

CITY OF LIBERTY, TEXAS

2014-2035



Housing

Population

Land Use

Economic Development

Street System

Thoroughfare System

Water System

Wastewater System

Storm Drainage

Recreation and Open Space

Capital Improvements Program

Public Management



PUBLIC MANAGEMENT

PLANNING/CAPACITY/BUILDING PROJECT

FOR

THE CITY OF LIBERTY, TEXAS

2012 TxCDBG Planning 2014-2035

- 1-Housing*
- 2-Population*
- 3-Land Use*
- 4-Economic Development*
- 5-Street System*
- 6-Thoroughfare System*
- 7-Water System*
- 8-Wastewater System*
- 9-Storm Drainage*
- 10-Recreation and Open Space*
- 11-Capital Improvements Program*

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of the State of Texas*

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FOREWORD

This is a study for the City of Liberty financed through the Office of Rural Affairs, Texas Department of Agriculture Texas Community Development Program. The study is a planning document that will assist the City in improving the living conditions of its citizens. Information, analysis, and recommendations are given in the areas of base mapping, housing, population, land use, streets, thoroughfares, water, wastewater, parks and recreation, economic development, capital improvements, and storm drainage. This document is intended to give the citizens of Liberty a guide for making decisions in the development of the community.

CITIZEN PARTICIPATION

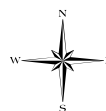
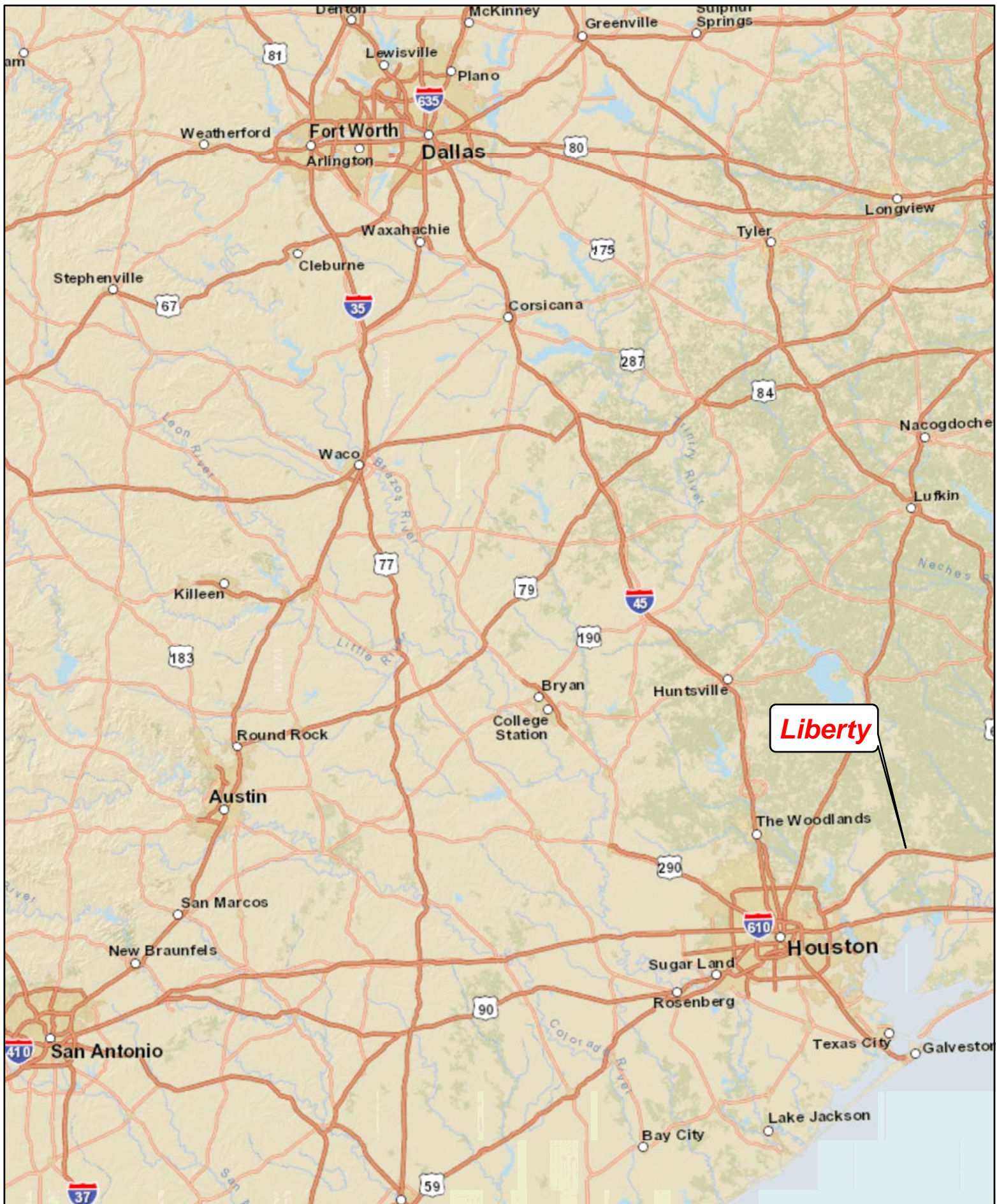
During the course of the planning process, the citizens of Liberty were given multiple opportunities for public input. Public meetings were held on July 16 and September 2, 2014. In addition a public hearing was held on September 9, 2014. The goals and objectives contained in this plan were formulated through analysis of the data, consultation with City staff and elected officials, and public comment.

TABLE OF CONTENTS

	<i>Page</i>
<i>LOCATION MAP.....</i>	<i>5</i>
<i>BASE MAP.....</i>	<i>6</i>
<i>SECTION 1-HOUSING.....</i>	<i>11-27</i>
<i>SECTION 2-POPULATION.....</i>	<i>28-39</i>
<i>SECTION 3-LAND USE.....</i>	<i>40-56</i>
<i>SECTION 4-ECONOMIC DEVELOPMENT.....</i>	<i>57-71</i>
<i>SECTION 5-STREET SYSTEM.....</i>	<i>72-86</i>
<i>SECTION 6-THOROUGHFARE SYSTEM.....</i>	<i>87-95</i>
<i>SECTION 7-WATER SYSTEM.....</i>	<i>96-113</i>
<i>SECTION 8-WASTEWATER SYSTEM.....</i>	<i>114-123</i>
<i>SECTION 9-STORM DRAINAGE.....</i>	<i>124-133</i>
<i>SECTION 10-RECREATION AND OPEN SPACE.....</i>	<i>134-146</i>
<i>SECTION 11-CAPITAL IMPROVEMENTS PROGRAM.....</i>	<i>147-160</i>

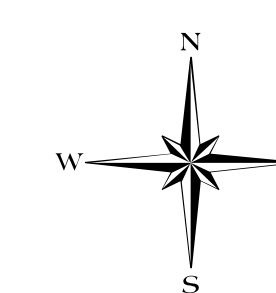
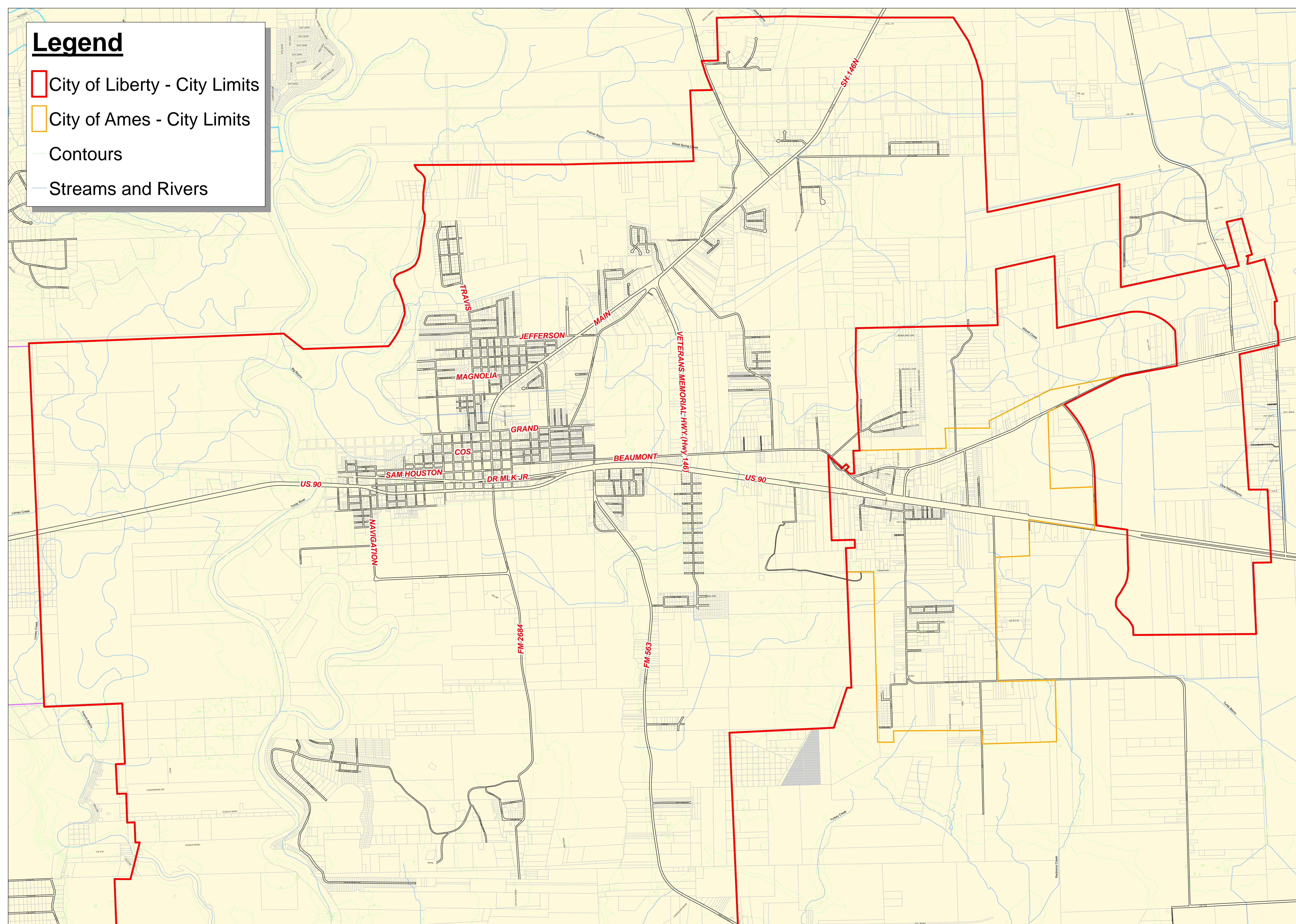
LIST OF EXHIBITS

	<i>Page</i>
A. Location Map.....	5
B. Base Map.....	6
C. Existing Structures.....	16
D. Population Projections.....	37
E. Existing and 2035 Population Distribution.....	39
F. Existing Land Use.....	55
G. Future Land Use.....	56
H. Existing Street System Inventory.....	85
I. Proposed Street System Improvements.....	86
J. Existing Thoroughfare System Inventory.....	94
K. Proposed Thoroughfare System Improvements.....	95
L. Existing Water System.....	112
M. Proposed Water System Improvements.....	113
N. Existing Wastewater System.....	122
O. Proposed Wastewater System Improvements.....	123
P. Existing Storm Drainage System.....	132
Q. Proposed Storm Drainage System Improvements.....	133
R. Existing Parks and Recreation.....	145
S. Proposed Park Improvements.....	146
T. Capital Improvements Program.....	160



Legend

- City of Liberty - City Limits
- City of Ames - City Limits
- Contours
- Streams and Rivers



INTRODUCTION



Public Management



INTRODUCTION

Liberty Texas, the county seat of Liberty County, is on State Highway 146 and U.S. Highway 90 in the south central part of the county. The site is in a major oil and gas production area served by the Southern Pacific Railroad. Liberty once stood at the head of navigation on the Trinity River. The town was founded near the sites of a Spanish settlement called Atascosito (established in 1756) and Champ d'Asile, a French colony established in 1818. The area was first occupied by American squatters as early as 1818, when it was still under Spanish law; settlers along the Atascosito Road, which crossed the Trinity three miles to the north, petitioned unsuccessfully to be included in Stephen F. Austin's colony. Subsequently, under Mexican law, land commissioner José Francisco Madero established an office in the settlement and on May 5, 1831, granted thirty-six land titles there, thus forming a new municipality, Villa de la Santísima Trinidad de la Libertad. In this Anglo-American colonization period, according to some sources, the town shortened its name to Liberty, after Liberty, Mississippi, whence many of the early settlers had come.

Anahuac military commander John Davis Bradburn attempted to dissolve the ayuntamiento in Liberty on December 10, 1831, but the municipality survived. It was represented at the Consultation in 1835 and granted a post office in 1836. Throughout the period Liberty served as a shipping point for plantations along the Trinity, for lumber operations, and for a variety of shipments from farmers. Sam Houston practiced law in the community from the 1830s to the 1850s. He maintained two plantation homes in Liberty County until his death. In the Texas Revolution, Andrew Briscoe's Liberty Volunteers organized in 1835, fought at the siege of Bexar and the battle of Concepción, and it was to Liberty in February 1836 that one of William B. Travis's letters requesting reinforcements at the Alamo was delivered by Joseph Dunman.

After San Jacinto, captured Mexican officers were held for a time in Liberty at William Hardin's homestead, afterwards known as Mexican Hill. There the prisoners received kind treatment from Harriet Paine, a slave of Hardin's who lived to be nearly 100 and contributed to the area's history and folklore.

Liberty became the county seat and was incorporated in 1837. At that time, the town was a trade center for surrounding plantations. The arrival of Creole immigrant families in 1845 increased the area population, but by 1840 only ten or twelve houses stood at the townsite. The town functioned as an important port, with steamship transportation of passengers, trade, and mail to and from Galveston and with access to stage routes and ferry service across the Trinity. A school was founded in 1838. The population numbered 200 in 1845. The town cemetery was marked off in 1848.

In the 1850s, as the community expanded, additional industry developed around its gristmills, cattle shipping docks, and two sawmills. The Liberty Gazette was published as early as 1855. In that year the local Methodist congregation had more black members than whites; in 1858, of a population of 651, 189 were black. The Liberty Female Seminary and Male and Female School opened in 1858, and an Ursuline convent academy for girls in 1859. Liberty expanded as a shipping point when the Texas and New Orleans Railroad reached it in 1858, and in 1860 a Market House was under construction at the site of the future Sam Houston Elementary School.

By 1907 the Trinity Valley and Northern Railway Company, built for use of the Dayton Lumber Company, served Dayton, located on the west side of the Trinity River and originally known as West Liberty. A major boost in the population came in 1925 with the development of the South

Liberty oilfield. The area's leading crop in the 1920s was cotton. Efforts to make the Trinity navigable for steamers continued from 1852 to 1940, when 236 miles of waterway had been completed and Liberty served as an inland port with barge connections to the Houston Ship Channel. The population rose steadily from 865 in 1900 to 3,087 in 1940.

During World War II, a camp for German prisoners of war operated at the Liberty fairgrounds. The county fair, first held in 1909, moved to its Wallisville Road grounds in 1930 and with the support of Chambers County became the Trinity Valley Exposition in 1939. State Highway 146, which provides a route from East Texas to Baytown and the Texas City-Galveston area, was completed in 1950. In that year a veneer mill, a cannery, a commercial printing plant, and an ice plant contributed to the economy, and a local farmer grew orchids. The population rose to 4,161 in 1950, 5,591 in 1970, and 7,733 in 1990, when the town had 213 businesses. By 2000 there were 8,033 residents and 526 businesses.

Throughout the years the City has undertaken several planning efforts, all with the same goals; to allow for the orderly growth and development of community. The purpose of this planning effort is no different, although the challenges facing the City today look much different than they did in 1818. Hopefully this document will help the City of Liberty continue to grow in terms of economic opportunities, better quality housing and improved infrastructure for all. The planning period for this plan is 2014-2035.

HOUSING

Public Management

HOUSING

SECTION 1.1-INVENTORY

Public Management, Inc. made a survey of all the housing units and the land use in Liberty. Exhibit C shows the location and classification of all the buildings in Liberty.



Figure 1.1-Excerpt from Exhibit "C"

The following definitions explain the meanings of classifications.

a. Definitions

Single-Family Structure--a permanent structure which is used by individuals and/or families for living purposes. It is detached from other housing units.

Manufactured Home, HUD Code--means a structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems



Figure 1.2-Manufactured Home



Figure 1.3-Standard Single Family Unit.

Standard--a structure that has deteriorated less than ten percent (10%) of its highest value. An observation of such a structure may reveal no physical problems or minor items of needed repair such as flaking paint.

Deteriorated--a structure that has deteriorated from ten percent (10%) to fifty percent (50%) of its highest value. An observation of such a structure may reveal physical problems ranging from rotted siding and roof deterioration to foundation problems and limited structural damage.



Figure 1.4-Deteriorated Single Family Unit.



Figure 1.5-Dilapidated Single Family Unit.

Dilapidated--a structure that has deteriorated more than fifty percent of its highest value. An observation of such a structure may reveal a number of physical problems consisting of severe foundation problems, extensive structural damage, roof deterioration, rotted siding, electrical problems, and plumbing problems.



Figure 1.6-Multi-Family Units-Duplex

Multi-Family Unit--a permanent structure which is used by individuals and/or families for living purposes. It is attached to other housing units in single level or multiple level structures.

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Commercial Structure--a permanent structure that is used for purposes other than living such as the conduct of business, government, and education activities.

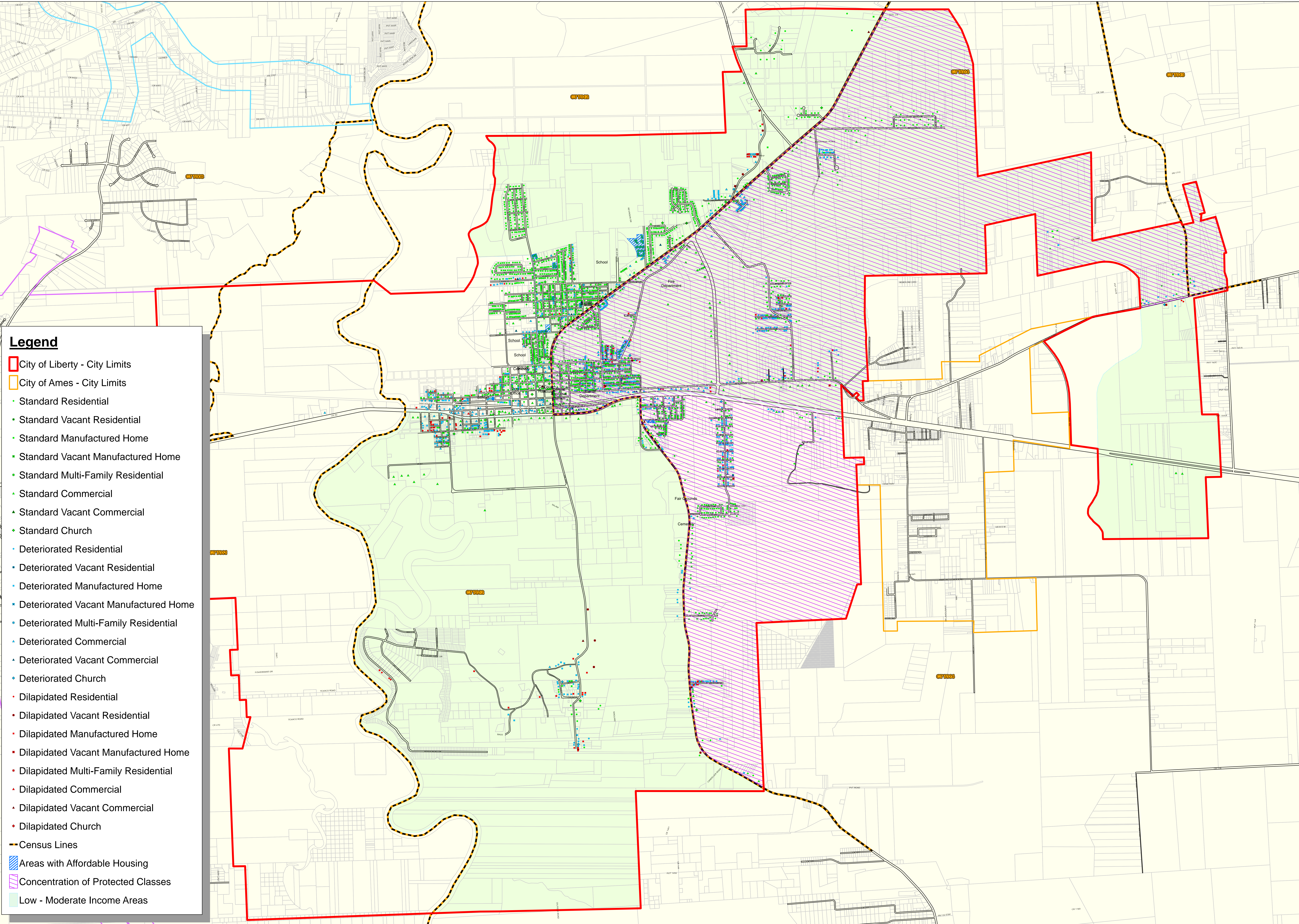


Figure 1.7-Commercial Strip Centers-Liberty, TX



Figure 1.8-First Baptist Church

Church--a permanent structure that is used for the conduct of religious activities.



Legend

City of Liberty - City Limits

City of Ames - City Limits

•

Standard Residential

•

Standard Vacant Residential

•

Standard Manufactured Home

•

Standard Vacant Manufactured Home

•

Standard Multi-Family Residential

•

Standard Commercial

•

Standard Vacant Commercial

•

Standard Church

•

Deteriorated Residential

•

Deteriorated Vacant Residential

•

Deteriorated Manufactured Home

•

Deteriorated Vacant Manufactured Home

•

Deteriorated Multi-Family Residential

•

Deteriorated Commercial

•

Deteriorated Vacant Commercial

•

Deteriorated Church

•

Dilapidated Residential

•

Dilapidated Vacant Residential

•

Dilapidated Manufactured Home

•

Dilapidated Vacant Manufactured Home

•

Dilapidated Multi-Family Residential

•

Dilapidated Commercial

•

Dilapidated Vacant Commercial

•

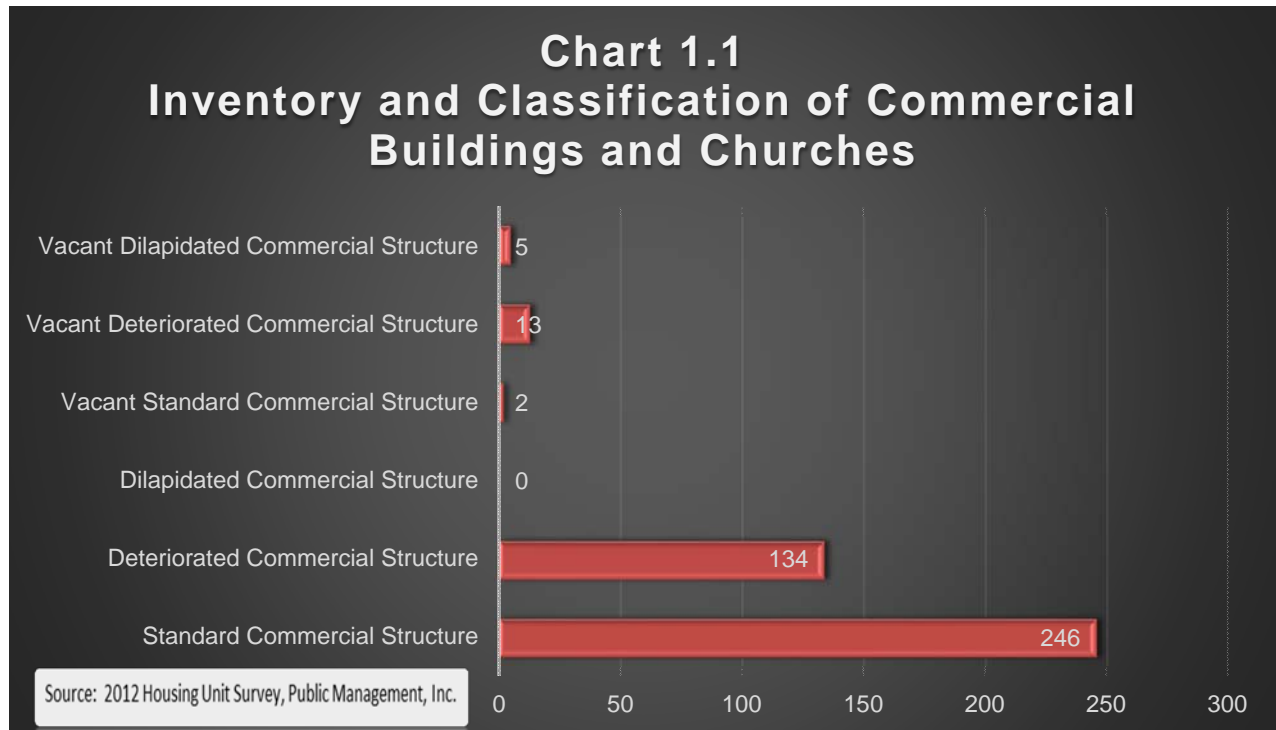
Dilapidated Church

Census Lines

Areas with Affordable Housing

Concentration of Protected Classes

Low - Moderate Income Areas



b. Census Data

According to the Census data, approximately 67% of the City's occupied housing units are owner occupied, compared with 77% for Liberty County. These numbers are consistent with other communities in the area. Incorporated cities tend to have more rental properties than unincorporated areas.

Table 1.2-Occupied Housing Unit Types				
Type	Number (Liberty)	% of Total	Number (Liberty County)	% of Total
Owner Occupied	1,932	66.9	19,341	77.1
Renter Occupied	957	33.1	5,732	22.9
Total		100.0%		100.0%
Source-2010 United States Census				

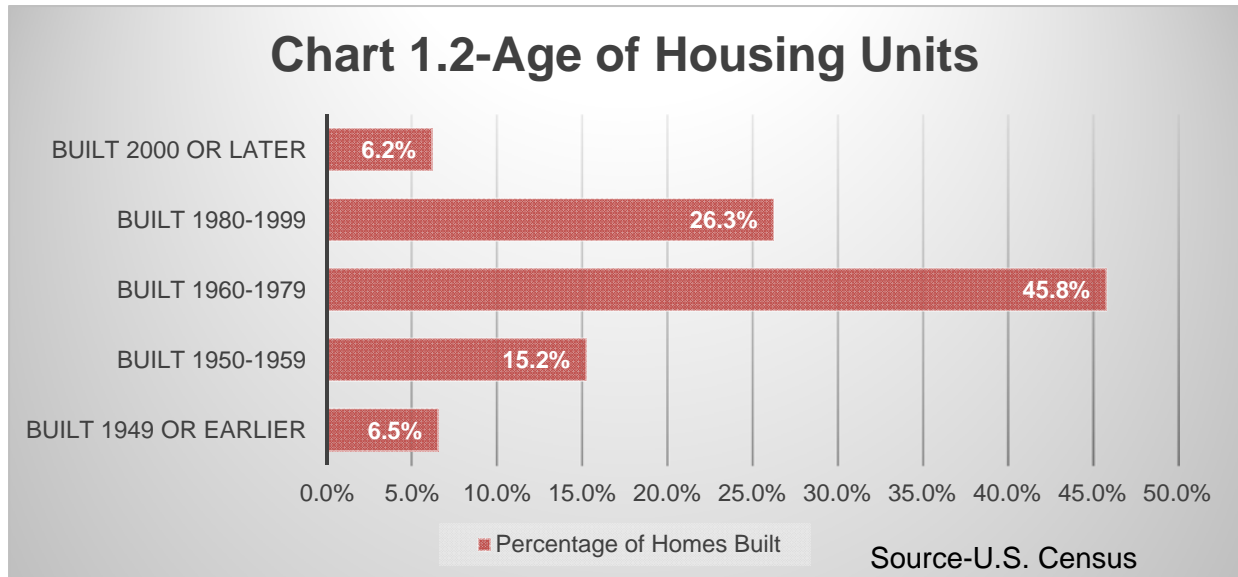
According to Census data, 353 units, or 10.9% of the City's total housing units are vacant, compared to 3,686 or 12.8% for Liberty County. The City's numbers are consistent with the current trends in the County. Of these vacancies, 82 are for rent, 7 are rented, but not occupied, 30 are for sale only, 6 are sold, but not occupied, 16 are seasonal, or recreational and the rest are vacant for other reasons.

Table 1.3- Occupancy Status				
Type	Number (Liberty)	% of Total	Number (Liberty County)	% of Total
Occupied Units	2,889	89.1	25,073	87.2
Vacant Units	353	10.9	3,686	12.8
For Rent	82	2.5	616	2.1
Rented	7	0.2	38	0.1
For Sale	30	0.9	316	1.1
Sold	6	0.2	168	0.6
Seasonal, Recreational	16	0.5	765	2.7
Other	212	6.5	1,783	6.2
Total		100.0%		100.0%
Source-2010 United States Census				

c. *Extent of Problems and Identification of Housing Needs and Extent of Problems*

- *Home-ownership and availability of affordable housing appears to be a concern with housing in Liberty. As indicated in the census data in Table 1.2, more than 33% of the City's occupied housing stock is rented property.*
- *Aging Housing Stock-According to Census data, approximately 67.5% of the city's housing stock was built before 1980. The chart below shows the relative age of the housing stock for Liberty. This is a concern because 26.7% of the City's households, both renters and owners, include individuals that are over the age of 65. Older homes and manufactured homes typically have smaller doorways and restrooms that make mobility difficult for*

individuals in wheelchairs. In addition, there may not be ramps installed, as needed for easy access.



- *Deteriorated and dilapidated owner-occupied units appear to be the City's next biggest problem area. These units constitute approximately 16% of the City's total housing stock. The City should consider the use of Texas Department of Housing and Community Affairs HOME program funds.*
- *Vacant, dilapidated and deteriorated residential and commercial structures. These units constitute approximately 1% of the City's total housing stock.*

The Role of Housing Rehabilitation

Residential housing units (includes residential structures, manufactured homes and rental units) fall primarily in the categories of standard and deteriorated. These two categories make up a substantial amount (93.6%) of the residential units in the City. However, there are eighteen (18) units in the City that are dilapidated and constitute the remainder of the housing stock (6.4%). The dilapidated units make up a significant percentage of the overall units. Dilapidated units can cause health and safety concerns within the City. These units may be

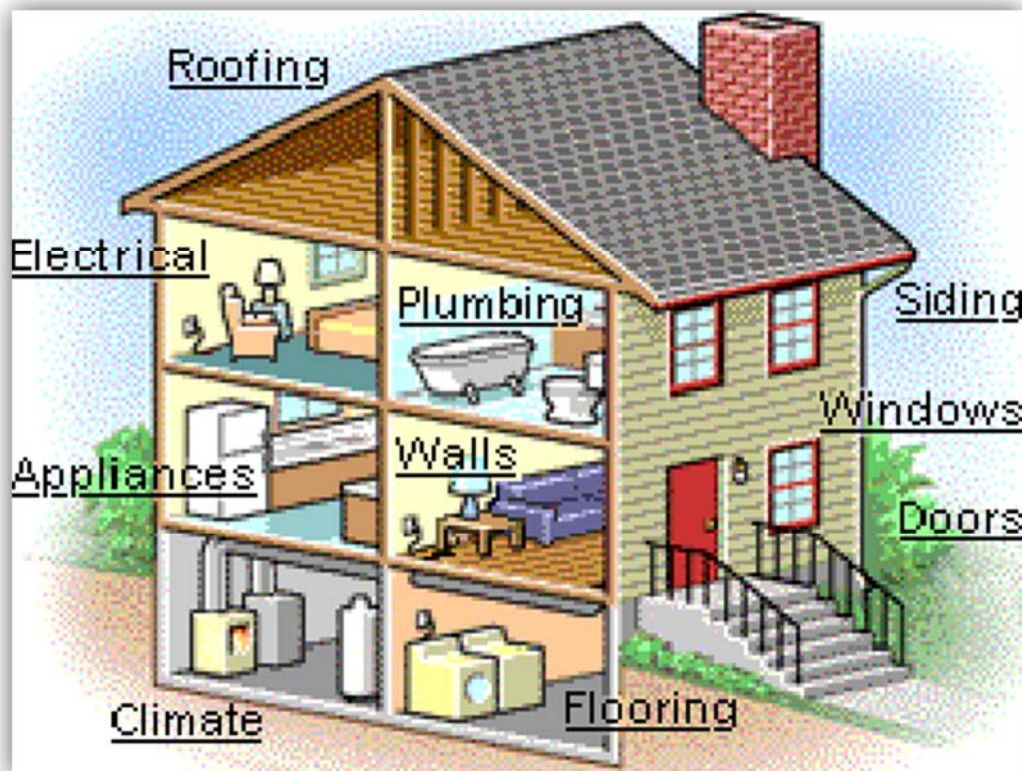
structurally unsound and can be dangerous to occupy. Given that many of the units in the City are older units, it may be safe to assume that the dilapidated units have outdated wiring and plumbing that would not meet today's codes.



Deteriorated units can easily turn into dilapidated units in a relatively short time if not maintained. How do these units go from mild deterioration to severe dilapidation? Given that over 50% of the City's total population is low-to-moderate income, it is unlikely that funds are being diverted to home maintenance. Sometimes the unit is neglected for long periods of time and the thought of repairing the unit becomes too overwhelming for the homeowner. Another answer is that some units undergo a change in occupancy. Given the state of the economy overall, some homeowners are forced to rent an existing unit because the market dictates that selling the unit is not feasible. It is recommended that the City consider participation in the Texas Department of Housing and Community Affairs HOME programs.

The Role of the Building Inspector

The Building Inspector is responsible for enforcing the provisions of the building, residential, electric, gas, mechanical, plumbing and other related codes. Currently, building inspections are performed by a licensed inspector, employed by the City. The building inspector is responsible for issuing building permits and conducting inspections during all phases of construction. The City of Liberty has the benefit of an experienced building official that is also involved in code enforcement. This approach is very pro-active and allows the City to correct problems before they become nuisances. The City Inspector is also responsible for the enforcement of the City's fire codes and occupancy requirements.



The Role of Code Enforcement

In addition to housing rehabilitation assistance, another way to upgrade the condition of the housing stock is to stay active with code enforcement. The Code Enforcement Officer is responsible for enforcing the city's property-related codes. These include junked vehicles, dangerous (abandoned) structures, weed and debris and other related codes. The City's code enforcement program operates on two levels; proactive and reactive. Proactive simply means that City officials are touring the neighborhoods and reporting code violations. Reactive means that the code enforcement office must respond to complaints by Liberty citizens or other agents. Once code violations are noted, the City has an effective program for correcting the problems.

Neighborhood deterioration occurs over a period of many years. Without proper code enforcement, housing units fall into a state of disrepair, or the properties become cluttered with junk and overgrown weeds. This is a tireless job for the code enforcement officer, but one that must be done with vigilance. With that said, the City has done an exceptional job with code enforcement. These efforts are reflected in the overall condition of the housing stock.



The City has the following housing-related codes and ordinances to assist the code enforcement office:

- *Technical and Construction Codes and Standards*
- *Hazardous Structures*
- *Flood Damage Prevention*
- *Manufactured Homes and Parks*
- *Health and Sanitation*
- *Junked Vehicles*
- *International Building Code(Electrical/Plumbing)*
- *Subdivision Regulations*

There are generally two (2) types of structures that present problems for any city's code enforcement office; vacant and occupied dilapidated structures. The occupied dilapidated structures were included in the above discussion concerning housing rehabilitation. In general, vacant dilapidated structures should be safely removed so that they don't become a nuisance for the



surrounding neighborhood. These structures can be both a safety hazard and a health hazard. Small children are curious and could eventually see the vacant structure as play area. If the unit is structurally unsafe, the roof and walls could collapse. In addition, vacant structures tend to attract rodents. Rodents are known to spread diseases and if people are entering the

vacant unit, disease could be spread through the rodents and thus into the community at large. The city has a procedure for removing vacant structures that requires notifications and publications. As long as these procedures are followed, the City is able to proceed to demolition.

Identification of Housing Needs

- An increased number of new affordable single-family and multi-family units are needed.*
- The implementation of an owner-occupied rehabilitation program(s) is needed;*
- Neighborhood conservation-continued strong code enforcement is needed in order to protect older neighborhoods.*

d. Previous Implementation Actions

In 2012, the City completed the Fair Housing Activity Statement (FHAST). In subsequent years, the City has affirmatively furthered Fair Housing through an Anti-NIMBYism Action Plan. The City also affirmatively furthers Fair Housing through Infrastructure Planning and Development and through Development Regulations

e. Office of Rural Affairs within the Texas Department of Agriculture (TDA)

In general the City has not utilized Texas Community Development Block Grant funds for housing related projects. These funds are typically set aside to address infrastructure needs.

f. Local Administrative and Legal Capacity Available to Overcome Housing Related Problems

The City's main housing related obstacle is the need to repair or remove dilapidated structures. A majority of the City's housing related problems originate from owner-occupied units. The City does not have the ability to offer assistance to those in need because funds are limited. Given this scenario, it is recommended that the City seek assistance from the Texas Department of Housing and Community Affairs' Owner-Occupied HOME Program.

SECTION 1.3-HOUSING PLAN (GOALS AND OBJECTIVES)

Goal 1: Improve the quality of living for Liberty residents by upgrading the quality of the housing stock.

2015-2018

Objective 1: Consider the use of the HOME program (administered through the Texas Department of Housing and Community Affairs TDHCA) in an effort to repair dilapidated housing units throughout the community.

(Probable Costs: \$20,000.00 (5% total project matching funds or \$4,000.00 per unit)

Objective 2: Continue efforts to rid the City of vacant dilapidated structures.

A. Aggressively acquire properties that are in tax trust or have delinquent taxes.

Probable Costs: Variable

B. Sell these properties for minimal cost to redevelopers, with the stipulation that affordable new housing be constructed on the lot within a certain time period.

Probable Costs: Variable

Goal 2: Assist residents in the procurement of safe, affordable housing in a fair and equitable manner.

2014-2035 Probable Costs: NA

Objective 1: Continue to further fair housing opportunities in Liberty by encouraging reputable developers to offer a variety of residential housing in mixed-use developments (ongoing).

Objective 2: Give incentives to developers for developing projects on vacant lots or lot that have abandoned dilapidated structures. Incentives could include waivers of building permit and tap fees as well as providing tax trust properties at a minimum cost to the developer

Goal 3: Preserve existing, older neighborhoods.

2014-2035 Probable Costs: NA

Objective 1: Consider the adoption of a zoning ordinance to prevent non-residential uses from encroaching upon traditional neighborhoods.

Objective 2: Increase code enforcement efforts in at-risk neighborhoods. At-risk neighborhoods are defined as those with at least 25% of all housing units considered deteriorated or dilapidated.

Goal 4: Assure quality development of new subdivisions both inside the corporate limits and in the City's Extra Territorial Jurisdiction (ETJ)

2014-2035 Probable Costs: NA

Objective 1: Enforce the City's subdivision regulations that are a part of this plan.

Objective 2: Implement the land use ideas developed in the "Land Use Plan"

Long-Term Initiatives (2015 and Beyond)

- *Continue to enforce all housing related codes and ordinances.*
- *Continue efforts to secure funding for housing related projects.*
- *Continue to further fair housing opportunities by encouraging developers to offer residents a variety of housing options.*

POPULATION

Public Management

POPULATION

SECTION 2.1-CENSUS DATA

a. Introduction

The City of Liberty is located in Liberty County, Texas, part of the Houston–Sugar Land, TX Metropolitan Statistical Area (MSA). This MSA is currently the fifth largest MSA in the United States and was among the top twenty fastest growing MSAs for the period 2010 to 2012.

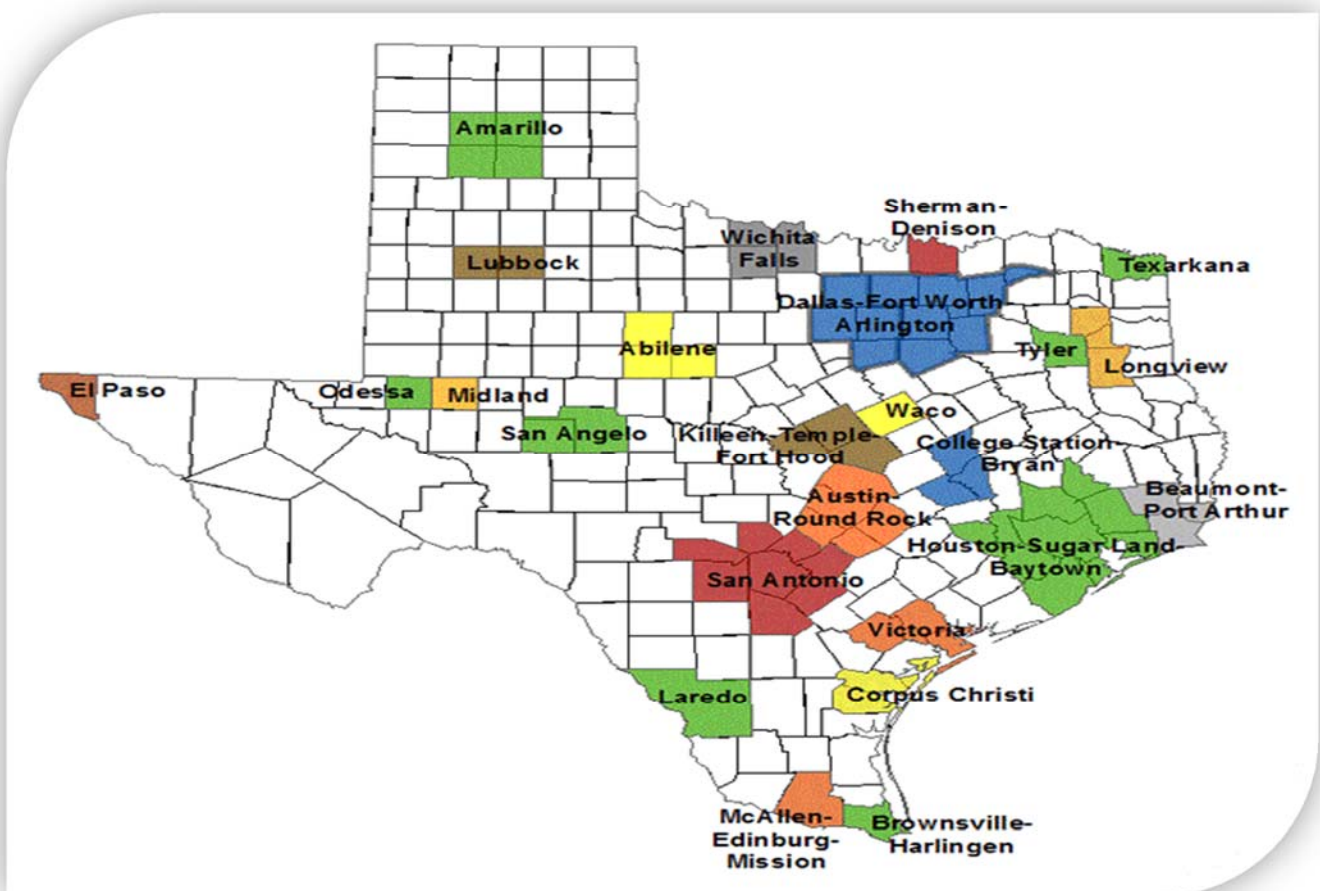


Figure 2.1 State of Texas Metropolitan Statistical Areas

In 2012, the United States Census reported that Texas had 8 of the top 15 fastest growing large cities since 2010, according to estimates. Furthermore, for the period 2000 to 2010, the State added more than 4 million people. Some of the reasons cited for the population increases are the abundance of jobs and low tax rates. At the time of this report, there were no indications that the rate of growth was going to slow over the next decade. In fact, it is possible that the rates could increase due to the recent economic boom in the oil industry and the expansion of other industries. Also, Texas is becoming a popular spot for corporate headquarters.

The City of Liberty itself is showing steady growth. As shown in the chart, the population grew by 664 persons between the years 1990 and 2010, according to Census data. It is very likely that this trend will continue due to the significant growth in the region.

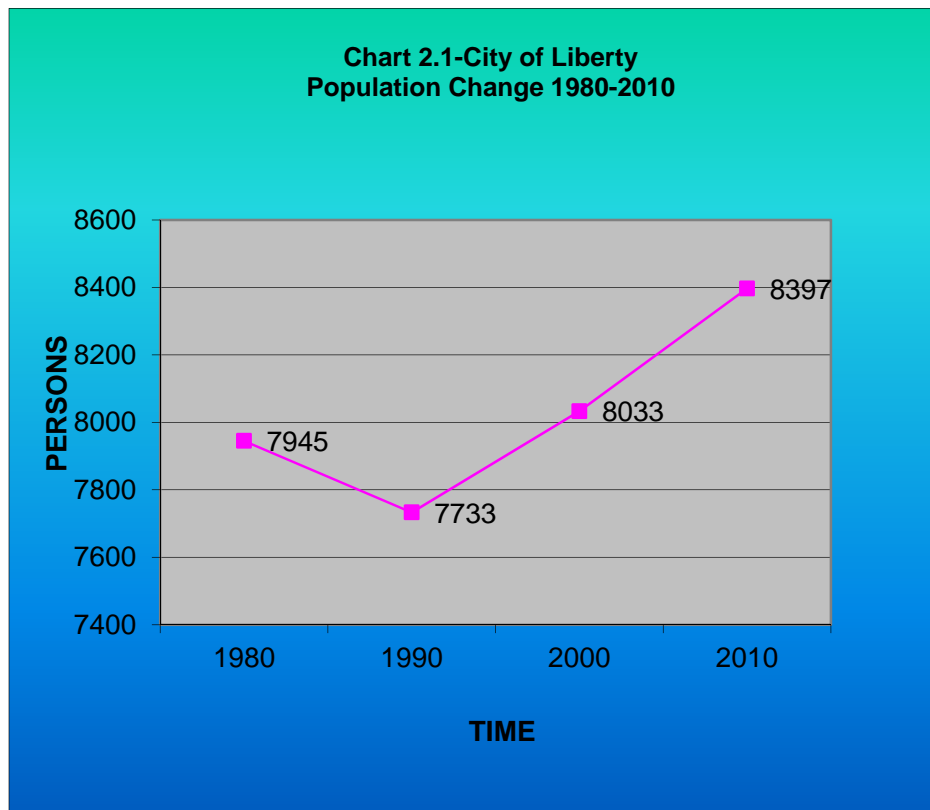
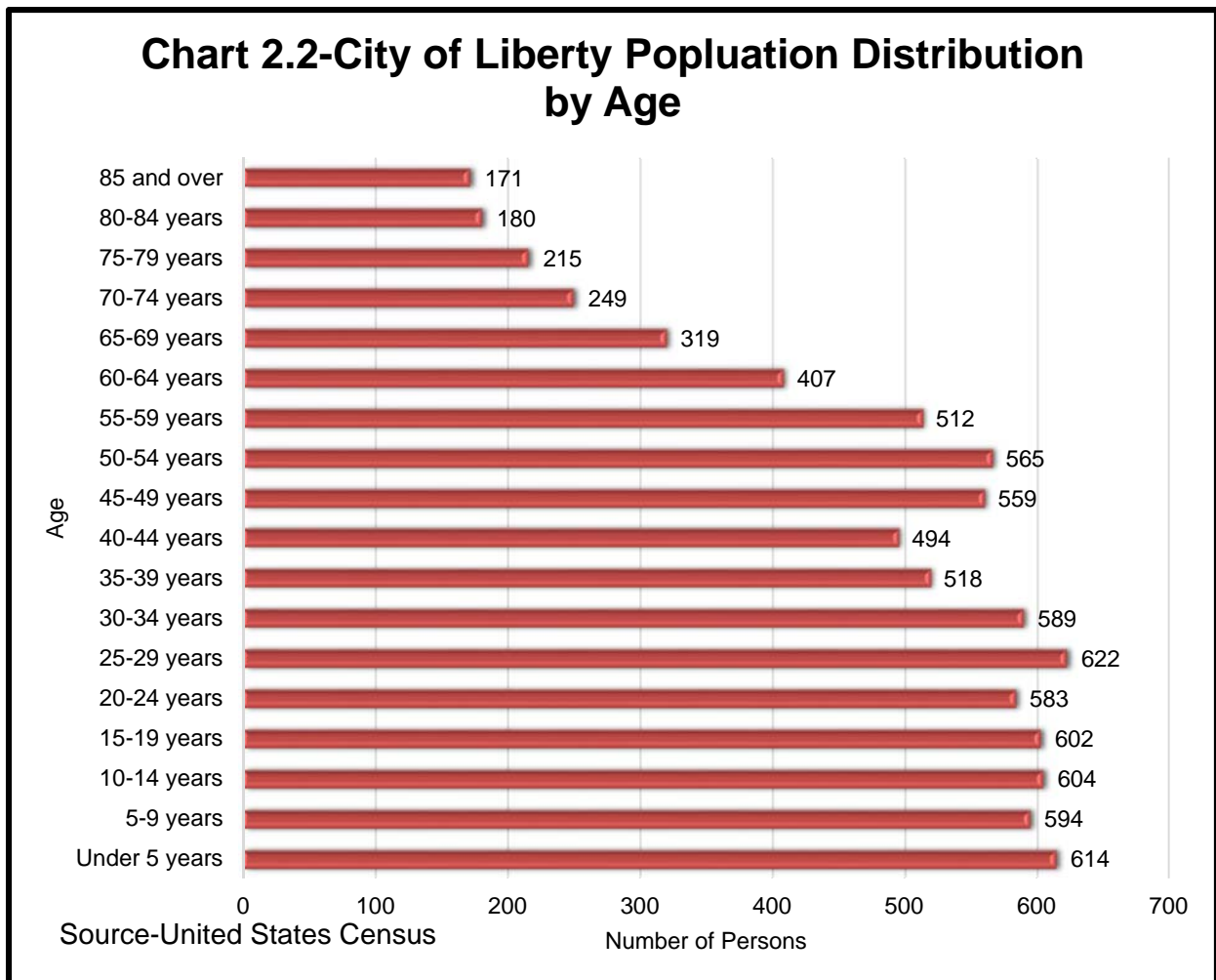


Chart 2.1-Population Change 1980-2010(Source: United States Census)

b. Population Characteristics

Population Distribution by Age

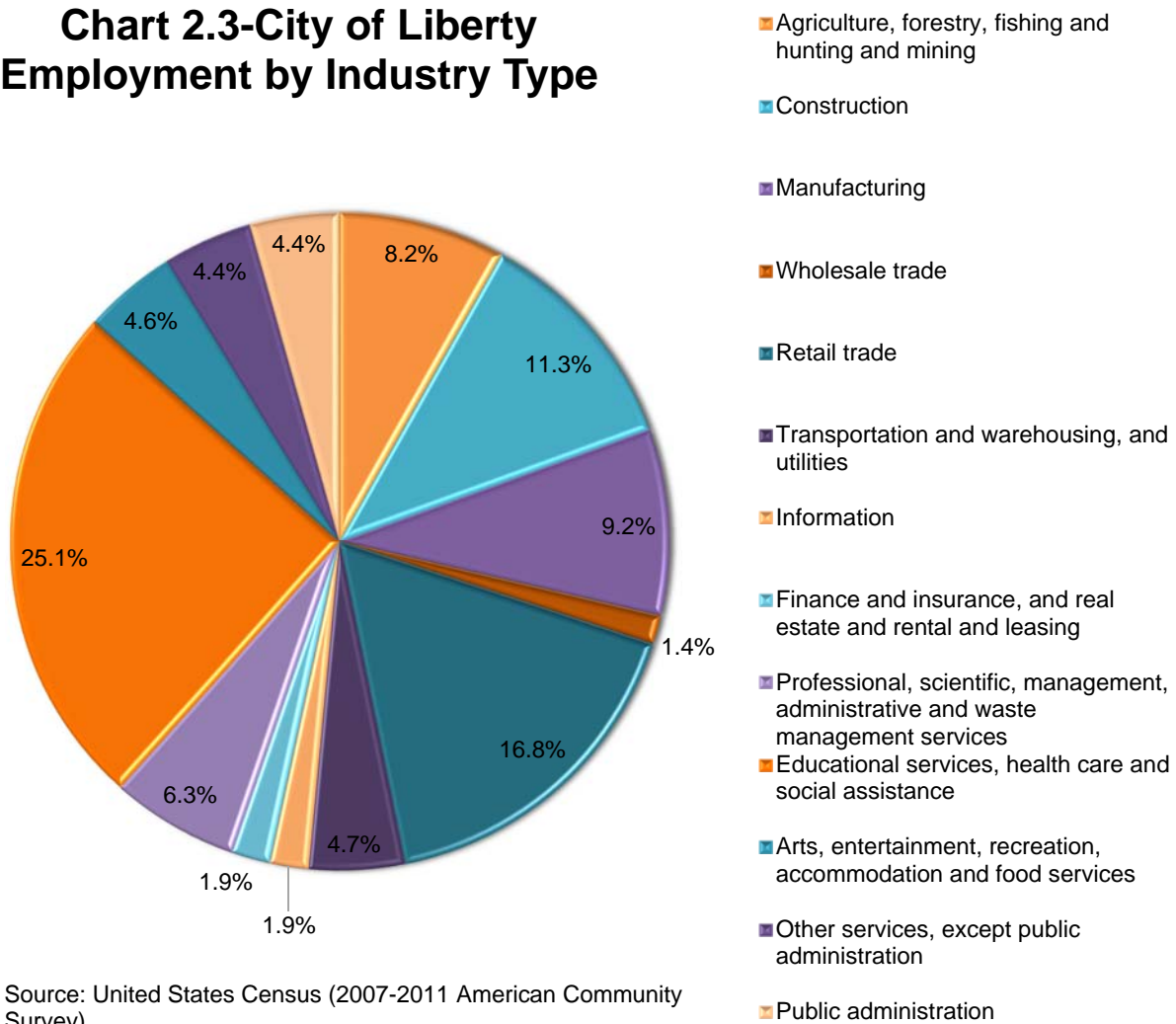
The 2010 Census indicates that the City has a relatively young population compared to that of Liberty County, but a slightly older population compared to that of the State. The median age for Liberty is 34.9, compared to 33.6 for the State of Texas and 36.4 for Liberty County.



Employment by Industry Type

According to the 2007-2011 American Community Survey, the Census indicated that the educational services, health care and social assistance field and retail trade provided the majority of employment for Liberty residents. Educational Services, health care and social assistance was employing about 25% of the work force and retail trade was employing 17%.

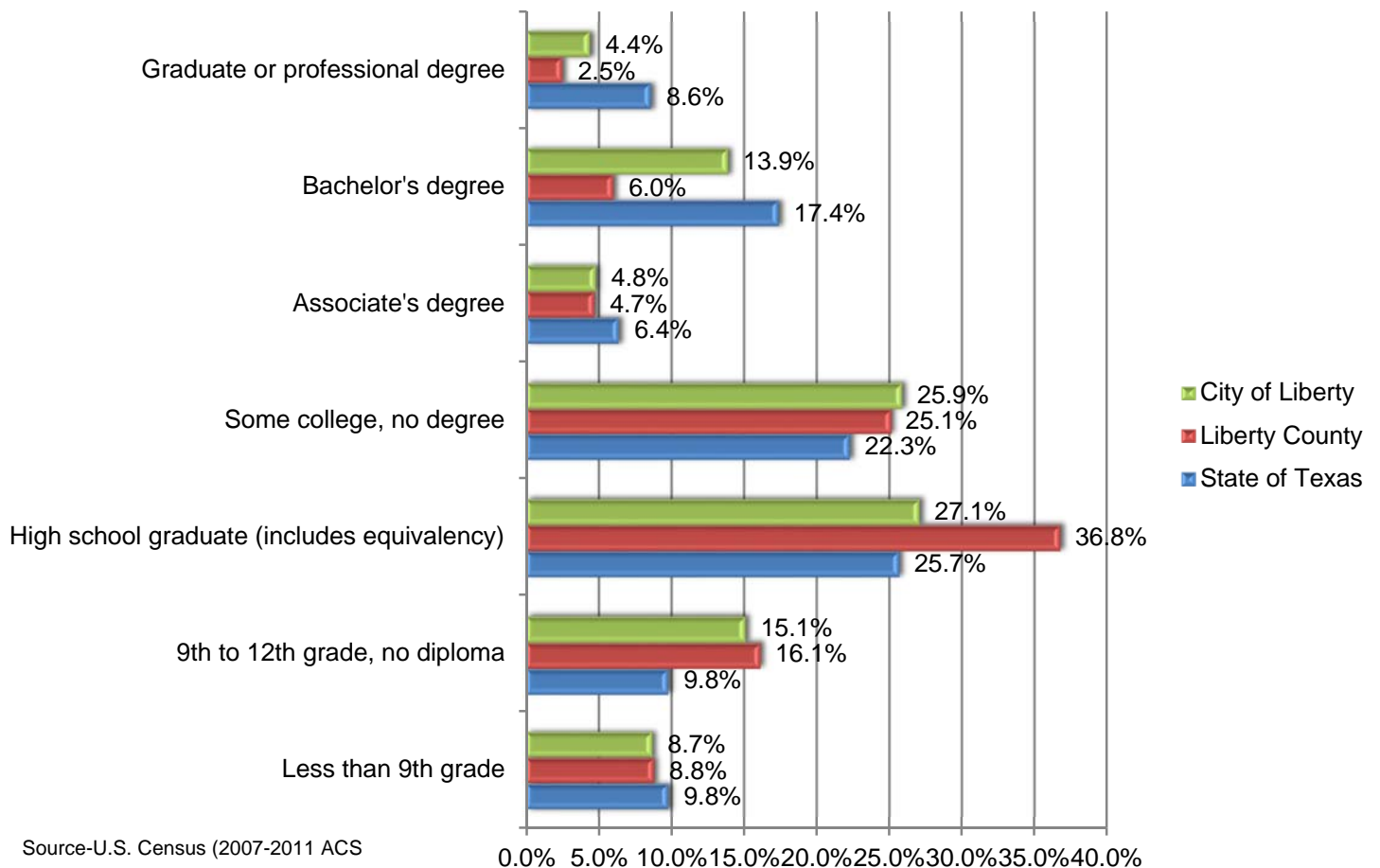
**Chart 2.3-City of Liberty
Employment by Industry Type**



Educational Attainment

One of the factors that determine the earning potential for an individual is the level of education that is attained. While there are countless examples of wealthy individuals that had little or no formal education, the conventional wisdom indicates that you are more likely to earn more money throughout your lifetime if you are educated. As shown in the chart below, a higher percentage of Liberty County residents graduated high school than City of Liberty residents. However, a larger percentage of Liberty completed some college work.

Chart 2.3-Educational Attainment



Ethnicity

Table 2.1 below gives a detailed composition of the Hispanic and non-Hispanic population groups by race.

Table 2.1-2010 Hispanic/Non-Hispanic by Race			
Race	Non-Hispanic	Hispanic Ethnicity also	Total
White	5,155	744	5,899
Black/African American	1,100	19	1,119
Asian	53	0	53
American Indian/Alaskan Native	17	6	23
Native Hawaiian/Other Pacific Islander	3	0	3
Other Multi-Racial	120	1,180	1,300
		Grand Total	8,397
Source: 2010 United States Census			

The following table shows the population composition of Liberty from 2000 to 2010 according to census data. As seen below, the population grew by 364 persons (4.53%) between the years 2000 and 2010. These numbers are consistent with the growth that is occurring in the region.

Table 2.2-Census Data Groups of Persons and Total Population					
Group	2000	% Total	2010	% Total	% Change
White, not Hispanic	5,655	70.4%	5,155	61.4%	-9.0%
Black, not Hispanic	1,044	13.0%	1,100	13.1%	+0.1%
Hispanic	1,191	14.8%	1,949	23.2%	+8.4%
American Indian/Alaskan Native	26	0.3%	17	0.2%	-0.1%
Asian/Pacific Islander	56	0.7%	56	0.7%	0.0%
Other	4	0.1%	9	0.1%	0.0%
Two or more races	57	0.7%	111	1.3%	+0.6%
TOTAL	8,033		8,397		
Female Householder	357	12.5	412	14.3	
Source: 2000 and 2010 United States Census					

Demographic Profile and Income

Table 2.3 below provides a demographic profile, according to the United States Census.

Table 2.3-Census Demographic Profile		
General Characteristics	Number	Percentage
Male	4,207	50.1
Female	4,190	49.9
Median Age (years)	34.9	
Under 5 years	614	7.3
65 years and over	1,134	13.5
Average household size	2.73	
Economic Characteristics		
Median household income	\$46,699	
Per Capita income	\$20,984	
Income Classifications		
Very low (at or below 30% of the AMFI)	1,344	
Low (31-50% of the AMFI)	1,344	
Moderate (51-80% of the AMFI)	1,647	
Non-Low/Moderate (above 80% of the AMFI)	4,062	
Total	8,397	
Subtotal-all low/moderate	4,335	
Percent low/moderate	51.63%	
Source: 2010 United States Census		

The percentage of low to moderate income persons is 51.63% and the percentage of individuals below the poverty level is 15.9%. The state average for this factor is 16.9%. Although still high, these numbers have shown improvement for the period 2000 to 2012. The 2000 Census indicated that the City was below the State in both median household income and per capita income. According to current data, the City now exceeds the State in median household income.

SECTION 2.2-EXISTING POPULATION ESTIMATES

During the course of this planning study, Public Management, Inc. conducted a field survey of all the housing units and the land use in Liberty. The city presently has 2,977 occupied dwelling units. The 2010 Census states that there were 2,889 occupied housing units in the City. This represents an 88-unit difference between the 2010 U.S. Census count and the 2013 survey. Using the figure of 2.73 persons per household from the 2010 census and multiplying it by 2,977 occupied dwelling units reveals the current population of Liberty.

2,997-----occupied dwelling units

X 2.73--persons per household

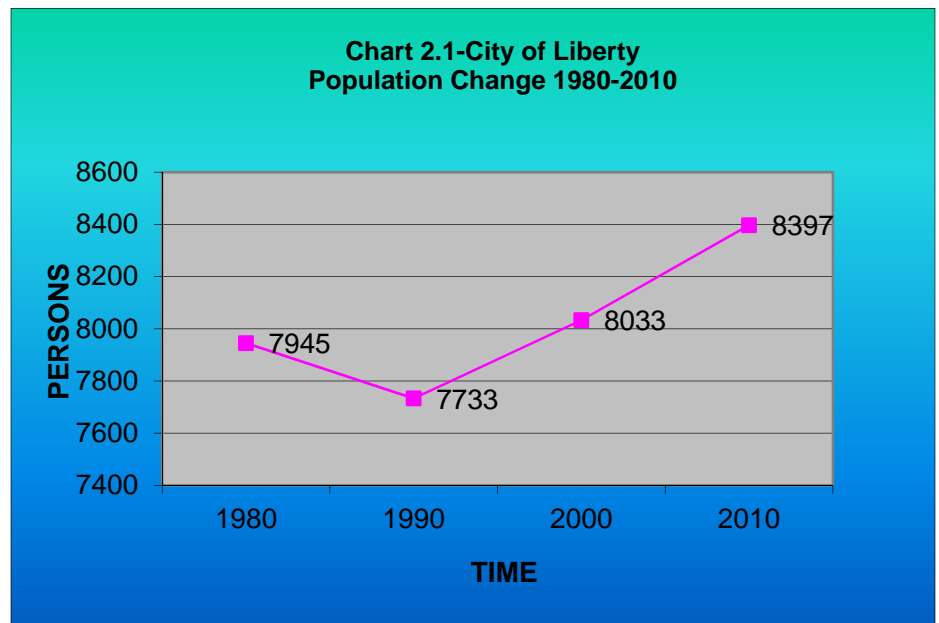
=8,127

+507 in group quarters

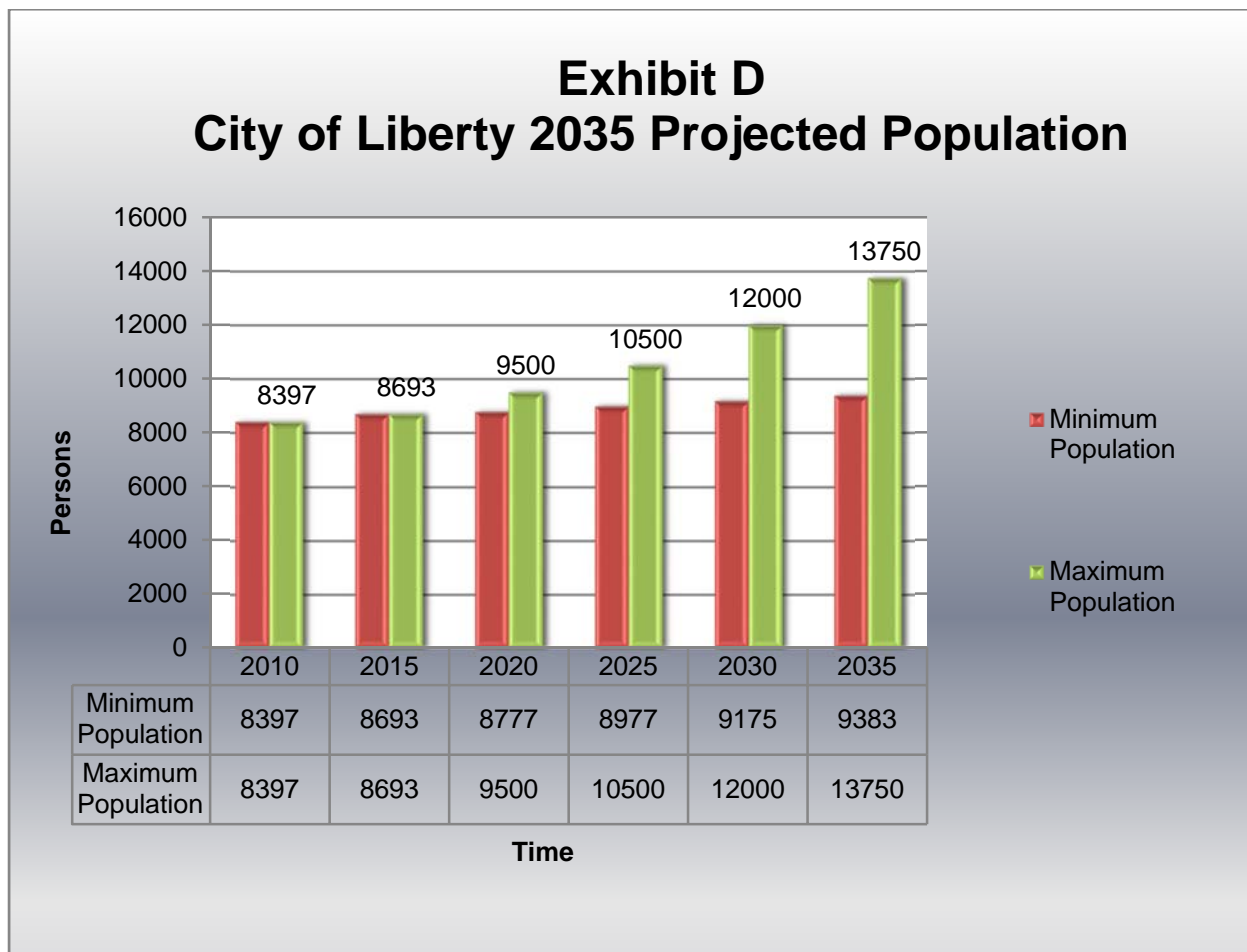
=8,634--2013 population of Liberty

SECTION 2.3-FUTURE POPULATION

The City of Liberty itself is showing steady growth. As shown in the chart, the population grew by 664 persons between the years 1990 and 2010, according to Census data. It is very likely that this trend will continue due to the significant growth in the region.



The future population projections of Liberty are shown on the graph in Exhibit D below.



Future population was determined by two methods. The first method was a linear progression of the population growth rate in the years 2000-2010. This rate was used year by year through the year 2035 to determine the minimum population growth for the City of Liberty as shown on Exhibit D. The maximum estimated population was derived using the 2035 Regional Growth Forecast as prepared by The Houston-Galveston Area Council of Governments.

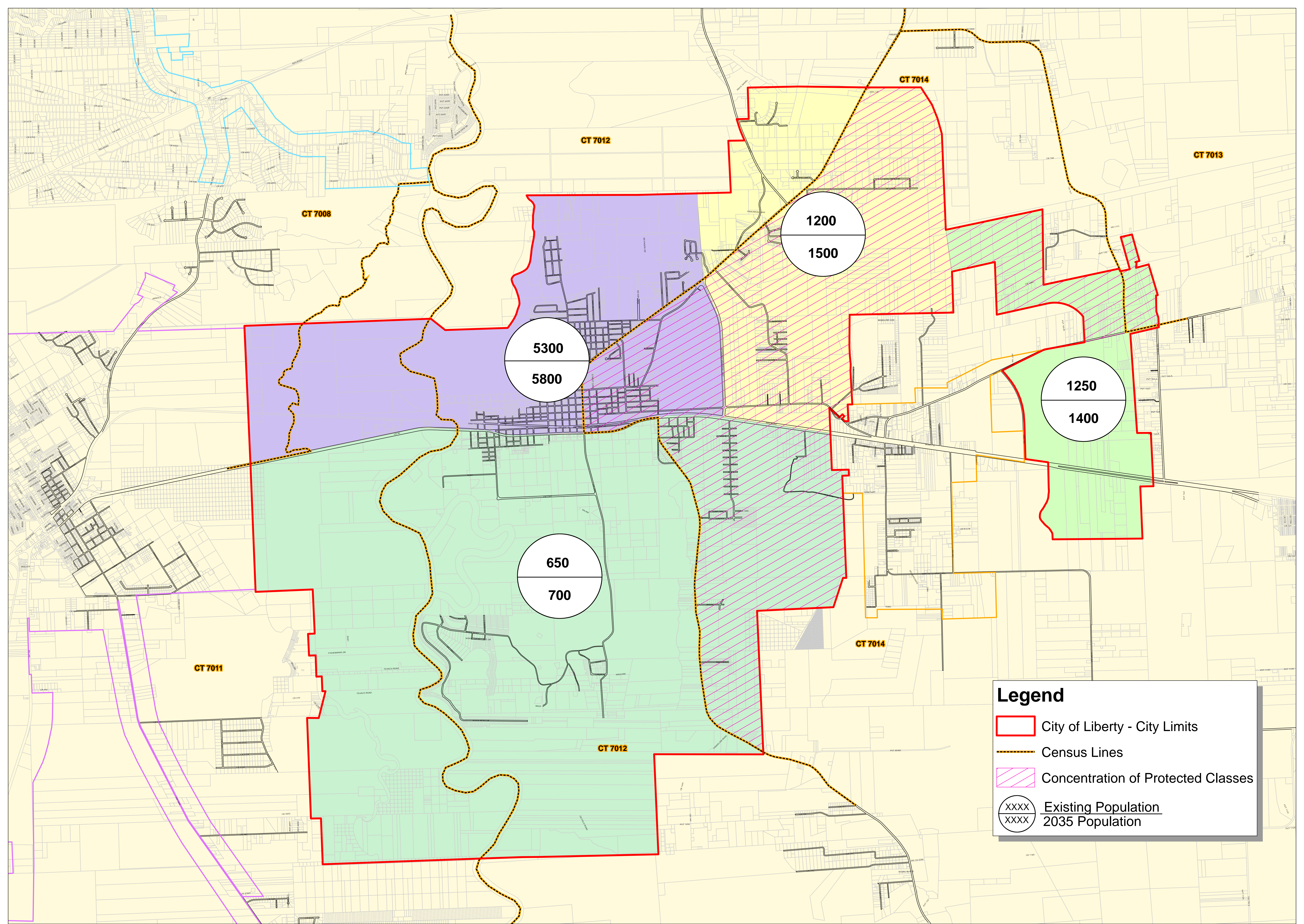
Realistically, the population for Liberty will probably fall somewhere between these two scales. This population projection method does not recognize an anomaly of a major subdivision development, or apartment complex with high density housing which would skew the population curve upward. These anomalies may be expected but the intensity is not known and cannot be used in a solid population projection. The population increases indicate the need to further develop the City's infrastructure to keep up with the growth.

Analysis of the Distribution of Classes Protected by Fair Housing Laws

The City is striving to create fair housing opportunities throughout the City, but especially outside of areas of geographic concentration of protected classes. The City of Liberty's housing plan goal 2 states: "Assist residents in the procurement of safe, affordable housing in a fair and equitable manner". In addition, Objective 1 states: "Continue to further fair housing opportunities in Liberty by encouraging reputable developers to offer a variety of residential housing in mixed-use developments, especially outside of areas of geographic concentration of protected classes".

The proposed target area projects in areas of geographic concentration of protected classes are the street improvement projects, water line replacements and sewer line replacements. These projects will have a positive impact on the residents of these areas. The street improvement projects will provide smoother and safer streets. The water line replacement projects will provide larger lines and therefore will increase fire protection in the areas. The sewer line replacement projects will replace obsolete lines and therefore reduce the risk of raw sewage contaminating water supplies. The proposed city-wide projects will not be located in areas of geographic concentration of protected classes.

The City recently completed a new police station that is accessible to persons with disabilities. The City Hall building is also accessible to persons with disabilities, as will be all future public facilities built by the City of Liberty.



LAND USE

Public Management

LAND USE

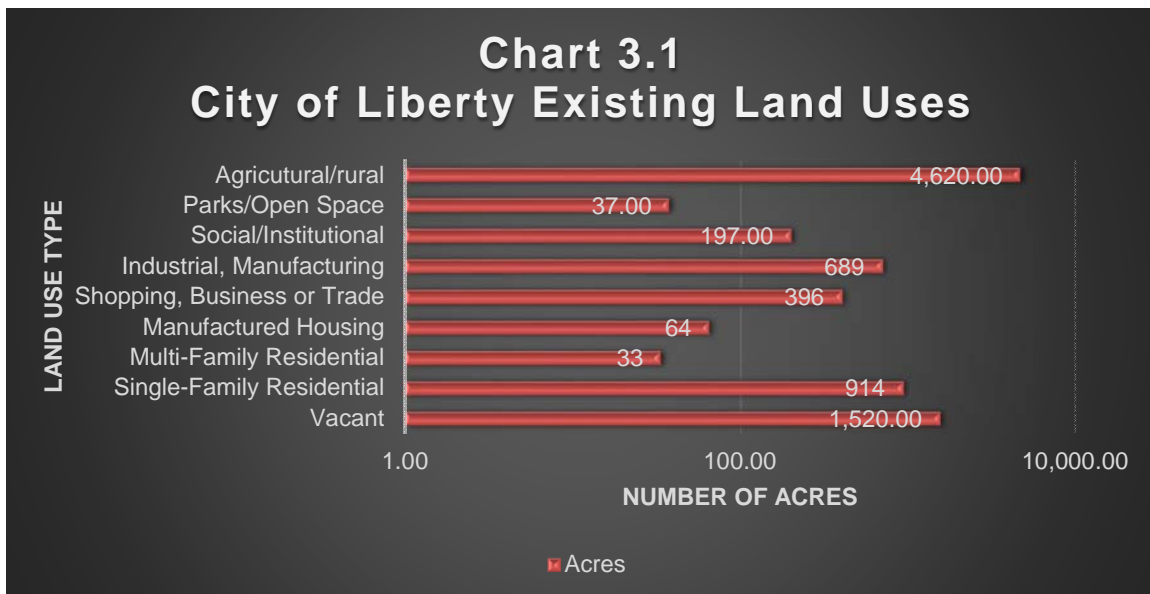
SECTION 3.1-INVENTORY

a. Introduction

Liberty, the county seat of Liberty County, is on State Highway 146 and U.S. Highway 90 in the south central part of the county. Liberty County is located within the Gulf Coastal Plains Region of East Texas, bordered by Hardin, Chambers, Jefferson, Harris, San Jacinto, Polk and Montgomery Counties. The site is in a major oil and gas production area served by the Southern Pacific Railroad. Liberty once stood at the head of navigation on the Trinity River.

b. Tabulation

The following chart shows the existing land use in Liberty by category of use. The project area does not include the City's Extra Territorial Jurisdiction (ETJ) because significant development has not occurred there at the time of this report.



Source: 2013 Housing Unit Survey, Public Management, Inc.

Table 3.1-Existing Land Use

Land Use	Acres	Percentage of Total Acres	Acres per 100 persons
Vacant	1,520.00	17.95%	21.26
Single-Family Residential	914	10.79%	12.78
Multi-Family Residential	33	0.39%	0.46
Manufactured Housing	64	0.76%	0.90
Shopping, Business or Trade	396	4.68%	5.54
Industrial, Manufacturing	689	8.13%	9.64
Social/Institutional	197.00	2.33%	2.75
Parks/Open Space	37.00	0.44%	0.52
Agricultural/rural	4,620.00	54.55%	64.60
TOTAL	8,470.00	100%	118.45
Undeveloped	6,140.00	72.49%	
Developed	2,330.00	27.51%	
Source: 2012 Housing Unit Survey, Public Management, Inc.			

The overall acres per 100 persons figure seems to indicate that the City has room for growth within the current corporate limits. There is significant undeveloped acreage, although some is not developable due to location in the 100-year floodplain. Even so, there are still some vacant lots that could be converted to improved lots, thus increasing the city's ad-valorem tax income. There is also significant room for expansion within the City's current Extraterritorial Jurisdiction (ETJ).

SECTION 3.2-ANALYSIS

a. Occupied Dwelling Units

During the course of this planning study, Public Management, Inc. conducted a field survey of all the housing units and the land use in Liberty. The city presently has 2,977 occupied dwelling units. The 2010 Census states that there were 2,889 occupied housing units in the City. This represents an 88-unit difference between the 2010 U.S. Census count and the 2013 survey.

b. Existing land use

The existing land use pattern for Liberty is typical for this size community. The commercial and light industrial land uses are generally adjacent to the major highways. Residential, light commercial, and public land uses are near the central city, in traditional downtown Liberty. Agricultural, natural resource uses and rural residential uses extend beyond the City's corporate limits and into the ETJ. The most significant changes that could occur are the emergence of additional residential subdivisions in traditional agricultural areas, especially in the City's outer corporate limits and current ETJ.

Natural Resources-Natural resource production and related land uses are still prevalent in Liberty's corporate limits and outer extraterritorial jurisdiction.



Figure 3.1-Natural Resources Land Use



Figure 3.2-Liberty County Courthouse

Public-The Liberty County Courthouse was listed in the National Register of Historic Places on December 12, 2002

Residential-Cleveland-Partlow House-

One of the oldest existing structures in Liberty, this home was built about 1860 by Judge Charles L. Cleveland. It was sold to Frederich F. Foscue in 1870, and William Samuel Partlow bought the property in 1886. Noted as an uncommon example of late Greek revival architecture in Texas, the house also exhibits some elements of the Italianate style. Also significant for its association with three prominent Liberty families, the house remained in the Partlow family until 1981, when it was given to the Texas State Library and Archives Commission. Recorded Texas Historic Landmark - 1962



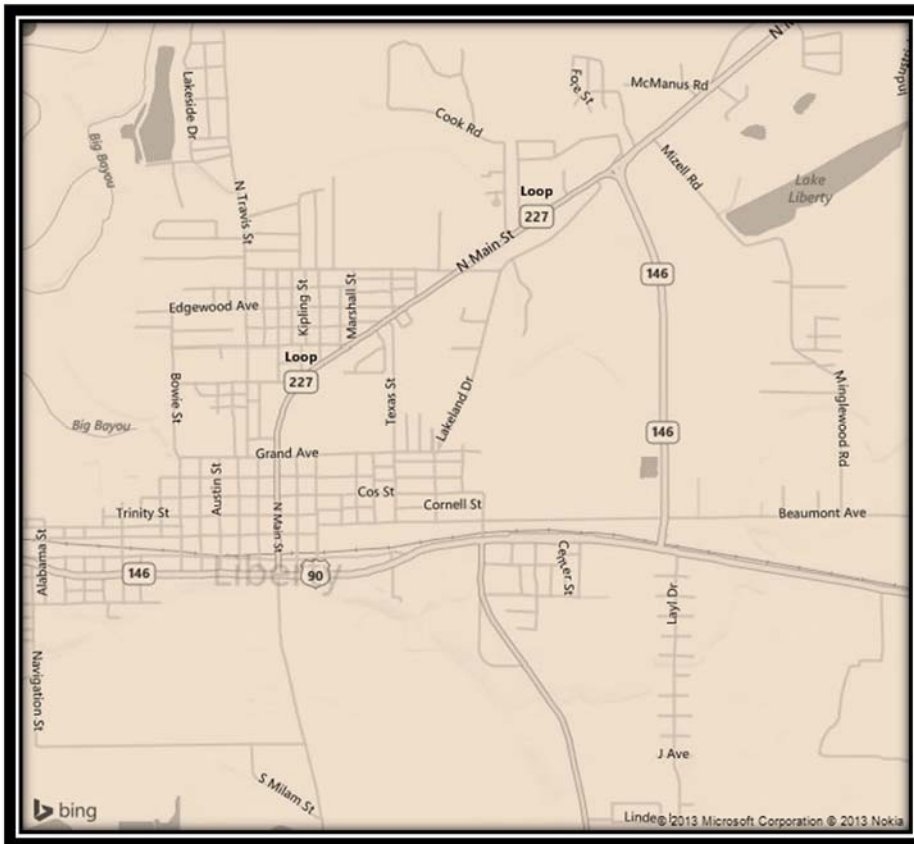
Figure 3.3-Cleveland-Partlow House

Recreation and Open Space-The City of Liberty offers multiple recreational opportunities for both residents and visitors alike.



Figure 3.4 Liberty Municipal Park

c. Thoroughfares



The major thoroughfares affecting land use within the city are Interstate U.S. Highway 90, S.H. 146, TX-227 Loop, F.M.2684, F.M. 3361 and F.M. 563.

Figure 3.5-Local thoroughfares in and around Liberty

The existing roadways that should be considered arterial thoroughfares in the City of Liberty are: U.S. Highway 90 (Principal) and State Highway 146 (Minor). The existing roadways that could be considered collector thoroughfares within the City of Liberty are: Main St., F.M. 2684, F.M. 563 (Wallisville Rd.) F.M. 3361, Sam Houston St., Cos St., Grand Ave., Bowie and Travis. The collectors help bring goods and persons to and from the arterials. In addition to the arterial and collector, there are many other local streets that make up the rest of the road network.

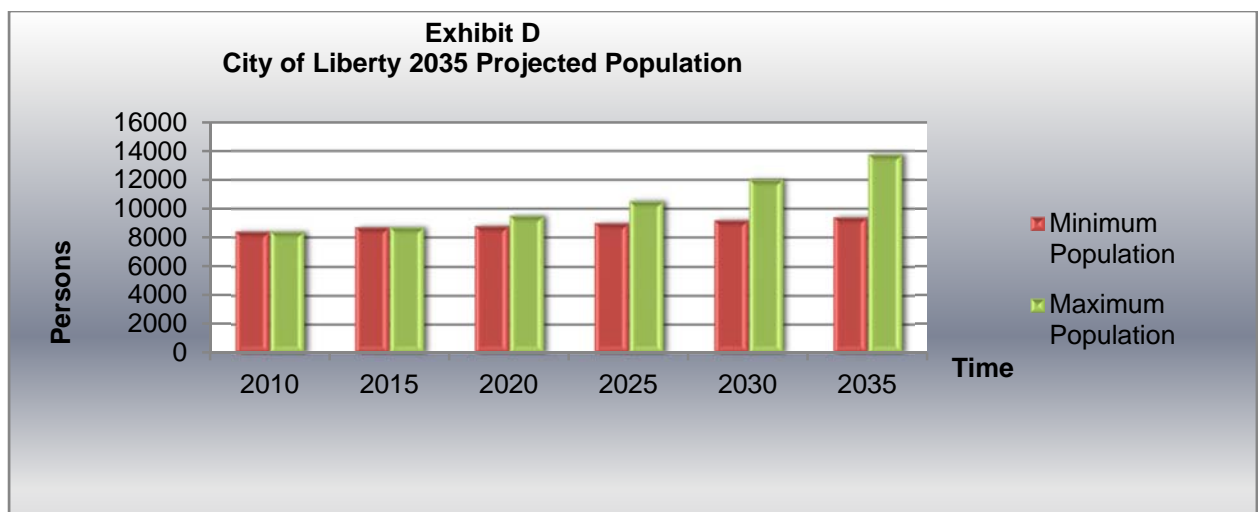
The impact of the main thoroughfares on land use within the city is that many of the commercial land uses within the city have formed along these highways. Thoroughfare development likely will have a big impact on the city's future land use. These arterials and collectors provide access to the city's commercial and cultural centers for both local residents and potential customers.

d. Existing and anticipated population

2,977-occupied
dwelling units
X 2.73--persons per
household =8,127
+507 in group quarters
=8,637--2013 population
of Liberty

Using the figure of 2.73 persons per household from the 2010 census and multiplying it by 2,977 occupied dwelling units reveals the current population of Liberty.

2,997-----occupied dwelling units
X 2.73--persons per household
=8,127
+507 in group quarters
=8,634--2014 population of Liberty



e. *Soils characteristics as related to development*

Liberty County has a humid subtropical climate. Summers are hot, and winters are somewhat mild. Because the climate is uniform throughout the county, no measurable differences in soil characteristics can be attributed to climate. The City of Liberty lies in the “Flatwoods” Land Resource Area. The Flatwoods area includes about 2.5 million acres of woodland in humid Southeast Texas just north of the Coast Prairie and extending into Louisiana. The landscape

is level to gently undulating.

Surface drainage is slow. Upland soils are mostly deep, light-colored, acid loams with gray, loamy, or clayey subsoils.

Bottomland soils are deep, dark-colored, acid clays and loams.

The water table is near the surface at least part of the year. The land



is mainly used for forest, although cattle are grazed in some areas. Woodland management problems include seedling survival, invasion of hardwoods in pine stands, effects of logging on water quality, and control of the southern pine beetle.

According to the Soil Survey of Liberty County by the Natural Resources Conservation Service, soils in the Liberty area are include the Bienville-Kenefik Complex and Kaman Clays. In particular, the following table shows the different types of soils near Liberty and some of the development characteristics.

Table 3.2-Soil Characteristics

<i>Soil Name</i>	<i>Symbol</i>	<i>Building Site Development- Structures</i>	<i>Recreational Development</i>	<i>Wildlife Habitat Potential</i>	<i>Prime Farmland (Y/N)</i>
<i>Bienville- Kenefik Complex</i>	<i>BvB</i>	<i>Slight to moderate due to wetness.</i>	<i>Moderate: slope-too sandy</i>	<i>Fair: with the exception of wetland wildlife</i>	<i>N</i>
<i>Kaman clay- occasionally flooded</i>	<i>Ka</i>	<i>Severe due to flooding, wetness with high shrink- swell. Too clayey</i>	<i>Severe: flooding, percs slowly, too clayey</i>	<i>Fair to poor</i>	<i>Y</i>
<i>Kaman clay- frequently flooded</i>	<i>Kf</i>	<i>Severe due to flooding, wetness with high shrink- swell. Too clayey</i>	<i>Severe: flooding, percs slowly, too clayey</i>	<i>Fair to poor</i>	<i>N</i>
Source: United States Department of Agriculture-1996 Soil Survey of Liberty County, Texas					



Figure 3.6-Soils Map-City of Liberty

f. Adequacy of public utilities

For existing developed land, utilities are available. However, the rate of population increase will necessitate the need for capital improvements to City utilities, as shown in the street, water and wastewater elements of this plan. Historically, the City has been able to use Texas Community Development Block Grant Funds to help offset the costs of these improvements. It is anticipated that these funds will be available to the City in the future.

g. Adequacy of public facilities

Although many of the City's public facilities are in adequate condition, some of the facilities will not be to handle the maximum anticipated population for the year 2035. The recommended improvements to the city's public facilities will be discussed in the City's Capital Improvements Program.

h. Storm drainage problem areas

There is one perennial river (Trinity River) two perennial creeks (Big Creek, Abbott Creek), and various other lakes and bayous in or near the ETJ of Liberty. Other bodies of water nearby include the San Jacinto River, Tarkington Bayou and other various tributaries of the major rivers. These bodies of water collect most of the storm drainage in the area. Historically, most storm drainage problems, when they occur, are a result of the Trinity River being at flood stage. Other problem areas include:

- Inadequate culvert capacity crossing @ Travis St. (flooding of homes in Travis Park)*
- Persistent flooding of homes in the Oak Forest Subdivision*
- Flooding of homes adjacent to a central storm sewer system (Whittington Addn.)*
- Inadequate culvert capacity crossing @ Travis St*
- Edgewood Detention Pond discharge capacity*
- Storm water pumping (levee/pumping system)*
- Abbot's Creek*

i. *Natural and man-made constraints*

The following features are considered natural constraints to development in the Liberty area: The Trinity River and the 100-year floodplain restrict the possibility of development in certain parts of the city. The following constraints are considered man-made constraints to development: BNSF and Union Pacific Railroad, U.S. Highway 90 and State Highway 146. Although considered man-made constraints, these elements such as highways and railways actually shape development and can be positive. For instance, retail development tends to occur near the highways and industrial development tends to occur near the railways. The negative element is that new single-family residential development does not typically locate near these constraints.

SECTION 3.3-LAND USE PLAN

Goal 1: Improve infrastructure to accommodate the current corporate limits, and extra territorial jurisdiction (ETJ).

Objective 1: Follow the recommendations in the water, wastewater and streets elements of this comprehensive plan.

Timeline for completion: (2015-2035)

Objective 2: Pursue methods of financing these infrastructure improvements.

Timeline for completion: (2015-2035)

A. *Texas Community Development Block Grant Program (TxCDBG)- This provides funding for infrastructure development. It should be noted that these funds can only be utilized in the City's low-to-moderate income areas.*

Source: <http://www.texasagriculture.gov>

B. Texas Water Development Board-The Texas Water Development Fund is used to provide loans to eligible applicants for the construction of local or regional water supply, wastewater treatment, flood control, and municipal solid waste management projects. This includes such facilities as water wells, transmission mains, storage tanks, and water and sewage treatment plants. The City should always compare private bond option before proceeding with Texas Water Development Board funds.

Source: <http://www.twdb.state.tx.us/>

C. General obligation Bond Sales, Certificates of Obligation

D. Texas USDA Rural Development

Goal 2: Promote an aesthetically pleasing, durable and safe living environment for present and future residents.

Objective 1: Continue to implement the City's Code Enforcement Program.

Timeline for completion: (ongoing)

Objective 2: Consider the adoption of a zoning ordinance. The zoning ordinance tool will allow the City to protect its residential areas from non-compatible land use encroachment.

Timeline for completion: (2015-2020)

Objective 3: Continue to strictly enforce the City's subdivision regulations.

Timeline for completion: (ongoing)

Objective 4: Continue to clear unsightly and dilapidated buildings and/or cluttered lots that are fire hazards and eyesores, and encourage the restoration of older buildings and houses that are in good condition.

Timeline for completion: (2015-2035)

Goal 3: Preserve open spaces within the current corporate limits and the existing extraterritorial jurisdiction.

Objective 1: Continue to strictly enforce the City's subdivision ordinance and ensure that future developments provide provisions for public spaces.

Timeline for completion: (ongoing)

Objective 2: Designate natural areas for use as nature parks, plant and wildlife conservation areas and greenbelts, throughout the city.

- *Identify and purchase nature sites within the city that can be used for park development.*
 - *Ideal sites are those with significant historical or cultural attributes, or sites that have contributed to the identity of the city throughout the years.*
 - *Consider low-lying or flood prone areas that are not conducive to commercial or residential development.*
 - *Identify funding options such as the Texas Parks and Wildlife Department grant programs.*
 - *Upon acquisition, develop these sites with limited or primitive facilities. Facilities could include primitive camping sites, park benches, low impact walking trails, birding towers, picnic tables and BBQ grills.*

Timeline for completion: (ongoing)

Goal 4: Encourage the development of projects that provide beneficial economic opportunities for local residents without destroying the existing physical environment.

Objective 1: Continue to provide incentives such as tax breaks and grant assistance to encourage businesses to invest in Liberty

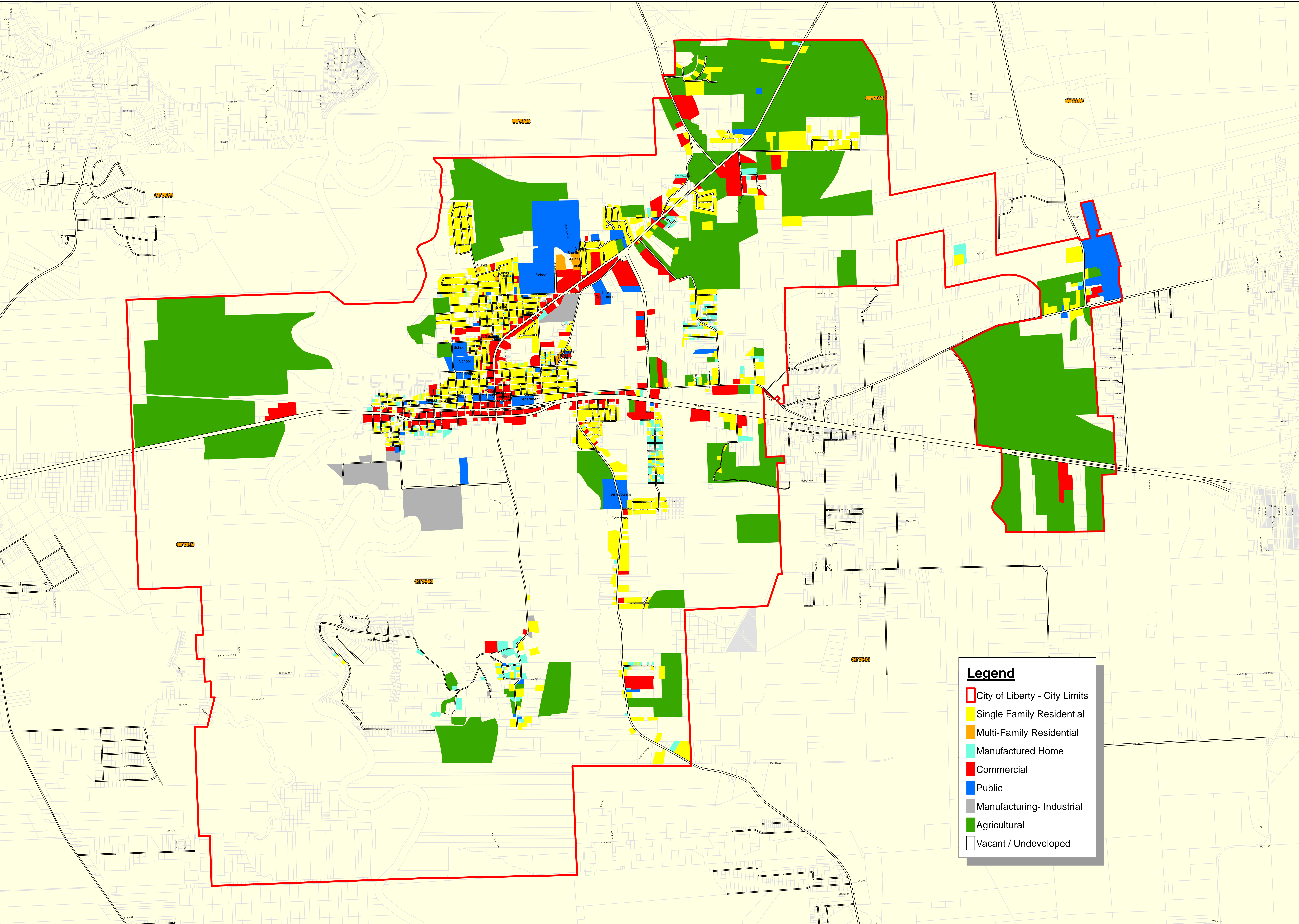
Timeline for completion: (ongoing)

Objective 2: Continue to promote public and private sector economic development projects on the vacant undeveloped land and/or agricultural land.

Timeline for completion: (ongoing)

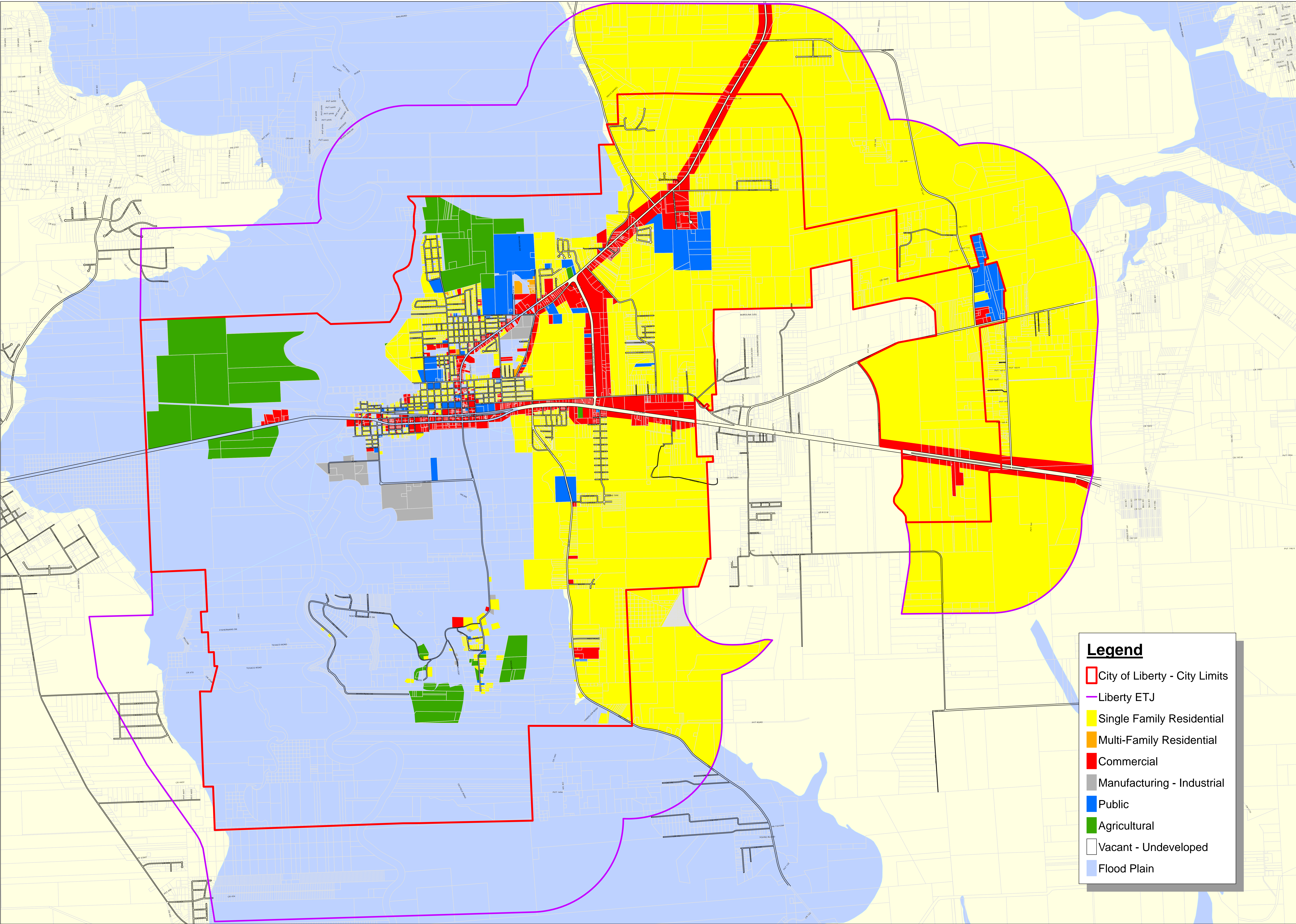
Objective 3: Continue to require that developers inform the City Council of the development's impact on the physical environment i.e. drainage, air quality, water quality, soils, noise, traffic, water usage and sewer usage etc. before approval of building permits and possibly approval of water and sewer service.

Timeline for completion: (ongoing)



Legend

- City of Liberty - City Limits
- Single Family Residential
- Multi-Family Residential
- Manufactured Home
- Commercial
- Public
- Manufacturing- Industrial
- Agricultural
- Vacant / Undeveloped



Legend

City of Liberty - City Limits

Liberty ETJ

Single Family Residential

Multi-Family Residential

Commercial

Manufacturing - Industrial

Public

Agricultural

Vacant - Undeveloped

Flood Plain



Economic Development

Public Management



ECONOMIC DEVELOPMENT

SECTION 4.1-HISTORIC DEVELOPMENT AND GENERAL CHARACTERISTIC ANALYSIS

a. Coordination with Previously Developed Plans, including State and Regional Plans

The City of Liberty is a member of the Houston-Galveston Area Council, which is a region-wide voluntary association of local governments in the 13-county Gulf Coast Planning region of Texas. H-GAC supports a broad spectrum of Community and Economic Development programs that oversee federal and state grant programs to address waste water and drinking water grants in rural communities and small cities, support regional workforce initiatives, downtown revitalization, and community beautification projects. H-GAC also partners with the Gulf Coast Small Business Finance Corporation and the Gulf Coast Economic Development District to provide community investment grants, support a rural enterprise revolving loan fund, conduct economic impact assessments, and provide a regional perspective via a monthly economic digest. The City of Liberty utilizes these resources to the fullest extent possible. The development of this plan was coordinated with previously developed State and Regional plans.

Liberty Community Development Corporation

In 1995, voters approved the Liberty Community Development Corporation (LCDC). LCDC was established in 1995 to facilitate the expansion and retention of businesses in the City of Liberty by promoting quality development opportunities, supporting infrastructural improvements, and fostering a positive business climate through cooperation with the City and the community. In addition to promoting the City through facilitating commercial and industrial business, the Liberty Community Development Corporation has worked on several projects since inception. Foremost is the construction of a five-mile embankment northwest of the City near the Trinity River. Constructed in 1995 and released from debt obligations in

2009, the \$5 million levee infrastructure development helps shield businesses, community neighborhoods, and public infrastructure including facilities, from rising waters. Released from debt obligations following the levee infrastructure project, LCDC is currently assessing potential development opportunities. Projects under discussion include downtown façade and curb appeal, revitalization of blighted areas, airport improvements, commercial and industrial developments, tourism and preservation. One such project is the construction of a new thoroughfare connecting the SH 146 bypass and Lakeland St.

b. Factors Contributing to Present Development

Development of the economy

Liberty, Texas is the county seat of Liberty and the third oldest town in Texas. Liberty is located on State Highway 146 and U.S. Highway 90 in the south central part of Liberty County and the Houston, Texas Metropolitan Area. The site is in a major oil and gas production area served primarily by the Union Pacific Railroad. Liberty once stood at the head of navigation, both steamboat and barge, on the Trinity River. The town functioned as an important port, with steamship transportation of passengers, trade, and mail to and from Galveston and with access to stage routes and ferry service across the Trinity. In the 1850s, as the community expanded, additional industry developed around its gristmills, cattle shipping docks, and two sawmills.

Oil discoveries in 1903 at the Batson-Old oilfield in neighboring Hardin County made Liberty, the nearest train stop, a boomtown. Three cotton gins, a gristmill, and a cigar factory were operating in Liberty around 1910. By 1907 the Trinity Valley and Northern Railway Company, built for use of the Dayton Lumber Company, served Dayton, located on the west side of the Trinity River and originally known as West Liberty. A major boost in the population came in 1925 with the development of the South Liberty oilfield. The area's leading crop in the 1920s was cotton. Efforts to make the Trinity navigable for steamers continued from 1852 to 1940, when 236 miles of waterway had been completed and Liberty served as an inland port with

barge connections to the Houston Ship Channel. The population rose steadily from 865 in 1900 to 3,087 in 1940.

Highway 146, which provides a route from East Texas to Baytown and the Texas City-Galveston area, was completed in 1950. In that year a veneer mill, a cannery, a commercial printing plant, and an ice plant contributed to the economy, and a local farmer grew orchids. In the 1960s the Central International Corporation air-milled ingredients for insecticides, and in the 1970s the offices of seventy oil firms were located in the city. National Pipe and Tube became the major industry in 1973, constructing an immense facility in south Liberty. The downturn in the Oil Industry resulted in the corporation closing seven years later.

The Sam Houston Regional Library and Research Center opened in 1977 and serves as both a museum and depository for thousands of historical documents utilized by researchers nationwide. Governor M. Price Daniel, Sr. and his family built and contributed a home structure in 1984, based on the original plans for the Governor's Mansion in Austin. That structure, together with several historical building renovations, is now open to the public in the area of the Sam Houston Regional Library and Research Center and used often for events.

The current economy is based on county government, public education, oil and related industries and agricultural activities. The largest employer is Boomerang Tube, Inc. Boomerang Tube, headquartered in St. Louis, Missouri is a World Class Producer of Oil Country Tubular Goods (OCTG) and Line Pipe (LP). With state-of-the-art facilities in Liberty, Texas, Boomerang has the capability to produce 360,000 tons annually of Electric Resistance Welded (ERW) OCTG and Line Pipe. The primary raw material utilized for production of tubes is Hot Rolled Steel Coils which are obtained domestically from qualified Flat Rolled Producers. Inbound and Outbound Transportation is by truck, rail and barge either direct or through a trans-load location near the Liberty Plant. Other large employers in the area

include the Liberty Independent School District, Walmart and various grocery stores and banks.

Physical growth of the community

Liberty Texas, the county seat of Liberty County, is on State Highway 146 and U.S. Highway 90 in the south central part of the county.

The relationship of the community to the region

The city is extremely important to the region because it is the county seat. Many of the county's governmental offices are located in Liberty. As such, the fate of the city's economy affects the success or failure of the county's economy.

SECTION 4.2-ECONOMIC BASE, "BARRIER ANALYSIS"

a. Inventory of the Social, Economic, Governmental and Industrial Elements

Table 4.1-Civilian Employed Persons 16 years and Over By Occupation

Occupation	Number	Liberty %	Statewide %	U.S. %
Agriculture, forestry, fishing, hunting and mining	353	7.5%	3.0%	1.9%
Construction	533	15.8%	8.1%	6.5%
Manufacturing	205	6.1%	9.5%	10.6%
Wholesale Trade	28	0.8%	3.1%	2.8%
Retail Trade	610	18.1%	11.6%	11.6%
Transportation and Warehousing, and utilities	265	7.9%	5.6%	5.0%
Information	27	0.8%	1.9%	2.2%
Finance, Insurance, Real Estate	82	2.4%	6.7%	6.7%
Professional, Science, Management and Waste Management	194	5.8%	10.7%	10.7%
Educational, Health Care and Social Services	744	22.1%	21.5%	22.9%
Arts, Entertainment, Recreation, Accommodation and Food Services	158	4.7%	8.5%	9.2%
Other Services	169	5.0%	5.3%	5.0%
Public Administration	100	3.0%	4.5%	4.9%

Source: U.S. Census Bureau , 2008-2012 American Community Survey

PUBLIC MANAGEMENT

Table 4.2-City of Liberty Commercial and Industrial Facilities

Type of Facility	Facilities with 1-4 employees	Facilities with 5-9 employees	Facilities with 10-19 employees	Facilities with 20-49 employees	Facilities with more than 50 employees
Agriculture, Mining, Quarrying, Oil and Gas Extracting, Utilities	9	4	1	4	1
Construction	15	3	1	3	0
Manufacturing	4	0	2	0	2
Wholesale Trade	4	2	3	2	0
Retail Trade	26	15	13	6	1
Transportation and Warehousing	3	2	1	2	0
Information	6	0	2	0	0
Finance, Insurance, Real Estate	15	6	2	0	1
Professional, Science, Management and Waste Management	30	6	2	0	0
Educational, Health Care and Social Services	12	10	7	2	3
Arts, Entertainment, Recreation, Accommodation and Food Services	10	5	6	7	2
Other Services	19	13	6	1	0

Source: United States Census Bureau, 2011 Zip Code Business Patterns

Table 4.3-Occupational Employment and Wage Estimates- Houston-Sugarland-Baytown MSA

Occupational Title	Estimated Employment	Average Hourly Wage	State Average Hourly Wage
Management	138,010	\$57.76	\$51.32
Business & Financial Operations	121,390	\$37.37	\$33.53
Computer & Mathematical	69,940	\$39.75	\$37.75
Architecture & Engineering	86,380	\$48.88	\$41.92
Life, Physical & Social Sciences	28,430	\$43.91	\$35.39
Community & Social Services	20,350	\$22.79	\$21.34
Legal Occupations	19,540	\$56.90	\$45.33
Education, Training & Library	155,440	\$24.64	\$22.97
Arts, Design, Entertainment, Sports & Media	24,730	\$21.51	\$22.05
Healthcare Practitioners & Technical	127,920	\$36.66	\$33.83
Healthcare Support	53,200	\$13.53	\$12.64
Protective Service	63,340	\$18.31	\$19.32
Food Preparation & Related	217,480	\$9.75	\$9.52
Building & Grounds Cleaning & Maintenance	76,680	\$10.41	\$10.53
Sales & Related	281,970	\$20.28	\$18.16
Office & Administrative Support	431,470	\$16.75	\$15.82
Construction & Extraction Operations	154,610	\$19.26	\$18.12
Installation, Maintenance & Repair	114,890	\$20.71	\$19.61
Production Occupations	182,900	\$18.24	\$16.37
Transportation & Material Moving	192,230	\$17.53	\$15.67

Source: Labor Market & Career Information Department, Texas Workforce Commission, Texas Metropolitan Statistical Area (MSA) Wages, Occupational Employment Statistics Program, 2012

PUBLIC MANAGEMENT

Table 4.4-Rates for Utilities		
ELECTRICITY (City of Liberty)	Customer Charge	
	Residential	Commercial
Base Fee	\$6.00	\$21.80
Total Kw minus 50	\$0.037128 per Kw	\$0.03832 per Kw
Total Kw x	fuel adjustment	fuel adjustment
		Tax 8.25%
TELEPHONE	Customer Charge	
	There are multiple providers in the City with differing rates.	
SOLID WASTE (City of Liberty)	Customer Charge	
	Residential	Commercial
Base Fee	\$17.16	
3-32 gallon containers		\$30.00
1-96 gallon container		\$36.54
WATER (City)		
	Residential (City Limits)	Commercial
Base Fee (minimum 2,000 gallons)	\$16.99	\$19.99
Each additional over 2,000 gallons	\$3.25/Thousand gallons	\$2.95/Thousand gallons
SEWER (City)		
	Residential	Commercial
Base Fee (minimum 2,000 gallons)	\$17.74	\$21.24
Each additional over 2,000 gallons	\$2.30/Thousand gallons	\$2.80/Thousand gallons
Source: City of Liberty		

Table 4.5-Transportation Facilities

<i>Thoroughfare</i>	<i>Significance</i>	<i>Direction</i>
<i>U.S. 90</i>	<i>Major thoroughfare; connects Del Rio to Orange</i>	<i>East/West</i>
<i>State Highway 146</i>	<i>Major thoroughfare; connects Galveston (IH 45) to Livingston US 59/IH 69)</i>	<i>North/South</i>
<i>F.M. 563</i>	<i>Minor thoroughfare; connects Liberty to Anahuac (IH 10)</i>	<i>North/South</i>
Source: TxCDBG Planning Project #712054		

Table 4.6-Tax Rates for State and Local Governments

<i>Ad Valorem Taxes</i>	
<i>City of Liberty</i>	<i>\$0.5900</i>
<i>Liberty .I.S.D.</i>	<i>\$1.7110</i>
<i>Liberty County</i>	<i>\$0.5600</i>
<i>Chambers-Liberty County Navigation District</i>	<i>\$0.0181</i>
<i>Liberty ESD</i>	<i>\$0.0007</i>
<i>Hospital District</i>	<i>\$0.0009</i>
<i>Drainage District</i>	<i>\$0.0009</i>
<i>Total</i>	<i>\$2.9116</i>
<i>Sales Tax</i>	
<i>State, City, County Combined</i>	<i>8.25%</i>
Source: Texas Comptroller of Public Accounts	

The following barrier analysis outlines factors which either contribute to a community's economic development potential or hinder growth. A positive factor indicates that the City compares favorably with, or has an advantage over other areas, whereas a neutral factor represents no significant differences and a negative factor indicates a barrier or liability to economic growth.

b. Barrier Analysis

(+)-Positive Factor (-)-Negative Factor 0-Neutral Factor

Table 4.7-City of Liberty-Business Development Cost Factors						
<i>Cost Factor</i>	<i>Liberty/ Liberty County</i>	<i>Houston/ Harris County</i>	<i>Texas</i>	<i>(+)</i>	<i>(-)</i>	<i>0</i>
<i>Weekly Wage Levels¹</i>	\$757	\$1,187	\$952	X		
<i>Energy Costs 2,000 kWh</i>	\$100	\$160	\$150	X		
<i>Water Costs (50,000 gals)²</i>	\$161.59	\$197.48	\$217.80	X		
<i>Sewer Costs (50,000 gals)³</i>	\$155.64	\$275.58	\$182.08	X		
<i>Building/site Costs⁴</i>	\$155,587	\$192,109	\$177,060	X		
<i>Local Property Taxes⁵</i>	\$0.5600	\$0.4002	\$.5194 (average)		X	
<i>Financing</i>	<i>Average</i>	<i>Average</i>	<i>Variable</i>			X

¹ Bureau of Labor Statistics "Quarterly Census of Employment and Wages"; Third Quarter 2013.

² Texas Municipal League 2012 Water Survey Results Commercial Fee

³ Texas Municipal League 2012 Wastewater Survey Results Commercial Fee

⁴ Texas A&M Real Estate Data, Citi-Data.com 2009-Average price of detached home

⁵ Texas Comptroller of Public Accounts

Table 4.8-City of Liberty-Operating Condition Factors

<i>Condition Factor</i>	<i>Liberty Area</i>	<i>Harris County</i>	<i>Texas</i>	<i>(+)</i>	<i>(-)</i>	<i>0</i>
<i>Unskilled Labor Supply⁶</i>	<i>1,905</i>	<i>265,207</i>	<i>1,493,621</i>		<i>X</i>	
<i>Skilled Labor Supply⁷</i>	<i>14,886</i>	<i>1,914,836</i>	<i>9,539,056</i>		<i>X</i>	
<i>Productivity</i>	<i>High</i>	<i>High</i>	<i>High</i>			<i>0</i>
<i>Unionization</i>	<i>No</i>	<i>Partial</i>	<i>Partial</i>			<i>0</i>
<i>Labor-Management Relations</i>	<i>None Reported</i>	<i>None Reported</i>	<i>NA</i>			<i>0</i>
<i>Electric Power Availability</i>	<i>Capacity Available</i>	<i>Capacity Available</i>	<i>NA</i>			<i>0</i>
<i>Water and Sewer Availability</i>	<i>Capacity Limited</i>	<i>Capacity Available</i>	<i>NA</i>		<i>X</i>	
<i>Gas Availability</i>	<i>Capacity Available</i>	<i>Capacity Available</i>	<i>NA</i>			<i>0</i>
<i>Common Motor Carrier</i>	<i>Availability Limited</i>	<i>Numerous Options</i>	<i>Numerous</i>		<i>X</i>	
<i>Rail/Freight Service</i>	<i>Service Available</i>	<i>Numerous Options</i>	<i>Numerous</i>		<i>X</i>	
<i>Availability of Air Service</i>	<i>None Available</i>	<i>2 major airports</i>	<i>Numerous</i>		<i>X</i>	
<i>Vocational Educational Facilities</i>	<i>None Available</i>	<i>Numerous Options</i>	<i>Numerous</i>		<i>X</i>	
<i>Site Availability</i>	<i>Numerous Options, Reasonable Prices</i>	<i>Numerous Options, Variable Prices</i>	<i>Numerous</i>	<i>X</i>		
<i>School Facilities</i>	<i>Good Schools, small town</i>	<i>Variable</i>	<i>Variable</i>	<i>X</i>		
<i>Medical Services</i>	<i>Adequate, but limited</i>	<i>Numerous</i>	<i>Numerous</i>		<i>X</i>	
<i>Natural Resources</i>	<i>Abundant Supply</i>	<i>Abundant Supply</i>	<i>Numerous</i>			<i>0</i>

⁶ Texas Industry Profiles 2013

⁷ Texas Industry Profiles 2013

c. *Conclusions*

The following conclusions were coordinated with community leaders and based on patterns of growth and what type of policies and/or codes should be implemented to improve conditions for the encouragement of economic opportunities and local business expansion and attraction:

In general, the business development cost factors for Liberty compared favorably to surrounding communities and the State of Texas. The cost of doing business with the City is not a barrier to economic expansion. The main barriers the City faces are the availability of utilities in some areas. The City is making great strides in these areas however, as evidenced by the utility plans set forth in this document. The City plans to extend water, street and sewer services into many un-served areas by the year 2035. In addition, the City will strive to keep property tax rates at the lowest levels possible.

In terms of operating condition factors, Liberty compares favorably to surrounding communities and the State of Texas, with some exceptions. The city's biggest advantage is found in the areas of natural resources, community receptivity, quality of life and local laws. The city must strive to market the quality of life for residents of Liberty. There is vacant property for residential and commercial development both within the city limits and the existing extra-territorial jurisdiction. The City is in need of additional revenue sources and the most viable options are increased sales tax revenues and increased ad-valorem revenues. Sales tax revenues increase when new businesses locate to Liberty, or when existing businesses experience growth. Ad-valorem revenues increase when vacant lots are converted to improved lots. It is not recommended that the rates increase.

SECTION 4.3-PLAN

Goal 1: Assemble and maintain a marketing package that emphasizes the quality of life for residents of Liberty.

Objective 1: Assimilate data, from this plan and other sources, that provides potential employers with information necessary to make location decisions i.e. demographics, history and community resources. Place the information in a community profile binder for dissemination

Timeline: 2014-2015

Probable Costs: \$2,500.00

Goal 2: Seek to retain and expand existing businesses/employers and visit all new businesses/employers.

Objective 1: Conduct a visitation program to existing employers in the local area. Make attempts to visit each business in Liberty once each year.

Timeline: 2014-2035

Objective 2: Provide direct assistance to local businesses in such areas as business management, technology innovations, improved production processes, financing, increasing sales and access to new markets.

Timeline: ongoing

Objective 3: Improve infrastructure for existing businesses by following the recommendations in the water, wastewater, streets and storm drainage system plans.

Timeline: 2014-2035

Objective 4: Provide cash economic incentives for businesses including tax abatements.

Timeline: ongoing

Estimated Cost: (\$1,000.00 annually)

Goal 3: Actively recruit potential businesses to be located in the local area.

Objective 1: Visit with potential employers, provide information and offer assistance in locating in Liberty.

Timeline: 2014-2035

Goal 4: Expand water and sewer service into un-served areas.

Objective 1: Follow the recommendations outlined in the water and sewer service elements that are a part of this plan.

Timeline: 2014-2035

Goal 5: Develop a Heritage Tourism Program.

Objective 1: Establish a volunteer committee to identify existing historic sites and facilities.

Timeline: 2014-2015

Objective 2: Create a local recognition program for historic structures.

Timeline: 2015

Objective 3: Apply for City-wide National Historic District designation.

Timeline: 2016

Objective 4: Encourage the development of lodging facilities in Liberty.

Timeline: ongoing

Goal 6: Identify public funding options and private investment opportunities in order to implement the objectives set forth in this plan.

Objective 1: Identify individuals that will be active recruiters for private investment in Liberty. Recruit individuals that have done well in neighboring markets and invite them to Liberty.

Timeline: 2014-2015

Probable Costs: \$1,000.00

Other financing sources and incentives

a. Tax Abatements

Other incentives that the City may consider include the various ad valorem tax programs. One concept abates taxes to businesses for a certain period of time in return for their location in the community. Another concept is increment financing where property values are frozen in a designated district at a certain point in time. All taxes on added value after that time are placed in an escrow account that retires debt used to build infrastructure in the district.

b. The Texas Capital Fund

This program is administered by the Texas Department of Agriculture. The Texas Capital Fund (TCF) program encourages business development, retention, or expansion by providing funds to eligible applicants. Funds will be awarded for the express purpose of assisting in the creation of new permanent jobs or retention of existing permanent jobs, primarily for low and moderate income persons. In order to comply with the national goal of expanding economic opportunities for LMI persons, a minimum of 51 percent or more of all the jobs created or retained by the business must benefit persons who qualify as LMI.

c. Freeport Exemption

The City of Liberty has an added incentive known as the Freeport exemption. A Freeport exemption is a property tax exemption. Freeport property includes various types of property that are detained in Texas for a short period of time to be transported out of Texas. The goods must be in Texas for certain purposes. The exemption applies to goods, wares, ores, and merchandise other than oil, gas, and petroleum products (defined as liquid and gaseous materials immediately derived from refining petroleum or natural gas) and to aircraft or repair parts used by a certificated air carrier. The Freeport goods qualify if they leave Texas within 175 days from the date they are brought into or acquired in the state. Goods must be in Texas for assembling, storing, manufacturing, repair, maintenance, processing or fabricating purposes.

Recommended Changes in City Policies to Improve the Economic Climate

- 1. Provide cash economic incentives for businesses including tax abatements.*
- 2. Provide direct assistance to local businesses in such areas as business management, technology innovations, improved production processes, financing, increasing sales and access to new markets.*
- 3. Provide infrastructure to areas conducive to commercial and industrial development.*
- 4. Implement the housing and land use portions of this plan.*

Streets System



Public Management

STREET SYSTEM

SECTION 5.1-INTRODUCTION

Streets are the backbone of the transportation system in Liberty, serving all modes of travel including automobiles, trucks, transit, bicycles, and pedestrians. The Street System Plan is an interconnected network of “complete streets” that accommodates all modes of travel for users of all ages and abilities and safely connects people to where they need to go. Since streets are more than just places for automobile travel, the design needs to start with the safety requirements along the outer edges where people gather, pedestrians walk, bicyclists ride and people park their vehicles.

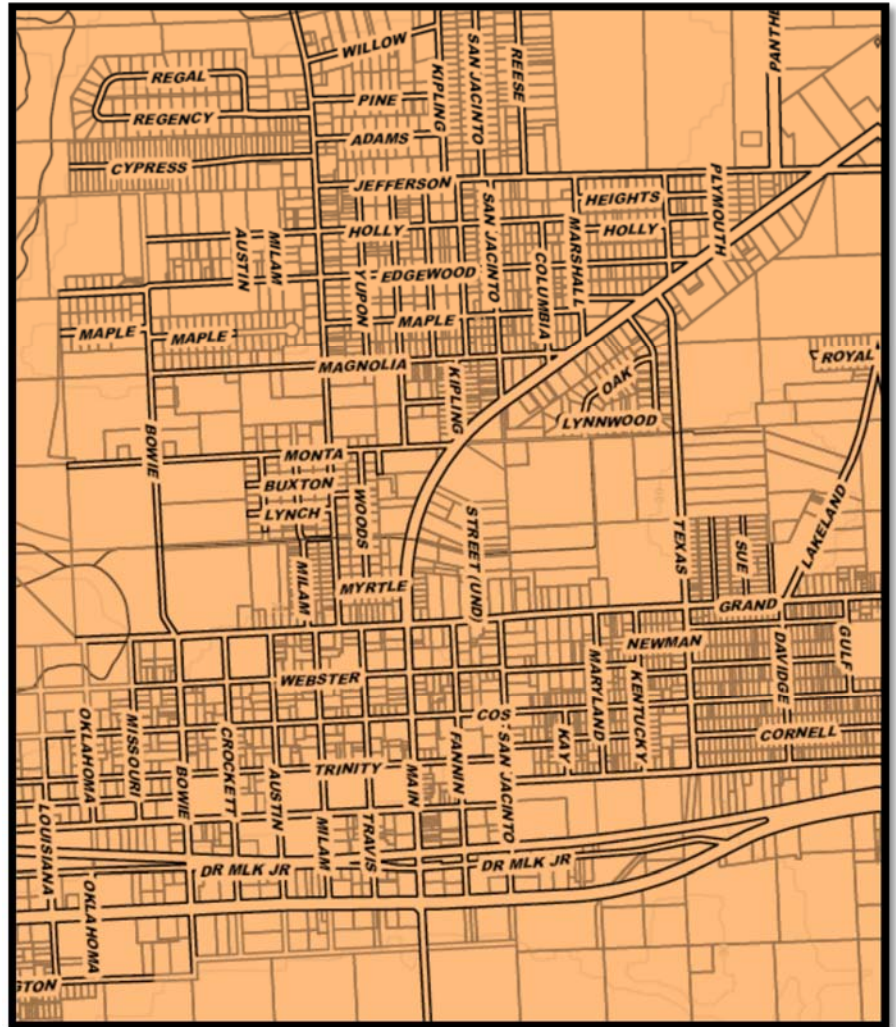


Figure 5.1-Street Grid-City of Liberty

In addition to their multimodal mobility function, well-designed streets shape the urban character and vitality of places. The “grid” of streets in the two urban centers also means that fewer lanes are needed on each street because there are more choices for access and turns. Finally, efficiently designed streets minimize

pavement width, roadway type and roadway condition. It is shown in Exhibit “H”. A portion of Exhibit “H” is shown above. The Texas Department of Transportation has jurisdiction over certain roadways in and around Liberty. These roadways are US 90, FM 563, TX 146 and TX-227 LOOP. The City is not responsible for improvements to these roadways.

Liberty is part of the Beaumont District. In general, traffic counts increased significantly along US 90 in all areas between the years 2010 and 2011. This makes sense due to the increase in population shown in the City’s population study that is a part of this plan. There were no areas that showed a decrease in traffic counts.

Liberty has had other studies conducted regarding the street system. The system is analyzed annually by the Texas Department of Transportation (TxDOT). TxDOT annually collects, on average 82,000 short-term traffic counts, 1,000 manual traffic counts and more than 300 long-term counts.

The Department collects data 24 hours a day, 365 days a year to support federal, state, regional and local transportation entities. District Traffic maps show the Annual Average Daily Traffic (AADT) counts on TxDOT-maintained roads. Twenty-four-hour counts, with truck and seasonal factors, are applied. They are organized by the 25 districts and by the year collected.

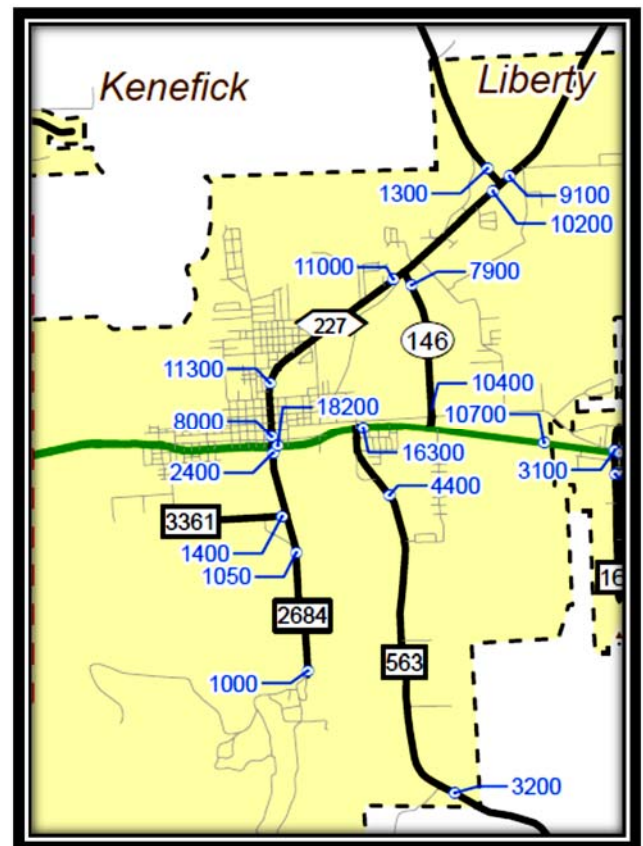


Figure 5.3-2011 TxDOT AADT counts

Prior Studies

In addition to the annual studies conducted by the Texas Department of Transportation, the City of Liberty studied the street system in 1995 and again in 2003 as part of Texas Community Development Block Grant Programs. The focus of these studies was to determine the condition of the system and prepare capital improvement programs.

SECTION 5.3-ANALYSIS

a. Inventory from Field Survey

Local roadways within Liberty vary in pavement width from 12' to 30' in some areas. The main thoroughfares are wider, and will be discussed in the thoroughfare section of this plan. The paved city streets are both asphalt and concrete with some curb and gutters, open drainage channels and underground drainage. In addition to the paved streets, the City still has a small percentage of unpaved streets, mainly dirt.

b. Street Deterioration and Causes

In the case of Liberty, premature deterioration is attributed mainly to severe weather. The City of Liberty is located near the Gulf Coast and therefore must deal with occasional hurricanes. The City feels the power of these storms in terms of wind and rainfall. The result of the severe weather on the street system is that the water tends to pond on the roadway and eventually seeps underneath the asphalt, thus causing the base to break down or wash away.

In addition to severe weather caused by rain and wind, the City's street system is also exposed to extreme temperatures. The temperatures in this region easily reach 100 degrees during the summer. When an asphalt pavement is exposed to sun, wind and water, the asphalt hardens, or oxidizes. This causes the pavement to become more brittle. As a result, the pavement will crack because it is unable to bend and flex when exposed to traffic and temperature changes.

Another cause of premature deterioration of a City's street system is increased traffic volumes. As indicated in the population study, the City's population could to increase by as much as fifty percent (50%) over the next twenty (20) years. The increased traffic volumes cause the streets to deteriorate at a faster rate than the City can keep up with the maintenance. Therefore, the City may need to consider complete reconstruction of some streets, rather than just sealing.

Without the benefit of financial aid, it is not economically feasible for the city to install expensive flood prevention or storm drainage infrastructure at this time, so the best way to combat the premature deterioration of the streets is through proper design. The city can build the base material up before paving and ensure proper crowning in the center of the streets. In general the street system is in fair condition and is adequate in its ability to meet the city's current needs.

c. Types of Street Improvements

- *Point Repairs-excavation of failed pavement sections to a depth of eight inches (8"), back-filled with eight inches (8") of crushed limestone stabilized with two percent (2%) cement, primed and sealed with a coarse surface treatment. (used to treat potholes and other imperfections and roadway hazards)*
- *Level-up-leveling of depressions in pavement with hot mix asphaltic concrete (HMAC) or hot/cold laid asphaltic concrete. (used to even out roadway surface)*
- *Seal-Coat-application of asphalt cement and covered with pre-coated aggregate at one (1) cubic yard of aggregate per ninety (90) square yards. Aggregate is rolled after application. (ideally used once every three (3) to five (5) years to maintain streets and forestall more costly repairs)*

- *Overlay*-depending on the severity of the wear, approximately one inch (1”) of surface is milled off the existing roadway. The remaining surface material is then overlaid with a minimum of one and one-half to two inches (1.5” to 2”) of hot mix asphaltic concrete (HMAC) or hot mix/cold laid asphaltic concrete, followed by a surface treatment. (used to completely replace the surface material of a street to address pavement deterioration and extend street life)
- *Reclaim-Mill* existing base and asphalt materials to a depth of six inches (6”), add water-based emulsified asphalt to create a recycled asphalt-enhanced roadway base. A two-course surface treatment or asphalt cement is then applied and covered with pre-coated aggregate. The aggregate is rolled after each application. (streets receiving this treatment will last twelve to twenty (12-20) years, depending on the traffic load and environmental conditions)

For this plan, the City is planning to implement a seal-coating program which would be funded through the budgetary process. The repairs will be outsourced to a construction company. If the need arises to do major street repairs, such as the reconstruction of a concrete street, those funds may need to come from grants or bond issuances.

A list and ranking of street system problems are as follows:

- A. *Poor riding surface on some roadways;*
- B. *Limited budget for repairs and maintenance;*

Exhibit “H” along with its accompanying table shows all of the streets within the Liberty corporate limits together with the width of traveled surface, type of surface, and general condition. The above-mentioned thoroughfare and street condition classifications can generally be defined as follows:

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“Good”-relatively smooth surface, without major potholes, well maintained, and well drained.



“Fair”-rough surface, potholes patched during periodic maintenance, less stable sub grade associated with poorer drainage, but can be traveled comfortably at a reasonable speed.

“Poor”-very rough or unpaved surface, open potholes, unstable sub grade associated with poor drainage or lack of maintenance, and cannot be traveled comfortably.



SECTION 5.4-STREET SYSTEM PLAN

Goal 1: Provide for the safe movement of traffic and to provide roadways that will require little or no maintenance costs.

Objective 1: Consider the addition of a permanent line item in the budget each year of approximately \$125,000.00 for street seal-coating.

Objective 2: Complete the street system capital improvements schedule as outlined in Table 5.1. The estimates provided below only reflect construction costs and it is assumed that the work will be outsourced to a construction company.

(Timeline: 2015-2020)

Objective 3: Consider the long-range capital improvements as outlined in Table 5.2. The long-range capital improvements include the reclamation and paving of unpaved roadways as well as additional seal coat projects.

(Timeline: 2020-2035)

Objective 4: Continue routine maintenance and minor repairs on streets not listed in the Capital Improvements Schedule.

(Timeline: 2015-2035)

Objective 5: Continue to enforce the City's roadway design standards.

(Timeline: 2015-2035)

Goal 2: Develop future roadways that will enhance economic development opportunities for both current and future local business owners

Objective 1: Consider development of the proposed collectors and arterials as outlined in the City's Thoroughfare Plan.

(Timeline: 2015-2035)

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Table 5.1
Street System Capital Improvements
(2014-2019)

FY 2014/2015 (Phase I) Seal-coat the following roadway(s):

<i>P</i>	<i>Name</i>	<i>Location</i>	<i>SQ. Yards</i>	<i>Cost Estimate</i>
1	Travis	Magnolia to Travis Park	11,792	\$50,116.00
2	McGuire Rd.	All	12,483	\$53,053.00
3	Industrial	All	5,754	\$24,455.00
	TOTAL			\$127,624

FY 2015/2016 (Phase II) Seal-coat the following roadway(s):

<i>P</i>	<i>Name</i>	<i>Location</i>	<i>SQ. Yards</i>	<i>Cost Estimate</i>
1	Industrial Place	All	2,064	\$8,772.00
2	Industrial Circle	All	2,100	\$8,925.00
3	Port Dr.	To Boat Ramp	5,833	\$24,791.00
4	Red Oak	All	1,333	\$5,665.00
5	Black Oak	All	1,333	\$5,665.00
6	Still Meadows	All	4,083	\$17,353.00
7	Tanner St	All	1,048	\$4,454.00
8	Bowie	Grand to Cos	2,333	\$9,915.00
9	Westwood Ave	All	4,667	\$19,835.00
	TOTAL			\$105,375.00

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FY 2016/2017 (Phase III) Seal-coat the following roadway(s):

<i>P</i>	<i>Name</i>	<i>Location</i>	<i>SQ. Yards</i>	<i>Cost Estimate</i>
<i>1</i>	<i>Lakeland Dr.</i>	<i>All</i>	<i>17,773</i>	<i>\$75,535.00</i>
<i>2</i>	<i>Texas St.</i>	<i>All</i>	<i>12,332</i>	<i>\$52,411.00</i>
	<i>TOTAL</i>			<i>\$127,946.00</i>

FY 2017/2018 (Phase IV) Seal-coat the following roadway(s):

<i>P</i>	<i>Name</i>	<i>Location</i>	<i>SQ. Yards</i>	<i>Cost Estimate</i>
<i>1</i>	<i>South Liberty Oilfield RD</i>	<i>Riverbend to end</i>	<i>6,165</i>	<i>\$26,201.00</i>
<i>2</i>	<i>Pleasant Hill</i>	<i>All</i>	<i>1,000</i>	<i>\$4,250.00</i>
<i>3</i>	<i>Glenn St.</i>	<i>All</i>	<i>3,500</i>	<i>\$14,875.00</i>
<i>4</i>	<i>Lee Tim Rd and Wiggins</i>	<i>All</i>	<i>15,750</i>	<i>\$66,938.00</i>
	<i>TOTAL</i>			<i>\$112,264.00</i>

FY 2018/2019 (Phase V) Seal-coat the following roadway(s):

<i>P</i>	<i>Name</i>	<i>Location</i>	<i>SQ. Yards</i>	<i>Cost Estimate</i>
<i>1</i>	<i>Carter</i>	<i>All</i>	<i>3,825</i>	<i>\$16,256.00</i>
<i>2</i>	<i>Louisiana</i>	<i>All</i>	<i>4,503</i>	<i>\$19,138.00</i>
<i>3</i>	<i>Confederate</i>	<i>All</i>	<i>1,667</i>	<i>\$7,085.00</i>
<i>4</i>	<i>Layls Dr.</i>	<i>All</i>	<i>15,750</i>	<i>\$66,938.00</i>
	<i>TOTAL</i>			<i>\$109,417.00</i>

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Table 5.2
Street System Future Priorities
(2020-2035)

<i>P</i>	<i>Name</i>	<i>Location</i>	<i>SQ. Yards</i>	<i>Cost Estimate</i>
1	Jessica	Complete	1,166	\$74,880.52
2	John	Complete	2,026	\$130,109.72
3	Fourth	Neyland to Dead End South	2,596	\$166,715.12
4	Avenue B	All	2,188	\$9,299.00
4	Avenue C	All	1,250	\$5,312.50
4	Avenue D	All	1,250	\$5,312.50
4	Avenue E	All	1,250	\$5,312.50
4	Avenue F	All	1,250	\$5,312.50
4	Avenue G	All	1,250	\$5,312.50
4	Avenue H	All	1,250	\$5,312.50
4	Avenue I	All	1,250	\$5,312.50
4	Avenue J	All	1,250	\$5,312.50
4	Heights St.	All	3,200	\$13,600.00
5	Chrysler	All	800	\$3,400.00
5	Sandune	All	8,750	\$37,187.50
5	Twin Oaks	All	1,333	\$5,665.25
5	Cedarwood	All	1,107	\$4,704.75
	TOTAL			\$134,491.25

Long Term Initiatives (2020 and Beyond)

- *Update the city's "Existing Street Conditions" map in 2019.*
 - *Prepare a new street system capital improvements plan for the years 2020-2025.*
-

SECTION 5.5-STREET IMPROVEMENT FUNDING SOURCES

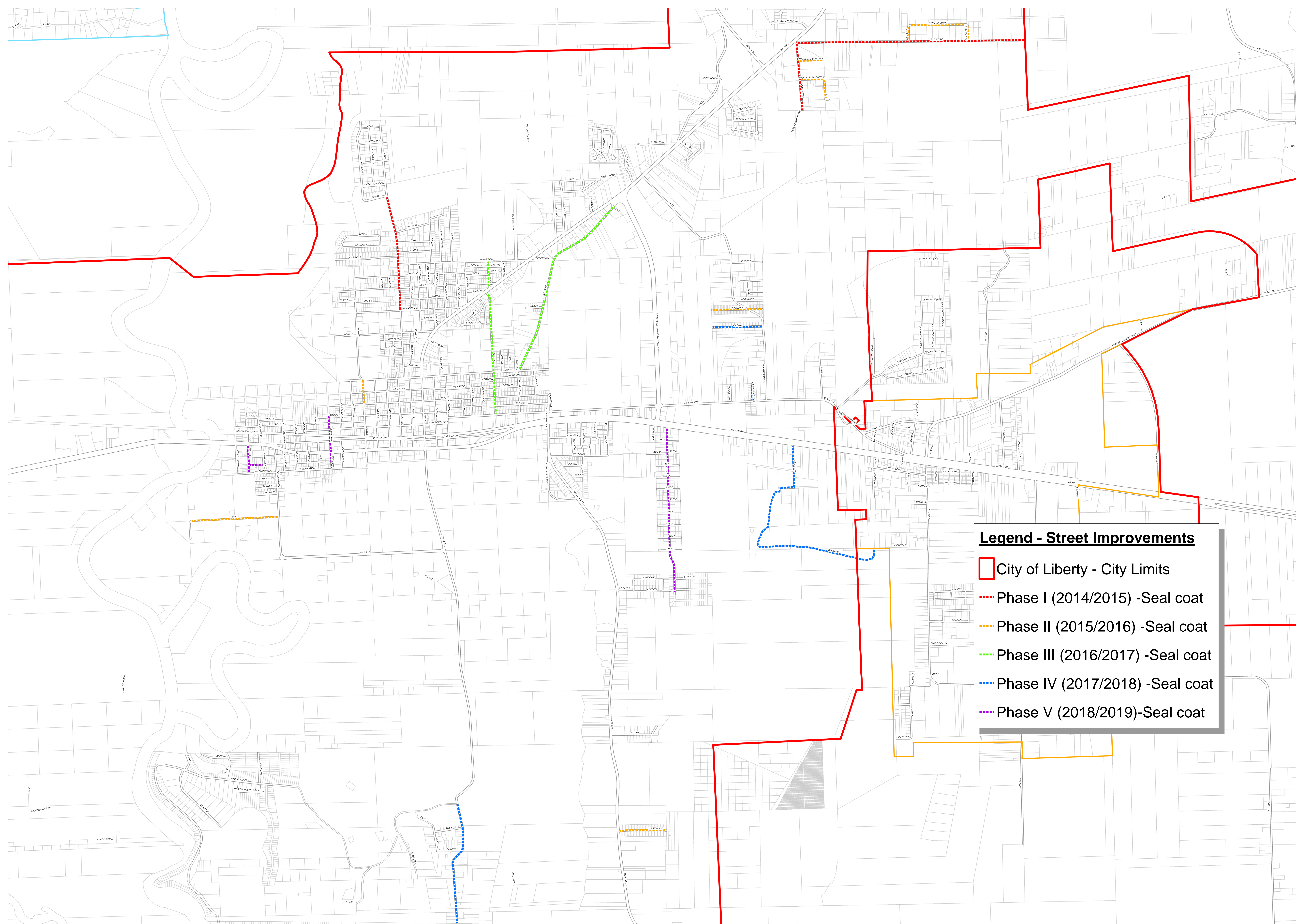
The sources of funding for street improvements may come from the following:

- A. *City general fund revenues;*
- B. *Certificates of Obligations and/or Bond Issuances*
- B. *TxDOT;*
- C. *Private developers for future development.*

Legend - Street Conditions

- City of Liberty - City Limits
- Good Condition
- Fair Condition
- Poor Condition
- Unimproved

STREET NAME	ROW	PAV	TYPE	ELM	40	20	A	LEE TIM RD	30	18	A	PORT DRIVE	40	20	A
ABLE ROAD	50	15	A	ESSEX	60	40	A	LINCOLN AVE	45	27	A	POST OAK	45	27	A
ADAMS	45	24	A	FM 1811	50	30	A	LINDEN LANE	45	27	A	RED OAK	45	20	A
ALABAMA	50	30	A	FANNIN	50	35	C	LOUISELLY LANE	45	27	A	R.E. VINSON DR.	45	20	A
ASH LANE	30	16	A	FEATHER TRACE	46	30	C	LONE OAK	45	27	A	REESE	40	24	A
ATASCOSITO	40	20	A	FEATHERSTONE	46	30	C	LOUISIANA	40	20	A	REGAL LANE	60	40	C
AUSTIN	30	20	A	FM 2084	100	26	A	LUNDEN AVE	45	30	C	RESNOY DR	60	40	C
AVE "A"	30	15	A	FM 3361	100	26	A	LYNNWOOD	44	25	C	RICHARDSON	45	20	A
AVE "B"	30	15	A	FM 563	65	40	A	MAGNOLIA AVE.	50	25	A	RIDGEWOOD	48	20	A
AVE "C"	30	15	A	FOREST	44	28	A	MAIN	55	38	A	RIVER BEND	45	20	A
AVE "D"	30	15	A	400	45	27	A	MAPLE	48	28	C	RIVER DR	44	28	A
AVE "E"	30	15	A	FRANKLIN	34	20	A	MAPLEWOOD ST	40	20	A	RIVER OAKS	55	20	A
AVE "F"	30	15	A	FT. WORTH	35	20	A	MARSHALL	45	34	A	ROBBIE	40	22	A
AVE "G"	30	15	A	GARRETT	40	28	A	MARYLAND	40	26	C	ROYAL DR	55	20	A
AVE "H"	30	15	A	GEORGIA	50	25	A	MARTIN LUTHER KING	53	24	A	SAM HOUSTON AVE	60	35	C
AVE "I"	30	15	A	GLENDALE	45	20	A	McGUIRE ROAD	45	20	A	SAN JACINTO	45	35	A
AVE "J"	30	15	A	GLDEN ST.	45	20	A	MURKINS RD	40	20	D	SANDHUR ROAD	30	15	A
BEAUMONT	50	24	A	GRAND AVE	55	32	A	MILAM	32	20	A	SANTA ANNA	32	16	A
BLACK OAK	45	20	A	GULF	40	26	C	MILAM ST	45	28	A	SCOUT	35	26	A
BOWIE	50	28	A	HAWTHORNE	45	30	A	MINOSIA	40	18	A	SHADY LANE	36	20	A
BRUAR	45	18	A	HIGHTS	40	24	A	MINNEDENWOOD RD	40	20	A	STARBUCKS	50	24	A
BROWN GROVE	45	20	A	HILL DR	44	28	A	MISSOURI	45	28	A	STATE HWY 146 BY-PASS	80	40	A
BROWNING	45	30	A	HILLCREST	45	20	A	MOZELL RD	40	20	A	STATE HWY 146 BY-PASS	190	110	C
BUXTON AVE	40	26	A	HILLSIDE DR	40	28	A	MOZELL RD	40	20	A	STILL FOREST DR	40	28	A
CANFIELD	40	22	A	HOLLY AVE	40	24	A	MYRTLE AVE	50	26	A	SUE	40	22	A
CARTER	30	16	C	HOLLYWOOD	44	25	C	N SAN JACINTO	40	30	A	TANNER	20	12	A
CELANOWOOD	40	20	A	HOUGH	40	20	D	N TRAVIS ST	40	25	A	TENNESSEE	30	18	A
CENTENAL	45	26	C	INDEPENDENCE DR	44	26	A	OSAGE	45	27	A	TEXAS	40	28	A
CENTER	45	27	A	INDUSTRIAL PARK	45	24	A	NEWMAN	42	26	A	TIMBERLANE	45	20	A
CHESSON ST	40	18	A	INDUSTRIAL ROAD	50	24	A	NEWLAND	45	27	A	TRAVIS	45	28	A
CHRYSLER	45	24	A	JARRETT	45	28	A	NOBLE	40	40	C	TRINITY AVE	35	25	A
COLUMBIA	45	30	A	JEFFERSON DR.	50	36	A	NORTH	45	27	A	TWIN OAK DR	45	20	A
CONFERBATE	30	20	A	JESSICA	45	27	A	OAK DR.	44	25	C	VALLEY DR.	44	30	A
COOK ROAD	45	20	A	JOURNIE WHITE	45	18	A	OSAGE	45	27	A	VERONA LANE	40	28	A
CORNELL	40	28	A	JONES	45	27	A	OHIO	45	35	C	VERONICA	45	28	A
COS	45	25	A	KAY	35	25	C	OIL FIELD	35	14	A	VIRGINIA	50	26	A
COUNTRY CLUB ROAD	40	30	A	KENTUCKY	40	26	C	OKLAHOMA	45	26	A	WALKER	45	27	A
CROCKETT	45	26	A	KIRLING	45	30	A	PALMER	36	28	A	WASHINGTON AVE	30	18	A
CYPRESS DR	40	25	A	LAKELAND DR.	55	20	A	PANTHER DR.	75	50	A	WEBSTER	35	25	A
DANIEL DR	40	25	C	LAKEVIEW DR.	40	26	C	PARK	40	14	A	WEBSTER AVE	40	26	C
DAVIDGE	45	27	A	LAMAR AVE	45	20	A	PEARL LOOP	45	27	A	WEST	45	27	A
EAST	45	27	A	LAWRENCE	45	27	A	PIN OAK	45	24	A	WILLOW ST	35	27	A
EDGEWOOD	45	34	A	LAYL DR	45	27	A	PLYMOUTH	40	22	A	WOODS DR	50	25	A
				LEE	40	28	A					YUPON	45	30	A



Legend - Street Improvements

- City of Liberty - City Limits
- Phase I (2014/2015) -Seal coat
- Phase II (2015/2016) -Seal coat
- Phase III (2016/2017) -Seal coat
- Phase IV (2017/2018) -Seal coat
- Phase V (2018/2019)-Seal coat

THOROUGHFARES



Public Management



THOROUGHFARE SYSTEM

SECTION 6.1-INTRODUCTION

The basic principle involved in thoroughfare planning is that traffic moving on local streets is generally intersected by a system of collector thoroughfares that carry local traffic through the neighborhood to the arterial thoroughfares. The arterial thoroughfares then provide the means of access to other neighborhoods or distant points within the urban area or provide access to the freeways and highways leading to other communities.

***Arterial thoroughfares (Major)** create the boundaries of the various neighborhoods throughout the community, and should avoid cutting through established residential areas. These thoroughfares should extend a considerable distance and have continuous alignments, wide right-of-way, thick and wide roadway surfaces, few intersections with local streets, and no intersections with railroads at grade. If the arterial thoroughfares are properly located, convenient access can be provided to existing commercial developments and unnecessary traffic can be removed from local streets.*

***Collector thoroughfares** are usually located approximately midway between arterials, dividing the community as nearly as possible into quadrants. Collectors are usually shorter in length than arterial thoroughfares. Also, collector rights-of-way are not as wide and do not require as thick a paving as do the arterial thoroughfares. Collector thoroughfares intersect more frequently with the local streets than do the arterial thoroughfares, and have a continuous alignment within the neighborhood. In commercial areas, traffic volumes build up too rapidly for efficient use of collectors, and the local access streets should therefore connect directly with the arterials. In large industrial areas, a collector street may be needed only occasionally.*

The local or residential streets of the neighborhood lead to the collectors. These local streets are curvilinear, sometimes discontinuous, in order to discourage all traffic except that which may originate in or have a destination within the neighborhood. Most of the homes of a community face on the local streets; therefore, these streets represent the greatest percentage of the total community street system. Residential or local street rights-of-way may be less in width than arterial or collector thoroughfare rights-of-way, and the continuous routing of local thoroughfares is not always necessary. Cul-de-sacs and sweeping or reverse curves are permitted. The basic design and layout of local street system facilitates local traffic movement and discourages through traffic or fast moving traffic.

Table 6.1-Thoroughfare Standards

Thoroughfare Type	Right-of-Way Width	Pavement Width
<i>Principal Arterial 6 lane (Divided)</i>	120'	2 x 36'
<i>Minor Arterial 6 lane (Divided)</i>	100'	2 x 33'
<i>Minor Arterial 4 lane (Divided)</i>	100'	2 x 24'
<i>Minor Arterial 4 lane (Undivided)</i>	65'-75'	44'
<i>Collector 4 lane (Undivided)</i>	65'-75'	44'
<i>Collector 2 lane (Undivided)</i>	60'-75'	36'-40'
<i>Residential</i>	50'-60'	22'-24'
Source: Texas Department of Transportation (Houston District)		

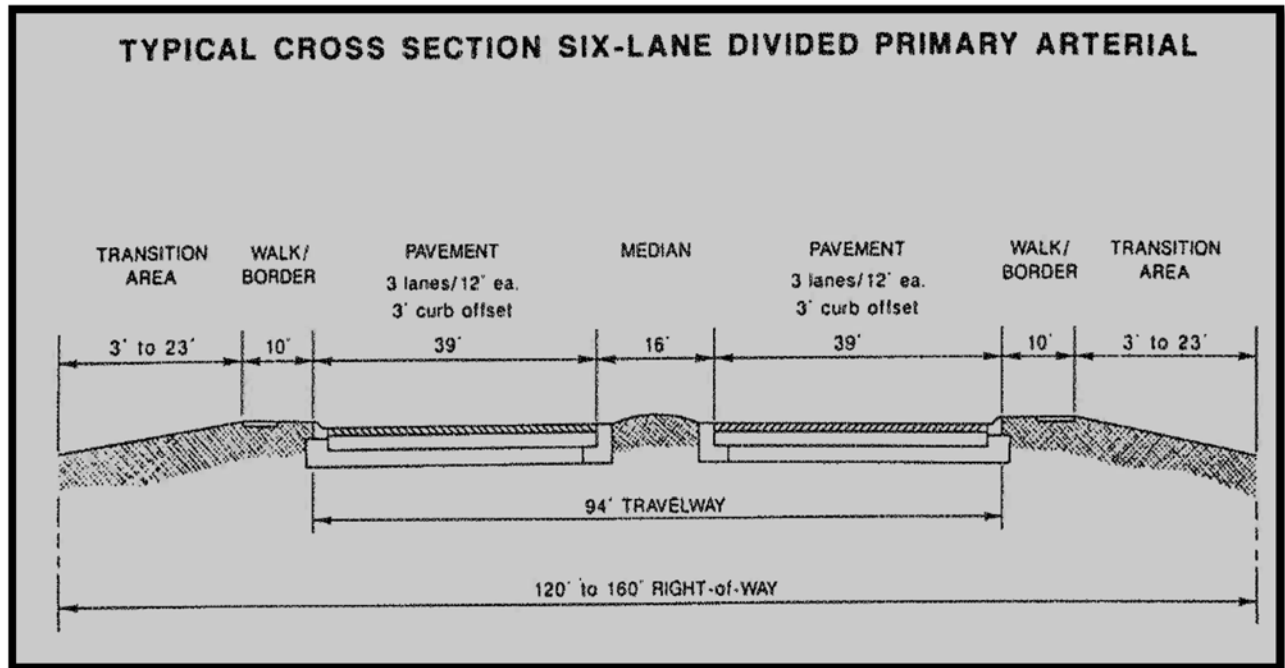


Figure 6.1-Typical cross section six-lane divided primary arterial

This network of arterials should provide adequate and convenient connection between areas or neighborhood cells, as they are often termed, and would serve as carriers of the heaviest flow of traffic.

The location of thoroughfares has traditionally influenced the development and value of urban property. Land along high volume traffic arterials is customarily considered to have higher commercial and industrial values than similar property on arterials carrying less traffic.

One of the main purposes of circulation planning or thoroughfare planning is to secure faster, safer, and more pleasant travel as limited by the financial ability of the urban community to pay for such improvements. Since circulation systems are permanent and are expensive to build and operate, the greatest care and foresight is needed to develop plans for them. Specialized goals

must be balanced at all times with the overall goals of city planning, and there must be a sound estimate of future needs as well as present problems.

SECTION 6.2-INVENTORY AND ANALYSIS OF MAJOR AND COLLECTOR STREETS

An inventory of the existing arterial and collector thoroughfares within the City of Liberty has been completed. The existing roadways that should be considered arterial thoroughfares in the City of Liberty are: U.S. Highway 90 (Principal) and State Highway 146 (Minor). The existing roadways that could be considered collector thoroughfares within the City of Liberty are: Main St. (TX Loop 227), F.M. 2684, F.M. 563 (Wallisville Rd.) F.M. 3361, Sam Houston St., Cos St., Grand Ave., Bowie and Travis.



Figure 6.2-Existing Thoroughfares-Liberty, Texas

A review of the City of Liberty existing thoroughfare inventory indicates that the roadways that would be considered arterial thoroughfares, U.S. Highway 90 (Principal) and State Highway 146 (Minor) are owned and maintained by the Texas Department of Transportation (TxDOT). In general, these arterials are in good repair and currently are satisfactory in widths. In addition, TxDOT is responsible for the maintenance and repairs to Main St. (TX Loop 227), F.M. 2684, F.M. 563 (Wallisville Rd.) and F.M. 3361. The rights-of-way and pavement widths are determined by their design criteria and are not governed by the City of Liberty. The other roadways are the responsibility of the City of Liberty.

SECTION 6.3-LIST AND RANK OF PROBLEMS

- 1. Lack of quality thoroughfares in future development areas*
- 2. Existing and potential collectors with inadequate right-of-way, and in need of repair*
- 3. Congested traffic flow through downtown region*

SECTION 6.4-THOROUGHFARE PLAN

Goal 1: Provide future quality thoroughfares both within the current city limits and ETJ.

Objective 1: Construct new thoroughfare between SH 146 and Lakeland Dr.

(Timeline: 2014-2016)

Probable Costs: \$5,063,000.00

Goal 2: Provide for better traffic flow through the downtown region.

Objective 1: Utilize the existing street and highway facilities in order to provide future thoroughfares within the corporate limits of Liberty.

(Timeline: 2015-2035)

*Objective 3. Consider the recommendations as outlined in the City street system plan.
(Timeline: 2015-2020)
Probable Costs: \$625,000.00*

*Objective 4: Consider the proposed thoroughfare improvements as outlined in Table 6.2 below.
(Timeline: 2015-2020)*

Table 6.2-Proposed Thoroughfare Improvements				
<i>P</i>	<i>Name</i>	<i>Location</i>	<i>Sq. yards</i>	<i>Cost Estimate</i>
2	San Jacinto	Grand to RR tracks	6,401	\$411,072.22
3	Beaumont	San Jacinto to Independence	18,303	\$1,175,418.66
4	Grand Ave	All	4,267	\$18,134.75
	TOTAL			\$1,604,625.63

SECTION 6.5-FUNDING SOURCES

All state and federal highways are constructed, improved, and maintained by Texas Department of Transportation on a regional basis.

Assistance may also be available from:

- A joint program between the State, County, and City could provide partial funding and maintenance to thoroughfares as City expansion dictates.*
- The construction and improvements of major thoroughfares in the City could be accomplished by a Capital Improvements Program through General Obligation (Tax) Bonds extended over a period of years.*
- The Texas Capital Fund (TCF) primarily for the improvement of local streets in specific areas.*

Legend - Thoroughfares

City of Liberty - City Limits

= Curb/Gutter

Truck Route

Collector Thoroughfare

Arterial Thoroughfare

Single Family Residential

Multi-Family Residential

Manufacturing- Industrial

Public

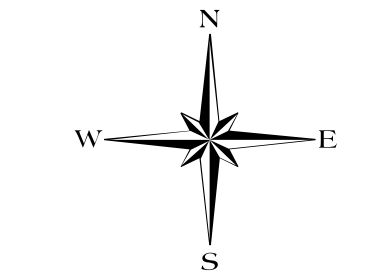
Manufactured Home

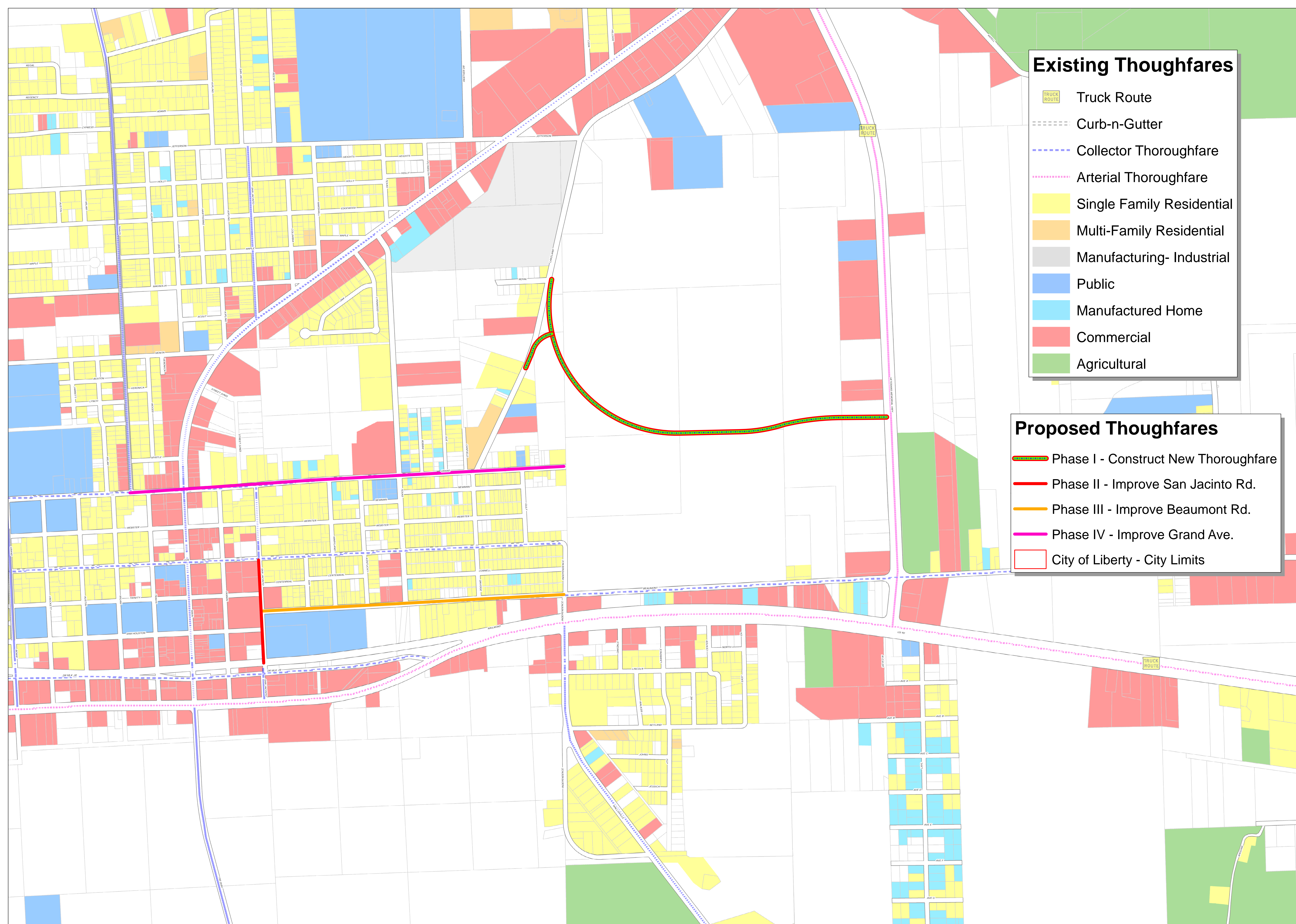
Commercial

Agricultural







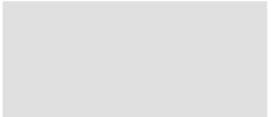

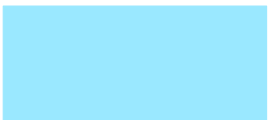


Average Daily Traffic Counts

STREET NAME	ROW	PAV	TYPE	COND
COS	45	25	A	Fair
FM 2684	100	26	A	Good
FM 3361	100	26	A	Good
FM 563 (Wallisville Rd.)	65	40	A	Good
GRAND AVE	55	32	A	Fair
MAIN	55	38	A	Good
NAVIGATION ST	50	24	A	Fair
STATE HWY 146	80	40	A	Good
STATE HWY 146 BY-PASS	190	110	C	Fair
TRAVIS	45	28	A	Good

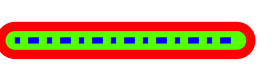






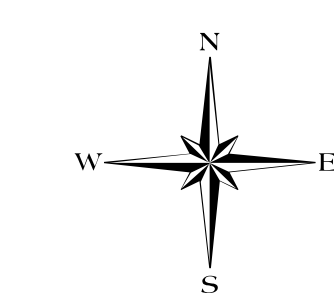


Existing Thoroughfares

-  Truck Route
-  Curb-n-Gutter
-  Collector Thoroughfare
-  Arterial Thoroughfare
-  Single Family Residential
-  Multi-Family Residential
-  Manufacturing- Industrial
-  Public
-  Manufactured Home
-  Commercial
-  Agricultural

Proposed Thoroughfares

-  Phase I - Construct New Thoroughfare
-  Phase II - Improve San Jacinto Rd.
-  Phase III - Improve Beaumont Rd.
-  Phase IV - Improve Grand Ave.
-  City of Liberty - City Limits



Water System

Public Management

WATER SYSTEM

SECTION 7.1-INVENTORY

a. Introduction

The City is a member of Region H with the Texas Water Development Board (TWDB), as part of the state water planning process as required by Senate Bill 1. Region H encompasses all or part of fifteen counties in southeast Texas and includes the majority of the San Jacinto River basin and the lower reaches of the Brazos and Trinity River basins.

Region H is an economic powerhouse crucial to the Texas and national economies. Adequate water supplies are essential to continued economic health and to the region's future growth. Two thirds of all U.S. petrochemical production and almost a third of the nation's petroleum industries are located in Region H. The area provides some of the state's most popular vacation spots that generate hundreds of millions of dollars in annual tourism revenues. The Port of Houston is the second busiest port in the nation. As of 2008, the Houston area employed 2.6 million people. Region H is generally characterized by urbanizing land uses and broad-based economic development. In areas outside of the urban core, agriculture dominates economic activities.

Region H water demands are projected to increase from approximately 2.38 million acre-feet per year in year 2010 to over 3.52 million acre-feet per year by year 2060. In addition to municipal demand, water consumption for manufacturing, steam-electric power generation and mining will increase throughout the planning period. Water demands for livestock production are projected to remain constant within Region H. Irrigation is expected to decrease in Brazoria County and remain constant in the other counties, resulting in an overall reduction in irrigation water demand through the planning period. Manufacturing demands, while still increasing, will account for a smaller percentage of total water use (declining from

30% today to 28% in 2060). The projected municipal water demands reflect existing water conservation programs and expected (passive) conservation from plumbing code changes, the latter reducing per capita demands approximately 8 percent by 2060. Additional water conservation for municipalities, manufacturing and irrigation is recommended as a management strategy. Region H accounts for 40 percent of Texas' manufacturing water use, the largest of the sixteen planning regions. Almost half of the total water demand in the Region is in Harris County.

The RHWPG considered a variety of strategies for meeting the projected shortages and solicited input from the public before adopting a management plan. A detailed analysis process was developed to define potential water management strategies. The process addressed the specific shortages of all the WUG needs beyond existing supplies and then developed associated specific strategies assuming the WWP's would be the vehicle to solve WUG shortages. The process generally consisted of the following:

Conservation Strategies

- *Industrial Conservation—Industries with projected shortages will seek out ways to reduce their water demand as a means of managing their operating costs. The wide range of industries within Region H, and their varying progress in this area, prevented the estimation of projected savings for this strategy for general use. However, some information provided by manufacturing users in Fort Bend County was used to apply some level of conservation to the 2011 RWP.*
- *Irrigation Conservation—Reduction of on-farm demands through land leveling, canal lining and other system improvements. Projected water savings are 18,792 ac-ft/yr in Brazoria County, 24,018 ac-ft/yr in Chambers County, 5,197 ac-ft/yr in Fort Bend County, 2,392 ac-ft/yr in Galveston County, 20,876 ac-ft/yr in San Jacinto County and 6,606 ac-ft/yr in Waller County.*

- *Municipal Conservation—Municipal conservation was applied at the WUG level based on projected savings provided by WUGs in their water conservation plans wherever possible. For other municipal WUGs, conservation was assumed to reduce demands at a level ranging from 5.55% to 6.34%, depending on the size of the WUG. Projected water savings total 75,696 ac-ft/yr in year 2030 and 105,494 ac-ft/yr in year 2060.*

Contractual Strategies

- *WUG-Level Contracts – Contracts to WUGs from WWP were increased within the limits of existing supplies, including contracts to new customers. Additionally, some reallocation of existing supplies was performed where possible.*
- *WWP Contracts – Where possible, contracts will also be expanded between seller and buyer WWPs to enhance the use of existing supplies. Additionally, there are numerous cases where project sponsor WWPs will develop water supplies in order to provide water under contract to existing WWP customers before the water is sold to WUGs.*
- *TRA to SJRA Contract – Under this strategy, the SJRA will purchase approximately 76,500 ac-ft/yr of uncommitted supplies from the Trinity River Authority to serve Montgomery County.*
- *TRA to Houston Contract – Under this strategy, the City of Houston will purchase approximately 123,500 ac-ft/yr of uncommitted supplies from the Trinity River Authority.*

Groundwater Strategies

- *Expanded Use of Groundwater – Only a portion of the groundwater available to Region H is developed supply (i.e., existing wells). An additional 90,617 ac-ft/yr of new well capacity is needed to fully utilize this resource.*
- *Interim Groundwater Use – In some cases, the near-term needs in the year 2010 will be met with the use of additional groundwater supplies. This is only recommended where existing groundwater regulation permits.*

PUBLIC MANAGEMENT

- *New Groundwater Wells for Livestock – Development of new groundwater resources for meeting minor shortages to livestock supplies⁸.*

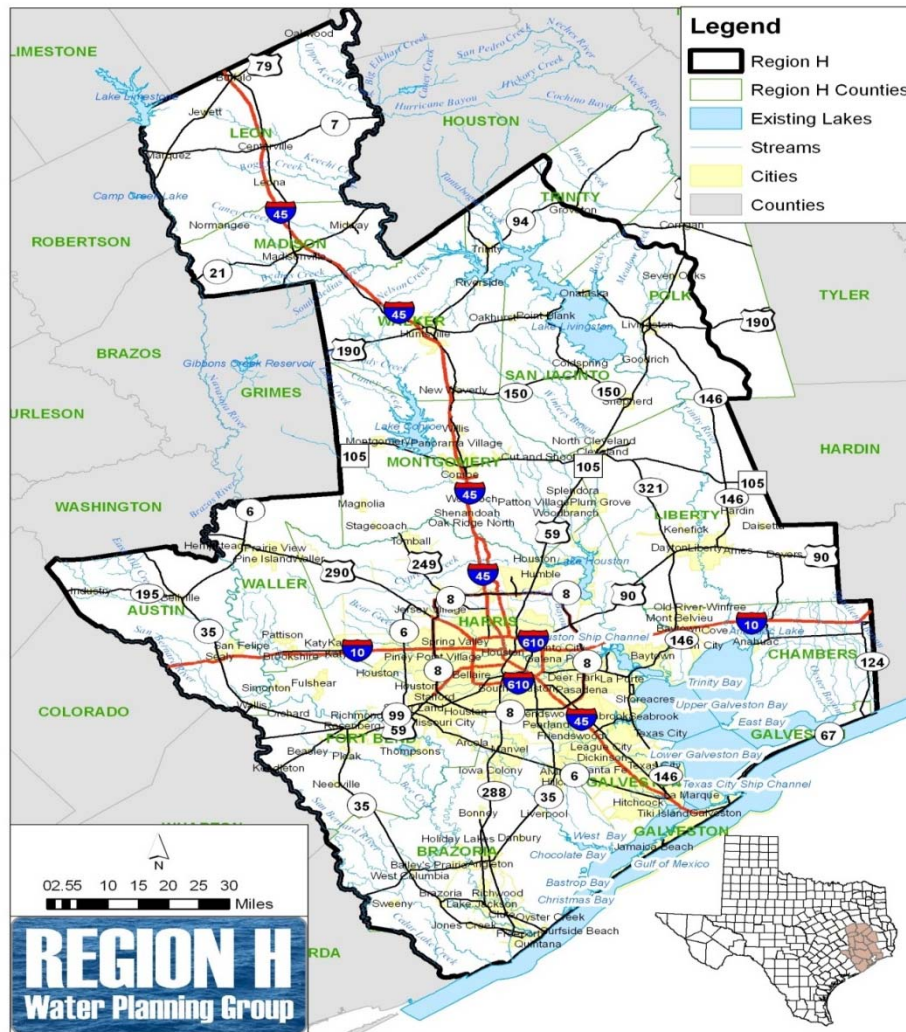


Figure 7.1 Region H Water Planning Group

⁸ State Water Plan, Region H, Regional Summary, updated 2011

b. Regulation

Municipal water systems are influenced by rules of the Texas Commission on Environmental Quality, the Texas Fire Insurance Commission, and the Texas Public Utility Commission. The Texas Commission on Environmental Quality and Texas Fire Insurance Commission each exert a strong influence on municipal water systems.

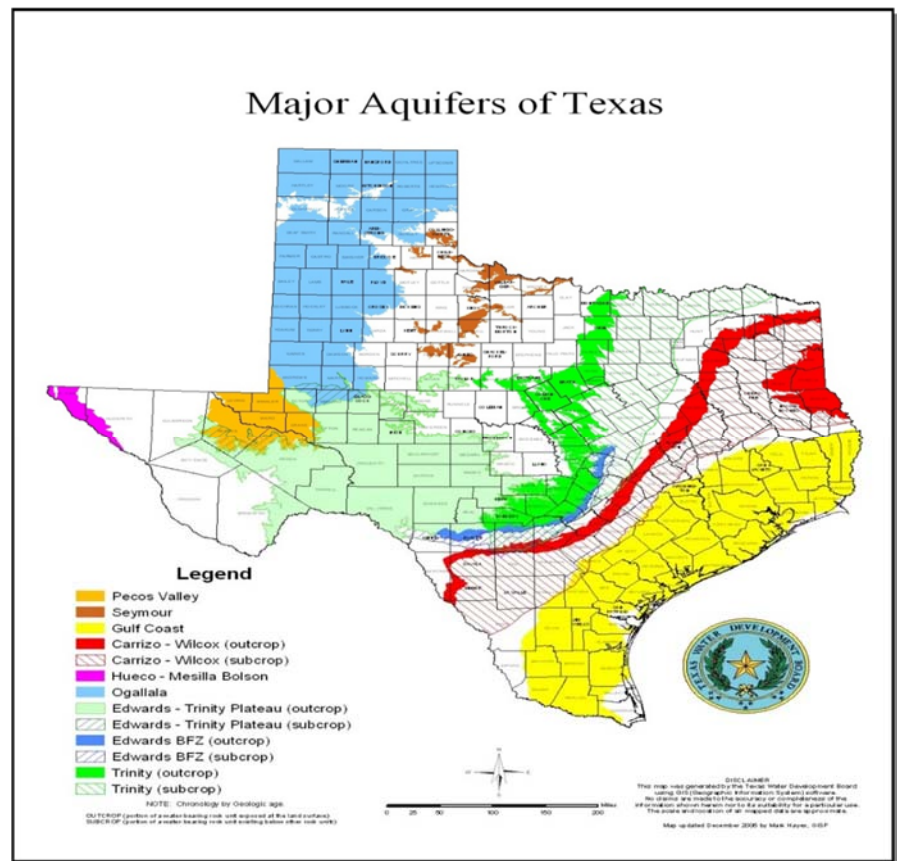
c. Prior Studies

The system was studied as part of an overall comprehensive plan by Public Management, Inc., utilizing funding from the Texas Community Development Program in 2001. The study included an inventory of the existing system, current mapping, an analysis of the system to meet current and future demands, and a water plan complete with goals, objectives and implementation

strategies. In addition to these studies, the Texas Commission on Environmental Quality conducts surveys on the City's system.

d. Maps and Figures

The following figure illustrates the Major Aquifers of Texas.



e. *Existing Inventory*

The water system is operated and maintained by the City of Liberty.

Table 7.1-Existing Water Well Capacities				
<i>Water Well Number</i>	<i><u>Location</u></i>	<i>Status</i>	<i>Year Drilled</i>	<i>Rated Capacity (gpm)</i>
5	1501 N Main	Active	NA	1,250
6	1902 Monta St.	Active	NA	1,250
TOTAL WATER WELL CAPACITY				2,500
Source: City of Liberty and Texas Commission on Environmental Quality				

Table 7.2-Existing Water Storage Capacities	
<i>Description</i>	<i>Capacity (gallons)</i>
Elevated Storage	565,000
Ground Storage	1,500,000
TOTAL STORAGE CAPACITY	2,065,000
Source: City of Liberty and Texas Commission on Environmental Quality	

SECTION 7.2-ANALYSIS

a. *Water Wells-Availability of Water*

The principal requirement for a municipal well system is that the wells furnish ample quantities of water during periods of maximum demand, which may continue for several consecutive days, or even weeks. The Texas Commission on Environmental Quality (TCEQ) requires that the City's total well capacity be at least 0.6 gallons per minute per connection. For a city of

3,214 connections, this requirement amounts to about 1,928 gallons per minute (gpm) with one well out of service for repairs. At present, Liberty's dependable yield (1,250 gpm), with the largest existing well inoperable, is below the requirement of the State.

b. Water Supply Requirements

Projected water supply requirements are presented in Table 7.3. Future requirements were developed using projected population figures, an average daily demand of 200 gallons per capita, and a peak day demand factor of 250%.

Table 7.3-Projected Water Supply Requirements				
YEAR	POPULATION	TOTAL ANNUAL DEMAND (MG)	DAILY AVERAGE DEMAND (MG)	PEAK DAY DEMAND (MG)
2015	8,693	634,589	1.739	4.347
2025	10,500	766,500	2.100	5.250
2035	13,750	1,003,750	2.750	6.875
Source: Public Management, Inc.				

c. Ground Storage

The purpose of ground storage is to provide a large supply of water that the high service pumps may draw upon during periods of heavy demand or during a serious fire. Fire protection criteria are the most important factors in evaluating the need for ground storage facilities. It is suggested that the city provides 130 gallons of storage per person served. In Liberty's case, this requirement amounts to a necessity for approximately 1,130,090 gallons. The system currently meets this suggested ground storage requirement, according to the City's current estimated population.

d. Elevated Storage

The function of elevated storage is to provide a pressurized water supply during power failures and to provide for short-term surges of demand. Fire insurance rates are increased for cities that do not provide at least 54 gallons of elevated storage for each person served. The TCEQ has a somewhat less stringent requirement. To meet the fire insurance criteria for its present population, Liberty needs approximately 471,161 gallons in elevated storage. Although the City has enough elevated storage capacity for its present population, additional elevated storage is needed for the future population projected for the planning period.

Table 7.4⁹
City of Liberty
WATER STORAGE REQUIREMENTS

YEAR	POPULATION(1)	CONNECTION(2)	TOTAL REQUIRED STORAGE (GAL)(3)	TOTAL REQUIRED ELEVATED STORAGE (GAL)(4)	SUGGESTED TOTAL GROUND STORAGE (GAL)(5)	SUGGESTED TOTAL ELEVATED STORAGE (GAL)(6)
2010	8,397	3,110	622,000	311,000	1,091,610	455,117
2015	8,693	3,214	642,800	321,400	1,130,090	471,161
2020	9,500	3,519	703,800	351,900	1,235,000	514,900
2025	10,500	3,889	777,800	388,900	1,365,000	569,100
2030	12,000	4,444	888,800	444,400	1,560,000	650,400
2035	13,750	5,093	1,018,600	509,300	1,787,500	745,250

1. from Exhibit "D" Maximum Population Projections TxCDBG Planning Project
2. Based upon 2.70 people per connection
3. Based upon TCEQ required 200 gallons/ connection
4. Based upon TCEQ required 100 gallons/ connection
5. Based upon suggested 130 gallons per person
6. Based upon suggested 54.2 gallons per person

⁹ Source: Texas Commission on Environmental Quality

e. Distribution Lines

The existing pipe system is generally adequate, although many of the lines are materials other than PVC and should be systematically replaced. It consists of a grid of six-inch and eight-inch pipes throughout the city, with smaller services lines. The water distribution network must deliver adequate amounts of water at sufficient pressure to serve both peak consumer usage and firefighting requirements. Long dead-end mains are undesirable, because of stagnation problems and because of the danger of a pipe rupture or valve failure that would leave an area without fire protection; thus grids and loops are recommended wherever feasible. For fire purposes, dead-end mains should be no longer than 1,800 feet in length, and six-inch loops should not exceed 3,500 feet in total length.

f. Fire Hydrants

According to House Bill 1717, a hydrant is non-functioning if "the device pumps less than 250 gallons of water per minute". According to FireHydrant.org, hydrant laterals and distributor mains should not be less than 6 in. At present, the city is in compliance with these requirements.

g. Water Quality

There are no water quality issues at this time. In fact, the city received a rating of "Superior" from the Texas Commission on Environmental Quality.

This rating indicates the following:

Approved Public Water System: To attain this recognition

- *There shall be a minimum of two certified operators.*
- *The system's microbiological record for the previous 24 months period shall indicate no violations of the drinking water standards.*
- *The quality of the water shall comply with all primary water quality parameters.*
- *The system's operation shall comply with applicable state statutes.*
- *The system's capacities shall meet or exceed minimum water system capacity requirements.*
- *The system shall have at least two wells, two raw water pumps or a combination of these with enough capacity to provide average daily consumption with the largest well or pump out of service.*

Superior Public Water System: To attain this recognition

- *the system should meet all "Approved Public Water System" requirements.*
- *an additional chemical quality shall comply with all secondary constituent levels listed in the drinking water standards.*

h. Water Pressure

A review of existing static pressures throughout the system revealed that it was difficult for the existing system to provide the required pressure of 35 psi to customers at ground elevations greater than 50 ft. Therefore it is recommended that a new upper pressure plane be created to ensure the required pressure is maintained at all times.

i. Operation Procedures

The City should continue to operate the system in compliance with requirements of Texas Commission on Environmental Quality. This suggests operators having at least "C" Certificates. In addition, operation and maintenance manuals should be followed and effective maintenance records should be maintained. Routine lubrication, electrical checks for hot spots, replacement of bearings and similar parts in accordance with manufacturer's

recommendations are all required in order to obtain full equipment life expectancy. The City adopted a drought contingency plan, as required by Texas Commission on Environmental Quality. The drought contingency plan evaluates the system's ability to provide water under drought conditions. Virtually all of the counties in Texas have been hit by a drought that has lasted well over a year. Although some recent rain has alleviated the situation in some areas, conservation efforts should continue into the foreseeable future.

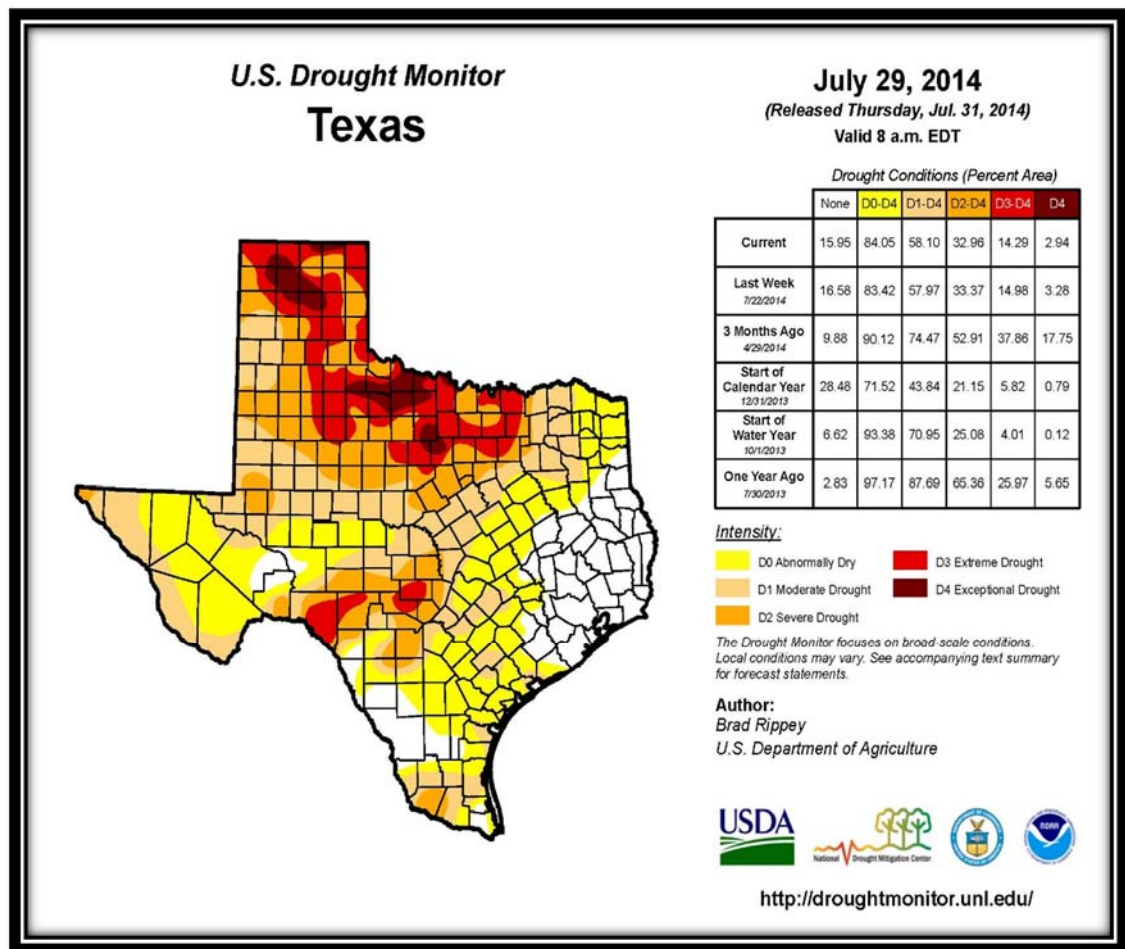


Figure 7.3: U. S. Drought Monitor, Texas; the Weather Channel-<http://www.weather.com>

j. Adequacy of the System to Meet Existing and Forecasted Needs

As stated above in the analysis, the system's ability to produce water is above that which is required by the state.

k. Standards and Criteria:

Water storage reservoirs in a water system provide water for three principal purposes: (1) to meet hourly demands which are in excess of water supply facilities; (2) to meet the increase in demand created during fire event; and (3) to meet the system demands during short interruptions of water supply. The Texas Commission of Fire Protection recommends 54.2 gallons of elevated water storage per capita, in addition to suggested ground level water storage of 130 gallons per person served by the water system. These standards are found in the Standards Manual for the TCFP at (www.tcfp.state.tx.us). The system is in compliance with current per service connection requirement of the Texas Commission on Environmental Quality of 100 gallons per connection for elevated storage and 200 gallons per connection for total storage capacity. These standards can be found at the official web site for the Texas Commission on Environmental Quality.

The Texas Commission on Environmental Quality has set forth guidelines for the location, installation, and operation of water lines and all other water works utilities. These are the standards used for analysis of the water system and for recommended improvements in this plan.

l. Water Costs to Customers¹⁰

	<i>Residential (City Limits)</i>	<i>Commercial</i>
<i>Base Fee (minimum 2,000 gallons)</i>	<i>\$16.99</i>	<i>\$19.99</i>
<i>Each additional over 2,000 gallons</i>	<i>\$3.25/Thousand gallons</i>	<i>\$2.95/Thousand gallons</i>

m. Water Costs to the City and Review of Current and Future Needs¹¹

The City evaluates its rate structure each year to ensure that revenues are exceeding costs with funds left over to pay for repairs, maintenance and long-term capital improvements.

n. List And Rank Of Problems Related To The System:

- 1. One new well needed.*
- 2. Inadequate pressure at higher elevations.*
- 3. Numerous small and/or old pipes throughout the system.*
- 4. Inadequate size lines which do not allow enough pressure for existing service or extensions of lines for requested service;*
- 5. Inadequate size lines which do not allow pressure for fire protection;*

SECTION 7.3-PLAN

a. Goal Statement

The goal is for the city to have a dependable water supply that will provide for all water demands, including domestic, industrial, and commercial, as well as an allowance of about 10-15 percent for distribution system leakage, fire-fighting, and other un-metered uses.

¹⁰ Source: City of Liberty

¹¹ Source: City of Liberty

*Objective 1: Create upper pressure plane to improve pressures at higher elevations.
(Timeline 2015-2020)*

Probable Costs:

- *Install one (1) new well-\$1,500,000.00*
- *Elevated Tank-\$1,437,500*
- *12" Water Line Extension-\$1,960,600*
- *North Water Plant Pump Expansion-\$2,156,300*
- *12" Transmission Loop-\$3,170,800*

*Objective 2: Replace 2" lines with 6" lines in the Old Town Section.
(Timeline 2015-2035)*

Probable Costs:

- *Phase II-\$225,000.00*
- *Phase III-\$225,000.00*
- *Phase IV-\$225,000.00*
- *Phase V-\$225,000.00*

*Objective 3: Mizell Rd.-Mimosa-Minglewood Subdivision Improvements. (Replace 1
1/2" and 2" lines with 6" lines; add fire hydrants.)*

(Timeline 2020-2022)

Probable Costs: \$487,000.00

*Objective 4: Travis Park Improvements. (Replace 2" lines with 6" lines; add fire
hydrants.)*

(Timeline 2020-2022)

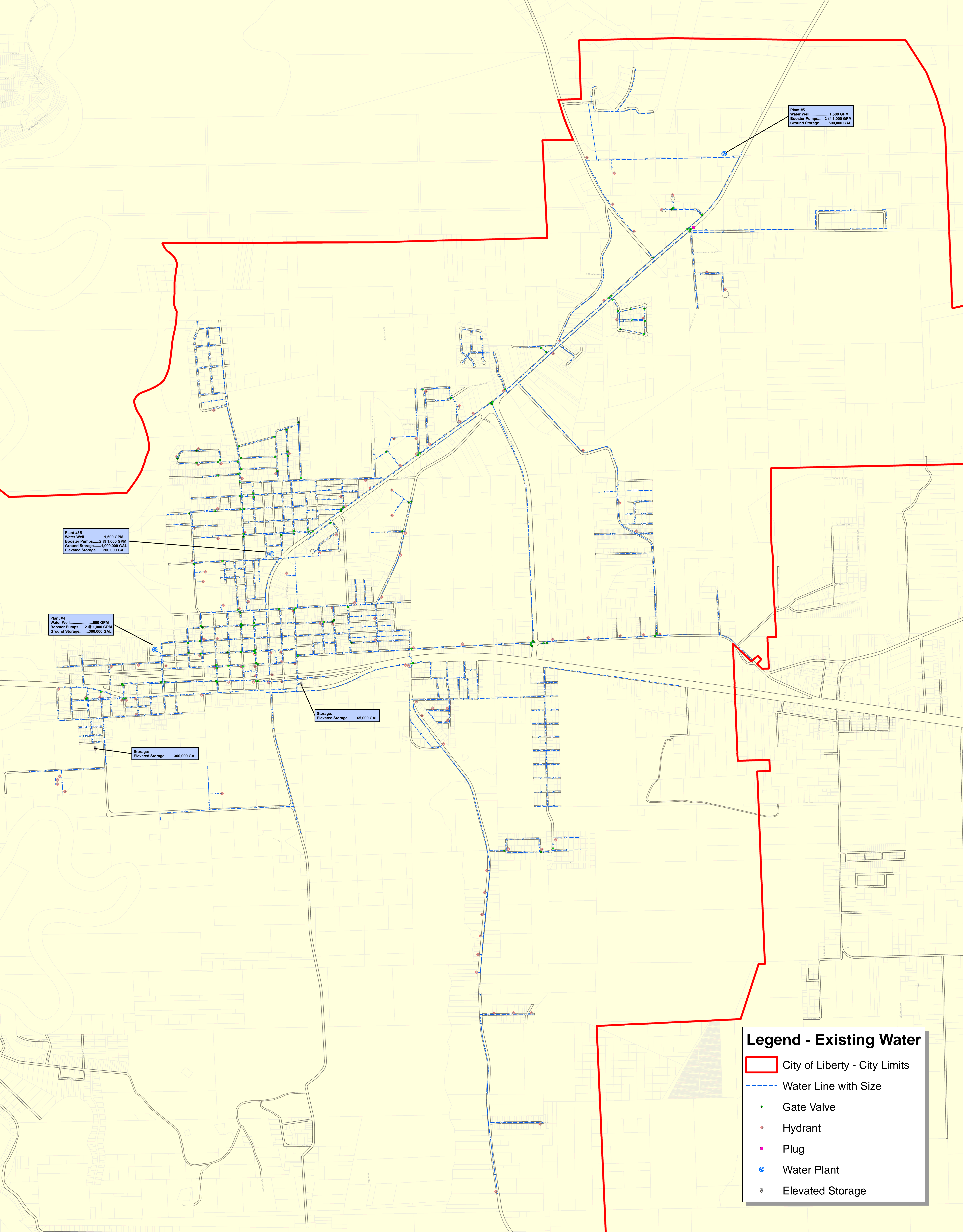
Probable Costs: \$305,500.00

SOURCES OF FUNDING:

Possible funding sources for proposed improvements to the water system would include Grant funds as might be available through the Texas Department of Agriculture (TDA) based on a priority rating system conducted annually.

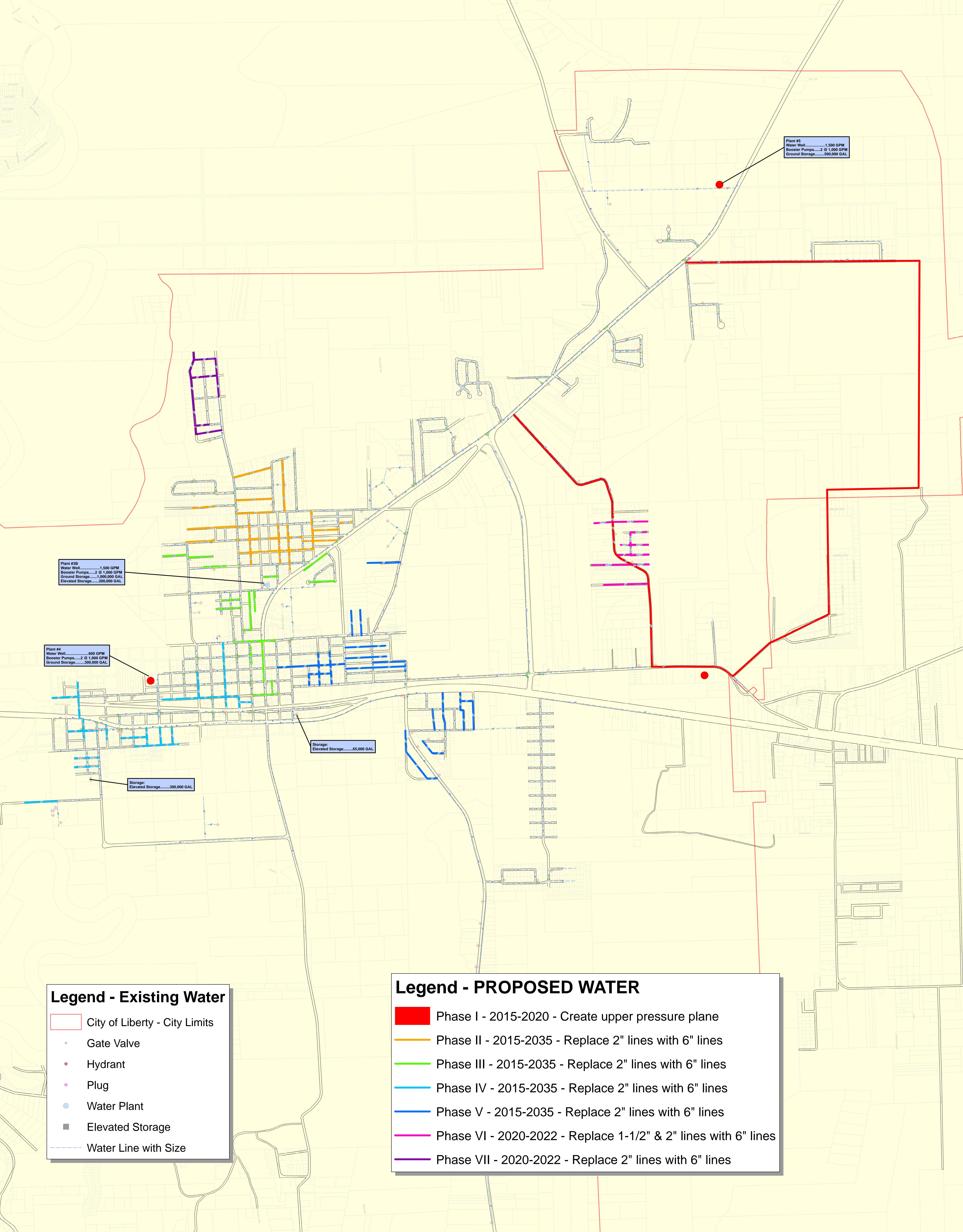
Other sources to be considered by Liberty are as follows:

- *Texas State Bonds issued through the Water Development Board (TWDB)*
- *Loans from various banks*
- *Certificates of Obligation.*



Legend - Existing Water

- City of Liberty - City Limits
- Water Line with Size
- Gate Valve
- Hydrant
- Plug
- Water Plant
- Elevated Storage



Legend - Existing Water

- City of Liberty - City Limits
- Gate Valve
- Hydrant
- Plug
- Water Plant
- Elevated Storage
- Water Line with Size

Legend - PROPOSED WATER

- Phase I - 2015-2020 - Create upper pressure plane
- Phase II - 2015-2035 - Replace 2" lines with 6" lines
- Phase III - 2015-2035 - Replace 2" lines with 6" lines
- Phase IV - 2015-2035 - Replace 2" lines with 6" lines
- Phase V - 2015-2035 - Replace 2" lines with 6" lines
- Phase VI - 2020-2022 - Replace 1-1/2" & 2" lines with 6" lines
- Phase VII - 2020-2022 - Replace 2" lines with 6" lines

Wastewater System

Public Management

WASTEWATER SYSTEM

SECTION 8.1-INVENTORY

a. *Prior Studies*

The system was studied as part of an overall comprehensive plan, utilizing funding from the Texas Community Development Block Grant Program in 2001. This study included an inventory of the existing system, current mapping, an analysis of the system to meet current and future demands, and a wastewater plan complete with goals, objectives and implementation strategies. In addition to this study, there have been numerous studies done in the past, by Sparks-Barlow-Barnett, Inc., concerning various parts of the Wastewater system. The scope of these projects covered individual components of the system and did not address the system's overall capabilities.

b. *Location Map*

Exhibit "N" illustrates the existing wastewater system in Liberty, including the location of lines (sizes); lift stations with capacities, manholes and cleanouts.

c. *Type of Treatment Facility and Operation Agreement*

The City owns and operates a 2.5 MGD wastewater treatment facility. The type of treatment plant is Contact Stabilization. The plant is designed for 25,000 people and has a contribution of 8,000 people. The system is oversized, which accounts for the fact that the system is not in violation of the Ammonia Nitrogen section of the permit. In addition, the system is energy intensive. Some modest plant redesign and downgrading to a 1.5 MGD plant would possibly produce a smaller and more efficient plant. The system is an aged system, and the goal of this plan is to address the deteriorated system parts, and the ability of the system to service unserved areas both within the current corporate limits and the Extraterritorial Jurisdiction (ETJ).

d. Standards and Criteria

The criteria used to determine wastewater system needs are based upon the standards as established by the Texas Commission on Environmental Quality (TCEQ). These standards along with projected population estimates and future land use determine the size and location of sanitary sewer facilities to adequately service the planning area. These standards can be found at the official web site for the TCEQ under the official rules for TCEQ (www.tceq.state.tx.us/RuleS).

e. Additional Standards

No sanitary sewer lines should be less than six (6) inches in diameter. All sewers should have sufficient slopes to maintain a velocity when flowing full of not less than two (2.0) feet per second. Polyvinyl Chloride (PVC) sewer pipe is the common medium used for sanitary sewer systems today and most likely to be used throughout the planning period. All new construction has utilized PVC pipe. Special provisions should be made for all collection lines located near reservoirs and streams. Septic tanks should be avoided within two thousand (2000) feet of any surface water.

Manholes should be spaced approximately five hundred (500) feet apart but may be increased depending on the City's available maintenance equipment. Brick manholes are not allowed.

Sanitary sewer force mains should maintain velocities in the range of two (2) to five (5) feet per second, include air relief valves and provisions to allow lines to be flushed. The City has standardized on submersible, guide rail mounted pumps

All commercial services should be connected to a manhole and be a minimum of six (6) inches in diameter. Single-family structures should be served with at least four (4) inch line and multi-family services should be a minimum of six (6) inches in diameter.

Sanitary sewer lift station sites should give consideration to accessibility, potential nuisance aspects, and flooding. Stations should be located as remotely as possible from populated areas. All pumps should be of the non-clog design, be capable of passing 3 inch diameter spheres and have not less than 3 inch suction and discharge. The pump capacity should be capable of handling the peak flow with the largest pump out of service. System curves should be developed to illustrate the performance of pumps operating alone or in combination. The system uses, and will continue to use, grinder pump lift stations in accordance with TECQ regulations where the flows are less than 100 gpm.

*Table 8.1¹²
Wastewater System Design Parameters*

SOURCE	TYPE OF USE	DAILY SEWAGE FLOW GALLONS PER PERSON	SEWAGE STRENGTH mg/l BOD5
Municipality	Residential	100	200
Subdivision	Residential	100	200
Trailer Park Transient	2½ persons per trailer	50	300
Mobile Home Park	3 persons per trailer	75	200
School with Cafeteria	With Showers	20	300
	Without Showers	15	300
Recreational Parks	Overnight User	30	200
	Day User	5	100
Restaurant	Per Meal	5	600
Hospital	Per Bed	200	300
Nursing Home	Per Bed	100	300

¹² Source: Texas Commission on Environmental Quality

SECTION 8.2-ANALYSIS

a. *Infiltration/Inflow*

Infiltration is that part of the sewage flow that comes from ground water and inflow is the part that comes from storm water runoff. This water enters the sewage collection system by leakage through faulty pipe joints, manholes, cracked pipe and any connections that may not be watertight. All sewage collection systems have some infiltration because it has not been found economically feasible to build and maintain a watertight sewer system, except in areas where the sewer mains are below the ground water table. The system has infiltration problems throughout the City. The older areas of the City have clay sewer pipes. These pipes tend to collapse over time thus causing a break in the system where storm water can infiltrate. The City has tried to combat this problem over the years by slip-lining the clay pipes. It is also believed that the infiltration problems are the result of many smaller individual service lines to residences.

b. *Industrial Waste and Special Treatment Facilities*

This area of wastewater treatment is not applicable to the City's system at this time.

c. *Operational Procedures*

TCEQ standards state that a municipality must begin planning for treatment plant expansion when 75% permitted flow is exceeded during three consecutive months. At 90%, the City must begin the financial planning and construction phase of treatment expansion. The City's numbers show that the system will not meet this threshold during the planning period.

d. *Unserved Areas*

At this time, approximately two percent (2%) of the area within the corporate limits of the City is unserved. There are some recently annexed areas that are not served. At the same time, zero percent (0%) of the area within the City's ETJ is served.

e. Characteristics of the Soil and Terrain Affecting Collection and Treatment

The characteristics of the terrain are such that several lift stations are needed, as illustrated on Exhibit “N”, at various locations throughout the system because there is not enough variance in elevations to solely rely on gravity. In particular, the Bienville-Kenefick soils present special problems for the City. These soils contain certain amounts of loamy fine sand. The greatest enemy to sanitary sewer and sanitary sewer construction is the presence of groundwater and quicksand. The City has pockets of sand all over town and well pointing is a standard requirement. The procedure is very costly and time consuming.

f. List and Rank of Problems Related To The System:

- 1. New discharge line is needed.*
- 2. Downtown manholes need to be rehabilitated.*
- 3. Lift stations need to be rehabilitated.*
- 4. Infiltration is occurring in the older collection lines and yard lines and these lines need replacement.*
- 5. Service is needed in un-served areas.*

SECTION 8.3-PLAN

a. Goal Statement

The goal of the Liberty sanitary sewer system plan is to address the ability of the treatment plant and system components to provide quality service both within the current corporate limits and the Extraterritorial Jurisdiction (ETJ) throughout the planning period.

Objective 1: Replace 16” STP discharge line with 24” line.

(Timeline 2015-2020)

Probable Costs: \$192,000.00

Objective 2: Downtown manhole rehabilitation.

(Timeline 2015-2020)

Probable Costs: \$157,500.00

Objective 3: Replace/slip line collections lines and rehabilitate manholes from South Wallisville Rd. to lift station.

(Timeline 2020-2025)

Probable Costs: \$288,500.00

Objective 4: Rehabilitate the Beaumont area and Travis St. lift stations.

(Timeline 2025-2030)

Probable Costs: \$135,500.00

Objective 5: Replace/slip line 6" and 8" lines and rehabilitate manholes at the Texas St. force main and collection area

(Timeline 2030-2035)

Probable Costs: \$504,000.00

Objective 6: Expand sewer service into un-served areas.

(Timeline 2015-2035)

Probable Costs: Cost estimates are variable.

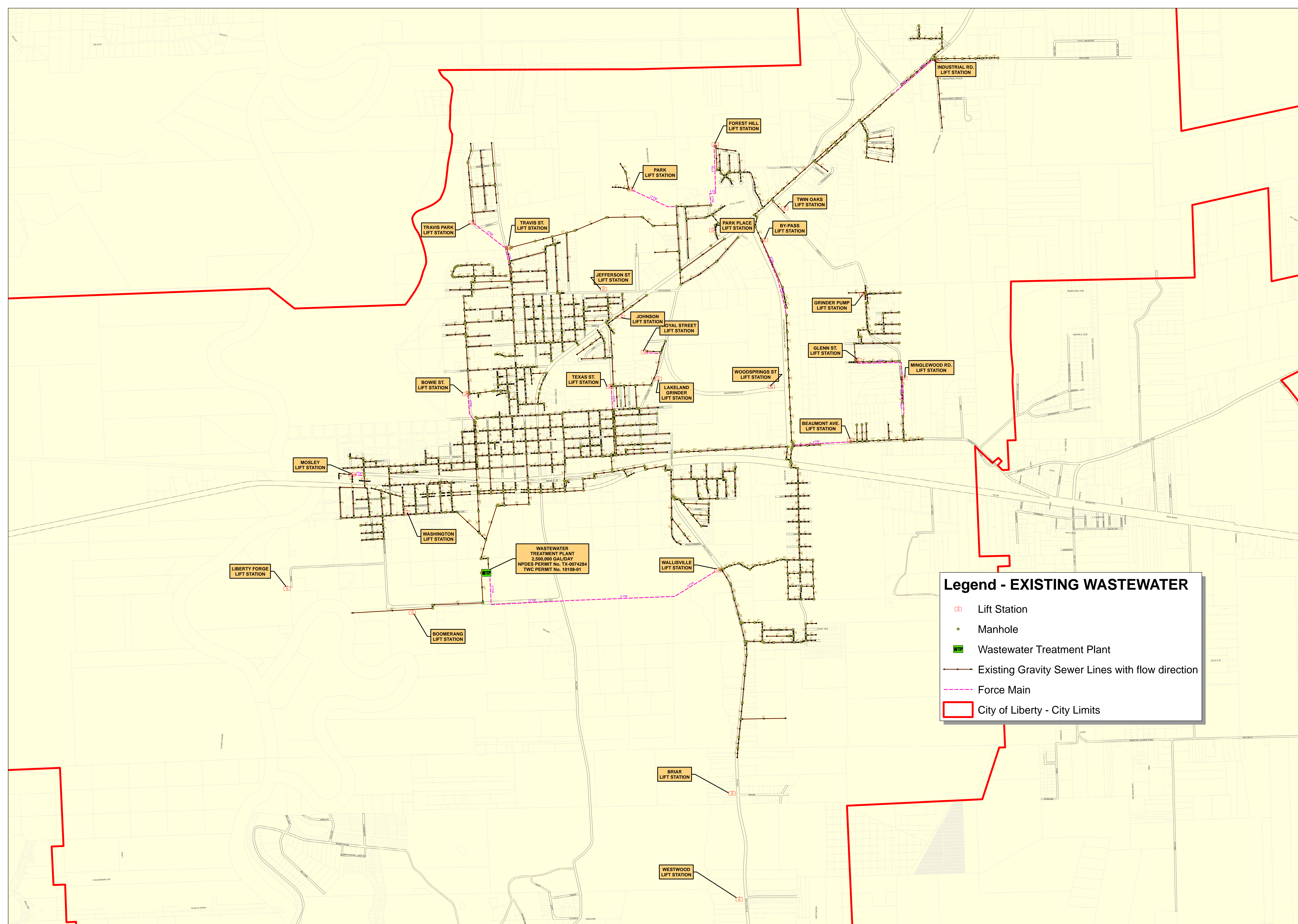
SOURCES OF FUNDING:

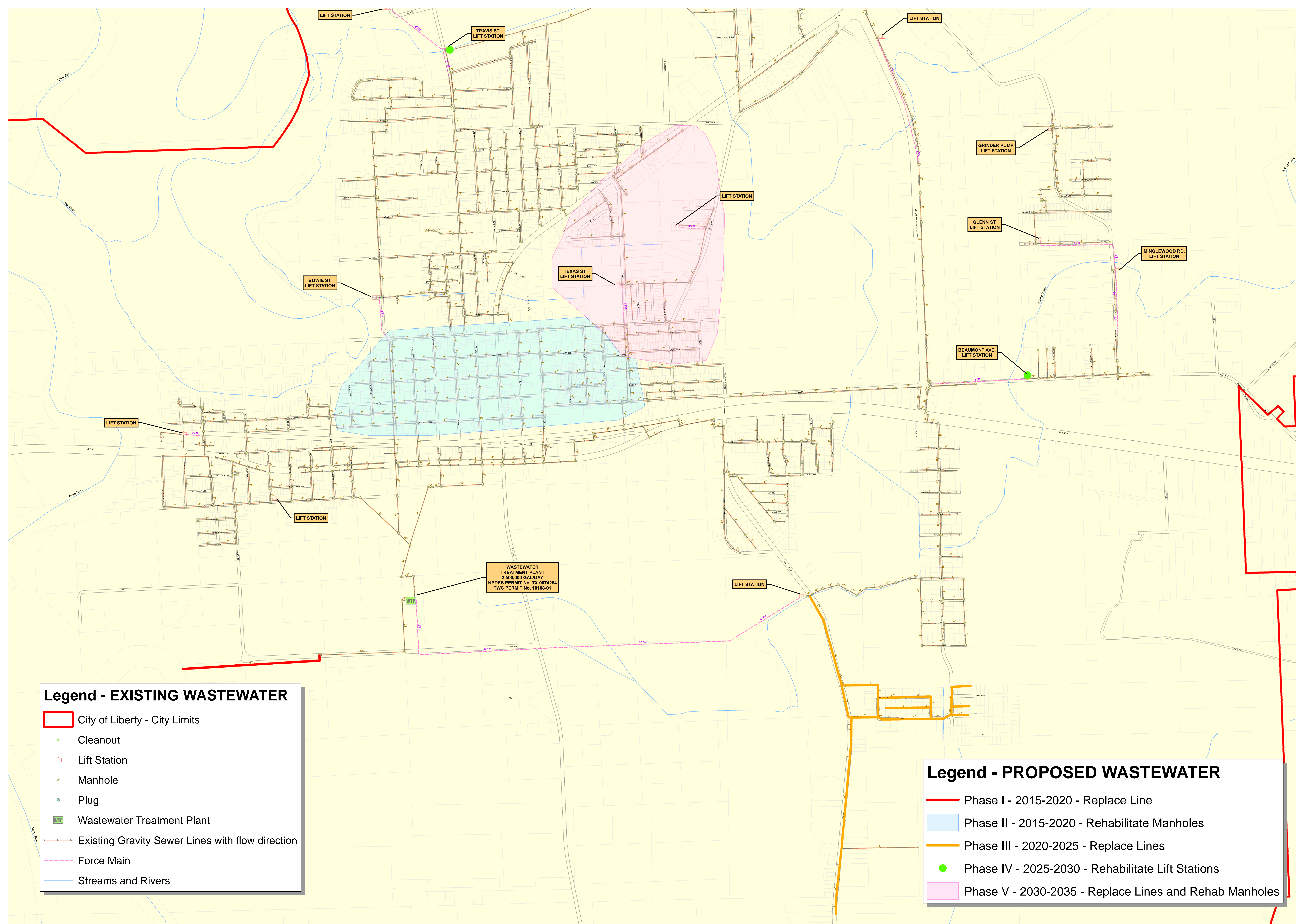
Possible funding sources for proposed improvements to collection lines would include grant funds as might be available through the Office of Rural Affairs, Texas Department of Agriculture Texas Community Development Block Grant Program (TxCDBG) based on a priority rating system conducted annually.



PUBLIC MANAGEMENT

- *Texas State Bonds issued through the Water Development Board (TWDB)*
- *Loans from various banks*
- *Certificates of Obligation*





Legend - EXISTING WASTEWATER

- City of Liberty - City Limits
- Cleanout
- Lift Station
- Manhole
- Plug
- Wastewater Treatment Plant
- Existing Gravity Sewer Lines with flow direction
- Force Main
- Streams and Rivers

Legend - PROPOSED WASTEWATER

- Phase I - 2015-2020 - Replace Line
- Phase II - 2015-2020 - Rehabilitate Manholes
- Phase III - 2020-2025 - Replace Lines
- Phase IV - 2025-2030 - Rehabilitate Lift Stations
- Phase V - 2030-2035 - Replace Lines and Rehab Manholes

STORM DRAINAGE

Public Management

STORM DRAINAGE SYSTEM

SECTION 9.1-INVENTORY

a. Introduction

The protection of the City's population from the hazards and inconvenience associated with storm water runoff, both present and future, depends upon the provision of adequate drainage facilities. The public has come to expect that no damage will result to property from storm drainage or high water, and gives no thought to the location of neighborhoods in relation to ground elevation drainage flows, etc., all of which directly affect the surface storm drainage immediately adjacent to homes or business structures. Storm drainage facilities for the City of Liberty include culverts, bridges, natural drainage channels, underground piping and creeks.

It should be noted that any plan is subject to change with changing economic and growth conditions and frequent evaluations should be made in order to prevent the plan from being outdated. Revisions, additions, and deletions should be made as conditions warrant. The following storm frequencies used as the basis of design in this report have been arrived at for the City of Liberty.

Table 9.1-Storm Drainage System Design Frequencies

<i>Storm Drainage Facilities</i>	<i>Design Frequency</i>
<i>Channel improvements and drainage structures for primary Creeks</i>	<i>100 year</i>
<i>Channel improvements and drainage structures for secondary tributaries</i>	<i>25-50 year with emergency 100 year overflow</i>
<i>Source: Federal Emergency Management Agency</i>	

b. Relevant climatologic data

Liberty, the county seat of Liberty County, is on State Highway 146 and U.S. Highway 90 in the south central part of the county. Liberty County is located within the Gulf Coastal Plains Region of East Texas, bordered by Hardin, Chambers, Jefferson, Harris, San Jacinto, Polk and Montgomery Counties. Liberty County has a humid subtropical climate. Summers are hot, and winters are somewhat mild. Liberty County gets 53 inches of rain per year. The U.S. average is 37. Snowfall is 0 inches. The average U.S. city gets 25 inches of snow per year. The number of days with any measurable precipitation is 92. On average, there are 207 sunny days per year in Liberty County. The July high is around 94 degrees. The January low is 41.

c. Previous studies

The City received funding from the Texas Community Development Block Grant Program in 2001 to study the entire storm drainage system. In July of 2001, a preliminary engineering report was prepared for the City regarding drainage improvements for five local areas affected by the 2000 Spring Flood. The only other known study conducted on the storm drainage system is the Flood Insurance Administration Maps, done by the Department of Housing and Urban Development. The effective date of the survey is May 2, 2008. The purpose of the survey is to define and illustrate special flood hazard areas. Generally, people with homes in special flood hazard areas are required to purchase flood insurance as a condition of financial assistance.

d. Project area survey

The project area survey, illustrated on Exhibit "P", shows the location of drainage ways, location of the 100-year flood hazard area, and the identification of areas where localized flooding has occurred.

e. Existing Drainage Facilities

Storm drainage facilities for the City of Liberty include culverts, bridges, natural and man-made drainage channels, underground piping and creeks. These facilities are also illustrated on Exhibit “P”.

SECTION 9.2-LOCAL STANDARDS

Any drainage project should be the subject of detailed design analysis, working within the framework of the city's engineering design criteria and subdivision ordinance. Some of these criteria include the following:

A drainage plan for each subdivision shall be prepared by the Developer and approved by the city engineer. Such plan shall adequately provide and assume both upstream and downstream build out within the watershed in which the property is located. The plan and improvements shall include improved drainage channels and systems, culverts, retention and detention ponds, as are reasonably necessary to prevent flooding within the subdivision and, to the extent consistent with good engineering practices to not increase the volume or flow of water from the subdivision onto adjoining property, during a 100 year storm event.

a. Underground Drainage Piping

Except where intolerable flooding conditions are anticipated, it would be desirable, from an aesthetic standpoint to allow the streams to use their natural channels. The City of Liberty's drainage system, however, is comprised mainly of underground drainage pipes where water flows down the streets along the curbs and enters the system through inlets. Improvement would be limited to clearing out sediment from the existing pipes. Over the years, much debris has built up in the pipes to where they are carrying less than their respective capacity.



Figure 9.1-Underground piping-Excerpt from Exhibit "P"

b. Surface Ditches

In addition to underground piping, the City has many surface ditches, many of which are under the jurisdiction of the Liberty County Water Control and Improvement District. It is important that the District maintain and clear these surface ditches so that debris and vegetation do not accumulate and decrease their respective capacity.

b. Storm Water Storage

Storage of excess urban storm runoff is one of the most promising methods available in preventing urban flood damage. With the use of storm water storage, the time of concentration for some areas can be increased over one hundred percent. Storm runoff storage with reduced release rates can hold downstream flood flows to within the safe conveyance capacity of the storm sewer and stream system. In most cases, it can be shown that storage is more economical than increasing downstream conveyance capacity.

Retention and detention are two generalized types of storm runoff storage used to control flooding. Retention storage refers to storm runoff collected and stored for a significant period and released or used after the storm runoff has ended. Retention storage usually consists of "wet reservoirs" which often have agricultural, recreational, and/or aesthetic value. Detention storage consists of reducing the rate of runoff for a short period of time to reduce peak flows by controlling the discharge through an outlet structure and by extending the period of runoff. There are other types of storm drainage systems available, but the city's needs are being met with the current underground piping system. This drainage plan will focus on improving the city's current system by cleaning out the existing pipes and recommending frequent maintenance of cleared channels.

SECTION 9.3-ANALYSIS

a. List and ranking of existing drainage system problems areas

- 1. Existing channels need to be cleared*
- 2. Curb and gutter improvements are needed*
- 3. Storm water tends to pond on certain roadways;*

b. Historical Drainage Problem Areas

The historical problem areas are noted on Exhibit “P”. The problem areas are as follows:

c. Policy-Related Improvements

The City has a floodplain ordinance and is doing a good job with restricting or mitigating development in flood prone areas. Mitigation techniques include floodplain restrictions for development, retention ponds, detention ponds, and voluntary property buyout programs. It is prudent for the city to steer land intensive development away from flood prone areas. There are other uses for property in flood-prone areas, which includes park land, nature preserve areas and recreational uses. Further development in the city’s flood hazard areas could result in increased impervious cover, which increases runoff, and affects the natural ability of the floodplain to function properly. Further development could also endanger the lives of those who choose to live in these areas. As discussed in the Land Use portion of the Plan, surface drainage is slow due to the makeup of the soils in area and the shallow water table.

SECTION 9.4-STORM DRAINAGE PLAN

The goal of the Liberty storm drainage system plan is to provide a guide for flood control and the improvement of drainage facilities in an economical manner.

Objective 1: Phase I storm drainage Improvements.

Clean out existing lines and roadside ditches, especially near major outfalls.

(Timeline 2015-2020)

Probable Costs: \$50,000.00

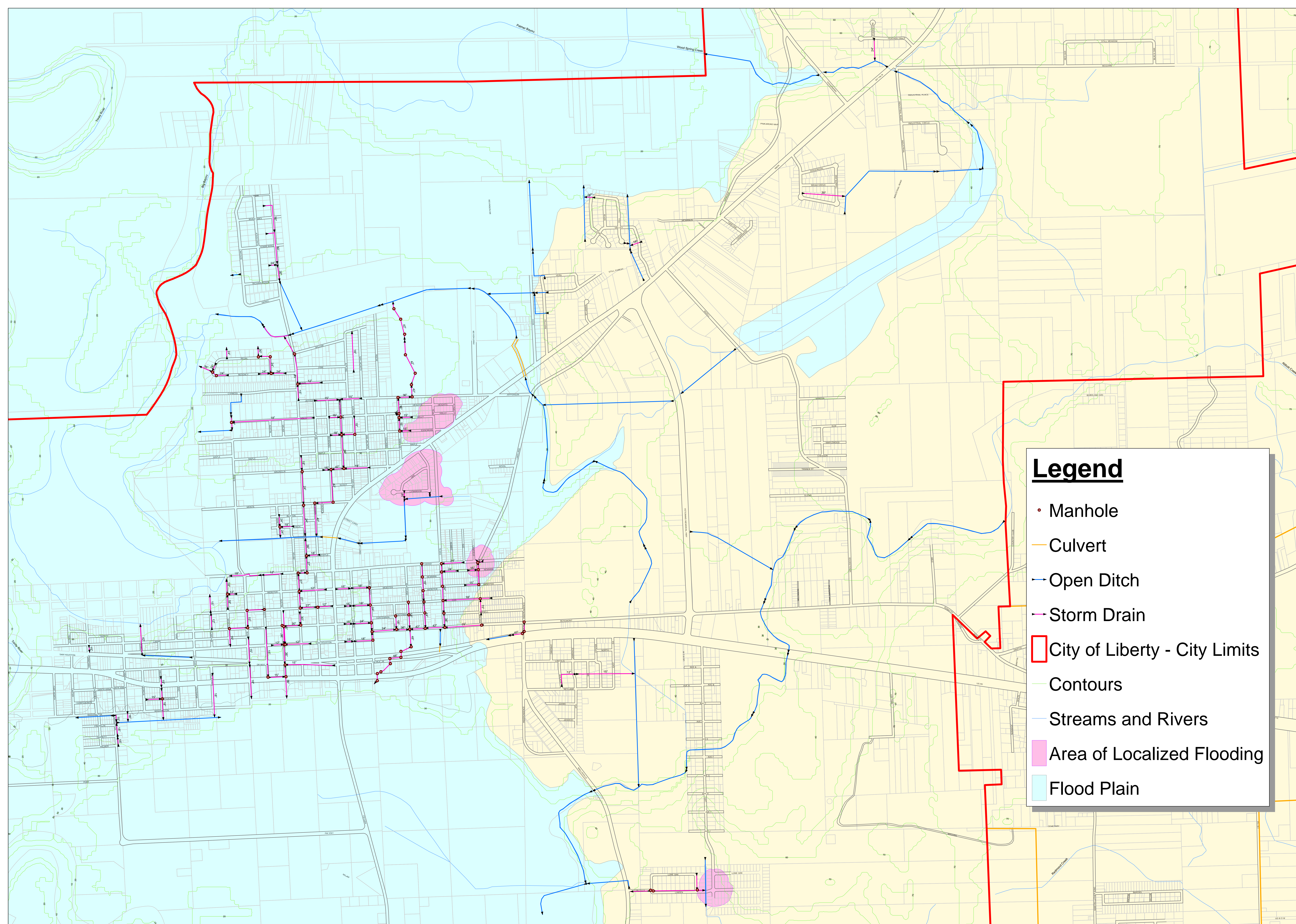
*Objective 2: Phase II storm drainage Improvements.
Implement curb and gutter improvements along concrete streets.
(Timeline 2015-2020)
Probable Costs: \$60,000.00*

*Objective 3: Complete the street and thoroughfare system capital improvements as outlined in those portions of this plan. These improvements will help clear ponding water off of the streets.
(Timeline 2015-2035)
Probable Costs: variable*

*Objective 4: Restrict or prohibit subdivision of lands for uses which are dangerous to health, safety or property in times of flood or which, with reasonably anticipated improvements, will cause excessive increases in flood heights or velocities. Continue to enforce the city's subdivision ordinance.
Timetable (2015-2035)*

SOURCES OF FUNDING

In some cases, it may be possible to obtain some assistance from the Texas Department of Transportation for drainage improvements in conjunction with their major thoroughfares inside the corporate limits. Federal funds might be available through the (FEMA) Flood Mitigation Assistance program. Eligible work includes: Acquisition of insured structures and real property; relocation or demolition of insured structures; dry flood proofing of insured structures; elevation of insured structures; minor, localized structural projects that are not fundable by state or other federal programs.



Legend

- Manhole
- Culvert
- Open Ditch
- Storm Drain
- City of Liberty - City Limits
- Contours
- Streams and Rivers
- Area of Localized Flooding
- Flood Plain

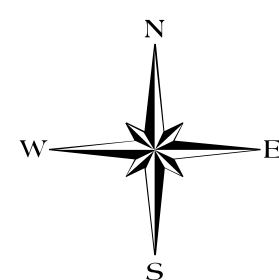
Legend

- City of Liberty - City Limits
- Manhole
- Culvert
- Open Ditch
- Storm Drain
- Contours
- Streams and Rivers
- Area of Localized Flooding
- Flood Plain

Phase I -
Clean out existng lines and
roadside ditches, especially
near major outfalls.

Legend - PROPOSED DRAINAGE

- Phase II - 2014-2016 - Curb and Gutter Improvements
- Phase III - 2-17-2018 - Curb and Gutter Improvements
- Phase IV - 2019-2020 - Curb and Gutter Improvements



RECREATION AND OPEN SPACE

Public Management

RECREATION AND OPEN SPACE

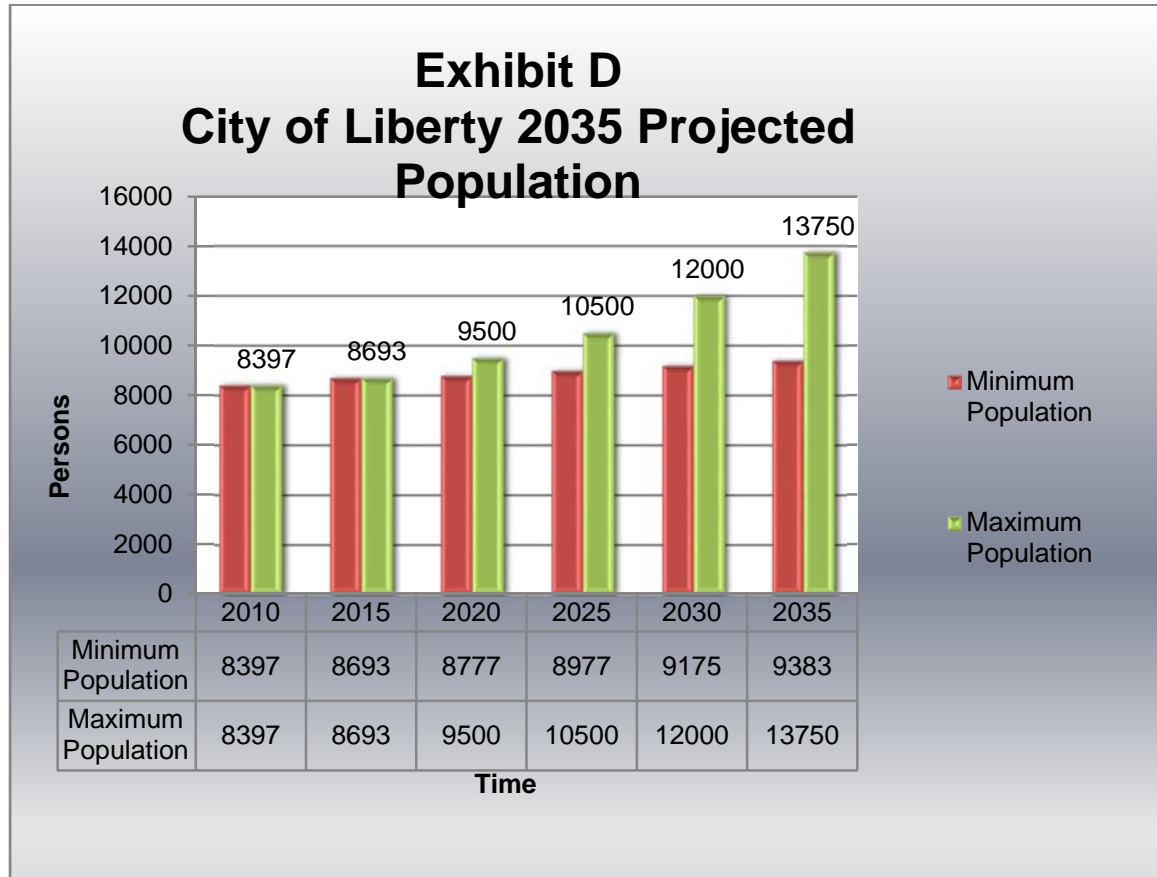
SECTION 10.1-INTRODUCTION

Liberty, the county seat of Liberty County, is on State Highway 146 and U.S. Highway 90 in the south central part of the county. Liberty County is located within the Gulf Coastal Plains Region of East Texas, bordered by Hardin, Chambers, Jefferson, Harris, San Jacinto, Polk and Montgomery Counties. The site is in a major oil and gas production area served by the Southern Pacific Railroad. Liberty once stood at the head of navigation on the Trinity River.

SECTION 10.2-CENSUS DATA AND POPULATION

Table 10.1-2010 Hispanic/Non-Hispanic by Race			
Race	Non-Hispanic	Hispanic Ethnicity also	Total
White	5,155	744	5,899
Black/African American	1,100	19	1,119
Asian	53	0	53
American Indian/Alaskan Native	17	6	23
Native Hawaiian/Other Pacific Islander	3	0	3
Other Multi-Racial	120	1,180	1,300
		Grand Total	8,397
Source: 2010 United States Census			

Table 10.2-Census Demographic Profile		
General Characteristics	Number	Percentage
Median Age (years)	34.9	
Under 5 years	614	7.3
65 years and over	1,134	13.5
Economic Characteristics		
Median household income	\$46,699	
Per Capita income	\$20,984	
Source: 2010 United States Census		



SECTION 10.3-RECREATION AND OPEN SPACE INVENTORY

a. Inventory from Field Survey

The city has many different types of recreation and open space facilities located at various sites. These sites include municipal parks and sports fields. These sites are listed in the following tables.

Table 10.3-City of Liberty Inventory of Recreation and Open Space Facilities

Name and Location	Type	Facilities and Use
Liberty Municipal Park	Major Outdoor Recreation Area	<ul style="list-style-type: none"> • 5 Baseball Fields 60' bases • 1 Baseball Field 80'bases • 1 Baseball Field 90'bases • 8 Backstops • 1 Football Practice Field • 1 8' Picnic Table • 6 6' Picnic Tables • 1 Playground (8 Pieces) • 1 Soccer Field • 2 Softball Fields • 1 Junior Olympic Pool • Splash Pad
Downtown Park (Old Pool)	Neighborhood Park	<ul style="list-style-type: none"> • 1 Playground (10 Pieces)
Source: Public Management, Inc. field survey, 2013 and the City of Liberty Parks & Recreation Department		

Table 10.4-Liberty I. S. D. Inventory of Recreation and Open Space Facilities

Name and Location	Type	Facilities and Use
Liberty Elementary School	School Recreation	<ul style="list-style-type: none"> • 1 Playground
San Jacinto Elementary School	School Recreation	<ul style="list-style-type: none"> • 1 Playground
Liberty Middle School	School Recreation	<ul style="list-style-type: none"> • 1 Football Field • 1 Track
Liberty High School	School Recreation	<ul style="list-style-type: none"> • 1 Baseball Field 90' Bases • 1 Football Practice Field • 1 Baseball Practice Field
Panther Stadium	School Recreation	<ul style="list-style-type: none"> • 1-Footbal Stadium
Source: Public Management, Inc. field survey, 2013 and the City of Liberty Parks & Recreation Department		

B. Service Area

The City service area includes the public parks and recreation facilities within the corporate limits and extraterritorial jurisdiction of Liberty, with the exception of facilities maintained by the Liberty Independent School District. Other facilities serve the community, but are outside either the corporate limits or extraterritorial jurisdiction of Liberty. There are many RV Parks that are privately-owned facilities that offer camping and fishing opportunities for its patrons. Trinity River National Wildlife Refuge, located just north of Liberty, was established in 1994 to protect a remnant of the bottomland hardwood forest found along the Trinity River. The 25,000-acre refuge is part of the National Wildlife Refuge System – a national network of lands and waters set aside and managed for the benefit of wildlife, habitat and you. Trinity River National Wildlife Refuge is a publicly-owned facility that offers wildlife watching, hunting, fishing and wildlife photography. In addition to Trinity River National Wildlife Refuge, Lake Livingston State Park is located only 55 miles north of Liberty. Lake Livingston State Park is a publicly-owned facility that offers fishing, horseback riding and swimming.

SECTION 10.4-RECREATION AND OPEN SPACE ANALYSIS

a. Level of Service Standards and Criteria

Standards

The level of service standards for this plan were determined based on coordination with City officials and standards set by the City of Liberty. These were adapted from standards set forth by the National Recreation and Park Association (NRPA). The NRPA published guidelines in 1983 and then revised the guidelines in 1996. The 1983 guidelines include specific acreage recommendations for various types of parks whereas the 1996 guidelines encouraged more participation with local residents. The City of Liberty has blended these two approaches in the development of these standards.

b. Needs Assessment and Identification

The needs assessment for this particular plan was based on accepted standards and the resources currently available to the city. The two approaches used by the city, standard-based and resource-based, are accepted by Texas Parks and Wildlife Department as legitimate needs assessment techniques. The resources available to the city include municipal parks, sports fields, and natural resource areas.

c. Area and Facility Concepts

The City of Liberty utilized the following Park Classification System to assist in the needs assessment.

Table 10.5-Park Classification System	
Type	Description
<i>Mini-Park</i>	<i>Addresses limited, isolated or unique recreational needs. May be either active or passive, but speak to a specific need rather than a population density.</i>
<i>Neighborhood Park</i>	<i>The foundation of any park system because it is closest to the users. The park should be centrally located, served by residential, or collector streets, but the primary access should be pedestrian in nature.</i>
<i>Community Park</i>	<i>Larger than neighborhood parks and serve several neighborhoods. May include areas for intense recreation activity, such as competitive sports. Should also be areas for passive recreation, such as walking.</i>
<i>Sports Complex</i>	<i>Consolidates heavily programmed athletic fields and associated facilities to larger and fewer sites located throughout the community.</i>
<i>Special Use areas</i>	<i>Specialized or single use facilities</i>
<i>Greenways/Linear Parks</i>	<i>Can be built along creek corridors, easements, public rights-of-way and floodplains to effectively tie all of the parks together to form a system.</i>
<i>Natural Resource Areas</i>	<i>Environmentally sensitive lands set aside for the preservation significant natural resources, and open space.</i>
Source: -National Recreation and Park Association (NRPA) standards	

Table 10.6-Park Acreage Standards			
Type	Size/Acres	Service Area	Acres/1000 Population
<i>Neighborhood Park</i>	<i>.25-10 ac.</i>	<i>One neighborhood ¼ to ½ mile radius</i>	<i>0.25-1.5 ac.</i>
<i>Community Park</i>	<i>As needed for desired use usually between 30-50 ac.</i>	<i>Several neighborhoods</i>	<i>3.5-8.0 ac.</i>
<i>Sports Complex</i>	<i>Minimum of 50 ac., with an optimal size of 40-80 ac.</i>	<i>No applicable Standard</i>	<i>Variable</i>
<i>Community Center</i>	<i>Varies</i>	<i>No applicable standard</i>	<i>Variable</i>
<i>Greenways/Linear Park</i>	<i>Sufficient width to protect the natural resource and provided maximum use</i>	<i>No applicable standard</i>	<i>Variable</i>
<i>Natural Resource Area</i>	<i>Resource availability and opportunity</i>	<i>Variable</i>	<i>Variable</i>
Source: -City of Liberty and the National Recreation and Park Association (NRPA) standards			

d. Analysis of Existing Facilities

Neighborhood Parks: These parks are typically utilized on a daily basis and improvements to these parks are considered a high priority. The City has one of these parks and would like to see these types of parks throughout the City.

Community Parks: There is currently one (1) Community Park within the Liberty park system and it serves as the City's main facility for city events. There are many amenities available to the public such as the baseball fields, football practice fields, picnic tables, playground equipment, soccer field, softball fields and a junior Olympic swimming pool. The facilities at this park are in relatively good condition, although some improvements to the park will be recommended. There are no plans to build another park of this size in the City of Liberty.

Natural Resource Areas: The City has many areas that would qualify as natural resource areas. The City defines natural resource areas as areas that protect natural habitats, promote conservation ideas, provide access to natural resources such as waterways and provide pedestrian linkages to other community resources.

e. Listing of Priorities and Ranking of Needs

The following is a prioritized park, recreation and open space needs assessment and identification, and the approaches used to determine them:

- a. Establish neighborhood parks throughout the City. (standard-based)*
- b. Implement improvements to the city's existing facilities. (resource-based)*
- c. Designate natural areas for use as nature parks, conservation areas and greenbelts throughout the city. (standard-based)*

The city intends to meet its parks, recreation and open space goals and objectives through budgetary responsiveness to this plan and the active search for additional funding options, such as grants. The following prioritizes the needs previously delineated with a specific plan of action and timetable. The priorities were determined based on the city's documented needs assessment.

Needs Assessment and Identification

A Public workshop was held on July 16, 2014 in order to solicit public input on the City's needs. The needs assessment was based on input from this meeting, accepted standards and the resources currently available to the city. The two approaches used by the city, standard-based and resource-based, are accepted by Texas Parks and Wildlife Department as legitimate needs assessment techniques. The resources available to the city include municipal parks, sports fields, and natural resource areas. Public input suggested the need to improve existing facilities and create opportunities in all areas of the City.

Priority 1: Establish neighborhood parks in existing neighborhoods and through enforcement of the city's subdivision ordinance in all new subdivisions.

Timetable: 2015-2035

Estimated Costs: \$150,000.00 per park

Financial Resources: Texas Recreation Parks Account Program Small Communities Grant from the Texas Parks and Wildlife Department, City Funds

Priority 2: Improve the city's existing recreational facilities.

Timetable: 2020-2025

Estimated Costs: \$250,000.00

Financial Resources: Texas Recreation Parks Account Program Outdoor and Small Community Grants, Recreation Trail Grants from the Texas Parks and Wildlife Department.

Priority 3: Designate natural areas for use as nature parks, plant and wildlife conservation areas and greenbelts, throughout the city.

Timetable: 2015-2035

Estimated Costs: \$200,000.00 per site

Financial Resources: Texas Recreation Parks Account Program Outdoor Grant from the Texas Parks and Wildlife Department, Land Donations from Private Citizens.

SECTION 10.5-RECREATION AND OPEN SPACE PLAN

Goal 1: *Establish neighborhood parks in existing neighborhoods and through enforcement of the city's subdivision ordinance in all new subdivisions.*

Time period for meeting goal: (2015-2035)

Objectives

1. *Acquire vacant lots in developed subdivisions through donations or purchasing tax trust properties.*
2. *Utilize funding options, such as the Texas Recreation Parks Account Program Small Communities Grant, from the Texas Parks and Wildlife Department. This program provides matching funds in the amount of 50% of the project up to \$75,000. Therefore, the project maximum would be \$150,000.00. The city could use the acquisition of the land as matching funds.*

Goal 2: *Implement improvements to the city's existing facilities.*

Time period for meeting goal: (2020-2025)

Objectives

1. *Develop a site plan for improvements to Liberty Municipal Park.*
2. *Explore funding options, such as the Texas Recreation Parks Account Program Outdoor Grant, or Small Communities Grant from the Texas Parks and Wildlife Department. This program provides matching funds in the amount of 50% of the project.*

Goal 3: *Designate natural areas for use as nature parks and greenbelts, throughout the city.*

Time period for meeting goal: (2015-2035)

Objectives

- 1. Identify available properties. Sources should include tax trust properties, current city inventory, and lots with dilapidated structures.*
- 2. Develop these vacant lots as passive parks. The parks could include interpretive trails, butterfly gardens, xeriscape displays, and wildlife.*

Goal 4: *Implement strategies for plan updates*

Time period for meeting goal: (2015-2020)

Objectives

- 1. Update the City's plan every two (2) years. Begin public workshops in August 2016 and complete update by December 2016.*
- 2. Develop a new park plan every five (5) years. Begin public workshops in August 2020 and complete new plan by December 2020.*

Legend

 City of Liberty - City Limits

Liberty Municipal Park:
5 Baseball Fields - 60' bases
1 Baseball Field - 90' bases
1 Baseball Field - 90' bases
8 Backstops
1 Football Practice Field
1 6' Picnic Table
6 6' Picnic Tables
1 Playground
1 Soccer Field
2 Softball Fields
1 Junior Olympic Pool
Splash Pad

Liberty High School:
1 Baseball Field - 90' bases
1 Football Practice Field
1 Baseball Practice Field
Tennis Courts
Track

Liberty Middle School:
1 Football Practice Field
1 Baseball Practice Field

Liberty Elementary School:
1 Playground

Parmer Stadium:
1 Football Field

San Jacinto Elementary:
1 Playground

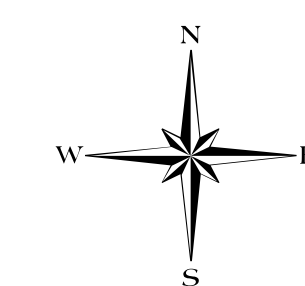
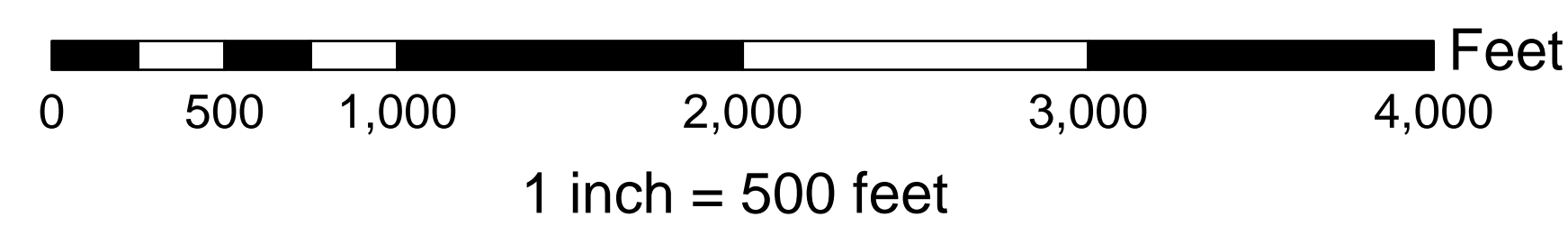


Exhibit
R

2012
CITY OF LIBERTY, TEXAS
EXISTING PARKS AND RECREATION

Legend

 City of Liberty - City Limits

Liberty Municipal Park:
5 Baseball Fields - 60' bases
1 Baseball Field - 90' bases
1 Baseball Field - 90' bases
8 Backstops
1 Football Practice Field
1 6' Picnic Table
6 6' Picnic Tables
1 Playground
1 Soccer Field
2 Softball Fields
1 Junior Olympic Pool
Splash Pad

Liberty High School:
1 Baseball Field - 90' bases
1 Football Practice Field
1 Baseball Practice Field
Tennis Courts
Track

Liberty Middle School:
1 Football Practice Field
1 Baseball Practice Field

Liberty Elementary School:
1 Playground

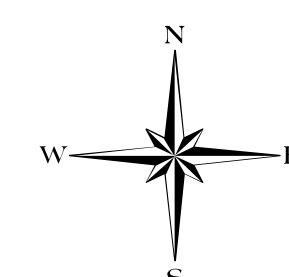
Parthen Stadium:
1 Football Field

San Jacinto Elementary:
1 Playground

Phase I -
Establish neighborhood parks in existing neighborhoods and through enforcement of the city's subdivision ordinance in all new subdivisions.

Phase II -
Improve the city's existing recreational facilities.

Phase III -
Designate natural areas for use as nature parks, plant and wildlife conservation areas and greenbelts, throughout the city.



Capital Improvements

Public Management

CAPITAL IMPROVEMENTS PROGRAM

SECTION 11.1-FINANCIAL ANALYSIS

a. Past, Present, and Anticipated Sources and Amounts of Income; Annual Budgets; and Operating Costs

Sources of income for the general fund in Liberty are revenues from ad valorem taxes, sales taxes, franchise taxes, occupancy taxes, fines, fees, license and permits, service revenues, penalties and late payments, interest and miscellaneous revenues. Sources of income for the proprietary fund are revenues from the utility systems and administrative.

The following tables show the past, present, and anticipated income and expenses of the general fund for the Liberty. The city adopts an annual budget each year.

*Table 11.1¹³
City of Liberty
Actual Income and Expenditures for Prior Years-General Fund*

<i>Fiscal Year</i>	<i>Revenues</i>	<i>Expenditures</i>	<i>Fund Balance</i>
<i>2012-2013</i>	<i>\$10,063,801</i>	<i>\$6,961,791</i>	<i>\$3,102,010</i>

¹³ City of Liberty Finance Department

PUBLIC MANAGEMENT

Table 11.2¹⁴
City of Liberty
Anticipated Income and Expenditures for FY 2013-2014-General Fund

<i>Fiscal Year</i>	<i>Total Estimated Revenues</i>	<i>Total Appropriations</i>
<i>2013-2014</i>	<i>\$7,246,216</i>	<i>\$7,246,216</i>

b. Direct and Overlapping Public Debt

Table 11.3 shows the debt and tax rates for all public entities that have jurisdiction in the city.

Table 11.3¹⁵
City of Liberty Direct and Overlapping Public Debt

<i>Public Entity</i>	<i>Debt Outstanding</i>	<i>Estimated Share of Overlapping Debt</i>
<i>City of Liberty Overlapping Debt</i>	<i>\$0.00</i>	<i>\$0.00</i>
<i>Subtotal, Overlapping Debt</i>		<i>\$0.00</i>
<i>City of Liberty Direct Debt</i>	<i>\$19,260,000.20</i>	<i>\$19,260,000.20</i>
<i>Subtotal, Direct Debt</i>		<i>\$19,260,000.20</i>
<i>Total Direct and Overlapping Debt</i>		<i>\$19,260,000.20</i>

Table 11.4¹⁶
City of Liberty Outstanding Municipal Bonds/COs and Schedule of Retirement

<i>Certificates of Obligation, Series 2004</i>			
<i>Fiscal Year</i>	<i>Principal</i>	<i>Interest</i>	<i>Total Annual Requirement</i>
<i>2013</i>	<i>\$200,000</i>	<i>\$13,725</i>	<i>\$213,725</i>
<i>2014</i>	<i>\$205,000</i>	<i>\$4,613</i>	<i>\$209,613</i>
<i>Total</i>	<i>\$405,000</i>	<i>\$18,338</i>	<i>\$423,338</i>

¹⁴ City of Liberty Finance Department

¹⁵ City of Liberty Finance Department

¹⁶ City of Liberty Finance Department

PUBLIC MANAGEMENT

Table 11.4 (cont.)¹⁷
City of Liberty Outstanding Municipal Bonds/COs and Schedule of Retirement

<i>Tax and Revenue CO, Series 2007</i>			
2013	\$355,000	\$150,921	\$505,921
2014	\$365,000	\$143,810	\$508,810
2015	\$370,000	\$136,368	\$506,368
2016	\$380,000	\$128,681	\$508,681
2017	\$385,000	\$120,743	\$505,743
2018	\$395,000	\$112,454	\$507,454
2019	\$405,000	\$103,652	\$508,651
2020	\$415,000	\$94,427	\$509,426
2021	\$420,000	\$84,928	\$504,928
2022	\$430,000	\$75,035	\$505,045
2023	\$440,000	\$64,712	\$504,712
2024	\$455,000	\$53,972	\$508,973
2025	\$465,000	\$42,816	\$507,816
2026	\$475,000	\$31,183	\$506,183
2027	\$490,000	\$18,998	\$508,998
2028	\$500,000	\$6,375	\$506,375
Total	\$6,745,000	\$1,369,081	\$8,114,081
<i>Tax and Revenue CO, Series 2010</i>			
2013	\$160,000	\$86,075	\$246,075
2014	\$170,000	\$77,275	\$247,275
2015	\$180,000	\$67,925	\$247,925
2016	\$190,000	\$58,025	\$248,025
2017	\$200,000	\$47,575	\$247,575
2018	\$210,000	\$36,575	\$246,575
2019	\$220,000	\$25,025	\$245,025
2020	\$235,000	\$12,925	\$247,925
Total	\$1,565,000	\$411,400	\$1,976,400

¹⁷ City of Liberty Finance Department

PUBLIC MANAGEMENT

Table 11.4 (cont.)¹⁸
City of Liberty Outstanding Municipal Bonds/COs and Schedule of Retirement

<i>General Obligation Refunding Bonds, Series 2010</i>			
<i>Fiscal Year</i>	<i>Principal</i>	<i>Interest</i>	<i>Total Annual Requirement</i>
2013	\$490,000	\$40,700	\$530,700
2014	\$500,000	\$30,800	\$530,800
2015	\$510,000	\$20,700	\$530,700
2016	\$520,000	\$7,800	\$527,800
Total	\$2,020,000	\$100,000	\$2,120,000
<i>Combination Tax and Revenue CO, Series 2010A</i>			
2013	\$110,000	\$172,550	\$282,550
2014	\$105,000	\$170,400	\$275,400
2015	\$105,000	\$168,300	\$273,300
2016	\$105,000	\$165,675	\$270,675
2017	\$230,000	\$160,650	\$390,650
2018	\$230,000	\$152,600	\$382,600
2019	\$245,000	\$143,100	\$388,100
2020	\$255,000	\$133,100	\$388,100
2021	\$265,000	\$122,700	\$387,700
2022	\$280,000	\$111,800	\$391,800
2023	\$290,000	\$100,400	\$390,400
2024	\$295,000	\$88,700	\$383,700
2025	\$310,000	\$76,600	\$386,600
2026	\$325,000	\$63,900	\$388,900
2027	\$335,000	\$50,700	\$385,700
2028	\$355,000	\$36,900	\$391,900
2029	\$365,000	\$22,500	\$387,500
2030	\$380,000	\$7,600	\$387,600
Total	\$4,585,000	\$1,948,175	\$6,533,175

¹⁸ City of Liberty Finance Department

PUBLIC MANAGEMENT

Table 11.4 (cont.)¹⁹
City of Liberty Outstanding Municipal Bonds/COs and Schedule of Retirement

<i>Combination Tax and Revenue CO, Series 2012</i>			
<i>Fiscal Year</i>	<i>Principal</i>	<i>Interest</i>	<i>Total Annual Requirement</i>
2013	\$45,000	\$81,008	\$126,008
2014	\$50,000	\$56,100	\$106,100
2015	\$60,000	\$55,000	\$115,000
2016	\$65,000	\$53,750	\$118,750
2017	\$75,000	\$52,350	\$127,350
2018	\$75,000	\$50,850	\$125,850
2019	\$80,000	\$48,900	\$128,900
2020	\$80,000	\$46,500	\$126,500
2021	\$85,000	\$44,025	\$129,025
2022	\$85,000	\$41,475	\$126,475
2023	\$90,000	\$38,850	\$128,850
2024	\$90,000	\$36,150	\$126,150
2025	\$95,000	\$32,900	\$127,900
2026	\$100,000	\$29,000	\$129,000
2027	\$100,000	\$25,000	\$125,000
2028	\$105,000	\$20,900	\$125,900
2029	\$110,000	\$16,600	\$126,600
2030	\$115,000	\$12,100	\$127,100
2031	\$120,000	\$7,400	\$127,400
2032	\$125,000	\$2,500	\$127,500
Total	\$1,750,000	\$751,358	\$2,501,358
<i>General Obligation Refunding Bonds, Series 2012</i>			
<i>Fiscal Year</i>	<i>Principal</i>	<i>Interest</i>	<i>Total Annual Requirement</i>
2013	\$35,000	\$50,671	\$85,671
2014	\$30,000	\$57,125	\$87,125
2015	\$240,000	\$54,425	\$294,425
2016	\$245,000	\$49,575	\$294,575
2017	\$250,000	\$44,625	\$294,625
2018	\$255,000	\$39,575	\$294,575
2019	\$260,000	\$34,425	\$294,425
2020	\$265,000	\$29,175	\$294,175
2021	\$270,000	\$23,825	\$293,825
2022	\$275,000	\$17,688	\$292,688
2023	\$280,000	\$10,750	\$290,750
2024	\$290,000	\$3,625	\$293,625
Total	\$2,695,000	\$415,483	\$3,110,483

¹⁹ City of Liberty Finance Department

c. *Public Improvements Financing Practices*

Liberty has historically financed its public improvements through cash reserves, utility fund surpluses, municipal bonds, certificates of obligation, loans and intergovernmental grants.

d. *Recommended Standards Concerning Debt Limitations*

Debt as a Percentage of Assessed Property Value: General obligation debt outstanding (debt backed by the full faith and credit of the city) should not exceed 10% of the assessed value of property in the City. More fiscally conservative communities use six percent as the upper limit for direct debt. Less fiscally conservative communities calculate direct debt using market value rather than assessed value.

The total assessed value of the property in Liberty in 2013 was \$567,379,707. Based on a benchmark of 6 to 10 percent of assessed property value, Liberty's local tax base could support between \$34,042,782 and \$56,737,971 million in general obligation debt. Liberty's current tax-supported debt is \$19,260,000.20 million.

Per capita bonded indebtedness: Debt to household ratio should not exceed \$1,500-\$2,000. At the time of this report, the city's debt to household ratio for property tax supported debt was \$6,426.43.

Annual Debt Service: Annual debt service should not exceed twenty percent (20%) of annual revenues. At the time of this report, annual property tax supported debt service was at approximately 27% of annual revenues, which is above the recommended standard of 20%.

SECTION 11.2-CAPITAL NEEDS LIST

a. *The Capital Needs List consists of all capital items that are a part of this study and are under the jurisdiction of the City i.e. water, wastewater thoroughfares and streets. These items have been specifically recommended and prioritized under the water, wastewater, thoroughfare and street system plans previously set forth in this document. These are given in Table 11.5 in summary form. Capital improvements was studied as part of an overall comprehensive plan by Public Management, Inc., utilizing funding from the Texas Community Development Program in 2001. All capital needs were addressed.*

b. *Report of possible effects of members of protected classes under Federal Fair Housing Laws.*

1. *Affordable fair housing opportunities*

The City is striving to create fair housing opportunities throughout the City, but especially outside of areas of geographic concentration of protected classes. The City of Liberty's housing plan goal 2 states: "Assist residents in the procurement of safe, affordable housing in a fair and equitable manner". In addition, Objective 1 states: "Continue to further fair housing opportunities in Liberty by encouraging reputable developers to offer a variety of residential housing in mixed-use developments, especially outside of areas of geographic concentration of protected classes".

2. *Target area and city-wide projects*

The proposed target area projects in areas of geographic concentration of protected classes are the street improvement projects, water line replacements and sewer line replacements. These projects will have a positive impact on the residents of these areas. The street improvement projects will provide smoother and safer streets. The water line replacement projects will provide larger lines and therefore will increase fire protection in the areas. The sewer line replacement projects will replace obsolete lines and therefore reduce the risk of raw sewage contaminating water supplies. The proposed city-wide projects will not be located in areas of geographic concentration of protected classes.

3. Equal Treatment and access for disabled persons to public facilities.

The City recently completed a new police station that is accessible to persons with disabilities. The City Hall building is also accessible to persons with disabilities, as will be all future public facilities built by the City of Liberty.

Table 11.5
City of Liberty
Capital Needs List

Category	Name	Location	Priority Type	Cost Estimate	Priority
Streets	Travis	Magnolia to Travis Park	Necessary	\$50,116.00	1
Streets	McGuire Rd.	All	Necessary	\$53,053.00	1
Streets	Industrial	All	Necessary	\$24,455.00	1
Streets	Industrial Place	All	Necessary	\$8,772.00	2
Streets	Industrial Circle	All	Necessary	\$8,925.00	2
Streets	Port Dr.	To Boat Ramp	Necessary	\$24,791.00	2
Streets	Red Oak	All	Necessary	\$5,665.00	2
Streets	Black Oak	All	Necessary	\$5,665.00	2
Streets	Still Meadows	All	Necessary	\$17,353.00	2
Streets	Tanner St	All	Necessary	\$4,454.00	2
Streets	Bowie	Grand to Cos	Necessary	\$9,915.00	2
Streets	Westwood Ave	All	Necessary	\$19,835.00	2
Streets	Lakeland Dr.	All	Necessary	\$75,535.00	3
Streets	Texas St.	All	Necessary	\$52,411.00	3
Streets	South Liberty Oilfield RD	Riverbend to end	Necessary	\$26,201.00	4
Streets	Pleasant Hill	All	Necessary	\$4,250.00	4
Streets	Glenn St.	All	Necessary	\$14,875.00	4
Streets	Lee Tim Rd and Wiggins	All	Necessary	\$66,938.00	4
Streets	Carter	All	Necessary	\$16,256.00	5
Streets	Louisiana	All	Necessary	\$19,138.00	5
Streets	Confederate	All	Necessary	\$7,085.00	5
Streets	Layls Dr.	All	Necessary	\$66,938.00	5
Streets	Avenue B	All	Necessary	\$9,299.00	6
Streets	Avenue C	All	Necessary	\$5,312.50	6
Streets	Avenue D	All	Necessary	\$5,312.50	6
Streets	Avenue E	All	Necessary	\$5,312.50	6
Streets	Avenue F	All	Necessary	\$5,312.50	6
Streets	Avenue G	All	Necessary	\$5,312.50	6
Streets	Avenue H	All	Necessary	\$5,312.50	6

Table 11.5
City of Liberty
Capital Needs List

Category	Name	Location	Priority Type	Cost Estimate	Priority
Streets	Avenue I	All	Necessary	\$5,312.50	6
Streets	Avenue J	All	Necessary	\$5,312.50	6
Streets	Heights St.	All	Necessary	\$13,600.00	6
Streets	Chrysler	All	Necessary	\$3,400.00	6
Streets	Sandune	All	Necessary	\$37,187.50	6
Streets	Twin Oaks	All	Necessary	\$5,665.25	6
Streets	Cedarwood	All	Necessary	\$4,704.75	6
Thoroughfares	New Thoroughfare	SH 146-Lakeland D	Necessary	\$5,063,000.00	1
Thoroughfares	San Jacinto	Gran to RR tracks	Necessary	\$411,072.22	2
Thoroughfares	Beaumont	San Jacinto-Independence	Necessary	\$1,175,418.66	3
Thoroughfares	Grand Ave	All	Necessary	\$18,134.75	4

Category of Project	Location/Description	Priority (Type)	Cost	Priority
Wastewater	Replace 16" STP discharge line with 24" line.	Necessary	\$192,000.00	1
Wastewater	Downtown manhole rehabilitation	Necessary	\$157,000.00	2
Wastewater	Replace ship lines and rehabilitate manholes from South Wallisville Rd. to lift station	Necessary	\$288,500.00	3
Wastewater	Rehabilitate the Beaumont area and Travis St. lift stations	Necessary	\$135,500.00	4
Wastewater	Replace ship lines 6" and 8" lines and rehabilitate manholes at the Texas St. force main and collection area	Necessary	\$504,000.00	5
Wastewater	Expand sewer service into un-served areas	Desirable	NA	6

PUBLIC MANAGEMENT

*Table 11.5
City of Liberty
Capital Needs List*

<i>Category of Project</i>	<i>Location/Description</i>	<i>Priority (Type)</i>	<i>Cost</i>	<i>Priority</i>
<i>Water</i>	<i>Create upper pressure plane to improve pressures at higher elevations</i>	<i>Necessary</i>	<i>\$10,225,200.00</i>	<i>1</i>
<i>Water</i>	<i>Replace 2" lines with 6" lines in the Old Town Section</i>	<i>Necessary</i>	<i>\$900,000.00</i>	<i>2-5</i>
<i>Water</i>	<i>Mizell Rd.-Mimosa-Minglewood Subdivision Improvements</i>	<i>Necessary</i>	<i>\$487,000.00</i>	<i>6</i>
<i>Water</i>	<i>Travis Park Improvements</i>	<i>Necessary</i>	<i>\$305,500.00</i>	<i>7</i>
<i>Storm Drainage</i>	<i>Phase I storm drainage Improvements</i>	<i>Desirable</i>	<i>\$50,000.00</i>	<i>1</i>
<i>Storm Drainage</i>	<i>Phase II storm drainage Improvements</i>	<i>Desirable</i>	<i>\$60,000.00</i>	<i>2</i>
<i>Recreation and Open Space</i>	<i>Establish neighborhood parks in existing neighborhoods and through enforcement of the city's subdivision ordinance in all new subdivisions</i>	<i>Desirable</i>	<i>\$150,000.00</i>	<i>1</i>
<i>Recreation and Open Space</i>	<i>Improve the city's existing recreational facilities</i>	<i>Desirable</i>	<i>\$250,000.00</i>	<i>2</i>
<i>Recreation and Open Space</i>	<i>Designate natural areas for use as nature parks, plant and wildlife conservation areas and greenbelts, throughout the city.</i>	<i>Desirable</i>	<i>\$200,000.00</i>	<i>2</i>

SECTION 11.3-CAPITAL IMPROVEMENT PROGRAM AND BUDGET

The following program shown in Table 11.6 will give the City a strategy to follow in planning capital improvement projects over a five-year period starting with fiscal year 2015. This program will also serve in directing capital outlays for the noted fiscal year. Exhibit “T” shows the projects by priority and location. Costs shown are estimates.

*Table 11.6
City of Liberty
Five Year Capital Improvement Program and Budget*

<i>Year</i>	<i>Category of Project</i>	<i>Priority Number (See Capital Needs List)</i>	<i>Cost</i>	<i>Type of Funding</i>
2015	Streets	1	\$127,624.00	City Budget
2015	Thoroughfares	1	\$5,063,000.00	City funds
2015	Storm Drainage	1	\$50,000.00	City Funds
2015	Water System	2	\$225,000.00	TxCDBG Funds, Utility Fund
2015	Wastewater	2	\$157,500.00	TxCDBG Funds, Utility Fund
2016	Streets	2	\$105,375.00	City Budget
2016	Thoroughfares	2	\$411,072.22	City funds
2016	Storm Drainage	2	\$60,000.00	City Funds
2016	Recreation and Open Space	1	\$150,000.00	Texas Parks and Wildlife Funds, Local Match

PUBLIC MANAGEMENT

*Table 11.6
City of Liberty
Five Year Capital Improvement Program and Budget*

<i>Year</i>	<i>Category of Project</i>	<i>Priority Number (See Capital Needs List)</i>	<i>Cost</i>	<i>Type of Funding</i>
2017	Streets	3	\$127,946.00	City Budget
2017	Water System	3	\$225,000.00	TxCDBG Funds, Local Match
2018	Streets	4	\$112,264.00	City Budget
2018	Thoroughfares	3	\$1,175,418.66	Bond Funds, Certificates of Obligation
2019	Streets	5	\$109,417.00	City Budget
2019	Thoroughfares	4	\$18,134.75	City Budget
2019	Water	1	\$10,225,200.00	Bond Funds, Certificates of Obligation
2019	Wastewater	1	\$192,000.00	Bond Funds, Certificates of Obligation

Legend

- Proposed Thoroughfare
- City of Liberty - City Limits
- Contours
- Streams and Rivers

Year	Items	Description
2015	Streets	Seal Coat
	Thoroughfares	Construct New Thoroughfare
	Storm Drainage	Clean Existing Lines and Roadside Ditches
	Water System	Replace 2" lines with 6" lines in Old Town Section
	Wastewater	Downtown Manhole Rehabilitation
2016	Streets	Seal Coat
	Thoroughfares	Repair & Improve
	Storm Drainage	Curb and Gutter Improvements
	Recreation & Open Space	Establish Neighborhood Parks
2017	Streets	Seal Coat
	Water System	Replace 2" lines with 6" lines in Old Town Section
2018	Streets	Seal Coat
	Thoroughfares	Repair & Improve
2019	Streets	Reclaim and Widen
	Thoroughfares	Repair & Improve
	Water System	Create Upper Pressure plane to improve pressures at higher elevations.
	Wastewater	Replace 16" STP discharge line with 24" line



CITY OF LIBERTY, TEXAS

2014

Zoning Ordinance

Public Management

*PLANNING/CAPACITY/BUILDING PROJECT
FOR
THE CITY OF LIBERTY, TEXAS*

2014 TxCDBG Planning #712054

ZONING ORDINANCE

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ZONING

Article I. In General

- Sec. 126-1. Definitions of terms and phrases.*
- Sec. 126-2. Purpose.*
- Sec. 126-3. Interpretation, purpose and conflict.*
- Sec. 126-4. Preserving rights in pending litigation and violations under existing ordinances.*
- Sec. 126-5. Violation and penalties.*
- Secs. 126-6 – 126-20. Reserved.*

Article II. Administration

- Sec. 126-21. Administrative official.*
- Secs. 126-22 – 126-30. Reserved.*

Division 1. Board of Adjustment

- Sec. 126-31. Created.*
- Sec. 126-32. Powers.*
- Sec. 126-33. Modification of building official's order*
- Sec. 126-34. Vote of board.*
- Secs. 126-35 – 126-40. Reserved.*

Division 2. Amendments

- Sec. 126-41. Authority.*
- Sec. 126-42. Submission to zoning commission.*
- Sec. 126-43. Public hearing.*
- Sec. 126-44. Vote required in the event of protest.*
- Secs. 126-45 – 126-50. Reserved.*

Division 3. Building Permits

- Sec. 126-51. Required.*
- Sec. 126-52. Existing permits and private agreements.*
- Sec. 126-53. Completion of authorized buildings.*
- Secs. 126-54 – 126-60. Reserved.*

Division 4. Certificate of Occupancy

- Sec. 126-61. Certificated of occupancy or completion.*
- Sec. 126-62. Procedure for new or altered buildings.*
- Sec. 126-63. Procedure for vacant land or a change in use.*
- Sec. 126-64. Contents.*

Secs. 126-65 – 126-70. Reserved

Article III. Nonconformities

Sec. 126-71. Nonconforming uses.
Sec. 126-72. Authority for continued existence of nonconforming structures.
Sec. 126-73. Nonconforming status.
Sec. 126-74. Change in ownership.
Sec. 126-75. Repair and maintenance.
Sec. 126-76. Nonconforming uses.
Sec. 126-77. Nonconforming Mobile Homes and Manufactured Homes.
Sec. 126-78. Nonconforming accessory uses and nonconforming accessory structures.
Sec. 126-79. Nonconforming lots of record.
Secs. 126-80 – 126-100. Reserved.

Article IV. Zoning Districts

Sec. 126-101. Establishment of zoning districts and boundaries.
Sec. 126-102. Official zoning map.
Sec. 126-103. Interpretation of district boundaries.
Sec. 126-104. Compliance with district regulations.
Sec. 126-105. A-Agricultural District.
Sec. 126-106. R-1 Residential District.
Sec. 126-107. R-2 Residential District.
Sec. 126-108. High Density Residential “HD” District.
Sec. 126-109. Planned Unit Development “PUD” District.
Sec. 126-110. General Commercial “GC” District.
Sec. 126-111. Central Business “CBD” District.
Sec. 126-112. General Industrial “GI” District.
Sec. 126-113. Home Occupations.
Sec. 126-114. Regulations that apply to all districts.
Secs. 126-115 – 126-130. Reserved.

Article V. Parking Regulations

Sec. 126-131. Not applicable in Central Business District.
Sec. 126-132. General Requirements.
Sec. 126-133. Design Requirements.
Sec. 126-134. Joint parking facilities.
Sec. 126-135. Computation of the number of parking spaces.
Sec. 126-136. Off-street parking schedule.
Sec. 126-137. Minimum dimensions for off-street parking.
Sec. 126-138. Accessible parking spaces for disabled persons.
Sec. 126-139. Parking lot lighting.

ZONING

ARTICLE I. IN GENERAL

This zoning ordinance is based on sound zoning principals and is not inconsistent with all applicable laws, including affirmatively furthering fair housing and reducing or eliminating disparate treatment of classes protected under federal Fair Housing law(s). In addition, the City has received counsel and advice from the city's attorney regarding the legal aspects and implications of zoning, particularly that it has positive influence in the effort to promote fair and affordable housing.

Sec. 126-1. Definitions of terms and phrases.

The following words, terms and phrases, when used in this chapter, shall have the meaning ascribed to them in this section, except where the context clearly indicates a different meaning.

Abandonment means to cease or discontinue a use or activity without the intent to resume, but excluding temporary or short-term interruptions of a use, e.g. the change of tenancy or ownership, or activity during periods of remodeling, maintaining, or otherwise improving or rearranging a facility, or during normal periods of vacation or seasonal closure. A use is considered abandoned if the facts show the owner's intent to discontinue the use or activity and the discontinuance of the use continues for six months or more.

Accessory building means a subordinate building having a use customarily incident to and located on the lot occupied by the principal building. A building housing an accessory use is considered to be an integral part of the principal building when it has any part of a wall in common with the principal building, or is under an extension of the main roof and designed as an integral part of the principal building. Accessory use means a use of a building or land which serves an incidental function to the principal use of a building or land. An accessory use is a subordinate use customarily incident to and located on the same lot occupied by the main use.

Agricultural use refers to the use of land where such land is devoted to the production of plants, animals, or horticulture products, including but not limited to forages; grains and feed crops; dairy animals and dairy products; poultry and poultry products; beef cattle; sheep; swine and horses; bees and apiary products; trees and forest products; fruits; nuts and berries; vegetables; or nursery, floral, ornamental and greenhouse products.

Alteration, structural means any change or rearrangement in the supporting members of a building or structure, such as bearing walls, columns, beams, or girders, as well as any change in doors or windows, or any enlargement or diminution of a building or structure, whether horizontally or vertically, or moving a building or structure from one location to another; provided, however, that applying exterior siding to an existing building for the purpose of beautifying and modernizing shall not be considered a structural alteration.

Apartment means a room or suite of rooms, with toilet and culinary accommodations, intended, designed, or used as a residence by a single family, located in a building containing three (3) or more such rooms or suites.

Area regulations means the regulations controlling lot area, lot width, lot depth, front yard, side yard, rear yard, lot coverage and floor-area ratio.

Building is any structure designed or built for the support, enclosure, shelter, or protection of persons, animals, or property of any kind. When separated by a firewall, each portion of such structure so separated shall be deemed a separate building. This definition shall include structures wholly or partly enclosed with an exterior wall.

Building line refers to a line parallel or approximately parallel to the street right-of-way at a specified distance therefrom, marking the minimum distance from the street right-of-way that a building may be erected. For existing buildings, the building line shall be the exterior wall or omitted wall line, which is closest to the street.

Building setback means that area between a lot line and the respective setback line, which shall remain unobstructed by buildings or structures from the ground to the sky, except as may be specifically permitted by other provisions of these regulations.

Centerline, street or alley means a line designated midway between the bounding right-of-way lines of a street or alley. Where the bounding right-of-way lines are irregular, the centerline shall be determined by the zoning official.

Certificate of occupancy shall mean a certificate issued by the City for the use of a building, structure, or land, when it is determined by it that such building, structure or land complies with the provisions of all applicable City codes, ordinances, and regulations.

Church means an institution where people regularly attend or participate in or hold religious services, meetings, and other activities. The term 'church' shall not carry a secular connotation and shall include buildings adequately capable of assembly occupancy in which religious services of any denomination are held.

Clinic refers to a building designed and used for diagnosis and treatment of human patients, which does not include overnight care facilities.

Clinic, veterinary means a building designed and used for the prevention, cure, or alleviation of injury in domestic and other animals that may require overnight care.

Commercial districts refer to zoning districts “GC General Commercial” and “CBD Central Business District.”

Commercial use refers to an occupation, employment, or enterprise carried on for profit by an owner, lessee, or licensee.

Density means the relationship of dwelling units or rooms to the area of the lot or tract upon which a residential structure is located or erected.

Detached means that a building does not have a wall in common or in contact with another building.

Development means the division of land into two or more parcels; construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill, or land disturbance.

Dwelling means a building designed exclusively for residential occupancy, including single-family (attached or detached), two-family, and multiple family dwellings, but not including motels or hotels, to include the following:

A. Dwelling, single family shall mean a building designed for or occupied by a single family exclusively.

B. Dwelling, two-family means a detached building designed for or occupied by two families living independently of each other.

C. Dwelling, multiple family means a building designed for or occupied by three (3) or more families living independently of each other.

Dwelling unit means an enclosure containing sleeping, kitchen, and bathroom facilities and used or held ready for use as a permanent residence by one (1) family.

Family means a person living alone, or any of the following groups living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking, and eating facilities: (1) any number of people related by blood, marriage, adoption, guardianship, or duly authorized custodial relationship; (2) two unrelated people; (3) two unrelated people and any children related to either of them; (4) not more than eight people who are: (a) residents of a "Family Home" or "Family Group Home" as defined by State law; or (b) "handicapped" as defined in the Federal Fair Housing Act. This definition does not include persons currently illegally using or addicted to a "controlled substance". Family does not include any society, club, fraternity, sorority, association, lodge combine, federation, or like organization; any group of individuals whose association is temporary or seasonable in nature; or any group of individuals who are in a group living arrangement as a result of criminal offenses.

Floor area refers to the sum of the gross horizontal area of all floors of a building measured from the exterior face of the exterior walls, or from the centerline of walls separating two (2) buildings. The floor area of a building shall include basement floor area, but not cellar areas, penthouses for mechanical equipment, or attic space having headroom of seven (7) feet or less.

Grade means the average elevation of the highest and lowest elevations measured at the finished surface of the ground at any of the exterior corners of the building or structure.

Group home refers to a dwelling unit occupied as a single housekeeping unit in a family-like environment, providing food and shelter to four or more persons who are unrelated to the proprietor of the establishment. This may include residents with disabilities, or elderly persons with support staff, and includes those facilities defined in the Texas Health and Safety Code Chapter 247, and the Texas Human Resources Code Chapter 123. State licenses shall be required for such facilities prior to issuance of a certificate of occupancy.

Height of a building means the vertical distance from the average ground level abutting a building or structure to the highest point of the coping of a flat roof, the deck line of a mansard roof, or

the average height of the highest gable of a pitched or hipped roof. Height, where not regulated in feet, shall be regulated in stories, which shall equal twelve (12) feet for purposes of measuring structures. The height of structures within the Federal Emergency Management Agency's (FEMA's) 100-year flood plain shall be measured from the 100-year flood elevation, as certified by a licensed professional engineer or professional land surveyor.

Home occupation means an occupation, which is an accessory use of a dwelling unit, which is customarily carried on in a home by a resident, incidental to the primary occupancy of the home as a dwelling.

Hotel or motel means a building or group of buildings used primarily for lodging, and secondarily, for meeting areas, meals, entertainment, and personal services, offered to the public for compensation. As such, it is open to the public in contradistinction to a boarding house, or an apartment, which are herein separately defined.

Industrial districts refer to the "GI" General Industrial District.

Kennel shall mean any building, establishment, place, or premises wherein any person engages in the boarding, breeding, buying, selling, letting for hire, or training for a fee, any canine or feline animal or animals, or wherein any person keeps, harbors, possesses, or maintains more than four (4) dogs or four (4) cats, or a combination of said animals, with the total number exceeding four (4) over three (3) months old.

Licensed day care centers and homes include group day care homes that provide care for less than twenty-four (24) hours per day for seven (7) to twelve (12) children under fourteen (14) years old and day care centers, which are any facility that cares for thirteen (13) or more children under fourteen (14) years old for less than twenty-four (24) hours. Day care centers include drop-in care centers and kindergarten and nursery schools.

Lot shall mean a lot, tract, or parcel of land designated on a subdivision plat duly filed with the County Clerk of Liberty County, or any lot, tract, or parcel of land held in separate ownership and described by metes and bounds upon a deed duly recorded or registered with the County Clerk of Liberty County that existed prior to the date of adoption of applicable subdivision regulations of the City.

Lot area means the total horizontal area within the lot lines of a lot.

Lot coverage refers to the percent of lot area, which is covered by a roof, floor or other structure and is not open to the sky. Roof eaves to the extent of thirty (30) inches and the ordinary projections from the building not exceeding twelve (12) inches shall not be counted in computing coverage.

Lot line, front means the line separating the lot from the street right-of-way in the case of an interior lot, and the line separating the narrowest street frontage of the lot from the street right-of-way in the case of a corner lot.

Lot line, rear means the lot line which is opposite and most distant from the front line and in case of an irregular or triangular-shaped lot, a line ten (10) feet in length within the lot, parallel to and at the maximum distance from the front lot line.

Lot line, side means any lot line not a front lot line or a rear lot line.

Manufactured home shall mean a structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight (8) feet or more in width or forty (40) feet or more in length, or when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems.

Membership organization refers to buildings or facilities owned or operated by a corporation, association, or persons for a social, educational, or recreational purpose; but not primarily for profit or to render a service customarily carried on as a business.

Mobile home shall mean a structure that was constructed before June 15, 1976, transportable in one or more sections, which, in the traveling mode, is eight (8) feet or more in width or forty (40) feet or more in length, or when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent chassis designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems.

Nonconforming structure shall mean a building or structure lawfully existing at the time the provisions of this chapter became effective and any portion of which does not comply with the provisions of this chapter for the zoning district in which it is located.

Nonconforming use shall mean a use lawfully occupying a building, structure or land at the time the provisions of this chapter became effective and which does not conform to the use regulations of the zoning district in which it is located.

Official Zoning Map refers to the zoning map adopted by this Chapter, as amended, which defines zoning districts and designations in accordance with the zoning district classifications established within these zoning regulations.

Owner shall mean, as to a particular property, any person, agent, firm, association, or corporation having a legal or equitable interest therein.

Parking area means any portion of a lot used for parking or storage of operable motor vehicles on a temporary (less than 24 hours) basis which is connected with a street or alley by a paved driveway which affords ingress and egress for motor vehicles.

Patio home refers to a single family detached dwelling unit, which may have a zero building setback requirement on one side while maintaining the normal required setback on the other. Patio

homes are often constructed on smaller lots and have a higher building coverage ratio than the traditional single family dwelling.

Principal building means a building in which the primary use of the lot on which the building is located is conducted.

Principal use means the primary use and chief purpose of a lot or structure.

Residential districts refers to zoning districts “R-1 Single-family Residential District,” “R-2 Single-family Residential District,” and “HD High Density Residential District.”

Restaurant means a building where food is prepared and served in ready-to-eat form to the public for human consumption. Restaurant includes, but is not limited to cafe, cafeteria, grill, pizza parlor, diner, snack shop, hamburger shop and steak or seafood house.

Setback refers to the required minimum horizontal distance between the building line and the front, side, corner, or rear property line. Required setback dimensions shall be measured from the property line to the outside wall of the structure, not to include normal eave projections of thirty (30) inches or less.

Street, public shall mean any public roadway right-of-way, which has been dedicated to the public for public use and which affords primary access to abutting property.

Structure shall mean anything constructed or erected below, at, or above grade, which requires location on the ground or is attached to something having a permanent location on the ground, and which, out of necessity or precaution, includes support, bracing, tying, anchoring, or other protection against the pressure of the elements.

Townhouse means a structure on an individual lot, which is one of a series of dwelling units designated for single-family occupancy, which dwelling units are structurally connected or immediately adjacent to and abutting each other, without side yards between individual dwelling units.

Use means the purpose or activity for which the land, or building is designed, arranged or intended, or for which it is occupied or maintained.

Variance means a departure from any provision of the zoning regulations for a specific parcel of property, except use, without changing the zoning ordinance or the underlying zoning of the parcel of property.

Vehicle shall mean an instrument of conveyance, such as an automobile, bus, truck, or motor driven cycle, for carrying or transporting persons or goods on land. The term shall also include, for the purposes of regulating parking herein provided, camper trailers, travel trailers, truck campers, water craft trailers, and utility trailers.

Yard means an open space at grade between a building and adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided. In

measuring a yard for the purpose of determining the width of a side yard or depth of a front or rear yard, the least horizontal distance between a lot line and the building shall be used.

Sec. 126-2. Purpose.

The zoning regulations and districts established in this chapter have been made in accordance with a comprehensive plan for the purpose of promoting the health, safety and general welfare of the city and its inhabitants. Such regulations and such districts have been designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to facilitate adequate provisions of transportation, particularly in times of natural disaster when timely evacuation is critical for the protection of lives; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate adequate provisions of water, sewage, schools, parks and other public requirements. They have been made with reasonable consideration of the character of the city and its suitability for particular uses, and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the city.

Sec. 126-3. Interpretation, purpose and conflict.

In interpreting and applying the provisions of this chapter, they shall be held to be the minimum requirements for the promotion of the public safety, health, convenience, comfort, prosperity or general welfare. It is not intended by this chapter to interfere with or abrogate or annul any easements, covenants or other agreements between parties; however, where this chapter imposes a greater restriction upon the use of buildings or premises or upon the height of a building, or requires larger open spaces than are imposed or required by other ordinances, rules, regulations or by easements, covenants or agreements, the provision of this chapter shall govern.

Sec. 126-4. Preserving rights in pending litigation and violations under existing ordinances.

By the passage of this chapter, no presently illegal use shall be deemed to have been legalized unless specifically such use, by the terms of this chapter, is made a conforming use. Otherwise, such uses shall remain nonconforming uses where recognized, or an illegal use, as the case may be. It is further the intent and declared purpose of this chapter that no offense committed, and no liability, penalty or forfeiture, either civil or criminal, shall be discharged or affected by the adoption of this chapter; but prosecutions and suits for such offenses, liabilities, penalties or forfeitures may be instituted or causes presently pending be proceed in all respects as if such prior chapter had not been repealed.

Sec. 126-5. Violation and penalties.

Any person who shall violate any of the provisions of this chapter or who shall fail to comply therewith or with any of the requirements thereof, or who shall erect or alter any building, or who shall commence to erect or alter any building in violation of any detailed statement of plan submitted or approved thereunder, shall for each violation or noncompliance be deemed guilty of a misdemeanor, and upon conviction, shall be fined as provided in section 1-9. The owner of that building or premises or part thereof where anything in violation of this chapter shall be placed or shall exist, and any

architect, builder, contractor, agent or corporation employed in connection therewith who may have assisted in the commission of any such violation shall be subject to the penalties herein provided.

Secs. 126-6 – 126-20. Reserved.

ARTICLE II. ADMINISTRATION

Sec. 126-21. Administrative official.

The provisions of this chapter shall be administered and enforced by the building official of the city.

(1) The building official or his duly authorized representative shall have the right to enter upon any premises at any reasonable time for the purpose of making inspections of buildings or premises necessary to carry out his duties in the enforcement of this chapter.

(2) Whenever any construction work is being done contrary to the provisions of this chapter, the building official may order the work stopped by notice, in writing, served on the owner or contractor doing or causing such work to be done; and any such person shall forthwith stop such work until authorized in writing by the building official to proceed with the work.

Secs. 126-21 – 126-30. Reserved.

DIVISION 1. BOARD OF ADJUSTMENT

Sec. 126-31. Created.

There is hereby created a board of adjustment, consisting of five members, each to be appointed by the City Council for a term of two years and removable for cause by the appointing authority. In addition, there shall likewise be appointed four alternate members of the board of adjustment, who shall serve in the absence of one or more regular members when requested to do so by the building official. The four alternate members shall serve for the same term as the members, their vacancies shall be filled in the same manner, and they shall be subject to removal as the members. The board of adjustment shall have the power granted by and controlled by the provisions of V.T.C.A., Local Government Code § 211.009.

Sec. 126-32. Powers.

The board of adjustment is hereby vested with power and authority in appropriate cases and subject to appropriate conditions and safeguards to make such exceptions to the terms of this chapter in harmony with its general purpose and intent and in accordance with general or special rules herein contained for the purpose of rendering full justice and equity to the general public. The board shall have the following powers:

(1) To hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by the building official in the enforcement of this chapter.

(2) In exercising its powers the board may, in conformity with the provisions of this section and V.T.C.A., Local Government Code § 211.009, revise or reform, wholly or partly, or may modify the order, requirement, decision or determination appealed from and make such order, requirement, decision or determination as ought to be made and shall have all the powers of the officer from whom the appeal is taken.

(3) To authorize upon request in special cases, such variances from the terms of this chapter as will not be contrary to the public interest, where, owing to special conditions, the literal enforcement of the provisions of this chapter will result in unnecessary hardship, and so that the spirit of this chapter shall be observed and substantial justice done; however, in no event shall the board of adjustment grant a variance to allow a use not permissible under the terms of this chapter in the district involved, or any use, expressly or implicitly, prohibited by the terms of this chapter in the district.

Sec. 126-33. Modification of building official's order.

In exercising its authority under this division, the board of adjustment may reverse or affirm, in whole or in part, or modify the building official's order, requirement, decision or determination from which an appeal is taken and make the correct order, requirement, decision or determination; and for that purpose the board has the same authority as the administrative official.

Sec. 126-34. Vote of board.

The concurring vote of 75 percent of the members of the board of adjustment is necessary to:

- (1) Reverse an order, requirement, decision or determination of the building official;
- (2) Decide in favor of an applicant on a matter on which the board is required to pass under this chapter; or
- (3) Authorize a variance from the terms of this chapter.

Secs. 126-35 – 126-40. Reserved.

DIVISION 2. AMENDMENTS

Sec. 126-41. Authority.

The City Council may from time to time amend, supplement or change by ordinance the boundaries of the districts or the regulations established in this chapter.

Sec. 126-42. Submission to zoning commission.

Before taking action on any proposed amendment, supplement or change, the City Council shall submit the proposed revision to the zoning commission for its recommendation and report.

Sec. 126-43. Public hearing.

(a) *Zoning commission.* The zoning commission shall make a preliminary report and hold a public hearing thereon before submitting its final report. Written notice of all public hearings before the zoning commission on proposed changes in classification shall be sent to owners of real property lying within 200 feet of the property on which the change in classification is proposed, such notice to be given not less than ten days before the date set for hearing to all such owners as the ownership appears on the last approved city tax roll. Such notice may be served by depositing the same, properly addressed and postage paid, in the United States mail. Where property lying within 200 feet of the property proposed to be changed is located in territory which was annexed to the city after the date of the last approved city tax roll, notice to such owners shall be given by publication in the manner provided in subsection (b) of this section.

(b) *City Council.*

(1) After receipt of the final report from the zoning commission, a public hearing shall be held by the City Council before adopting any proposed amendment, supplement or change.

(2) Notice of such hearing shall be given by publication one time in a paper of general circulation in the city, stating the time and place of such hearing, which time shall not be less than 15 days nor more than 30 days from the date of publication.

(3) However, the City Council may, after giving published notice required herein, hold such public hearing jointly with the zoning commission; but the City Council shall not take action until it has received the final report from the zoning commission.

Sec. 126-44. Vote required in the event of protest.

In the event of a written protest against such proposed amendment, supplement or change, signed by the owners of 20 percent or more either of the area of the lots or land included in such proposed change or of the lots or land immediately adjoining the same and extending 200 feet therefrom, such amendment shall not become effective except by the favorable vote of three-fourths of all members of the City Council.

Secs. 126-45 – 126-50. Reserved.

DIVISION 3. BUILDING PERMITS

Sec. 126-51. Required.

No building or other structure shall be erected, moved, added to or structurally altered without a permit therefore issued by the building official. No building permit shall be issued by the building official except in conformity with the provisions of this chapter unless he receives a written order from the board of adjustment in the form of an administrative review, variance or special exception as provided by this chapter.

(1) *Application for building permit.* All applications for building permits shall be accompanied by an accurate plot plan and such other plans as may be necessary to show compliance herewith, submitted in duplicate, and drawn to scale, showing:

a. *The actual shape and dimensions of the lot to be built upon.*

- b. *The exact sizes and locations on the lot of the buildings and accessory buildings then existing.*
- c. *The lines within which the proposed building and structure shall be erected or altered.*
- d. *The existing and intended use of each building or part of building.*
- e. *Such other information with regard to the lot and neighboring lots as may be necessary to determine and provide for the enforcement of this division.*

(2) *One copy of all submitted plans will be returned to the owner when such plans have been approved. All dimensions shown on plans relating to the location and size of the lot to be built upon shall be based on an actual survey by a registered public surveyor (registered in the state), and the lot shall be staked out on the ground before construction is started.*

Sec. 126-52. Existing permits and private agreements.

This division is not intended to abrogate or annul:

- (1) *Any permits issued before the effective date of this division.*
- (2) *Any easement, covenant or any other private agreement that imposes more stringent regulations or requirements than this division.*

Sec. 126-53. Completion of authorized buildings.

Nothing in this division nor in any amendments to this division that change district boundaries shall require any change in the plans, construction or designated use of a building for which application for permit was made prior to the effective date of this chapter.

Secs. 126-54 – 126-60. Reserved.

DIVISION 4. CERTIFICATE OF OCCUPANCY

Sec. 126-61. Certificates of occupancy or completion.

Before occupancy, use or change of use, a certificate of occupancy or completion shall be required upon substantial completion for any of the following:

- (1) *Occupancy and use of a building erected or structurally altered.*
- (2) *Change in use of an existing building to a use of a different classification.*
- (3) *Occupancy and use of vacant land.*
- (4) *Change in the use of land to a use of a different classification.*
- (5) *Any change in the use of a conforming use.*

Sec. 126-62. Procedure for new or altered buildings.

Written application for a certificate of occupancy for a new building or for an existing building that is to be altered shall be made at the same time as the application for the building permit for such building. This certificate shall be issued within three working days after a written request for a certificate has been made to the building official or his agent after the erection or alteration of such building or part thereof has been completed in conformity with the provisions of this division.

Sec. 126-63. Procedure for vacant land or a change in use.

Written application for a certificate of occupancy for the use of vacant land, or for a change in the use of land or a building, shall be made to the building official. If the proposed use is in conformity with the provisions of this division, the certificate of occupancy therefore shall be issued within ten working days after the application for the certificate has been made.

Sec. 126-64. Contents.

Every certificate of occupancy shall state that the building or the proposed use of a building or land complies with all provisions of law. A record of all certificates of occupancy shall be kept on file in the office of the building official or his agent, and copies shall be furnished on request to any person having proprietary or tenancy interests in the building or land affected.

Secs. 126-65 – 126-70. Reserved.

ARTICLE III. NONCONFORMITIES

Sec. 126-71. Nonconforming uses.

1. Authority to continue nonconforming uses. The use of land or buildings or structures, which was lawful upon the effective date of this chapter, although not conforming to the provisions hereof, may be continued subject to the terms of this article.

2. Nonconforming accessory uses. No accessory use to a nonconforming use shall continue after termination of the nonconforming use unless such accessory use otherwise complies with the provisions of this chapter.

Sec. 126-72. Authority for continued existence of nonconforming structures.

A structure lawfully existing on the effective date of the provisions of this chapter, although not conforming to the provisions hereof, shall be allowed to continue in existence subject to the terms of this article.

Sec. 126-73. Nonconforming status.

The following are hereby declared to be lawfully existing nonconforming uses or structures:

1. Any existing use or structure not in conformance with the regulations of the zoning district in which it is located but lawfully existing at the time of the adoption of the provisions of this chapter;

2. Any existing use or structure not in conformance with the regulations of the zoning district in which it is located but lawfully existing at the time of the adoption of any amendment to this chapter, the result of which amendment renders such use or structure nonconforming; and

3. Any existing use or structure not in conformance with the regulations of the zoning district in which it is located at the time of annexation into the City.

Sec. 126-74. Change in ownership.

The status of nonconforming uses and nonconforming structures are not affected by ownership and/or occupancy change, except as otherwise provided herein.

Sec. 126-75. Repair and maintenance.

Normal maintenance and incidental repair may be performed on a complying structure that contains a nonconforming use or on a nonconforming structure. This section shall not be construed to prevent the strengthening or restoration to a safe condition of a structure in accordance with an order of the Building Official who declares a structure to be unsafe and orders its restoration to a safe condition.

Sec. 126-76. Nonconforming uses.

1. *Abandonment. Under this chapter a nonconforming use may be abandoned subject to the following:*

a. *Determination--A nonconforming use of land or of a structure in a district that is discontinued or remains vacant for a continuous period of six (6) months shall be presumed to be abandoned and shall not thereafter be reestablished or resumed. Any subsequent use or occupancy of the structure or land site must conform with the regulations for the district in which it is located. This subsection shall not apply to the residential use of a nonconforming dwelling unit in the "NC", "GC", or "GI" districts.*

b. *Overcoming presumption of abandonment--The presumption of abandonment may be rebutted upon showing, to the satisfaction of the building official, that during such period the owner of the land or structure has been:*

(1) *Maintaining the land and structure in accordance with the building code and did not intend to discontinue the use;*

(2) *Actively and continuously marketing the land or structure for sale or lease for that particular nonconforming use; or*

(3) *Engaged in other activities that would affirmatively prove there was not intent to abandon.*

c. *Calculation of period of abandonment--Any period of such discontinuance caused by government action, fire or natural calamities and without any contributing fault by the nonconforming user shall not be considered in calculating the length of discontinuance pursuant to this section.*

2. *Movement, alteration and enlargement. No nonconforming use may be moved, enlarged or altered and no nonconforming use of land may occupy additional land, except as follows:*

a. *Enlargement--A nonconforming use may not be enlarged, expanded or extended to occupy all or a part of another structure or land site that it did not occupy on the effective date of the provisions of this chapter. However, a nonconforming use may be extended within the same structure, provided no structural alteration of the structure is proposed or made for the purpose of the extension. The enlargement, expansion or extension of a nonconforming residential use shall be excepted from this limitation, provided that the enlargement, expansion or extension does not exceed fifty (50) percent of its appraised value as it existed prior to the enlargement, expansion or extension; it was not destroyed to the extent of fifty (50) percent or more; and, it complies with all other regulations, e.g. height, setbacks, etc., for the property on which it is located.*

b. *Exterior or interior remodeling or improvements to structure--Exterior or interior remodeling or improvements to a structure containing a nonconforming use shall be allowed, provided there is no expansion of the nonconforming use.*

c. *Relocation of structure--A structure containing a nonconforming use may not be relocated to another site unless the use shall conform to the regulations of the district into which the structure is relocated.*

d. *Change of nonconforming nonresidential use to another nonconforming use--Upon application to the Zoning Official, a nonconforming use may be changed to another nonconforming use of the same or similar type or intensity or to another nonconforming use of the same or similar type, but of less intensity. Whenever any nonconforming nonresidential use is changed to a less intensive nonconforming nonresidential use, such use shall not be changed back to a more intensive nonconforming nonresidential use. Whenever any nonconforming nonresidential use is changed to a conforming use, such use shall not later be changed to a nonconforming use.*

Sec. 126-77. Nonconforming Mobile Homes and Manufactured Homes.

Mobile Homes lawfully existing and occupied within the City prior to the effective date of the provisions of this chapter, shall be allowed to continue and be maintained. No expansion or enlargement of a Mobile Home shall be allowed; provided, however, Mobile Homes or Manufactured Homes heretofore installed in compliance with City ordinances, being properly permitted thereunder, utilized continuously as a residence, and being connected to all utilities, may be replaced with newer model Manufactured Homes, subject to the requirements of this chapter and other applicable law. In the event of such replacement, documentation as to the use and connection to utilities must be provided to the City, and the old unit must be removed and the new unit must be installed within ninety (90) days. An extension of such ninety-day limit on replacement may be granted by the building official if additional time is necessary because of a natural disaster, fire, death, legal proceeding, or other factor beyond the control of the owner.

Sec. 126-78. Nonconforming accessory uses and nonconforming accessory structures.

The continued existence of nonconforming accessory uses and nonconforming accessory structures shall be subject to the provisions governing principal nonconforming uses and nonconforming structures as set forth herein.

Sec. 126-79. Nonconforming lots of record.

Notwithstanding the minimum requirements for lot size within the various zoning districts, structures may be constructed, built, moved onto, expanded, reconstructed, occupied, or used on a

nonconforming lot of record that existed prior to the effective date of his chapter, or any amendment hereto, provided, all such structures shall meet all other applicable requirements of this chapter.

Secs. 126-80 – 126-100. Reserved.

ARTICLE V. ZONING DISTRICTS

Sec. 126-101. Establishment of zoning districts and boundaries.

For the purpose of regulating and restricting the use of land and the erection, construction, reconstruction, altering, moving or use of buildings and structures, the City of Liberty is divided into zoning districts, as follows:

Residential Districts:

“R-1” Single-family Residential District

“R-2” Single-family Residential District

“HD” High Density Residential District

Commercial Districts:

“GC” General Commercial District

“CBD” Central Business District

Industrial Districts:

“GI” General Industrial District

Sec. 126-102. Official zoning map.

The location and boundaries of the various zoning districts are shown on the official zoning map. The zoning official will promptly make any changes to the map as directed by the City Council. The provisions of an ordinance establishing a district, amending a district classification, or amending a district boundary shall control over any conflicting information shown on the official zoning map. The official zoning map, together with all notations, references and other information shown thereon and all amendments thereto, shall be as much a part of this chapter as if fully set forth and described herein. The official zoning map is on file in the office of the city secretary and is accessible to the public during normal business hours.

Sec. 126-103. Interpretation of district boundaries.

Where uncertainty exists with respect to the boundaries of any of the districts shown on the official zoning map, the following rules apply:

- 1. Where district boundaries are so indicated that they approximately follow the center lines of streets or highways, the street center lines are construed to be the boundaries;*
- 2. Where district boundaries are so indicated that they approximately follow lot lines, the lot lines are construed to be the boundaries;*

3. *Where district boundaries are so indicated that they are approximately parallel to street center lines or street right-of-way lines, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the map. If no distance is given, such dimension shall be determined by the use of the scale on the map or by the ordinance establishing the district boundaries;*

4. *On unsubdivided land or when a district boundary follows no identifiable feature, the location of district boundaries shall be determined by the ordinance establishing the district boundaries or by using the map scale appearing on the map, unless the district line is indicated by dimensions printed on the map, in which case the printed dimensions shall control;*

5. *Where streets or alleys on the ground differ from streets or alleys shown on the map, the streets or alleys on the ground control; and*

6. *The zoning official shall interpret the district boundaries in cases of conflict or question.*

Sec. 126-104. Compliance with district regulations.

No building or structure shall be erected, constructed, enlarged, reconstructed or altered for use nor shall any building, structure or land be used or changed in such a way that it does not comply with all the district regulations established by this chapter for the district in which the building or structure or land is located.

Sec. 126-105. A-Agricultural District.

This district provides for the continuance of farming, ranching, and gardening activities on land being utilized for these purposes. When land in an Agricultural District is needed for urban purposes, it is anticipated the zoning will be changed to the appropriate zoning district(s) to provide for orderly growth and development in accordance with the Comprehensive Plan. The Agricultural District is intended to apply to land situated on the fringe of an urban area, used for agricultural purposes, and which may become an urban area in the future. Therefore, the agricultural activities conducted in the Agricultural District should not be detrimental to urban land uses and intensity of use permitted in this district is intended to encourage and protect agricultural uses until urbanization is warranted and the appropriate change in district classification is made.

Permitted Uses. No building, structure, or land shall be used, and no building or structure shall be erected, constructed, reconstructed, moved or altered except for one or more of the uses identified below, subject to all applicable provisions of these zoning regulations.

1. *Single-family dwellings on building lots of two (2) acres or more in areas where said dwellings can be adequately served by city utilities or septic tanks located on the building lot.*
2. *Agricultural use or accessory agricultural uses on lots of one-acre or more.*
3. *Telephone exchange and utility service building, provided no public business and repair or outside storage facilities are maintained; gas lines; and gas regulating stations.*
4. *Accessory buildings and structures clearly incidental to agricultural operations, including but not limited to barns, stables, equipment sheds, granaries, private garages, pump houses, and servants quarters not for rent, provided that the total area*

of buildings and structures shall be limited to ten percent (10%) of the gross land area of tract.

5. *Temporary metal buildings of less than six hundred (600) square feet which are used for tool and supply storage.*
6. *Riding academy or other equestrian related activities.*

Height and Area Regulations. The height of buildings, the minimum lot size and the minimum dimensions of yards in this district shall be as follows:

1. *Height. Structures shall not exceed 35 feet in height.*
2. *Lot size. A lot in this district shall not have less than forty thousand (40,000 sf) square feet and shall not be less than one hundred (100') feet wide and two hundred (200') feet deep. Maximum lot coverage shall not be greater than ten percent (10%).*
3. *Location on lot. A structure shall be located not less than 35 feet from the front lot line, not less than 15 feet from a side lot line, and not less than 30 feet from the rear lot line.*
4. ***Minimum Building Size. A residential structure in this district shall not have less than one thousand four hundred fifty (1,450 sf) square feet.***

Sec. 126-106. R-1 Residential District.

The zoning of property as R-1 Residential is intended to provide for conventional detached single-family dwellings. The purpose of the R-1 district is to provide for development of standard low-density residential development in areas where adequate public facilities exist and residential development is appropriate, given the surrounding land uses and neighborhood.

Permitted Uses. No building, structure, or land shall be used, and no building or structure shall be erected, constructed, reconstructed, moved or altered except for one or more of the uses identified below, subject to all applicable provisions of these zoning regulations.

7. *Accessory residential uses.*
8. *Agricultural use or accessory agricultural uses on lots of one-acre or more.*
9. *Conventional detached single-family residences.*
10. *Home occupations incidental to a permitted residential use.*
11. *Private recreational facilities owned and operated by or on behalf of a residential subdivision or development.*
12. *Patio Homes.*
13. *Two-family dwellings.*
14. *Group homes.*
15. *Churches.*
16. *Schools.*

Height and Area Regulations. The height of buildings, the minimum lot size and the minimum dimensions of yards in this district shall be as follows:

1. *Height. Structures shall not exceed 35 feet in height.*
2. *Lot size. A lot in this district shall not have less than seven-thousand five-hundred (7,500 sf) square feet and shall not be less than seventy-five (75') feet wide at the building line.*

3. *Location on lot. A structure shall be located not less than 25 feet from the front lot line, not less than 10 feet from a side lot line, and not less than 10 feet from the rear lot line.*

Sec. 126-107. R-2 Residential District.

The zoning of property as R-2 Residential is intended to provide for conventional detached single-family dwellings along with other residential uses including manufactured homes. The purpose of the R-2 district is to allow efficient utilization of land, encourage affordable housing opportunities, and allow traditional neighborhood developments.

Permitted Uses. No building, structure, or land shall be used, and no building or structure shall be erected, constructed, reconstructed, moved or altered except for one (1) or more of the uses identified below, subject to all applicable provisions of these zoning regulations.

1. *All uses permitted in R-1 Residential District.*
2. *Manufactured homes.*

Height and Area Regulations. The height of buildings, the minimum lot size and the minimum dimensions of yards in this district shall be as follows:

1. *Height. Structures shall not exceed 35 feet in height.*
2. *Lot size. A lot in this district shall not have less than seven-thousand five-hundred (7,500 sf) square feet and two-thousand five-hundred (2,500) square feet for each dwelling unit over 2 and shall not be less than seventy-five (75') feet wide at the building line.*
3. *Location on lot. A structure shall be located not less than 25 feet from the front lot line, not less than 10 feet from a side lot line, and not less than 10 feet from the rear lot line.*

Sec. 126-108. High Density Residential "HD" District.

The zoning of property as "HD" High Density Residential is intended for various types of residential development, including conventional single- and two-family residences and multiple family dwellings such as triplexes, town homes, condominiums, and apartments. The purpose of the "HD" district is to provide for development of quality apartments in a high density setting, while ensuring livability, property values, open space, design quality and landscaping, safety and the general welfare of its residents. This district allows development up to thirty six (36) units per acre.

Permitted Uses. No building, structure, or land shall be used, and no building or structure shall be erected, constructed, reconstructed, moved or altered except for one (1) or more of the uses identified below, subject to all applicable provisions of these zoning regulations.

1. *All uses permitted in R-1 and R-2 Residential Districts.*
2. *Multiple family dwellings such as triplexes, townhouses, condominiums, apartments, and accessory uses.*

Height and Area Regulations. The height of buildings, the minimum lot size and the minimum dimensions of yards in this district shall be as follows:

1. *Height. Structures shall not exceed 35 feet in height.*
2. *Lot size. A lot in this district shall have not less than 7,500 square feet with a maximum of 3 units, and for each additional unit, 1,100 square feet shall be required.*
3. *Location on lot. A structure shall be located not less than 25 feet from the front lot line, not less than 10 feet from a side lot line, and not less than 25 feet from the rear lot line.*

Sec. 126-109. Planned Unit Development “PUD” District.

The zoning of property as “PUD” Planned Unit Development permits the development as one project of areas of land that are sufficiently large to allow a site design for a number of structures or uses.

Establishment

A Planned Unit Development District may be established only for areas containing twenty-five (25) or more acres of land. In determining whether to establish a Planned Unit Development District the City Council shall consider the recommendations of the zoning commission and shall further consider whether the planned unit development is an effective and unified treatment of the development possibilities in the area within the district, is consistent with the comprehensive plan, is compatible with land uses surrounding the district, is consistent with subdivision regulations and is consistent with general development standards.

Application

An applicant for designation of an area of land as a Planned Unit Development District shall submit with the application a general schematic land use and density plan identifying proposed general uses, densities, major open spaces, circulation and access features, and a statement indicating proposed phasing of development and the projected timing of each phase. The application shall be accompanied by a fee in an amount established by the City Council.

Designation

1. *Amendment of the zoning ordinance to designate a Planned Unit Development District shall be done in accordance with the procedures established in this Ordinance and in Chapter 211 of the Texas Local Government Code.*
2. *The City Council shall establish such conditions to apply in any Planned Unit Development District which it deems appropriate.*

Sec. 126-110. General Commercial “GC” District.

The zoning of property as “GC” General Commercial is intended to provide for a variety of commercial uses including wholesale sales and services, general retail and service businesses, and office uses.

Permitted Uses. No building, structure, or land shall be used, and no building or structure shall be erected, constructed, reconstructed, moved or altered except for one (1) or more of the uses identified below, subject to all applicable provisions of these zoning regulations.

1. *All uses permitted in the R-1, R-2 and HD districts.*
2. *Antique, camera and book stores.*
3. *Bakeries.*
4. *Barber and beauty shops.*
5. *Coin operated laundries.*
6. *Dry cleaning shops, customer pick-up and delivery only.*
7. *Florist shops.*
8. *Libraries.*
9. *Membership organizations.*
10. *Museums and galleries.*
11. *Offices, including medical, legal, professional and other similar office uses.*
12. *Post offices.*
13. *Restaurants, not including drive-through or drive-in service or the sale of alcoholic beverages for consumption on the premises.*
14. *Shoe repair shops.*
15. *Studios--art, teaching, dance, music, drama, photography.*
16. *Appliance and home furnishing stores.*
17. *Automotive sales, new or used, leasing, service and repair shops, including parts supply stores and auto bodywork shops.*
18. *Banks, credit unions, and other depository institutions.*
19. *Boat/RV storage, sales, leasing and service establishments.*
20. *Bowling alleys and other entertainment centers.*
21. *Car washes.*
22. *Cemeteries, funeral homes, mortuaries, and crematories.*
23. *Child day care services.*
24. *Commercial printing shops.*
25. *Computer stores and related services.*
26. *Convenience stores (with or without gasoline sales).*
27. *Dry cleaning services.*
28. *Equipment rental and leasing establishments.*
29. *Flea markets.*
30. *Food stores, all types.*
31. *Gasoline service stations, including mechanical repair.*
32. *General merchandise stores, including department and variety stores.*
33. *Golf courses, including miniature courses and golf driving ranges.*
34. *Hardware stores.*
35. *Hospitals, clinics, or sanitariums.*
36. *Hotels, motels, rooming and boarding houses, and other lodging places.*
37. *Lumber and building material dealers-retail.*
38. *Office buildings, all types.*
39. *Commercial and nonprofit recreation facilities, including assembly facilities and sports and recreation clubs.*
40. *Pawn shops.*
41. *Plumbing shops.*
42. *Radio and television broadcasting stations or studios.*

43. *Repair shops, miscellaneous.*
44. *Restaurants, including drive-through or drive-in service and the sale of alcoholic beverages for consumption on the premises.*
45. *Retail nurseries.*
46. *Retail stores, not elsewhere classified.*
47. *Storage facilities.*
48. *Taxidermies.*
49. *Theaters.*
50. *Upholstery shops, not including furniture manufacturing facilities.*
51. *Veterinary clinics and kennels, excluding outdoor runs and provided that no building or kennel shall be closer than fifty (50) feet to any residential district.*
52. *Video stores.*
53. *Water bottling operations.*
54. *Wholesaling and warehousing establishments, limited to uses that are similar and no more objectionable than the uses enumerated in this district.*
55. *The above uses are not intended to be all-inclusive. Additional commercial and noncommercial uses may be permitted, which are similar, have comparable impact on adjacent property, and correspond with the purpose and restrictions of this district.*

Height and Area Regulations. The height of buildings, the minimum lot size and the minimum dimensions of yards in this district shall be as follows:

1. *Height. Structures shall not exceed 35 feet in height.*
2. *Lot size. A lot in this district shall not have less than seven-thousand five-hundred (7,500 sf) square feet and shall not be less than fifty (50') feet wide at the building line.*
3. *Location on lot. A structure shall be located not less than 25 feet from the front lot line, not less than 10 feet from a side lot line, and not less than 25 feet from the rear lot line.*

Sec. 126-111. Central Business “CBD” District.

The zoning of property as “CBD” Central Business District is intended to provide for commercial uses in the central section of the City without the setback and other requirements applicable in the “GC” General Commercial District.

Permitted Uses. No building, structure, or land shall be used, and no building or structure shall be erected, constructed, reconstructed, moved or altered except for one (1) or more of the uses identified below, subject to all applicable provisions of these zoning regulations.

1. *All non-residential uses permitted in the GC District.*
2. *Residential loft or apartments located in the second story or above in a commercial building.*

Sec. 126-112. General Industrial “GI” District.

The zoning of property as “GI” General Industrial is intended to provide for a wide variety of light and heavy industrial uses including office warehousing, manufacturing, and product assembly. Most activities shall occur inside a building, however, outside storage of materials and displays may be permitted subject to performance standards.

Permitted Uses. No building, structure, or land shall be used, and no building or structure shall be erected, constructed, reconstructed, moved or altered except for one (1) or more of the uses identified below, subject to all applicable provisions of these zoning regulations.

1. *Agricultural related mill products--manufacturing.*
2. *Apparel and other finished products--manufacturing.*
3. *Boat/RV storage, sales, leasing and service.*
4. *Bottling operations.*
5. *Chemical and allied products.*
6. *Drugs and pharmaceutical products manufacturing.*
7. *Electrical appliances and equipment manufacturing.*
8. *Electronic components and accessories--manufacturing.*
9. *Equipment sales, leasing and service.*
10. *Food and kindred product manufacturing.*
11. *Furniture and fixtures manufacturing.*
12. *General building contractors, including heavy construction contractors.*
13. *General warehousing and storage.*
14. *Industrial machinery and equipment, including transportation.*
15. *Laboratories, medical and dental.*
16. *Leather product manufacturing.*
17. *Linen suppliers.*
18. *Lumber and building materials yards.*
19. *Lumber and wood products manufacturing.*
20. *Machinery, equipment and supplies--wholesale distribution.*
21. *Measuring, analyzing, and controlling instruments; photographic, medical and optical goods; watches and clocks--manufacturing.*
22. *Motor freight transportation and warehousing facilities.*
23. *Oil field equipment storage and sales.*
24. *Paper and allied paper products.*
25. *Petroleum products, (bulk) storage and dispensing.*
26. *Printing and publishing industries.*
27. *Research and testing services.*
28. *Stone, clay, and glass products--manufacturing, storage and distribution.*
29. *Storage facilities.*
30. *Textile mill products--manufacturing.*
31. *Tobacco products--manufacturing.*
32. *Trucking and other courier services.*
33. *Veterinary clinics and kennels with outdoor runs, provided that no kennel or building shall be closer than fifty (50) feet to any residential district.*
34. *Welding and machine shops.*

35. *Wholesale and warehouse distribution centers.*
36. *Wholesale trade--Durable goods: furniture, lumber and construction materials, commercial equipment and supplies, electrical goods, hardware, and miscellaneous durable goods.*
37. *Wholesale trade--Non-durable goods: paper products; drugs; apparel; groceries and related products; beer, wine, and distilled alcoholic beverages; and miscellaneous non-durable goods.*
38. *The above uses are not intended to be all-inclusive. Additional industrial uses may be permitted, which are similar, have comparable impact on adjacent property, and correspond with the purpose and restrictions of this district.*

Height and Area Regulations. The height of buildings, the minimum lot size and the minimum dimensions of yards in this district shall be as follows:

1. *Height. Structures shall not exceed 35 feet in height.*
2. *Lot size. A lot in this district shall not have less than seven-thousand five-hundred (7,500 sf) square feet and shall not be less than fifty (50') feet wide at the building line.*
3. *Location on lot. A structure shall be located not less than 25 feet from the front lot line, not less than 10 feet from a side lot line, and not less than 25 feet from the rear lot line.*

Sec. 126-113. Home Occupations.

A home occupation is permitted as an accessory use in a residential dwelling if it meets the following conditions:

- a. *The home occupation use does not exceed more than fifty (50) percent of the gross floor area of the principal building;*
- b. *It does not employ a person who does not reside in the residence;*
- c. *An entrance is not specifically dedicated for the home occupation;*
- d. *An alteration is not made that changes the character or appearance of the dwelling;*
- e. *It does not require or use outdoor storage or the display of materials, merchandise, goods or equipment;*
- f. *No sign or signage advertising the home occupation shall be permitted on the premises;*
- g. *It does not require the delivery or shipment of materials, merchandise, goods, or equipment by other than passenger motor vehicles, one ton step-up van or similar sized trucks;*
- h. *It does not create or cause any perceptible noise, odor, smoke, electrical interference or vibrations to emanate from the premises;*
- i. *It is conducted so that it does not create parking or traffic congestion or otherwise unreasonably interfere with the peace and enjoyment of surrounding homes as places of residence; and*
- j. *The occupation shall be operated in accordance with all applicable laws and, if a state permit is required, such permit shall be obtained prior to beginning operation.*

Home occupations may include, but are not limited to, the following:

- a. *Accountant*
- b. *Architect*
- c. *Author*
- d. *Clergy*

- e. *Computer programmer or analyst*
- f. *Consultant*
- g. *Craftsmen, including artists*
- h. *Lawyer*
- i. *Licensed daycare center and homes (12 children or less)*
- j. *Photographer*
- k. *Real estate broker*
- l. *Salesperson*
- m. *Seamstress or tailor*
- n. *Secretary or bookkeeper*
- o. *Teacher*

Sec. 126-114. Regulations that apply to all districts.

(a) *No use of private or public property, whether it be residential, business, commercial or industrial, shall be permitted if that use is so obnoxious or offensive as to be reasonably calculated to disturb persons of ordinary temper, sensibilities and disposition by vibration, noise, view or the emission of odor, dust, smoke or pollution of any other kind.*

(b) *No use of public street right-of-way or public sidewalk or adjacent property, either private or public, shall be permitted if that use inhibits or hinders the movement of normal traffic on that street or sidewalk.*

(c) *City maintenance personnel must be allowed free access to utility easement and street rights-of-way so they can perform maintenance and repair of utility systems.*

1. *No buildings or structures of any type or size, other than fences, shall be permitted on utility easements.*

2. *If fences are located on utility easements, city maintenance personnel may remove such fences at any time for the purpose of gaining access to utility systems, and no liability will be incurred for damages to, repair of or replacement of such fences.*

(d) *Any building which has been damaged by fire or other causes to the extent of more than 50 percent of its value shall be rebuilt in conformity with this article, as though it were a new building, or removed. The building shall be secured from entrance by any unauthorized persons within 24 hours after all embers are extinguished. A building permit is required before removal, repair or reconstruction commences which shall be started within 60 days of the date the damage occurs and shall be completed within a reasonable time, but not later than 150 days after the damage occurs. Before occupancy will be permitted a certificate of occupancy shall be required.*

(e) *Whenever any street is abandoned, the boundaries of any districts that lie along one side of each street are automatically extended to the centerline of such street.*

(f) *Vehicles held for sale, lease or rental in any business or industrial district shall not be parked or stored on unpaved surfaces.*

(g) *No platted lot shall be reduced in size and no lot area shall be reduced or diminished so that the lot size or the yards shall be smaller than prescribed by this chapter.*

(h) *No oil, gas or other mineral exploration, production or drilling operations for minerals of any kind shall be conducted on any lot or parcel of land within the city except in zoning district H (industrial district).*

(i) *Buffering. Bufferyards will be required on the perimeter, or parts thereof, of a nonresidential development adjoining or surrounding residential developments in conjunction with the*

screening requirements provided below. Bufferyards shall be provided to protect the adjacent residential properties from environmental impact of the nonresidential facility such as visual blight, parking or roadway illumination, headlights, noise, blowing paper and dust and service areas.

(j) Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.

Secs. 126-115 – 126-130. Reserved.

ARTICLE V. PARKING REGULATIONS

Sec. 126-131. Not applicable in Central Business District.

The off-street parking requirements set forth in this article shall not apply to land and buildings located in the Central Business District.

Sec. 126-132. General Requirements.

At the time any building, use, or structure is erected, enlarged, structurally altered, or converted from one use to another which requires an increase in the number of parking space, off-street parking spaces shall be provided in accordance with these regulations for the use of occupants, employees, visitors and patrons. Where off-street parking facilities are provided in excess of the minimum amounts specified by this article, or when off-street parking facilities are provided but not required, said off-street parking facilities shall comply with the minimum requirements for parking and maneuvering space as specified in this article.

Off-street parking facilities shall be maintained and continued as long as the building, use or structure is continued. No person shall utilize such building, use or structure without providing the required off-street parking facilities. In addition, it shall be unlawful to discontinue or dispense with, or cause the discontinuance or reduction of, the required parking facilities apart from the discontinuance of the building, use or structure, without establishing alternative off-street parking facilities, which meet these requirements.

Sec. 126-133. Design requirements.

1. An off-street parking space shall not be in a street or alley right-of-way. Each off-street parking space shall be permanently reserved for the temporary storage of one (1) automobile and connected with a street or alley that affords unobstructed ingress and egress to each space.

2. Each parking space shall be accessible from a street or alley through aisles and/or driveways, except that tandem parking arrangements are permitted for single family, two family and manufactured home residential uses. With the exception of the above residential uses on local and collector streets, off-street parking facilities shall be so arranged that in order to depart from the premises it shall not be necessary that any automotive vehicle be backed into any public street right-of-way.

3. Circulation within a parking area with more than one (1) aisle shall be such that a vehicle need not enter the street in order to reach another aisle within the same parking area. Dead-end aisles are not permitted for parking spaces with angles greater than zero (0) degrees and less than ninety (90) degrees

unless adequate turnarounds are provided. All circulation and maneuvering of vehicles shall occur without encroaching any right-of-way or adjacent property, except in the case of joint parking facilities.

4. *All parking spaces shall be clearly marked on the pavement with yellow or white traffic paint, curbs, or raised pavement markers approved by the City. Traffic control signs or other pavement markings shall be used as necessary to ensure safe and efficient traffic operation. The provisions of this paragraph shall not apply to a single-family dwelling.*

5. *Placement, signing, and markings for fire zones shall be approved by the City's Fire Official.*

6. *A parking lot shall be designed to physically prevent any portion of a vehicle from encroaching or overhanging any public right-of-way line or private property line through the installation of a permanent curb, wall, or other physical barrier.*

Sec. 126-134. Joint parking facilities.

Required off-street parking for any number of separate uses may be combined in a joint parking facility under the conditions of this section, subject to the approval of a joint parking facility plan by the Zoning Official. Such joint parking facility plan shall be reviewed by the Zoning Official for conformance with this section.

1. *Joint parking facilities permitted. Whenever two (2) or more uses are located together in a common building, shopping center, or other integrated building complex, the parking requirements may be complied with by providing a permanent, common parking facility, cooperatively established and operated, which contains the requisite number of spaces for each use. The joint parking facility shall be located within three hundred (300) feet from all uses, and shall not be separated from such uses by arterial streets. The total number of spaces provided shall not be less than the sum of the individual requirements for all uses, unless otherwise permitted in these regulations. Spaces provided for any permanent residents of dwellings shall be clearly designated and separated from spaces provided for employees, customers and service.*

2. *Multiple ownerships and structures. Where buildings, uses or structures participating in a joint parking facility are owned by multiple owners, each owner shall provide evidence of a permanent, legal instrument, approved by the City Attorney, which guarantees such owner's rights to the use of the parking facility. Any termination of or amendment to such an agreement shall be subject to the approval of the City.*

3. *Churches. Churches may establish joint parking facilities with other uses that do not have a time conflict in parking demand. However, only fifty (50) percent of a church's required parking spaces may be provided in this manner. In addition, such joint parking facilities shall be located no more than four hundred (400) feet from the church sanctuary.*

4. *Guarantee. Joint parking facilities shall guarantee the permanency of the joint use through an appropriate legal instrument, approved by the City Attorney, and filed of record. (There should be some kind of language in here to guarantee maintenance of the parking lot in perpetuity or we may get into the same problem that we have with the HEB shopping center parking lot.)*

Sec. 126-135. Computation of the number of parking spaces.

In computing the number of parking spaces required, the following rules govern:

1. *Service areas such as mechanical rooms, attics, and closets are excluded from the calculation of "floor area" for determining required parking spaces.*

2. *Where fractional spaces result in computing required parking spaces, the required number of spaces must be increased to the nearest whole number.*

3. The parking space requirements for a use not specifically listed shall be the same as those for the most similar to the proposed use, as determined by the Building Official.

4. Whenever a building or use constructed or established after the effective date of this chapter is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise, to create a need for an increase of 10 percent or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change. Whenever a building or use existing prior to the effective date of this chapter is enlarged to the extent of 50 percent or more in floor area or in the area used, said building or use shall then and thereafter comply with the parking requirements set forth herein.

5. In the case of mixed uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.

6. Where requirements are established on the basis of the number of seats, such requirements shall be based on the seating capacity permitted by the building and/or fire code and approved by the City's Building and Fire Officials. When determining seating capacity for a building, use, or structure utilizing bench seating, each twenty-two (22) inches of bench shall be considered one (1) seat.

7. Where a manufacturing/industrial use has more than one working shift of employees, parking facilities shall be adequate to accommodate overlap requirements during transition periods.

8. When the developer of a large-scale development can demonstrate that such development will require fewer parking spaces than required by the standards of this chapter, the Building Official may permit a reduction in the number of required parking spaces for the development. Such a reduction in parking spaces shall be justified through the development of a parking study prepared by a professional traffic engineer or transportation planner and submitted to the Building Official. The balance of the land necessary to meet these requirements shall be held in reserve as an undeveloped area, to meet any future needs generated by an expansion of the business, a change in land use, or underestimated parking demand.

Sec. 126-136. Off-street parking schedule.

The minimum number of parking spaces required is as follows:

OFF-STREET PARKING STANDARDS

<i>Use</i>	<i>Spaces</i>	<i>Unit</i>
<i>Residential Land Use</i>		
<i>Single and Two Family Dwellings</i>	<i>2:1</i>	<i>Dwelling Unit</i>
<i>Accessory dwelling unit</i>	<i>1:1</i>	<i>Accessory Unit</i>
<i>Multi-Family Dwellings and Townhouses:</i>		<i>Dwelling Unit</i>
<i>1 bedroom</i>	<i>1.5:1</i>	<i>Dwelling Unit</i>
<i>2 or more bedrooms</i>	<i>2:1</i>	<i>Dwelling Unit</i>
<i>3 or more bedrooms</i>	<i>0.5:1</i>	<i>Bedroom</i>
<i>Manufactured home</i>	<i>2:1</i>	<i>Dwelling Unit</i>
<i>Group Residential</i>	<i>1.5:1</i>	<i>Sleeping Unit</i>
<i>Civic Land Use</i>		
<i>Churches, Theaters, Auditoriums, Stadiums, Gymnasiums, and Other Assembly Halls</i>	<i>1:4 or 1:300 whichever is greater</i>	<i>Seats Square Feet (gfa)</i>

<i>Club or Lodge</i>	<i>1:4 or 1:300 whichever is greater</i>	<i>Seats Square Feet (gfa)</i>
<i>Country Club or Golf Course</i>	<i>6:1</i>	<i>Hole</i>
<i>Elementary and Middle Schools</i>	<i>1:20</i>	<i>Students</i>
<i>High Schools</i>	<i>1:4</i>	<i>Students</i>
<i>Hospital</i>	<i>1.5:1</i>	<i>Bed</i>
<i>Library, Museum</i>	<i>1:400</i>	<i>Square Feet (gfa)</i>

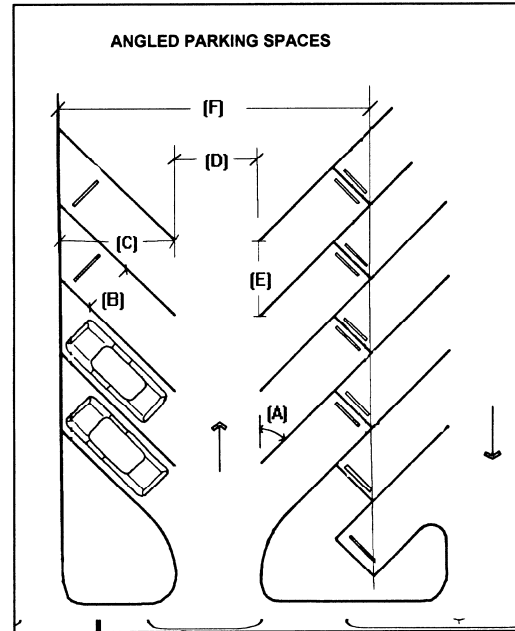
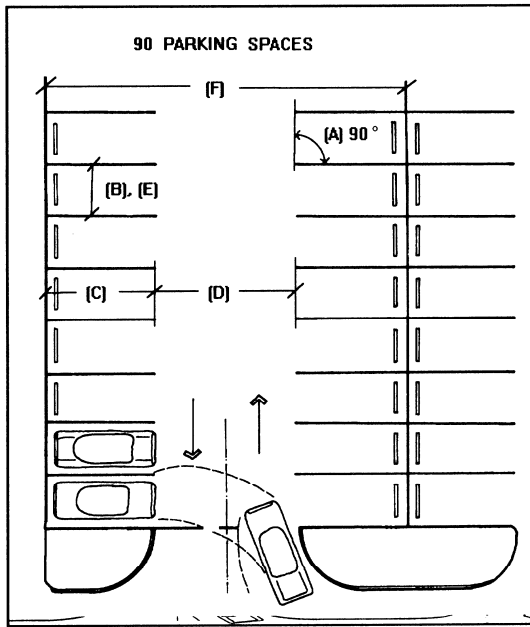
<i>Use</i>	<i>Spaces</i>	<i>Unit</i>
<i>Commercial Land Use</i>		
<i>Automotive and equipment sales/leasing</i>	<i>1:300 showroom 1:2,500 (lot)</i>	<i>Square Feet (gfa) Square Feet (paved area)</i>
<i>Bank, Clinic, and Office</i>	<i>1:250</i>	<i>Square Feet (gfa)</i>
<i>Convenience Store</i>	<i>1:250</i>	<i>Square Feet (gfa)</i>
<i>Day care center</i>	<i>1:10 plus 1:1</i>	<i>No. of Children licensed for care Employee</i>
<i>Flea Market</i>	<i>1:150</i>	<i>Square Feet of area of merchandise display</i>
<i>Hotels and Motels</i>	<i>1:1</i>	<i>Guest Room</i>
<i>Mortuary or Funeral Home</i>	<i>1:4</i>	<i>Seats</i>
<i>Restaurant</i>	<i>1:100 plus 1:2</i>	<i>Square Feet (gfa) Employees</i>
<i>Restaurant, fast food</i>	<i>1:100</i>	<i>Square Feet (gfa)</i>
<i>Retail, General</i>	<i>1:250</i>	<i>Square Feet</i>
<i>Service Station</i>	<i>4:1</i>	<i>Bay</i>
<i>Shopping Center</i>	<i>1:300</i>	<i>Square Feet</i>
<i>Industrial Land Use</i>		
<i>Industrial, Manufacturing, Fabricating</i>	<i>1:650</i>	<i>Square Feet (gfa)</i>
<i>Research Laboratory</i>	<i>1:500</i>	<i>Square Feet (gfa)</i>
<i>Warehousing, Shipping, Receiving</i>	<i>1:1,000</i>	<i>Square Feet (gfa)</i>
<i>Wholesaling, Storage, Distribution</i>	<i>1:1,000</i>	<i>Square Feet (gfa)</i>

Sec. 126-137. Minimum dimensions for off-street parking.

All parking spaces, aisles and modules shall meet the minimum requirements, as shown in the following table. Provided in the table below are the minimum standards for two (2) parking stall width options -- 9-foot wide spaces and 10-foot wide spaces.

PARKING SPACE AND AISLE DIMENSIONS

A	B	C	D		E	F	
Angle or Parking (Degrees)	Width of Stall	Depth of Stall 90 Degrees to Aisle	Width of Aisle		Width of Stall Parallel to Aisle	Module Width	
45	9	21.1	12	20	12.7	54.2	62.2
45	10	21.1	12	20	14.1	54.2	62.2
60	9	22.3	15	--	10.4	59.6	--
60	10	22.3	14	--	11.6	58.6	--
90	9	20	--	25	9	--	65
90	10	20	--	24	10	--	64
Parallel	9	9 (width)	12	24	22	30	42



1. Off-street parking spaces (90 degree only) that abut a landscape island may be reduced in length to eighteen (18) feet provided that the island is a minimum of four (4) feet in depth and protected by wheel stops or curb.
2. Off-street parking spaces (90 degree only) that abut a sidewalk adjacent to a building may be reduced in length to eighteen (18) feet provided that the sidewalk is a minimum of six (6) feet in width.
3. The width of the alley may be assumed to be a portion of the maneuvering space requirement for off-street parking facilities located adjacent to a public alley.

Sec. 126-138. Accessible parking spaces for disabled persons.

Handicap parking spaces accessible to disabled persons shall be provided in accordance with this section, the American with Disabilities Act (ADA), and any Federal regulations promulgated hereafter. Parking lots must designate accessible spaces for use of persons with disabilities (Handicap Accessible Spaces) as follows:

<i>Total Parking Spaces</i>	<i>Accessible Spaces</i>
<i>10 – 50</i>	<i>1</i>
<i>51 – 100</i>	<i>2</i>
<i>101 - 300</i>	<i>3</i>
<i>301 – 500</i>	<i>5</i>
<i>500 +</i>	<i>1 percent of total</i>

Note: A minimum of 1 van accessible space measuring 96 inches wide minimum is required.

Handicap accessible spaces must be marked and designated in accordance with the standards and specifications adopted by the Commissioner of licensing and regulation of the Texas Department of Transportation under Section 5(c), article 9102, Revised Statutes, relating to the identification and dimensions of Parking Spaces for persons with disabilities, as amended, or as otherwise required by federal or state law.

Additional handicap accessibility standards are as follows:

Parking:

- a. Accessible route(s) from the parking area to the building.*
- b. Curb ramps a minimum of forty (40) inches wide with a maximum slope of 1:12 and textured surfaces.*
- c. Curb cuts at each corner.*

Sidewalks:

- a. Maximum level change of one-half (½) inch.*
- b. Minimum width of forty-eight (48) inches.*
- c. Maximum openings in surfaces of three-eighths (¾) inch.*

Sec. 126-139. Parking lot lighting.

Illumination of parking areas shall be required for all parking areas with more than twenty (20) parking spaces. The illumination may be provided through the use of light fixtures on either a pole or on a building. Lighting used to illuminate parking areas shall be arranged, located or screened to direct light away from any adjoining or abutting residential district or use or any street right-of-way. Illumination for parking areas shall be provided as follows:

The minimum amount of maintained illuminations for open parking shall be as follows:

<i>Uses</i>	<i>Foot Candles</i>	<i>Uniformity Ratio</i>
<i>Low Activity</i>	<i>0.5</i>	<i>4:1</i>
<i>Medium Activity</i>	<i>1.0</i>	<i>3:1</i>
<i>High Activity</i>	<i>2.0</i>	<i>3:1</i>

For purposes of interpreting the table above, high activity uses include athletic fields, large shopping malls and similar uses; medium activity uses include fast food restaurants and small to medium shopping centers; and low activity uses include local merchant parking, educational parking, industrial parking, and similar uses. The light fixtures shall be arranged in order to provide uniform illumination throughout the parking lot as indicated by the uniformity ratio above of average illumination to minimum illumination. The required illumination shall be measured at the pavement.

Legend - ZONING

- City of Liberty - City Limits
- R-1 - Residential District
- R-2 - Residential District
- HD - High Density Residential
- GC - General Commercial District
- Public
- GI - General Industrial District
- A - Agricultural
- Vacant

