, any alcohol retailer or establishment, pawnshop, or residential.

(18) Retail Sale of Kratom

Kratom sales, whether incidental or primary, are permitted in accordance with Table 4.2 and subject to the following standards:

- a. Age restriction of 21
- b. Meets Texas Kratom Consumer Health and Safety Protection Act, including:
 - i. Product testing documentation
 - ii. Age verification systems
 - iii. Clear ingredient labeling
 - iv. Warning label requirements
- c. This section does not apply to incidental uses where 20% or less of the gross square footage of the store displays kratom products:
 - i. Shall not be located within a radius of 500 feet from the following land uses: hemp retail business, religious institutions, school, day care facility, any alcohol retailer or establishment, pawnshop, or residential.

Section 10.9 Political Signs on Public Property

(1) Purpose

The purpose of this Section is to provide reasonable regulations for political signs on the premises of public property when used as an election polling place. These regulations are intended to mitigate safety concerns, prevent damage to public property, and ensure that such property is sufficiently available for patrons who use the facilities other than for election purposes.

(2) Permits

No permit will be required under this Section for on-premises political signs. Any political sign listed in this Section will be erected and maintained in a safe condition in conformance with all other requirements of this Chapter.

(3) Regulations and Exceptions

a. The following regulations apply:

- I. ~~Election-Political~~ Signs. All ~~election-political~~ signs must comply ~~with State law Sec. 259.003 of Chapter 259, Title 15 Texas Election Code 259.003~~ and City regulations.
- II. ~~Place no~~ No electioneering-political sign or literature shall be placed within ten (10) feet of the public roadway adjacent to the public property where a polling location is located.
- III. ~~Place no~~ No electioneering-political sign ~~shall on the premises that~~ exceeds ~~thirty-six (36) twenty-four (24)~~ square feet ~~and is more than or~~ eight (8) feet in height, including any supporting poles ~~or stakes, or to utilize~~ nor shall any stake exceed more than 18 inches ~~long in length~~ or 1 foot 0.25 inches in diameter or equivalent. Stakes may not be buried to a depth greater than ten (10) inches; ~~and~~
- IV. A ~~limit maximum~~ of three (3) political signs and/or canopy or tent per candidate or measure will ~~shall~~ be allowed-permitted at the polling location~~site~~. The City Secretary will maintain a diagram designating areas for electioneering, the placement of political signs, and identifying restricted areas to assist with compliance; however, electioneering boundaries shall be enforced in accordance with the Texas Election Code. prohibited areas pursuant to Election code SS61.003, as amended.
- V. A political sign is defined in accordance with Chapter 13 of this UDC and includes banner, staked, freestanding, portable, and vehicular or trailer signs when the primary purpose of the vehicle or trailer is to display signage at the polling location. However, this definition does not include handheld signs, signs affixed to clothing, or signs displayed on vehicles in active use for transportation purposes. A canopy or tent containing political messaging shall be considered a single political sign regardless of the number of display surfaces and shall not exceed 10 by 10 square feet. Only one canopy or tent per candidate or measure is permitted on a daily first come, first serve basis in designated areas.

b. Removal and Disposal

- I. In addition to imposing any criminal penalty, the City Manager may, without notice, remove and dispose of electioneering political sign~~(s) located~~ in violation of this section.
- II. Political signs may be placed on public property no earlier than the day before the voting period.
- III. All political signs located on public property shall be removed no later than ~~three (3) the day business days~~ after the conclusion of voting, unless State law prohibits the removal of signs after the time period. Any non-compliant signs remaining ~~after three business days~~ will be removed by the City and held ~~until the seventh~~ (7) days after the conclusion of voting and will be disposed of after the seventh day.

Section 13.2 Words and Terms Defined.

For the purpose of this UDC, certain terms and words herein will be defined as follows:

Data Center. To include all types of data centers such as Enterprise Data Center (On-site), Colocation Data Center (Multi-tenant), Hyperscale Data Center/Other Large-load Customers (Cloud / Massive Scale), Edge Data Center (Small / Distributed), Modular / Containerized Data Center. If a facility is labeled

differently (e.g., a cloud computing hub, AI training center, or colocation site), if it draws 75 MW or more from Electric Reliability Council of Texas grid, it shall meet Texas Senate Bill 6.

Hemp. Meets Texas Agriculture Code Section 121.001 definition of hemp, including the plant Cannabis sativa L., its seeds, derivatives, extracts, cannabinoids, isomers, acids, salts, and salts of isomers, whether growing or not, provided the delta-9 tetrahydrocannabinol (THC) concentration does not exceed 0.3% on a dry weight basis.

Kratom. Any part of the leaf of the plant Mitragyna speciosa, as regulated by the Texas Kratom Consumer Health and Safety Protection Act (Senate Bill 497, effective September 1, 2023).

Kratom Processor — a person who manufactures, prepares, distributes, maintains, advertises, represents, or packages kratom products for sale.

Kratom Product — a food (including extracts, capsules, or pills) containing any form of kratom.

Kratom Retailer — a kratom processor who sells kratom products to consumers or advertises as doing so.

Voting Period. The ~~period each day the hour the polls are open for voting and ending when the polls close or the last voter has voted, whichever is later~~ timeframe beginning with the first day of early voting as established by state law and ending at the close of polls on Election Day. ~~Early voting is as defined in Section 85.001 of the Texas Election Code (TEC).~~

Outdoor Lighting UDC Amendments

Section 6.4 General Standards

(9) Auxiliary Building and Site Standards

d. Outdoor Lighting:

- ~~i. Covered porch lighting on residences is permitted provided that each external light fixture does not exceed 2220 lumens.~~
- ~~ii. Security lights of any output that are controlled by a motion sensor switch are permitted provided they do not remain illuminated longer than ten (10) minutes after activation.~~
- ~~iii. i. Outdoor lighting must comply with the City's Outdoor Dark Sky Lighting Ordinance Article 3.15 requirements.~~

Section 6.8 Outdoor Lighting

Outdoor lighting must comply with the City's Outdoor Dark Sky Lighting Ordinance Article 3.15 requirements.

(1) Purpose and Intent

~~The purpose of this Section is to regulate outdoor lighting in order to reduce or prevent light pollution in the City. All regulations in this section are in addition to the City's Dark Sky requirements. New lighting technologies have produced lights that are extremely powerful, and these types of lights may be improperly installed so that they create problems of excessive glare, light trespass, and higher energy use. Excessive glare can be annoying and may cause safety problems. Light trespass reduces privacy, degrades the enjoyment of the night sky, and results in higher energy use and increased costs for everyone. Appropriately regulated, and properly installed, outdoor lighting will contribute to the safety and welfare of the residents and will help preserve the historic and rural character of the City in keeping with the desired objectives of the Comprehensive Plan.~~

(2) Applicability

- ~~a. Binding Regulations. The regulations contained in this Section are binding only within the City limits of Fair Oaks Ranch. All outdoor lighting fixtures installed on private and public property within a new development or redevelopment within the City limits will be required to comply with this Code. This Code does not apply to interior lighting; however, overly bright lighting emitted from a structure will be subject to this Code if it is determined by the City Manager that it creates a nuisance, or a safety hazard as defined in the References Section of this Code.~~
- ~~b. Compliance. Compliance with the regulations in this Section is strongly encouraged for improvements and developments within the ETJ in order to prevent light pollution and preserve the rural and historic character of the City. Compliance with these requirements will be administered by the City Manager or his or her designee.~~
- ~~c. Existing and Replacements. All outdoor lighting fixtures existing and legally installed and operating before the effective date of this Code will be exempt from this Code unless they are determined to create a safety hazard. When an existing lighting fixture(s) become inoperable, their replacements are subject to the provisions of this Code.~~
- ~~d. Modifications. Modifications to nonconforming lighting fixtures must also comply with this Chapter.~~

(3) Exemptions

The following are exempt from the provisions of this Code:

- a. ~~Publicly maintained traffic control devices;~~
- b. ~~Street lights installed prior to the effective date of this Code (until replaced as noted in Section 7.8(2)c.);~~
- c. ~~Temporary emergency lighting, e.g., for fire, police, repair crews, etc.;~~
- d. ~~Lighting fixtures and illumination requirements imposed by TxDOT within TxDOT right of way;~~
- e. ~~Moving vehicle lights;~~
- f. ~~Navigation lights, e.g., aircraft warning beacons on water storage reservoirs and wireless transmission facilities, required by State or Federal law;~~
- g. ~~Seasonal decorations with lights in place no longer than sixty (60) days;~~
- h. ~~Sports field lighting, until 10:00 P.M.;~~
- i. ~~Other temporary uses approved by the City Council, e.g., festivals, carnivals, fairs, night-time construction, etc.;~~
- j. ~~Covered porch lighting on residences, provided that each external light fixture does not exceed 2220 lumens; and~~
- k. ~~Security lights of any output that are controlled by a motion sensor switch, provided they do not exceed 0.25 foot candles at the property line and do not remain illuminated for a duration not to exceed ten (10) minutes after activation.~~

(4) Submittals

~~Applications for all building permits other than single family and duplex residential, or site development permits, including the installation of outdoor lighting fixtures for new construction, will provide proof of compliance with this Code. The submittal will contain the following information as part of the site plan:~~

- a. ~~Plans. Plans indicating the location, type, and height of lighting fixtures, including both building-mounted and ground-mounted fixtures, and details illustrating the foot-candle power measured throughout the site;~~
- b. ~~Description of the Lighting Fixtures. A description of the lighting fixtures, including lamps, poles or other supports and shielding devices, which may be provided as catalogue illustrations from the manufacturer;~~
- c. ~~Photometric Data. Photometric data, which may be furnished by the manufacturer, showing the angle of light emission;~~
- d. ~~Additional information. Additional information may be required by the Planning and Zoning Commission in order to determine compliance with this Code.~~

(5) General Lighting Standards

~~The following standards will apply to all outdoor lighting installed after the effective date of this Code:~~

- a. ~~Minimum Lighting Necessary. Outdoor lighting will be designed to provide the minimum lighting necessary to ensure adequate safety, night vision, and comfort, and not create or cause excessive glare onto adjacent properties and public street rights of way.~~
- b. ~~Hooded. Outdoor lighting must be hooded, shielded, and/or aimed downward. The hood~~

or shield must mask the direct horizontal surface of the light source. The light must be aimed so as to ensure that the illumination is only pointing downward onto the ground surface.

- c. ~~Light Trespass.~~ Any bright light shining onto an adjacent property or streets that would
- d. ~~result in a safety hazard is not permitted.~~ Light trespass beyond property boundaries or above the horizontal plane will be considered non-compliant. All outdoor lighting fixtures will be designed, located, and maintained to minimize light trespass, and all direct illumination will be kept within the boundaries of the property upon which the light fixture is positioned
- e. ~~Existing Fixtures.~~ Existing fixtures may be adapted to comply with this Code by adding a properly designed hood or shield, or by redirecting any upward-mounted fixture downward onto the ground surface, sign, or illuminated structure.
- f. ~~Accent Lighting.~~ When approved, accent lighting will be directed downward onto the structure or object and not toward the sky or adjacent properties. Direct light emissions will not be visible above the roofline or beyond the building edge.
- g. ~~Spotlights.~~ Spotlights on landscaping and foliage will be limited to one hundred and fifty (150) watts output. The light will be shielded and so as not to create a nuisance or safety hazard.

~~(6) Specific Nonresidential Lighting Requirements~~

- a. ~~Maximum Allowable Intensity.~~ The maximum allowable intensity of lighting for any nonresidential use will be 0.25 foot-candles measured at the property line adjacent to any residentially zoned area or at the street right-of-way line when the residentially zoned area is separated by a public street right-of-way.
- b. ~~Light Poles.~~ Light poles will be placed on the site at a setback equal to their height from all adjacent residential property. Light poles will have a maximum height equal to the maximum height allowed for the main building in each zoning district.

Planning and Zoning Workshop

Proposed Code Amendments



July 9, 2026

Jessica Relucio, ENV SP, City Planner



Agenda

Code of Ordinances (Ordinance) and Unified Development Code (UDC) Amendments

- Outdoor Lighting

UDC Amendments

- Retail Sale of Hemp
- Retail Sale of Kratom
- Data Center
- Religious Institution
- Political Signage on Public Property

History



- Community Feedback and Staff Review of Codes
- April 2, 2026 – Outdoor Lighting City Council Workshop
- June 4, 2026 – UDC Amendments City Council Workshop



Outdoor Lighting - Recreational

A. Outdoor Recreational Activities

- i. Existing: Conflicting times of ceasing illuminated lights at 10 PM or 11 PM, and whether to conclude an activity already in progress
- ii. Council and Staff Recommendation:
 - 1) All zones, private and public, cease at 10:00 P.M.
 - 2) "Outdoor Recreational Facilities" Defined

Outdoor Lighting – Motion Sensors

B. Security Motion Sensors

- i. Existing: Conflicting time limit of motion-sensored lights illuminated for 10 minutes or five minutes each time
- ii. Council and Staff Recommendation:
 - 1) Motion-sensored lights illumination for five minutes each time
 - 2) “Adaptive controls/security lights” defined



Outdoor Lighting – Admin & Dark Sky

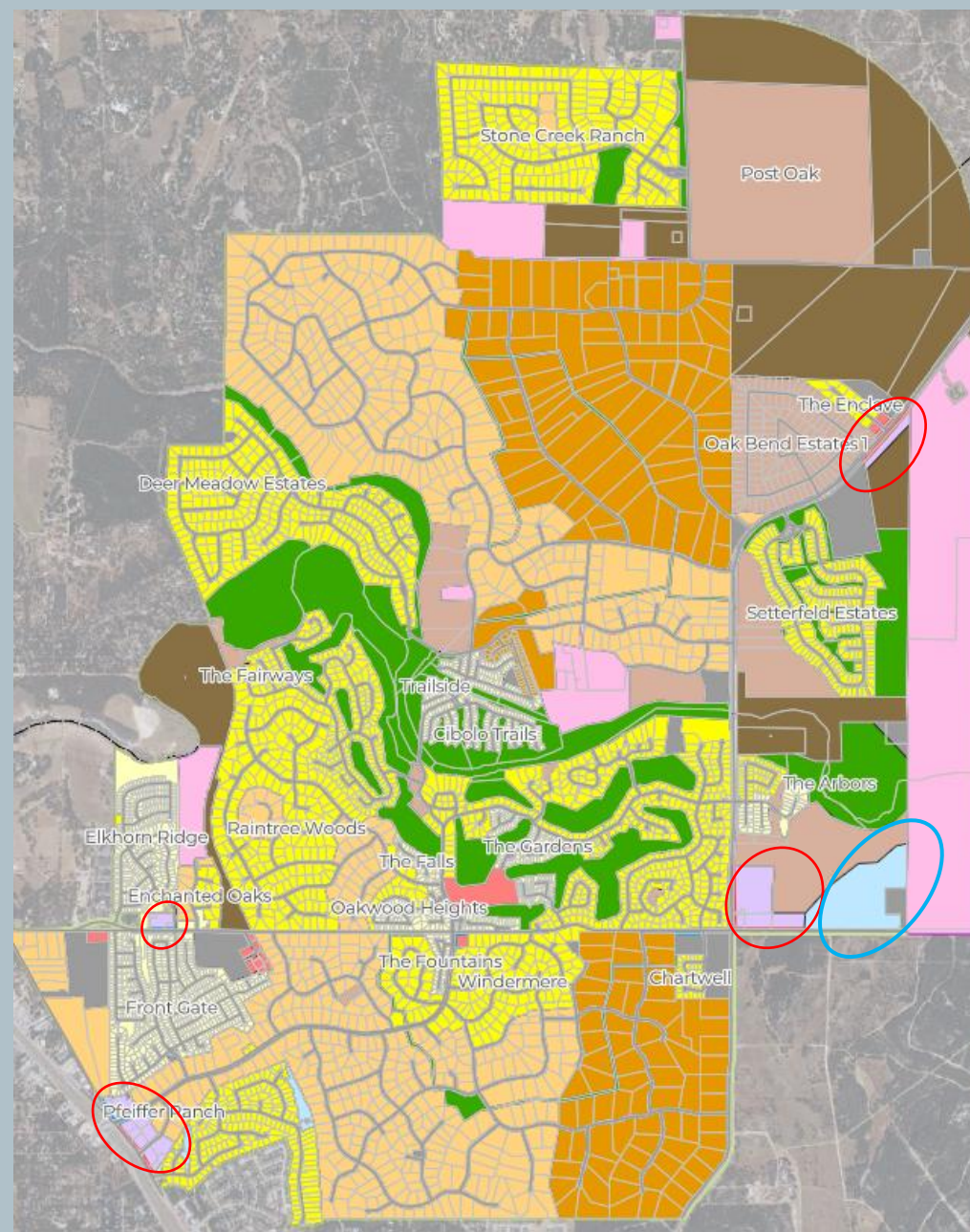
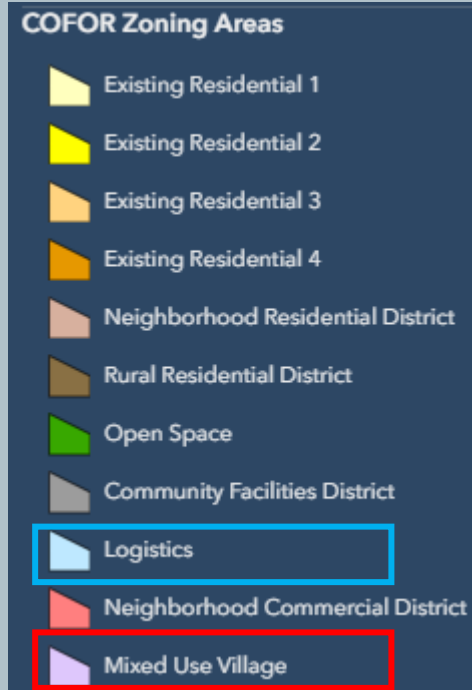
C. Administrative

- i. Existing: Duplicate code sections
- ii. Council and Staff Recommendation: Combine with the Ordinance as one document

D. Dark Sky Community

- i. Council and Staff Recommendation:
 - 1) Complete proposed amendment first
 - 2) Pursue the International Dark Sky Community recognition
 - 3) Research grant opportunities

Zoning Map





Retail Sale of Hemp – Land Use

- i. Existing: Allowed by Retail Sales Land Use
- ii. Council and Staff Recommendation:
 - 1) Permit conditionally in Logistics and Mixed-Use Zones
 - 2) 500 feet between residential zones, schools, religious institutions, daycares, all alcohol establishments, and other hemp retailers
 - 3) “Hemp” Defined

Retail Sale of Hemp – Primary/Incidental



Primary Use vs. Incidental

- i. Hemp sales, incidental and primary, abide by the location areas
- ii. Incidental = 20% or less of the gross square footage of the store display

Retail Sale of Kratom – Land Use & Primary/Incidental



Land Use Category

- i. Existing: No city regulation, and can regulate
- ii. Council and Staff Recommendation:
 - 1) Regulate - conditionally in Logistics and Mixed-Use Zones
 - 2) 21 years of age and product labeling

Primary Use vs. Incidental

- i. Kratom sales, incidental and primary, abide by the location areas
- ii. Incidental = 20% or less of the gross square footage of the store display



Data Center

- i. Existing: Not directly addressed
- ii. Council and Staff Recommendation:
 - 1. Permit by Special Use Permit (SUP or S) in Logistics Zone
 - 2. Conditions: Separation, Screening, Noise, Chiller regulations, Generators, Vibration, Electricity, Water
 - 3. "Data Center" Defined



Religious Institution

- i. Existing: Permitted in all zones
- ii. Council and Staff Recommendation: Permit in Community Facilities and Logistics Zones, aligning with existing church locations, schools, and community facilities



Political Signage on Public Property

- i. Existing: Broad use of 3 signs per candidate during the voting period; Remove 3 business days after voting; pole diameter of 1 foot; 36 square feet sign each
- ii. Council and Staff Recommendation:
 - 1) Three signs per measure
 - 2) Place no earlier than the day before the voting period
 - 3) Remove the day after the voting period
 - 4) “Political Sign” defined, including tents/canopies
 - 5) Pole/Stake of 0.25-inch diameter or equivalent
 - 6) 24 square feet sign each



Next Steps

- Planning and Zoning Public Hearing on UDC amendments with a recommendation to the City Council
- City Council Public Hearing on the UDC amendments and act on the first reading of an ordinance amending the UDC and Code of Ordinances
- Second reading by City Council on the proposed UDC amendments and Ordinances