



October 30, 2015

STAFF REPORT

RE: Case 1722-Z/Town of Addison

LOCATION: N/A – This is a text amendment to the zoning code.

REQUEST: Approval of an ordinance amending Article XXI (Landscaping Regulations) by revising the requirements for maintenance of irrigation systems and enforcement.

APPLICANT: Town of Addison, represented by Mr. Charles Goff

CASE HISTORY:

The Commission voted to table this item at the October 20, 2015 meeting and requested that staff consider revisions to the proposed amendments. In further discussion with the City Attorney, staff is bringing the proposal back as originally submitted and will be prepared to discuss in more detail at the meeting.

DISCUSSION:

Background: From time to time, situations occur where property owners do not shut off their irrigation systems when the temperature is at or below freezing. This can cause water to spray on to streets and sidewalks, accumulate and turn to ice. This creates a hazardous condition. Staff has been asked to strengthen our current regulations in order to prevent this from occurring.

Addison's Landscape regulations are part of the zoning code. This requires that any change to these regulations go through the zoning process for adoption.

Current Request: Staff is proposing to revise Article XXI (Landscaping Regulations), Section 10 (Landscape Maintenance) to add several new requirements. The first would require that all

automatically controlled irrigation systems install a rain, moisture and freeze shut-off devices, sensors or other technology designed to inhibit or interrupt operation of the irrigation system during periods of moisture, rainfall, or freezing temperatures. Existing systems would need to be brought into compliance when repairs are necessary or if there is a change on the property which requires a new certificate of occupancy.

The proposed new requirements would also prohibit spraying water over surfaces made of concrete, asphalt, brick, wood, stones set in mortar, or any other impervious material. Furthermore, systems adjacent to streets, sidewalks, alleys, and parking lots must not cause damage to other property or interfere with the free movement of vehicles or pedestrians.

These new regulations would apply to all zoning districts which are bound by the landscape ordinance. This is every property except those zoned in one of the Town's residential districts (R-1, R-2, R-3, and R-16).

Section 11 (Enforcement) is also being amended to grant authority to the police department, the building official or the city manager's designee to enforce these requirements. Should a property be found in violation of these requirements, they can be cited by the Town.

RECOMMENDATION: **APPROVAL**

The proposed changes will bring Town requirements in line with current TCEQ regulations with regards to rain/freeze sensors. The new requirements will limit the likelihood of irrigation systems causing hazardous conditions during cold weather and better enable the Town to respond when a situation arises to make sure that it does not occur repeatedly. Staff recommends approval, subject to no conditions.

Case 1722-Z/Town of Addison
November 3, 2015

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on September 15, 2015, voted to table this item. It was reconsidered at a special meeting on November 3, 2015 where the Commission recommend approval of an ordinance amending Article XXI (Landscaping Regulations) of the Zoning Code by revising the requirements relating to the maintenance of irrigation systems and enforcement subject to the ordinance being written so that the regulation of irrigation systems be applicable to all properties in the Town.

Voting Aye: Ennis, Griggs, Schaeffer, Robbins, Robinson
Voting Nay: Smith
Abstain: none
Absent: Morgan