

CITY OF LOWRY CROSSING, TEXAS

ORDINANCE NO. 165

**AN ORDINANCE OF THE CITY OF LOWRY CROSSING, TEXAS, AMENDING ORDINANCE NO. 105, THE SUBDIVISION CODE, AS AMENDED, BY AMENDING ARTICLE 8, "STANDARD SPECIFICATIONS FOR SUBDIVISION CONSTRUCTION & CONSTRUCTION OUTSIDE A SUBDIVISION," BY AMENDING CONSTRUCTION STANDARDS FOR DEVELOPMENT WITHIN THE CITY, INCLUDING, BUT NOT LIMITED TO CONSTRUCTION STANDARDS FOR STREETS, STORM SEWERS AND CULVERTS; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Governing Body of the City of Lowry Crossing, Texas, has determined that the construction standards contained within the Subdivision Code of the City (Ordinance No. 105) should be amended to better protect the citizens and the general public; and

**WHEREAS**, the Governing Body finds that it is in the public interest to amend the Subdivision Code as described herein; Now, Therefore,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOWRY CROSSING, TEXAS:**

**Section 1.** That the Subdivision Code of the City of Lowry Crossing, Texas, Ordinance No. 105, as amended, is hereby amended by amending Article 8, "Standard Specifications for subdivision Construction & Construction Outside a Subdivision," to read as follows:

**"ARTICLE 8**

**STANDARD SPECIFICATIONS FOR SUBDIVISION CONSTRUCTION**

**&**

**CONSTRUCTION OUTSIDE A SUBDIVISION**

**Sec. 12-8-1 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION – NORTH CENTRAL TEXAS, ADOPTED**

Except as herein amended the "Standard Specifications for Public Works Construction – North Central Texas, Second Edition," as such edition may be amended from time to time, is hereby adopted as the specifications for public works and private development projects carried out within the City. Such specifications, including the amendments and/or additions contained in the following sections of this article shall be applicable to all construction within

corporate limits of the City of Lowry Crossing and its extraterritorial jurisdiction, **including land both within and without a platted subdivision.**

**Sec. 12-8-2 SPECIFIC AMENDMENT TO THE ADOPTED STANDARD SPECIFICATIONS – FOR STREETS.**

A) Unless approved by the City Council all streets shall be constructed in accordance with the following minimum standards:

- (1) Street right-of-way shall be at least **60 feet** in width and the pavement portion shall be at least **24 feet** in width, with additional right-of-way necessary to meet all needs including drainage.
- (2) *Thickness – Residential 6” – 4,000 psi, 6 sack*
- (3) *Collector and thoroughfare 8” – 4,000 psi, 6 sack.*
- (4) No: 3 bars on 24” centers both ways. Bar chairs shall be furnished.
- (5) Subgrade: Shall be 6 inches thick, and shall be stabilized with at least **34 pounds or 8 percent by dry weight** per square yard hydrated lime, compacted to a density not less than 95%.
- (6) Concrete poured not *more* that 5” slump.
- (7) Cross slope shall be ¼ inch per foot.
- (8) Joints
  - (a) *Sawed transverse contraction joints every 15 feet or 1.25 times the longitudinal joint spacing, whichever is less.*
  - (b) *Expansion joints – place full width redwood expansion joints at intersections, P.C. and P.T. of curves. No other redwood expansion joints are required. Place premolded expansion joint material around all fixed structures in the pavement.*

B) Fire hydrants shall be located pursuant to the city fire code, provided however, fire hydrants shall be located at least every 400 feet along street water lines.

C) Cul-de-sacs shall not exceed 500 feet in length and the circular turnaround must have a minimum radius of 50 feet for the right-of-way and a pavement radius of 43.5 feet measured to the edge of the paved area where there are no curbs and measured to the back of the curb where there is a curb.

D) *Storm Sewer Construction – Storm sewers shall be constructed using reinforced concrete pipe or concrete box culverts conforming to the requirements of the Texas Department of Transportation (TxDOT). Pipes shall be a minimum of Class III, or better if required for heavier loading. All pipe or box culverts crossing perpendicular to the traveled roadway shall have headwalls installed at upstream and downstream ends. Driveway culverts may be corrugated metal pipe, but must have concrete headwalls. All 18 inch and 21 inch driveway pipe culverts parallel to the traveled roadway shall have TxDOT type flared wingwalls installed at upstream and downstream ends.*

*All 24 inch and larger pipe culverts parallel to the traveled roadway shall have TxDOT safety end treatment headwalls installed at upstream and downstream ends.”*

**Section 2.** That all provisions of the Subdivision Code of the City of Lowry Crossing, Texas, in conflict with the provisions of this ordinance be, and the same are hereby

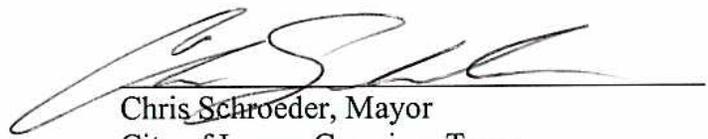
repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect save and except as amended by this ordinance.

**Section 3.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction be subject to a fine not to exceed \$2,000.00 for each offense for a violation of a provision of this ordinance governing fire safety, zoning, or public health and sanitation, or \$500 for each offense for all other violations. Each and every day any such violation shall continue shall be deemed to constitute a separate offense.

**Section 4.** That the sections, paragraphs, sentences, phrases, clauses and words of this ordinance are severable, and if any section, paragraph, sentence, phrase, clause or word in this ordinance or application thereof to any person, firm or corporation, or to any circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance, and the City Council hereby declares that it would have adopted such remaining portions of this ordinance despite such invalidity.

**Section 5.** That this ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law in such cases provides, and it is accordingly so ordained.

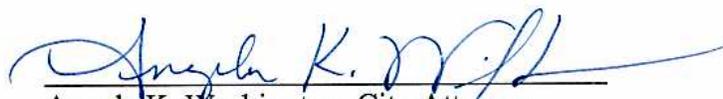
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LOWRY CROSSING, TEXAS, this 21st day of April, 2003.

  
Chris Schroeder, Mayor  
City of Lowry Crossing, Texas

ATTEST:

  
Eddie Sturgal, City Secretary

APPROVED AS TO FORM:

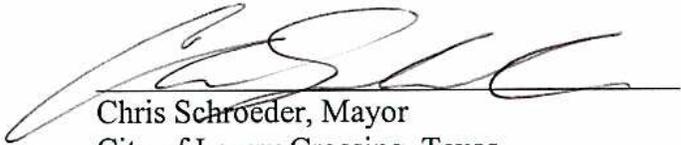
  
Angela K. Washington, City Attorney

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DULY PASSED AND APPROVED by the City Council of the City of Lowry Crossing, Texas this 21st day of April, 2003.

  
Chris Schroeder, Mayor  
City of Lowry Crossing, Texas

ATTEST:

  
Eddie Sturgal, City Secretary  
City of Lowry Crossing, Texas

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