



SPIN MEETING REPORT

CASE NO. Ordinances 480-WWW and 480-YYY

PROJECT NAME: Solar Energy Systems; On-Site Sewage Facility Plans

SPIN DISTRICT: Citywide

MEETING DATE: March 23, 2009

MEETING LOCATION: 1400 MAIN STREET, SOUTHLAKE, TEXAS
MEETING ROOMS 3A & 3B

TOTAL ATTENDANCE: Twenty-seven (27)

- **SPIN REPRESENTATIVE(S) PRESENT:** Vic Autry (#10)
- **APPLICANT(S) PRESENTING:** Clayton Comstock, Planner II and Daniel Cortez, Planner I, City of Southlake
- **STAFF PRESENT:** Ken Baker, Planning & Development Services Director; Dennis Killough, Planning & Development Services Deputy Director; and, Lorrie Fletcher, Planner I

STAFF CONTACT: Lorrie Fletcher, (817)748-8069; lfletcher@ci.southlake.tx.us

EXECUTIVE SUMMARY

Details

- The City of Southlake is proposing amendments to the Zoning Ordinance No. 480, as amended, for a Solar Energy Systems ordinance that will require a specific use permit and regulations for the installation of solar energy systems in residential and non-residential zones, as well as, modifications regarding On-Site Sewage Facilities.

QUESTIONS & DISCUSSION FOR 480-YYY, On-Site Sewage Facilities (OSSF)

QUESTION: What if you have less than an acre and there is no sewer line nearby?
How can I replace my system?

RESPONSE: I believe you would be grandfathered in unless you were rezoning/rebuilding residence.

QUESTION: What is the difference between an aerobic and anaerobic system?

RESPONSE: The anaerobic system is the traditional septic system which is not appropriate for every soil type and has greater potential for odor, blockage, and environmental impact. An aerobic system introduces air into the system which grows bacteria that eat the effluent and is typically used with spray heads; can be a costlier system.

DISCUSSION: Why is Tarrant County regulating the city's sewage systems? Why is there so much government involvement?

QUESTION: When will Southlake offer sewer lines to all homes in the city?

RESPONSE: That would be a very costly endeavor. The sewer projects are put on a CIP list every year. You can check with Public Works to see if your location is on the list.

QUESTION: Once sewer becomes available, do we have to hook up?

RESPONSE: For new permits, yes.

QUESTION: Are existing systems affected by this?

RESPONSE: No

QUESTIONS & DISCUSSION FOR 480-WWW, Solar Energy Systems

QUESTION: Does the permit allow for vacant lot use?

RESPONSE: No, each permit will be associated with a lot that contains structure(s).

DISCUSSION: Why not? It's our land... who does it hurt?

Roof mount regulations need to be more flexible.

This is too restrictive and serves no purpose.

We want the city to allow ground installations / solar farms.

RESPONSE: The Solar Energy Systems ordinance was reviewed by the Planning and Zoning Commission and these regulations were written in response to their concerns. This is a starting point. We will need to go through the process to see how to regulate most efficiently. You will have opportunities to voice your concerns during public hearings at P&Z and City Council.

QUESTION: How much will the permit cost?

RESPONSE: A specific use permit application fee is \$200.

DISCUSSION: What constitutes the free standing requirement of 10 feet from the house?

QUESTION: How long before this gets through?

RESPONSE: It will ultimately be a City Council decision. The ordinances go to the Planning and Zoning Commission on April 9.

DISCUSSION: What about V-shaped technology?

V-shaped roof mounting raises a fire issue... consider pole mounting.

SPIN Meeting Reports are general observations of SPIN Meetings by City staff and SPIN Representatives. The report is neither verbatim nor official meeting minutes; rather it serves to inform elected and appointed officials, City staff, and the public of the issues and questions raised by residents and the general responses made. Responses as summarized in this report should not be taken as guarantees by the applicant. Interested parties are strongly encouraged to follow the case through the Planning and Zoning Commission and final action by City Council.