



CITY OF GUN BARREL CITY

Residential Building Permit Checklist

The following items are required to be submitted with the Residential Building Permit.
If any of the items below are incomplete or missing, the application will not be reviewed.
 (This sheet is intended to be used as a guide. Additional items may be required.)

New	Addition	Remodel	
☐	☐		Lot has been platted
☐	☐	☐	Two full sets of plans ¹
☐	☐		• Site plan ²
☐	☐		• Foundation plan ³
☐	☐		• Roof plan
☐	☐	☐	• Floor plan
☐	☐	☐	• Electrical plan ⁴
☐	☐	☐	• Plumbing plan ⁵
☐	☐	☐	• Mechanical plan ⁶
☐	☐		• Front, back and side elevation drawings
☐	☐	☐	• Res-check (2015 IECC)

Notes:

1. All plans, elevations and details shall be drawn to scale. Drawings by hand will be accepted as long as they are neat and legible.
2. The Site plan shall be drawn to scale and show all existing structures on site, the location of the proposed building or addition and all existing and proposed site improvements including driveways, sidewalks, fences, etc. Property lines, easements and setbacks shall be included on the plan. Dimensions from all sides of the building to the property lines shall be shown.
3. The Foundation plan shall be signed and sealed by a Professional Engineer (PE).
4. The Electrical plan shall be drawn on a scaled floor plan and shall show the locations of all receptacles, switches, appliances, fixtures and panels. The number of circuits and circuit sizes shall be included on the plan, as well as the size of the panel(s).
5. The Plumbing plan shall be drawn on a scaled floor plan and shall show the location and number of all proposed fixtures (water closets, lavatories, tubs, showers, kitchen sinks, etc.) and shall show location of connection to the Supply District (sanitary sewer and water). The pipe size and materials (copper, PEX, PVC) shall be included on the plan.
6. The HVAC plan shall be drawn on a scaled floor plan and shall show the location and size of proposed unit(s).



Residential New Home Information Packet

Requirements for permit:

- Zoning Information
- Res-check and Contract Energy Inspector (IECC)
- Engineered foundation plans and a complete set of construction plans
- Lot drainage plans (showing lot drainage to street and/or bar ditch)
- Site plan (Showing required building line set backs of structures, landscaping to show tree and grass planting requirements and lot drainage plan verifying drainage to street/bar ditch)
- Landscape Requirements
- Dumpster Requirements (Must use city contracted sanitation company, Republic Waste 800-328-7274. Dumpster must be on site prior to framing.)
- Hours of construction and loud noise ordinance

ZONING

§ 156.015.1 ZONING DISTRICTS WITHIN SUBDIVISIONS.

The following table is a list of zoning districts within the subdivisions of the city.

East Subdivisions	Zones
Bar H Estates	R1
Cedar Village Estates	B2, R2
Country Estates	R1, B2
Great Oaks	B2
Hickory Creek	R1
Lakeside Acres	R6D
Lakeview Acres	R5
Lifescape Condominiums	MF1
Northern Shores	R6C
Northwood Shores	B1, R4

East Subdivisions (Cont'd)	Zones
Pleasureland Estates	R4, MH-1, B-2
Siesta Shores	R5, R6C
Tamarack	B2, R6A, R6B, R6C
Vaughn Addition	R6
Wilkirk Estates	R3

West Subdivisions	Zones
Arbolado	R2
Eastwood Island	R2, R3
Harbor Point	R4A, R6C, B2
Holiday Club	R3, R4
Lake Ridge RV Park	RVP-1
Lambs Retreat	R4
Loon Bay	R4
Mantle Manors	B, R3, MH1
Sandy Shores	R3, R5, R6C, RV
Sherwood Shores	R3
Southwind Estates	R3
Tres Lagos Estates, Phase I	Not zoned
Tres Lagos Estates, Phase II	MH1

ENERGY CODE

ENERGY CODE

§ 150.135 INTERNATIONAL ENERGY CONSERVATION CODE ADOPTED.

The International Energy Conservation Code, 2015 edition is hereby adopted.
(Ord. O-2009-014, passed 6-9-09; Am. Ord. O-2016-021, passed 5-17-16)

DRAINAGE DESIGN

§ 155.40 DRAINAGE DESIGN STANDARDS.

(A) *Compliance.* All commercial and residential subdivision development plans, site plans and subdivision plats submitted to the City of Gun Barrel City shall comply with the provisions of these regulations and any other applicable regulations. Those plats of developed property on which no new structures or additional impervious coverage are planned shall be exempt from the provisions of these sections until such time that new structures or additional impervious surfaces are proposed.

(B) *Storm water management system requirements.* The Planning and Zoning Commission will not approve any plat, plan or subdivision which does not meet the minimum requirements of this section in making adequate provision for control of the quantity of storm water runoff to the benefit of both future owners of property within the subdivision and other lands upstream or downstream within the watershed. It shall be the responsibility of the subdivider to design and construct a system for the collection and transport of all storm water runoff flowing onto and generated within the subdivision in accordance with:

- (1) The requirements of these regulations.
- (2) Standard engineering practices, as recommended by the City Engineer.
- (3) Approved plans.
- (4) The principles and precedents of storm water law established by the Texas Water Code.
- (5) North Central Texas Standard Specifications for Public Works Construction adopted by the City of Gun Barrel City.

(C) *Basic design objectives.* In general, the storm water management system shall be designed and constructed in a manner which promotes the development of a network of both natural and constructed drainage ways throughout the community and so as to:

- (1) Retain natural flood plains in a condition that minimizes interference with flood water conveyance, flood water storage, aquatic and terrestrial ecosystems, and ground and surface water.
- (2) Reduce exposure of people and property to the flood hazard and nuisance associated with inadequate control of runoff.
- (3) Systematically reduce the existing level of flood damages.
- (4) Ensure that corrective works are consistent with the overall goals of the city.
- (5) Minimize erosion and sedimentation problems and enhance water quality.
- (6) Plan for both the large flooding events and the smaller, more frequent flooding by providing both major and minor drainage systems.
- (7) Minimize future operational and maintenance expenses.
- (8) Reduce exposure of public investment in utilities, streets and other public facilities (infrastructure).

(D) *General design requirements.*

(1) The storm drainage system shall be separate and independent of any sanitary sewer system and its use shall not interfere with the operation and maintenance of road networks or utility systems.

(2) Each lot, site and block within the subdivision shall be adequately drained as prescribed in the city's Construction Standards and Specifications for Roads, Streets, Structures, and Utilities. Any use of retaining walls swales, retention basins, or other planned improvements for storm water control shall be indicated on the preliminary plat.

(3) No subdivision will be approved which calls for building within a regulatory floodway of any stream or watercourse. The City of Gun Barrel City may, when it deems necessary for the

protection of the health, safety or welfare of the present and future population, prohibit subdivisions and/or development of any property which lies within a designated regulatory floodway of any stream or watercourse.

(4) All lots or building sites within a subdivision shall be accessible to a public street during 100-year design storm conditions as prescribed in the city's Construction Standards and Specifications for Roads, Streets, Structures, and Utilities. Proof of access shall be included with the final construction plans.

(5) All design calculations shall be prepared and submitted by a registered professional engineer, certified by the State of Texas, for review by the City Engineer.

(E) Areas subject to inundation under design storm conditions, 100-year frequency storm event, shall be indicated with the minimum floor elevation of each lot so affected on a certified copy of the final plat submitted for filing. The Planning and Zoning Commission may, when it deems necessary for the protection of the health, safety or welfare of the present and future populations, place restrictions on the subdivision, regarding the design and use of areas within a drainage way or floodplain. The Planning and Zoning Commission will not approve any subdivision of land within the floodplain of any stream or water course unless the applicant demonstrates that the subdivision and all development anticipated therein will comply with the requirements of this section.

(F) Design of all drainage facilities, including streets, inlets, storm sewers, outfall, culverts and ditches, shall conform with the city's Construction Standards and Specifications for Roads, Streets, Structures, and Utilities and Texas Department of Transportation Standards for storm sewer, culvert and bridge design.

(G) All drainage facilities shall be designed to intercept, detain and transport the projected runoff from the 25-year frequency storm. Overflow and transport provisions shall be provided for the 100-year storm. Engineering calculations, modeling results, and hydraulic profile drawings shall be submitted by developer's engineer, certified by the State of Texas, for review by City Engineer.

(H) Projected runoff rates for the design of drainage facilities shall be based on the expected ultimate developed state of the upstream contributing area. Said ultimate developed state shall be based on the maximum intensity allowable under existing zoning, and approved plans with the contributing area.

(I) All development establishing impervious cover or otherwise modifying an existing site shall incorporate facilities to prevent any increase in the peak rate of runoff from a 25-year frequency storm. The city may waive this requirement under one or more of the following circumstances:

(1) Approved off-site storage is provided for the required regulation of peak flows and adequate conveyance of storm water flows from the site to the off-site storage facility is demonstrated.

(2) Development of a one-, two- or three-family residential structure on any legally platted lot creates no more impervious ground cover than 35% of the gross lot surface area exclusive of any area within the 100-year floodplain.

(3) Certified engineering data and calculations are presented which demonstrate the absence of adverse impact on all downstream conveyances and property between the downstream property line and the receiving major waterway.

(4) Certified engineering data and calculations are presented which fully describe, explain and justify recommended alternatives to detention.

(5) The increase in runoff does not exceed 10% of the existing condition runoff up to a maximum increase of five cubic feet per second, and said runoff does not affect adjoining property.

(6) The property is adjacent to a major waterway and in the judgment of the City Engineer, waiver of detention requirements will not result in an increase in the peak flood flow of the major waterway. Waiver of this requirement for any reason shall not relieve the owner of responsibility under civil law to adjacent and downstream property owners.

(J) Design of major drainage ways through a subdivision and major structures such as multiple culverts, box culverts or bridges across a major drainage channel shall require a letter requesting a local floodplain map amendment from the Federal Emergency Management Agency (FEMA). This request shall be submitted to FEMA prior to final construction plan approval.

(K) *Drainage channels.*

(1) The limits of the 25-year and 100-year storm event shall be determined for all water courses unless an exception is granted by the City Engineer. Calculations for storm events shall utilize the Rational Method and TxDOT Design Procedures for smaller watersheds and the SCS or HEC methods for larger watersheds.

(2) No placement of fill material or channel modifications shall be undertaken within the area of the 100-year flood plain without written approval of the city. Channel modification may include residential construction, timber removal and site preparation. Such approval shall be based upon sealed engineering data and calculations furnished by the applicant and approved by the City Engineer. Channel modifications that alter the current Flood Hazard Boundary Map study parameters of the City of Gun Barrel City on file at FEMA will not be approved until a Letter of Map Revision (LOMR), or other appropriate letter, is prepared and submitted to FEMA by developer's engineer, certified by the State of Texas.

(3) Concrete ditches/channels shall have a minimum bottom width of six feet and sloped walls (i.e., trapezoidal section) on 2:1 or 3:1 slopes. All open ditches shall be lined for erosion protection. The height of the lining, whether concrete or grassed, shall be adequate for the calculated depth at design flow plus one foot freeboard. Side slopes of earthen and grassed channels shall not be steeper than one foot vertical rise to four feet horizontal distance. In new subdivisions the developer shall provide all the necessary easements and rights-of-way required for drainage structures, including storm sewers and open flow channels. Earthen channels may be allowed where the velocity of the water does not exceed six feet per second or a slope greater than 0.50%. The earthen channels shall have established grass prior to issuance of any building permits. All bends in earthen channels shall be constructed with approved concrete rip-rap within the limits of the curve plus five feet minimum upstream and downstream. Easement width for storm sewer pipe shall be not less than 20 feet, and easement width for open channels shall be at least 20 feet wider than the design water surface elevation, 15 feet of which shall be on an open side to serve as access way for maintenance purposes. The channel easements shall not be fenced and shall be mowed by the property owners.

(4) All constructed or modified earthen channels shall be designed utilizing a side slope of 4:1, or flatter, to allow for future maintenance and promote adequate slope stability. As a minimum, all slopes shall be hydro mulched, sodded or seeded, and stabilized with erosion control mat.

(5) Modifications to curbs or open flow ditches/channels for access to municipal streets must be authorized and permitted. The fee shall be as provided for in the Fee Schedule found in Appendix 1 of the Code of Ordinances. The City Engineer or designated person from the city

will conduct an inspection of the ditch/channel and give instructions with directions for the installation and size of the needed culvert. The contractor/installer of the culvert or driveway shall notify the authorized personnel to conduct a final inspection prior to covering the area. The city has authority to deny access to public streets if it is determined that the peak rate of runoff is restricted or that the access location is detrimental to the safety, health and welfare of citizens. Some examples of denied access are when the approach is on a curve or directly in-line with other driveways while backing. The Building Inspector, Street Department, Police Department, Fire Department and City Engineer or designated personnel can deny access upon their interpretation of the current impact to safety, health and welfare.

(L) *Streets and storm sewer.*

(1) (a) All street sections shall be in accordance with city standards. The allowable design drainage capacity for storm water flow at the gutter at the 25-year storm flow shall be no deeper than the top of the curb.

(b) Depth of flow in streets is to be controlled to allowable levels by modification of cross fall, gradient changes, or the use of curb inlets and/or curb drains, and storm sewers.

(c) Streets and underground storm drains shall be designed to accommodate a 25-year frequency storm with adequate overland relief for the 100-year storm. Design of all bridges, culverts, underpasses and open channels are to be based on a 25-year frequency. All bridges and culverts to be built in the floodplain shall comply with the established floodplain regulations and analyzed for a 100-year event.

(d) Water in excess of that permissible in streets with allowable depth or spread of water shall be carried in storm sewers or open ditches not in the street right-of-way.

(e) Street grades shall be such that excessive sand deposition from low water velocities or pavement scouring from high velocities is to be avoided as far as practical.

(f) Concrete valley gutters shall be provided when necessary to carry the water flow across all intersections. Concrete valley gutters shall be six inches thick and a minimum of ten feet wide. The valley gutters shall be poured monolithic with the curb returns. All intersection radii are to be 20 feet or greater at the curb line. Where water flows from a street directly into an open watercourse, an approved structure shall be used for the transition.

(2) Where storm sewers are required, inlets shall be spaced so that the spread in the street for the design flow (25-year storm) shall not exceed one-third of the overall roadway width from face to face of curbs. Inlets will be sized using an allowable capacity determined using TxDOT design manual, taking into account street grade and cross-slope for a throat height of five inches and shall be designed so as to conform to city construction standards.

(3) Design of storm sewers, outfalls, culverts, and drainage ditches shall conform to the following general requirements:

(a) Manholes (inlets or junction boxes) shall be provided at all changes in grade or alignment, sewer intersections, and at a maximum of 1,000 feet on straight lines. Design of manholes shall conform to the current city construction standards.

(b) Storm drains shall be reinforced concrete pipe (RCP), American Society of Testing Materials, Standard C76, Class 3 pipe for storm drains shall be constructed to the bank of the receiving drain way and shall have a minimum cover of not less than one foot over the top of the pipe. Erosion control measures shall be taken at the outlet of the pipe. When exit velocities exceed six fps at the 25-year storm, velocity attenuation structures shall be required.

(c) Wherever possible, outfalls from storm sewers and ditches into natural drainage ways shall enter at the grade of the natural drainage channel. The subdivider's engineer, certified by

the State of Texas, shall design drop-type outfall structures or shall otherwise provide adequate protection against erosion.

(M) *Bridges and culverts.*

(1) All bridge and culvert structures shall be designed to carry and/or contain the upstream runoff from a 25-year storm.

(2) Runoff from the 100-year storm shall not top the road surface at a bridge or culvert crossing for an arterial or collector street crossing and shall not exceed a depth of six inches on a local street crossing.

(3) All bridge and culvert structures shall be designed such that the structural integrity of the roadway shall not be diminished by the 25-year or 100-year storm event.

(4) Bridges are to be constructed at all street crossings over the major streams in the city and shall have the proper dimensions to fit the proposed channel sections given in the drainage section of the city's comprehensive plan or as stipulated by the city. All bridges in the floodplain shall comply with established floodplain regulations.

(N) *Computations, plans and construction.*

(1) Plans and computations for proposed drainage facilities shall be certified with the seal of the developer's design engineer, certified by the State of Texas, and submitted to the City Engineer for acceptance prior to approval of construction plans. Approval shall be in writing from the City Engineer hired by the City of Gun Barrel City.

(2) Computations for all drainage related designs shall be submitted with the plans for review. Data submitted shall include a drainage area map, a summary of methodology employed and resulting data, land use and run-off coefficient assumptions, and other pertinent hydrologic and hydraulic data. Failure to include surrounding or off-site drainage patterns is cause for refusal to review other data submitted.

(3) The city shall make such inspections as are deemed necessary to assure proper installation. Neither the review nor approval of such plans nor the inspection of the completed work will create any liability on the part of the city.

(4) Following construction, but prior to acceptance of improvements or issuance of a building permit, the design engineer, certified by the State of Texas, shall furnish one set of reproducible "as built" plans for each project, bearing certification by a registered professional engineer, certified by the State of Texas.

(5) Plans for all subdivisions shall include lot grading plans showing flow direction arrows. Certificates of occupancy will not be issued for lots not graded in accordance with approved grading plans or approved amendments.

(O) *Building permits and utility connections.*

(1) Plans submitted for building permits and/or utility connections other than single family residential or duplex construction and for those projects already in compliance with this section shall include the necessary drainage related facilities designed and provided for in compliance with this section and the city's Construction Standards and Specifications for Roads, Streets, Structures, and Utilities.

(2) Plans and design calculations for all drainage facilities shall be submitted to the city for acceptance prior to issuance of any permit within the development or subdivisions.

(3) Detention of water on parking areas shall not result in a water depth of more than six inches at peak overflow elevations. Acknowledgment of detention depths within the site of a development shall be provided by the developer.

(4) Erosion control techniques which conform to sound engineering practice shall be implemented during construction and at its completion to limit erosion and sedimentation to that level, or to a lesser level than that, existing prior to development.

(5) Fences shown on the site plan shall be constructed and located so as not to interfere with the runoff of a lot. Fences shall not be permitted across platted drainage channels unless provided with openings for drainage.

(6) Property located within the 100-year floodplain, to the extent that such property is deemed by the city to be necessary to provide adequate and proper drainage for the city, shall be dedicated to the public as a drainage easement which may be used as public open space.

(P) *Drainage easements.*

(1) *General requirements.*

(a) Where a subdivision is traversed by a watercourse, drainage way, channel, or stream, or where a detention facility is required, there shall be provided a storm water easement or drainage right-of-way conforming substantially to the lines of such watercourse or facility and of such width and construction to contain the design storm and required one-foot freeboard. When parking lots or other approved use areas serve a dual function, including detention, those areas shall be designated on the plat as maintained by an open channel with landscaped banks having adequate width to contain the volume of flow generated by the design storm under ultimate development conditions.

(b) Unlined open drainage channels or ditches shall not be permitted on residential lots. Lining shall be concrete, unless otherwise approved by the City Engineer.

(2) *Design requirements.*

(a) Where topography or other conditions are such as to make impractical the inclusion of drainage facilities within road rights-of-way, perpetual unobstructed easements at least 15 feet in width for such drainage facilities shall be provided across property outside the road lines and with satisfactory access to the road. Easements shall be indicated on the plat. Drainage easements shall be carried from the road to a natural watercourse or to other drainage facilities.

(b) When a proposed drainage system will carry water across private land outside the subdivision, appropriate drainage rights must be secured, documented on the plat, and drawn on the construction plans.

(c) Low-lying lands along watercourses subject to flooding or overflowing during storm periods shall be preserved and retained in their natural state as drainage ways except where modification can be shown to benefit the community and as approved by the City of Gun Barrel City. All development activity within the regulatory floodplain must comply with City of Gun Barrel City and Federal Emergency Management Agency (FEMA) floodplain management regulations.

(d) All sedimentation, filtration, detention and/or retention basins and related appurtenances shall be situated within a drainage easement. The owners of the tracts upon which are located such easement, appurtenances, and detention facilities shall maintain same and be responsible for their upkeep. Notice of such duty to maintain shall be shown on the plats.

(Q) Drainage facilities shall be designed to serve the entire subdivision. The City of Gun Barrel City may approve deferral of design of drainage facilities, if any are required, to the detailed development plan. For all other subdivisions, design of drainage facilities shall be completed with other required construction plans in order to ensure adequate drainage easements and other reservations on the plat.

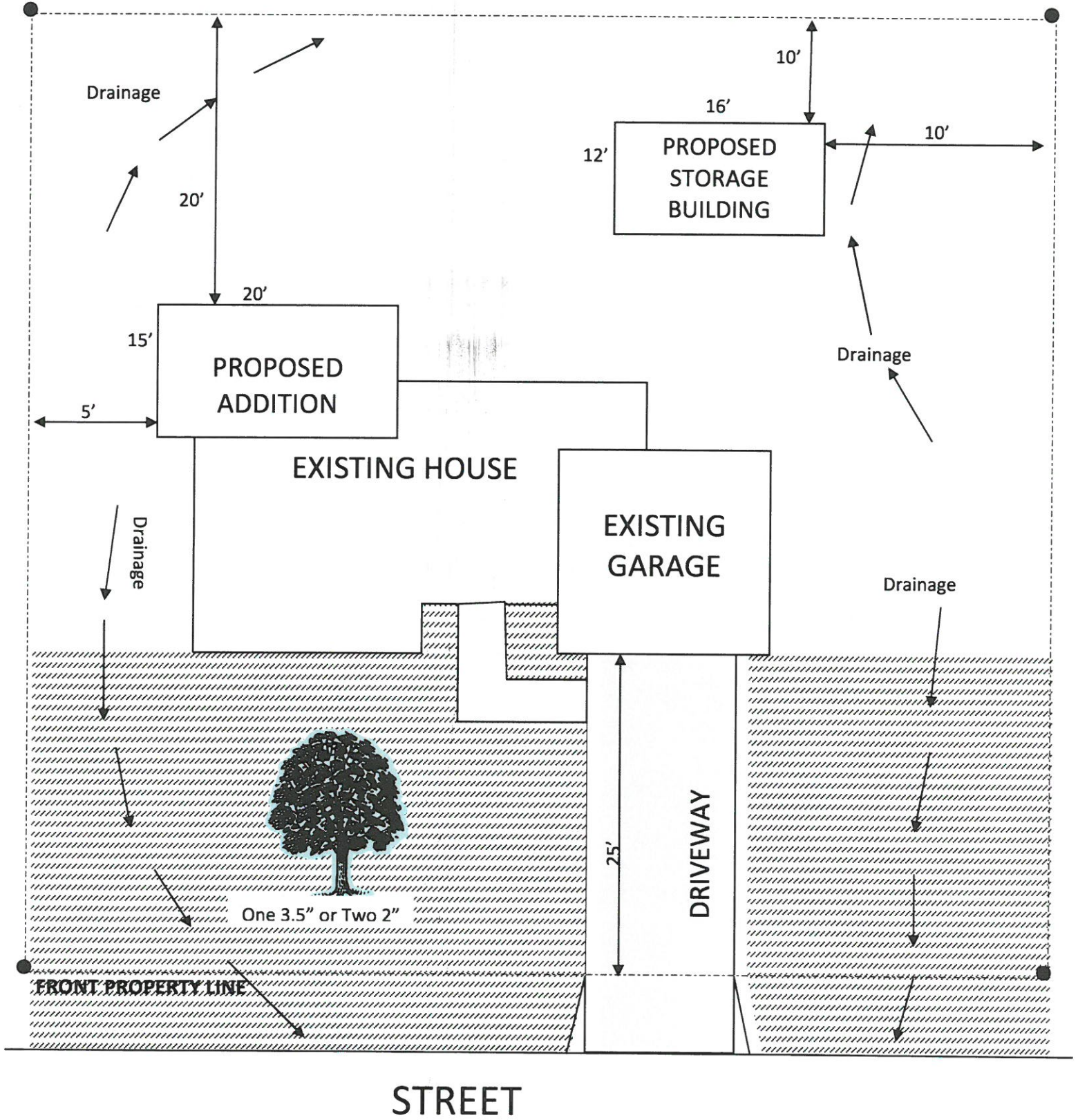
(R) The requirements set forth herein are not intended to be exhaustive and wherever it is necessary to make additional requirements in order to maximize the effectiveness of the drainage plan in question, such requirements shall be made by the City Engineer and the City of Gun Barrel City.

(Ord. O-2009-017, passed 7-14-09)

SAMPLE SITE PLAN



SAMPLE SITE PLAN



Please provide name and address on site plan.

LANDSCAPING

§ 157.001 PURPOSE.

(A) The purpose of this chapter is to promote site planning, which furthers the preservation of mature trees and natural areas, to protect trees during construction, to facilitate site design and construction, which contribute to the long-term viability of existing trees and to control the removal of trees when necessary. Therefore, landscaping is hereafter required of new development, redevelopment of property, and clearing of developed properties in the following zones: B1, B2, L1, PD, and any other category that may be added which is commercial, and R-1, R-2, R-3, R-4, R-4A, R-5, R-6A, R-6B, R-6C, R-6D, MF-1, MH-1, R-DP, R-TH, CD-1, and any other category that may be added which is residential.

(B) It is the further purpose of this chapter to achieve the following broader objectives:

- (1) Prohibit the indiscriminate clearing of property.
- (2) Protect and increase the value of commercial and residential properties within the city.
- (3) Maintain and enhance a positive image for the attraction of new business enterprises and residential developments to the city.
- (4) Protect healthy quality trees and promote the natural ecological and aesthetic qualities of the city.

(Ord. O-2005-013, passed 9-13-05; Am. Ord. O-2011-002, passed 1-11-11)

§ 157.002 SCOPE AND ENFORCEMENT.

(A) The standards and criteria contained within this chapter are deemed to be minimum standards and shall apply to all new commercial and residential construction or redevelopment of commercial and residential property occurring within the city. Developed properties shall comply with the protection requirements of this chapter when removing protected trees. Additionally, any use requiring a Specific Use Permit must comply with these landscape standards, unless otherwise specified. The Building Official, or his designee shall administer the provisions of this section. The landscape standards in this chapter shall apply to all commercially zoned districts including but not limited to: B1, B2, L1 and PD, and all residentially zoned districts including but not limited to: R-1, R-2, R-3, R-4, R-4A, R-5, R-6A, R-6B, R-6C, R-6D, MF-1, MH-1, R-DP, R-TH, CD-1.

(B) If at any time after the issuance of a certificate of occupancy or the final inspection, the approved landscaping is found to be in nonconformance to the standards and criteria of this chapter, the Code Enforcement Officer (or his designee) may issue a notice to the owner, citing the violation and describing what action is required to comply with this chapter. The owner, tenant or agent shall have 30 days from the date of said notice to restore the landscaping as it was approved in the site plan. For properties developed prior to this chapter, removal of protected trees without complying with this chapter shall be treated the same as failure to maintain property in compliance with an approved site plan. If the landscaping is not restored within the allotted time, such person shall be in violation of this chapter.

(Ord. O-2005-013, passed 9-13-05; Am. Ord. O-2011-002, passed 1-11-11)

§ 157.003 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

CLEAR CUTTING. Removal of all the trees or a significant majority of the trees within an area.

CRITICAL ROOT ZONE. 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.

CROWN OF SPREAD. The circumference of the outermost portion of the canopy.

DIRT WORK. By use of mechanical or other methods to change the surface/appearance of the land or property.

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

PROTECTED TREE. Any tree not listed as an unprotected tree in § [157.011\(E\)](#).
(Ord. O-2005-013, passed 9-13-05)

§ 157.004 EXCEPTIONS.

For new construction or redevelopment of property taking place on commercially or residentially zoned property, landscaping will not be required if the size/location/shape/geographic nature of the property does not allow for adequate coverage, as determined by the Building Official.

(Ord. O-2005-013, passed 9-13-05; Am. Ord. O-2011-002, passed 1-11-11)

§ 157.005 PERMITS.

(A) No permits shall be issued for building, paving, grading, dirt work, clear cutting, or construction until a detailed landscape plan is submitted and approved by the Building Official, or his designee, along with the site plan and engineering/construction plans. A conceptual or generalized landscape plan shall be required as part of the site plan submission. Prior to a final inspection being conducted and/or the issuance of a certificate of occupancy for any building or structure, all screening and landscaping shall be in place in accordance with the landscape plan.

(B) No protected tree shall be removed until a landscape plan detailing the location of replacement trees is submitted to the Building Official or his/her designee. Within 30 days of removal, replacement trees shall be planted.

(C) In any case in which a final inspection and/or a certificate of occupancy is sought at a season of the year in which the Building Official, or his designee, determines it would be impractical to plant trees, shrubs, or grass, or to lay turf, a temporary certificate of occupancy and/or a final inspection may be issued provided a letter of agreement from the property owner is provided stating when the installation shall occur. All landscaping required by the landscaping plan shall be installed within six months of the date of the issuance of a temporary certificate of occupancy and/or the final inspection.

(Ord. O-2005-013, passed 9-13-05)

§ 157.006 LANDSCAPE PLAN.

(A) Prior to the issuance of a building, paving, grading, protected tree removal, or construction permit for any use, a landscape plan shall be submitted to the Building Official, or his designee. The Building Official, or his designee, shall review such plan(s) and shall approve it if the plan is in accordance with the criteria of these regulations. If the plan is not in accord, it shall be disapproved and shall be accompanied by a written statement setting forth the changes necessary for compliance.

(B) A person in plant material usage and landscape design shall prepare landscaping plans (e.g., landscape architect, landscape contractor, landscape designer, etc.) and shall contain the following minimum information:

- (1) Minimum scale of one inch equals 100 feet; show scale in both written and graphic form;
 - (2) Location, size, and species of all trees to be preserved (do not use "tree stamps" unless they indicate true size and location of trees);
 - (3) Location of all plant and landscaping material to be used, including plants, paving, benches, screens, fountains, statues, earthen berms, ponds (to include depth of water), topography of site, or other landscape features;
 - (4) Species of all plant material to be used;
 - (5) Size of all plant material to be used (container size, planted height, etc.);
 - (6) Spacing of plant material where appropriate;
 - (7) Layout and description of irrigation, sprinkler, or water systems including location of water sources;
 - (8) Description of maintenance provision;
 - (9) Person(s) responsible for the preparation of the landscape plan;
 - (10) North arrow/symbol; and
 - (11) Date of the landscape plan.
- (Ord. O-2005-013, passed 9-13-05)

§ 157.007.1 GENERAL RESIDENTIAL STANDARDS.

The following criteria and standards shall apply to landscape materials and installation:

(A) The builder shall in all residential uses landscape all yards facing roadways prior to building final and the homeowner occupying the structure. Landscaping shall include placement of sod, over seeding or sprigging. This requirement includes the bar ditch and/or sidewalk up to the road.

(B) In the front yard of each home, at least one tree shall be planted or retained. The required tree shall have a minimum size of three and one-half caliper inches measured six inches above the ground, (alternatively two trees with a minimum size of two inches may be substituted for one three and one-half caliper inch tree) and be one of the species listed in § [157.011](#).

(C) Only landscaping consisting of quality grass, shrubs, and trees that are generally found in quality residential neighborhoods shall be permitted.

(D) Landscaping materials such as wood chips and gravel may be used under trees, shrubs, and other plants.

(E) Plant materials shall conform to the standards of the approved plant list for the city. (See § [157.011](#) for the approved plant tree list.) Grass seed, sod, and other material shall be clean and reasonably free of weeds and noxious pests and insects.

(F) Ground covers used in lieu of grass in whole and in part shall be planted in such a manner as to present a furnished appearance and reasonable completed coverage within one year of planting.

(Ord. O-2011-002, passed 1-11-11)

§ 157.008 TREE REMOVAL.

(A) The clear cutting of land in commercially and residentially zoned areas is prohibited.

(B) Removal of protected trees in commercially and residentially zoned areas is prohibited without a permit and must comply with the tree replacement requirements of § [157.010](#).

(Ord. O-2005-013, passed 9-13-05; Am. Ord. O-2011-002, passed 1-11-11) Penalty, see § [157.999](#)

§ 157.009 PLANTING RESTRICTIONS.

(A) *Overhead lines.* Any required replacement trees shall not be planted within an area such that the mature canopy of the tree will be within ten feet of overhead utility lines.

(B) *Proximity to utilities.* Any required replacement trees shall not be planted within five feet of electrical facilities (underground or surface), public utility lines, including water lines, sewer lines, transmission lines or other utilities. No trees shall be planted within ten feet of a fire hydrant. Shrubs will be permitted outside of the minimum clearance of surface electrical facilities established by the franchise electric company.

(C) *Intersecting streets/highways.* Landscaping shall not be installed as to prohibit and/or limit the line of sight for ingress and egress.

(Ord. O-2005-013, passed 9-13-05)

§ 157.010 TREE REPLACEMENT REQUIREMENTS.

(A) *Tree replacement.* In the event that it is necessary to remove a protected tree(s), the party (other than franchise and utility companies) removing the protected tree shall be required to replace the tree(s) being removed with quality trees as defined in § [157.011](#)(A) or (B). A sufficient number of trees shall be planted to equal or exceed the diameter (measured at four and one-half feet above ground level) of each protected tree removed. This mitigative measure is not meant to supplant good site planning. Tree replacement will be considered only after all design alternatives, which could save more existing trees, have been evaluated and reasonably rejected. The replacement trees shall be a minimum of three inches in diameter (measured at one foot above ground) and seven feet in height when planted.

(B) *Replacement procedures.* At the time of review, the Building Official will determine the agent responsible for replacement, and location of the new trees. The replacement trees shall be located on the subject site whenever possible. However, if this is not feasible, the Building Official has the authority to allow the planting to take place on another property, including public property. Franchise utility companies shall be exempt from this requirement. If the Building Official approves the planting of replacement trees more than 30 days after the removal of protected trees, the applicant shall provide the Building Official with a letter of agreement that all replacement trees will be planted within six months.

(Ord. O-2005-013, passed 9-13-05) Penalty, see § [157.999](#)

§ 157.011 RECOMMENDED SPECIES FOR NEW PLANTING.

The following is a list of recommended high quality, long-living trees and shrubs that are considered suitable for local soil conditions and climate. Other species may be acceptable with approval from the Building Official.

(A) *Overstory (shade) trees.*

Common Name	Botanical Name
Bald Cypress	Taxodium distichum
Cedar Elm	Ulmus crassifolia

Lacebark (Drake) Elm	Ulmus parvifolia 'Drake'
Pecan	Carya illinoensis
Chinese Pistache	Pistacia chinensis
Bur Oak	Quercus macrocarpa
Shumard or Texas Red Oak	Quercus shumardii or texana
Sweet Gum	Liquidambar styraciflua

Common Name	Botanical Name
Green Ash	Fraxinus pennsylvanica
Live Oak	Quercus virginiana
Western Soapberry	Sapindus drummondii
Eastern Red Cedar	Juniperus virginiana
Chinquapin Oak	Quercus mulhenbergii
American Elm	Ulmus Americana

The listed overstory trees are acceptable replacement trees.

(B) *Accent (ornamental) trees.* The following ornamental trees, with Building Official approval, may be substituted for the required shade trees. These ornamental trees shall have a minimum diameter of three inches.

Common Name	Botanical Name
Japanese Black Pine	Pinus thunbergi
Afghan (Eldarica) Pine	Pinus eldarica
Redbud	Cercis Canadensis
Crape Myrtle	Lagerstremia indica
Yaupon Holly	Ilex vomitoria
Bradford Pear	Pyrus calleryana
Eve's Necklace	Sophora affinis
Texas Sophora	Sophora secundiflora
Mexican Plum	Prunus Mexicana
Purple-leaf Plum	Prunus cerasifera
Crabapple	Malus augustifolia

Deciduous Holly	Ilex deciduas
Chaste Tree	Vitex Angus-castus
Mexican Buckeye	Ungnadia speciosa
Desert Willow	Chilopsis lineraris

(C) *Evergreen shrubs.* Drought and freeze-resistant shrubs include, but are not limited to:

Chinese Holly	Juniper	Red Tip Photinia
Yaupon Holly	Wax Myrtles	Burford Holly
	Eleagnus	

Other plants may be used with approval from the Building Official.

(D) *Ground cover.*

Asian Jasmine	Liriope	English Ivy
Virginia Creeper	Boston Ivy	Vinca
Monkey Grass		

(E) *Unprotected trees.* Refers to a tree which the city has determined may or may not be worthy of preservation. The following trees shall not be required to be replaced when removed; however, prior to removal a permit must be obtained.

Common name	Botanical name
Arizona Ash	Fraxinus velutina
Bois D' Arc (Native)	Maclura pomifera
Chinese Tallow	Sapium sebiferum
Cottonwood (Native)	Populus deltoides
Honey Locust (Native)	Gleditsia triancanthos
Lombardy Poplar	Populus nigra italica
Mulberry	Morus alba
Siberian Elm	Ulmus pumila
Silver Maple	Acer saccharinum
Weeping Willow	Salix babylonica

(Ord. O-2005-013, passed 9-13-05)

📖 § 157.999 PENALTY.

Any person, firm, corporation, agent or employee thereof who violates any other provisions of this chapter, including, but not limited to, failing to obtain a permit when required, removing a protected tree without replacement with an appropriate number of replacement trees, failing to submit a site plan, or failing to landscape or maintain landscaping as approved in the applicable site plan, shall be guilty of a misdemeanor and upon conviction hereof shall be fined not to exceed \$500 for each incident. The unlawful injury, destruction or removal of each tree shall be considered a separate incident and each incident subjects the violator to the maximum penalty set forth herein per tree.

(Ord. O-2005-013, passed 9-13-05)

DUMPSTER REQUIREMENT

§ 92.19 LEAVING OR DEPOSITING BUILDING MATERIALS PROHIBITED; DUMPSTER REQUIRED FOR CONSTRUCTION SITES; OWNERS OR CONTRACTORS REQUIRED TO KEEP CONSTRUCTION SITES CLEAR OF LITTER.

(A) It shall be unlawful for any person, firm or corporation to leave, store or deposit any building material (new or used), lumber, brick, gravel, sand or dirt on any lot or lots or yard or other property in the city, except during such reasonable time as a house or structure is under actual construction and properly permitted by the city, except for dirt and sand being used by the occupant of a home on such property for leveling, grading or landscaping purposes.

(B) During construction, all debris (including concrete, brick, lumber, building materials, paper, cups and sacks) shall be properly disposed of on a daily basis. On major remodels and new construction, a commercial trash container (of a size determined by the Building Inspector) shall be provided and emptied as needed. Large pieces of lumber or building material shall be stacked neatly where not obtrusive to the neighbors. Dirt, mud, or debris in streets or alleys, or on any public sidewalk or adjacent private property as a result of grading, construction, demolition or other activities must be properly removed on a daily basis. At the discretion of the Building Inspector, any violation of the above requirements may result in the stoppage of all work on the building site, cancellation of the building permit, and/or issuance of citations. The Building Inspector shall determine the size of the required commercial trash container relative to the size of the project and the estimated amount of resulting construction debris. At all times during construction, the owner, contractor, subcontractor, or other person in charge of or working on the construction project shall, on a daily basis, have the duty of keeping the site clean from all such debris.

('88 Code, Ch. 6, § 1.06) (Ord. 245, passed 10-13-87; Am. Ord. 01-007, passed 4-10-01) Penalty, see § [92.99](#)

NOISE ORDINANCE

§ 94.02 LOUD NOISE PROHIBITED; ENUMERATION.

(A) *Definitions.* The following terminology is defined as follows.

CONSTRUCTION means any site preparation, assembly, erection, substantial repair, alteration, or similar action, excluding demolition, for or of public or private rights-of-way, structures, utilities or similar property.

DECIBEL METER means a unit for measuring the volume of a sound.

DEMOLITION means any dismantling, intentional destruction or removal of structures, buildings, utilities, public or private right-of-way surfaces, or similar property.

DEVICE means any mechanism which is intended to produce, or which actually produces, noise when operated or handled.

EMERGENCY VEHICLE means a motor vehicle used in response to a public calamity or to protect persons or property from an imminent exposure to danger.

EMERGENCY WORK means any work performed for the purpose of preventing or alleviating physical trauma or property damage threatened or caused by an emergency.

MOTOR VEHICLE means any vehicle propelled by mechanical power or any motorized watercraft, such as, but not limited to, any passenger car, truck, truck-trailer, semi-trailer, camper, motorcycle, mini-bike, go-cart, boat, jet-ski, dune buggy or racing vehicle.

NOISE means any sound which annoys or disturbs humans or which causes or tends to cause an adverse psychological or physiological effect on humans.

NOISE DISTURBANCE means any unreasonably loud, disturbing and unnecessary noise which is offensive to an adult person within the city, which noise renders the enjoyment of life or property uncomfortable or interferes with public peace and comfort.

VIBRATION means an oscillatory motion of solid bodies of deterministic or random nature described by displacement, velocity, or acceleration with respect to a given reference point.

(B) *Administration and noise measurement.*

(1) The City Manager or his or her designee shall administer the noise control program required by this chapter.

(2) In order to implement and enforce this chapter and for the general purpose of sound and vibration abatement and control, the City Manager or his or her appointed representative shall have the power to, upon presentation of the proper credentials, make necessary inspections and test with the proper authorization or permission from the owner on any private property or place.

(3) Sound level measurement shall be made with a sound level meter.

(C) *Environmental sound levels.* The following noise standards, unless otherwise specifically indicated, shall apply to all property with a designated land use district.

Land use district	Time of day Monday- Sunday	Energy equivalent sound levels (Leq)
Residential	10:00 p.m. to 7:00 a.m.	52 dB(A)
	7:00 a.m. to 10:00 p.m.	62 dB(A)
Office, retail	Anytime	62 dB(A)
Commercial	Anytime	62 dB(A)
Industrial	Anytime	70 dB(A)

(D) *Noise prohibited.*

(1) No person shall allow, make or cause to be made any unreasonably loud, disturbing and unnecessary noise within the limits of the city or within 5,000 feet outside the limits of the city, which is offensive to an adult person within the city, which noise renders the enjoyment of life or property uncomfortable or interferes with public peace and comfort, nor shall any person allow, make or cause to be made any unreasonably loud, disturbing and unnecessary noise in the city.

(2) The following activities, among others but not to exclude other such acts, are declared to create loud, disturbing and unnecessary noise in violation of this section, namely:

(a) *Animals.* Owning, keeping, possessing, or harboring any animal or animals which, by noise-making, disturb or interfere with the peace, comfort, or repose of neighboring residents, or cause a disturbance. The provisions of this section shall apply to all public and private facilities, including any animal shelter or commercial kennel, which holds or treats animals.

(3) Radios, television sets, musical instruments, phonographs, and similar devices.

(a) The using, operating or permitting to be played, used or operated any sound production or reproduction device, radio receiving set, musical instrument, drums, phonograph, television set, loud speakers and amplifiers or other machine or device for the production or reproduction of sound in such a manner as to violate division (C) of this section or cause a noise disturbance and;

(b) The operation of any such radio, instrument, phonograph, television set, loud speakers or similar device in such a manner as to be plainly audible at a distance of 50 feet from the building, structure or vehicle in which it is located, shall be prima facie evidence of a violation of this section.

(4) *Yelling, shouting, and the like.* The yelling, shouting, crying, hooting, whistling or singing of peddlers, hawkers or any other person in a manner that causes a noise disturbance.

(5) *Construction work.* Operating or permitting to be operated any equipment used in construction, repair, alteration or demolition work on buildings, structures, streets, alleys or appurtenances thereto are prohibited as detailed below.

(a) No work or activity on a residential or commercial construction site which generates excessively disturbing noise to a person of ordinary sensibilities in the vicinity shall occur between the hours of dusk to dawn of the following morning, Monday through Saturday, and all day on Sunday.

(b) The following construction activities shall be exempt from subsection (a): home projects where the work is being done by the residential owner.

(c) Upon good cause being shown, the City Manager or his or her designee may grant a temporary exception to subsection (a).

(6) *Vehicles and motorcycles.* The repairing, rebuilding, modifying or testing of any motor vehicle (including off-road vehicles) or watercraft on private property, on a public right-of-way, on a public space, in such a manner as to create loud or unnecessary noises, such as spinning or squealing of tires, grating, grinding, rattling, or other noises, between the hours of 10:00 p.m. and 7:00 a.m. the following day shall be deemed a violation of this section.

(7) *Vibration.* Using or causing the use of any device that creates any ground vibration which is perceptible without instruments at any point on or beyond the property boundary of the source if on private property, or at 50 feet from the source if on a public space or public right-of-way.

(E) It shall be unlawful for any person operating or controlling a motor vehicle in any location within the city, to operate a radio, stereo receiver, compact disc player, cassette tape player or other similar device from the motor vehicle in such a manner that the volume is louder than is necessary for the convenient hearing of the occupants of the vehicle in which such device is operated. The operation of such a device in such a manner as to be plainly audible at a distance of 50 feet or in such a manner that the vibration accompanying the sound from the device can be plainly felt at a distance of 50 feet from the vehicle shall be prima facie evidence of a violation of this section.

(F) *Exemptions.*

(1) In this section the following term shall have the meaning set forth: ***SPECIAL EVENT*** means an event occurring no more than once in a calendar year, being no longer than five days in duration and which complies with all park use permit requirements.

(2) The following sources of potentially excessive sound shall be exempt from noise control regulation:

(a) Safety signals, storm warning sirens or horns and the testing of such equipment, emergency vehicles sirens or horns used when responding to an emergency, and emergency pressure relief valves.

(b) Sound caused in the performance of emergency or public service work, including public utility operations, acting to protect the health, safety or welfare of the community.

(c) Sounds caused by natural phenomena.

(d) Public or private school sponsored activities conducted on public playgrounds and public or private school grounds including, but not limited to, school athletic and school entertainment events.

(e) Special events conducted on public parks.

(G) *Permits of variance.*

(1) The City Manager is authorized to grant permits for relief of any provision in this chapter on the basis of undue hardship in cases where:

(a) The sound source will be of short duration and the activity cannot be conducted in a manner as to comply with this chapter.

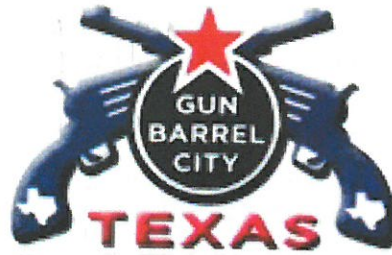
(b) Additional time is necessary for the applicant to alter or modify their activity or operation to comply with this chapter.

(c) No reasonable alternative is available to the applicant.

(d) An automatic variance will be granted for the purpose of conducting parades or other public events, provided that any noise disturbance created by such activity will be abated when such request is made by the city official authorized to enforce this chapter.

(2) The City Manager or designated representative may prescribe any reasonable conditions or requirements deemed necessary to minimize adverse effects and may suspend any permit issued for violating any provisions prescribed in the permit variance.

(Ord. 260, passed 1-10-89; Am. Ord. 308, passed 5-28-91; Am. Ord. 05-005, passed 4-12-05; Am. Ord. O-2011-001, passed 1-11-11) Penalty, see § [10.99](#)



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903-887-1087 Fax: 903-887-6666

NEW RESIDENT RESOURCE LIST

ANIMAL CONTROL

GBC ANIMAL CONTROL	903-887-7151
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NON EMERGENCY

COMMUNITY

CHAMBER OF COMMERCE	903-887-3152
DIG ONE CALL SYSTEM	800-245-4545
FAMILY RESOURCE CENTER	903-887-4711
LANDFILL IN EUSTACE	903-676-4067

INFORMATION

ELECTRIC

TXU	800-242-9113
ONCOR	888-313-6862

PROVIDERS

FIRE

GBC FIRE DEPARTMENT	903-887-6909
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NON EMERGENCY

POLICE

GBC POLICE DEPARTMENT	903-887-7151
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NON EMERGENCY

TRASH/WASTE COLLECTION

REPUBLIC SERVICES/ALLIED WASTE	800-328-7274
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WATER AND SEWER PROVIDER

EAST CEDAR CREEK FRESH WATER SUPPLY	903-887-7103
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