

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF UNIVERSITY PARK, TEXAS, AMENDING THE SPECIAL SIGN DISTRICT FOR THE PARK CITIES FAMILY YMCA; PROVIDING CONDITIONS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$500.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Urban Design and Development Advisory Committee of the City has considered a request for amendment of a special sign district for the Park Cities Family YMCA and has recommended to the City Council the amendment as requested; and

**WHEREAS**, the provisions of the sign ordinance have been complied with and the City Council has provided notice and a public hearing about such request and recommendation and is of the opinion and finds that such special sign district should be amended; **NOW, THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY PARK, TEXAS:**

**SECTION 1.** The City Council finds and determines that the Urban Design and Development Advisory Committee has recommended amendment of the special sign district for the Park Cities Family YMCA heretofore granted by Ordinance No. 16-013 to provide signage for the YMCA property, as part of an overall graphics program. That such request was accompanied by a plan which provided such details and specifications as were required by the Committee and in the opinion of the Committee, such amended graphics program will result in the signage appearance of the area being beneficial to the public health, safety and general welfare and in the interest of the City of University Park. That the Committee has recommended to the City Council that the special sign district be amended, permitting signs and other graphics in accordance with the amended plan.

**SECTION 2.** That after notice and public hearing, the City Council has determined that such special sign district is in the best interest of the public health, safety and general welfare of the city and should be amended subject to the following special conditions:

1. The specifications of the signs to be placed on the property shall be subject to the "Signage Standards for Park Cities YMCA" dated June 3, 2016, revised December 15, 2017, attached hereto and made part hereof;
2. The signs may be placed at the locations shown on Attachments "A-N" attached hereto and made part hereof.

**SECTION 3.** All ordinances of the City in conflict with the provisions of this

ordinance are hereby repealed.

**SECTION 4.** Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional.

**SECTION 5.** Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction in the Municipal Court of the City of University Park, Texas, shall be punished by a fine not to exceed the sum of five hundred dollars (\$500.00) for each offense, and every day any such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

**DULY PASSED** by the City Council of the City of University Park, Texas, on this 20th day of March 2018.

**APPROVED:**

\_\_\_\_\_  
**OLIN B. LANE, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**CHRISTINE GREEN, CITY  
SECRETARY**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**CITY ATTORNEY**  
(RLD/3-1-18/77398)

Signage Standards for Park Cities YMCA  
University Park, Texas  
Project 13094.00  
June 29, 2016  
Revised December 15, 2017

**1. SCOPE**

- A. The area covered by this signage standard is bounded by Preston Road, Shenandoah Street, Connerly Drive, and Normandy Avenue and is shown on Attachment A. These standards supersede the City of University Park typical business zoning standards and have been incorporated into a Special Sign District specific to this property.

**2. BUSINESS SIGNS:**

- A. Primary Business Identification Signs: One (1) primary business identification sign per business frontage shall be permitted. Corner occupying businesses or businesses with front/rear dual entrances will be allowed two (2) primary signs. Primary signs shall be wall signs. Primary wall signs may be internally halo illuminated with white light source or non-illuminated. Reverse channel, pin mounted, metal or painted individual letters shall be the standard acceptable sign style; however sign styles acceptable to City of University Park sign regulations will be acceptable. Letter color, style and business corporate logos may be unique (non-standard) to each business and shall be allowed within this ordinance. Total sign area shall be limited to two (2) square feet per each linear foot of business frontage providing that no one (1) sign exceeds one hundred twenty-five (125) square feet. In cases where a business occupies a corner or front/rear dual entrances the second allowed sign will not exceed fifty (50) square feet. Business logos are included in the sign area calculations. Signs shall be installed a minimum of eight (8) feet above grade. Refer to attachments B, C, D, and L.
- B. Secondary Business Identification Signs: A maximum of two (2) secondary business identification signs per business frontage may be selected from the approved list.
1. Interior business signs. (See Section 3)
  2. Perpendicular projecting blade sign that may be internally illuminated. (1'-6" H x 3'-0" L sign plate with tenant letters and graphics. Refer to Attachment J)
  3. Wall sign that may be internally illuminated. Reverse channel, pin mounted, metal or painted individual letters and/or graphics/logo not to exceed fifty (50) square feet. (Refer to Attachment K)
  4. Wall plaque. Maximum two (2) at 3 square feet per plaque.

- C. Business Address Identification Sign: One business address identification sign may be located along Preston Road. The sign will consist of a masonry panel with engraved lettering and/or graphics that may be painted or stained. Letter color and style will be of a consistent aesthetic that coordinates with the building design. Letters are to not exceed ten (10) inches in height. Graphics and/or logos are also permitted. The maximum sign area will be fifty (50) square feet in area and the sign type may be a wall sign or a ground sign. Refer to attachment E.

### **3. INTERIOR BUSINESS SIGNS (SECONDARY SIGN):**

- A. Signs inside buildings that include such information as store hours, trade association memberships, and the like may be displayed only in the form of individual adhesive vinyl letters, screen-printed letters, or gold leaf letters to the inside of the glass storefront and not exceeding one inch (1") in height. Vinyl die-cut graphics and/or lettering serving as business secondary signage are permitted on the inside of the glass storefront facing outward. The size of an individual graphic or logo may not exceed three (3) inches in height and the cumulative area of multiple applications may not exceed one hundred fifty (150) square inches. Such signs shall be limited to a total of one hundred fifty (150) square inches facing the street on which the building fronts or abuts. Signs or emblems indicating acceptability of credit cards shall not be permitted. Vacuum-formed, plastic signs for the display of "Open" and "Closed" and store hours shall not be permitted.

### **4. DONOR RECOGNITION, AMENITY, AND INSPIRATIONAL SIGNS:**

- A. Signs that include information such as donor names (personal and/or commercial), donor graphics/logos, facility amenity area names, and inspirational quotations will be permitted. Total sign area per building side shall not exceed one (1) square foot in area for each one (1) linear foot of first story street linear frontage. Signs will consist of a masonry panel with engraved lettering and/or graphics that may be painted or stained, Reverse channel, pin mounted, metal or painted individual letters, Printed text on pin, mounted, translucent panel, and sign styles acceptable to City of University Park sign regulations (rev. 12.08.2017). The list of approved sign types is as follows:

1. Wall Signs
2. Bench Signs
3. Ground Signs
4. Commemorative Walkways

Refer to attachment L for frontage and area calculations.

- B. Wall and Bench Signs: Letter color and style will be of a consistent aesthetic that coordinates with the building design. Letters are to not exceed ~~ten (10)~~ sixteen (16) (rev 12.08.2017) inches in height. Graphics and/or logos are also permitted. Maximum area of any individual sign not to exceed fifty (50) square feet. Refer to Attachments E and F.
- C. Ground Signs: One ground sign per street frontage will be permitted on Preston Road, Shenandoah Street, Connerly Road, and Normandy Avenue. Ground signs shall not exceed fifty (50) square feet for each sign face and installed a maximum of six (6) feet in height above grade. All ground signs placed in the public right-of-way shall be in accordance with a license agreement to be entered into between the owner of the property and the City of University Park after approval by the City Council. Refer to Attachment E.
- D. Commemorative Walkways: Paved commemorative walkways may be installed within the property line. Walkways will consist of engraved pavers and meet adopted City of University Park building codes at time of adoption of this document. Refer to Attachments G and H.

## **5. TEMPORARY SIGNS:**

- A. Temporary signs with messages like "Grand Opening," "Coming Soon," "Remodeling, Pardon the Inconvenience," and "Relocating" may be displayed from inside the building facing each street on which the building fronts or abuts, provided the aggregate area of such signs shall not exceed 72 square inches per each linear foot of storefront. The letters or numbers making up such sign shall not exceed twelve (12) inches in height, and prices shall not be advertised on such signs. These temporary signs must be placed a minimum of two (2) feet behind the glass.

## **6. TRAFFIC SIGNS:**

- A. One (1) Parking Garage Occupancy Monument sign will be located outside of the vehicle parking garage entry. The sign may be internally lit and will be of a maximum height of five (5) feet. Refer to Attachment K.
- B. Distinctive traffic regulatory signs will be permitted provided such signs comply with the requirements of the Texas Manual of Uniform Traffic Control Devices and approved by the Director of Public Works, prior to installation.

## **7. REAR WALL SIGNS:**

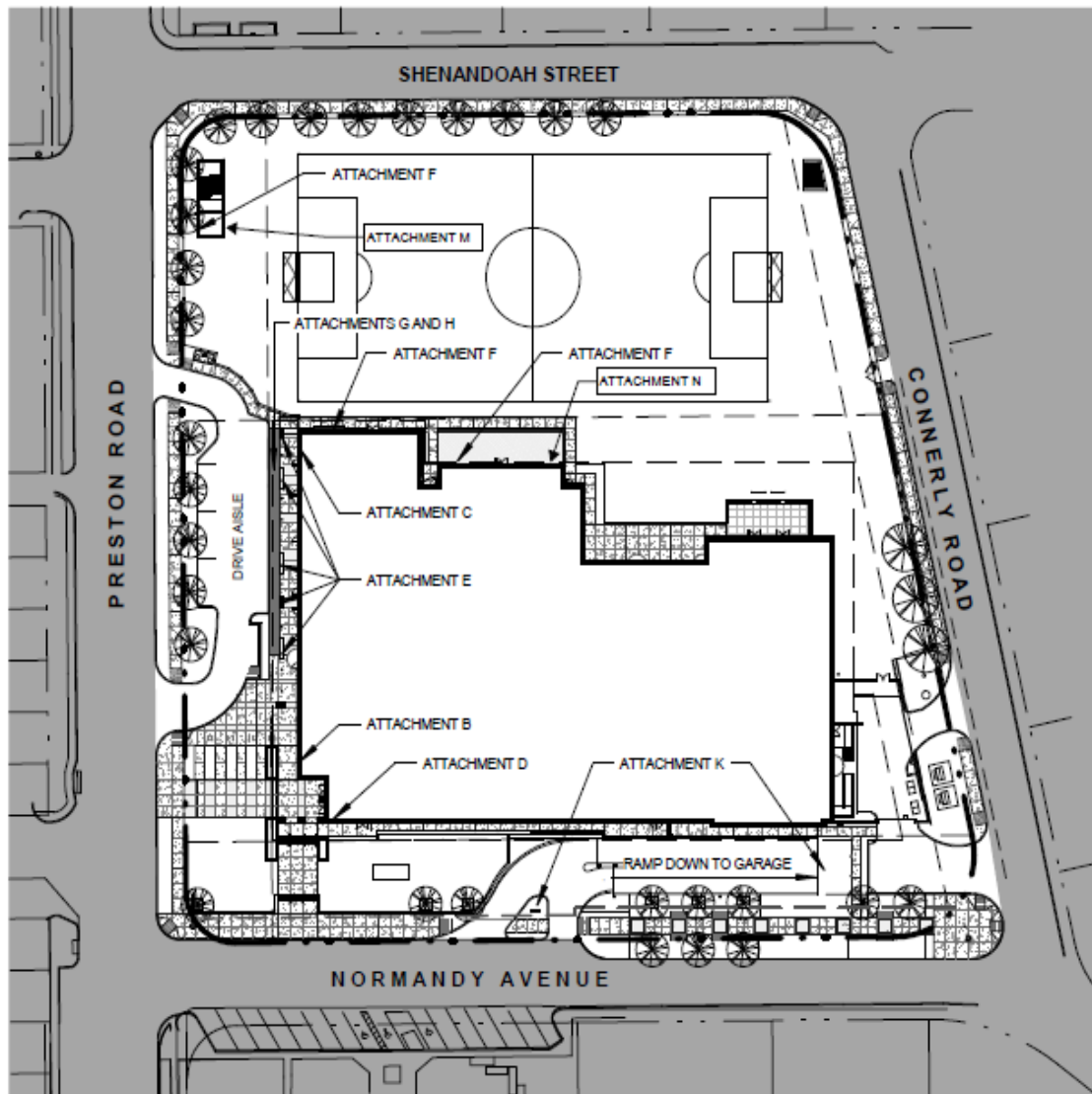
- A. Rear service doors shall identify the service function with 3" high black vinyl die-cut self-adhesive numbers and/or letters. The maximum area per sign shall not exceed one hundred fifty (150) square inches.

## **8. PROHIBITED SIGNS:**

- A. The following signs shall be prohibited in the Special Sign District:
  - 1. Internally illuminated awnings, with or without signage.
  - 2. Electronic message displays.
  - 3. Signs painted on the wall of a building.
  - 4. Internally illuminated sign cabinets attached to the wall of a building.
  - 5. The portion of a projection extension perpendicular to the wall of a building may not be used for signs.
  - 6. No illuminated signs will be allowed to face north, east, or south toward residential zoned properties at the time of sign installation.
  - 7. Signs related to credit card use.

## **END OF PARK CITIES YMCA SIGN STANDARDS**

P:\2013\13094 - PC YMCA Post PD Work SD-CA\g-jurisdictional agencies\Signage Standards for PCYMCA\_current.docx



01

## SITE PLAN

Scale: 1" = 80'-0"

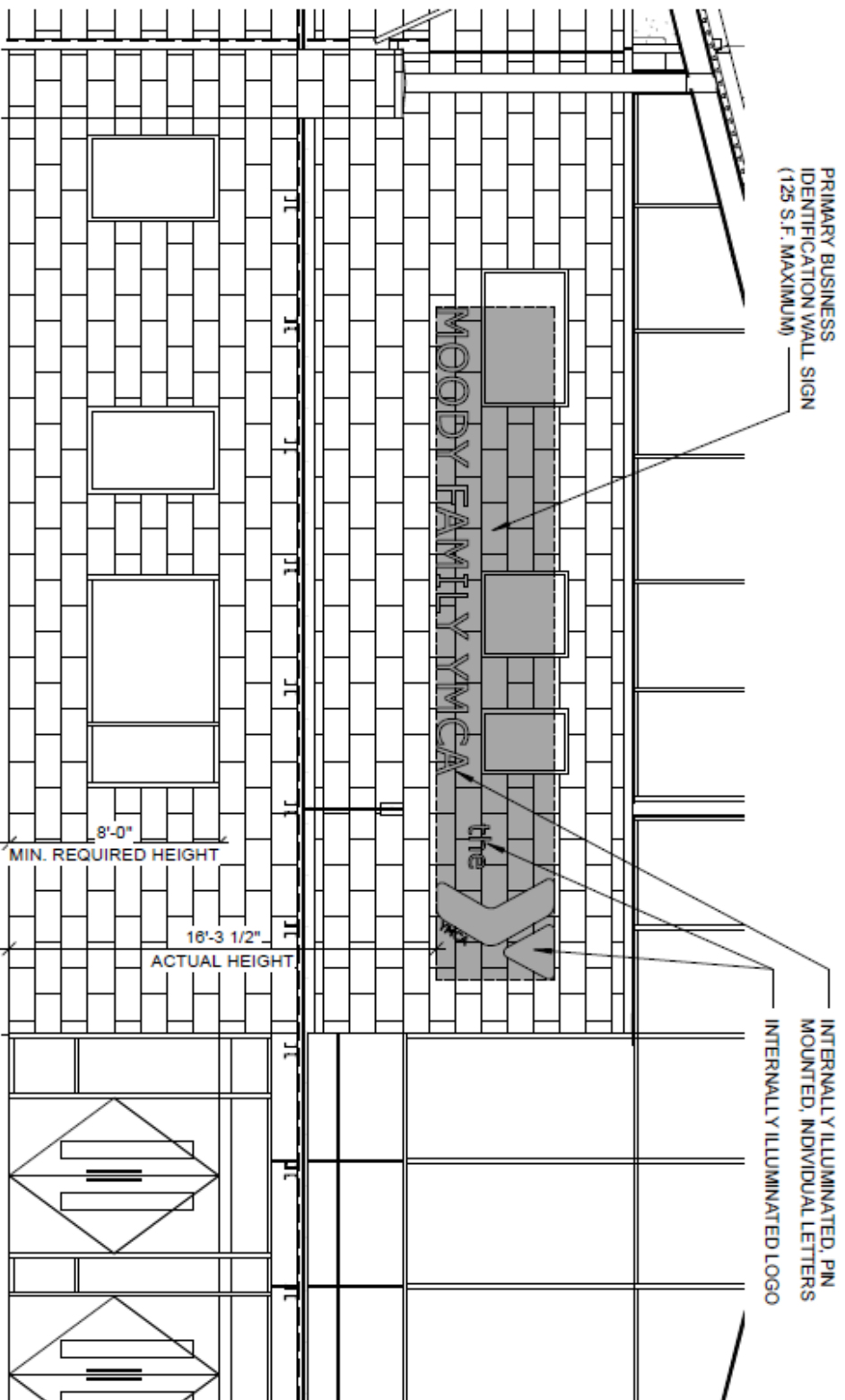


ATTACHMENT A  
SITE PLAN  
PARK CITIES FAMILY YMCA  
6000 PRESTON ROAD UNIVERSITY PARK, TX 75205



JOB #: 13284.00  
Date: 05/26/16





## 01 ELEVATION - PRIMARY WALL SIGN

Scale: 3/16" = 1'-0"

### ATTACHMENT B

PRIMARY BUSINESS WALL SIGN

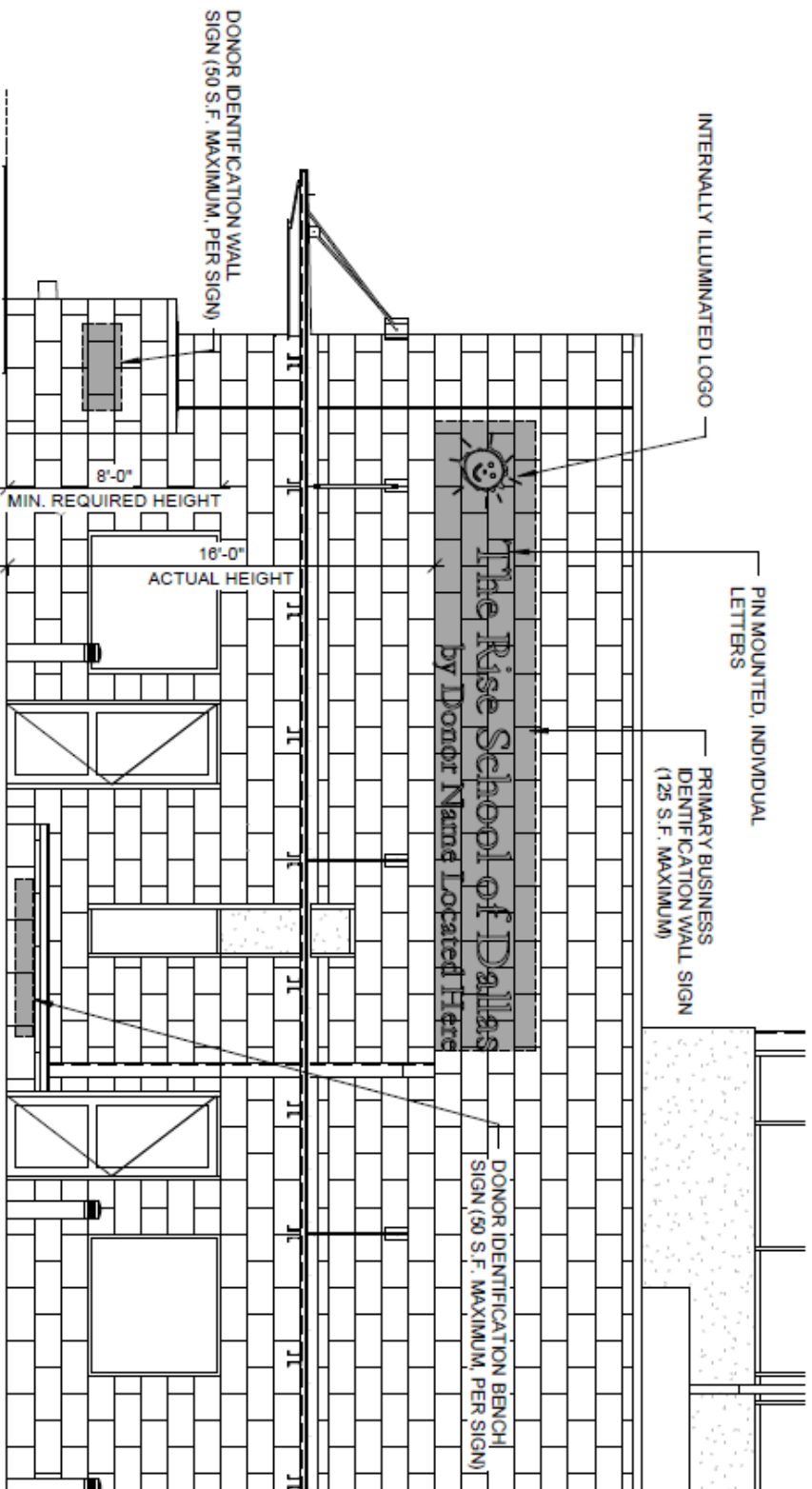
PARK CITIES FAMILY YMCA

6000 PRESTON ROAD UNIVERSITY PARK, TX 75206



ARCHITECT  
THE GREEN





## 01 ELEVATION - PRIMARY WALL SIGN

Scale: 3/16" = 1'-0"

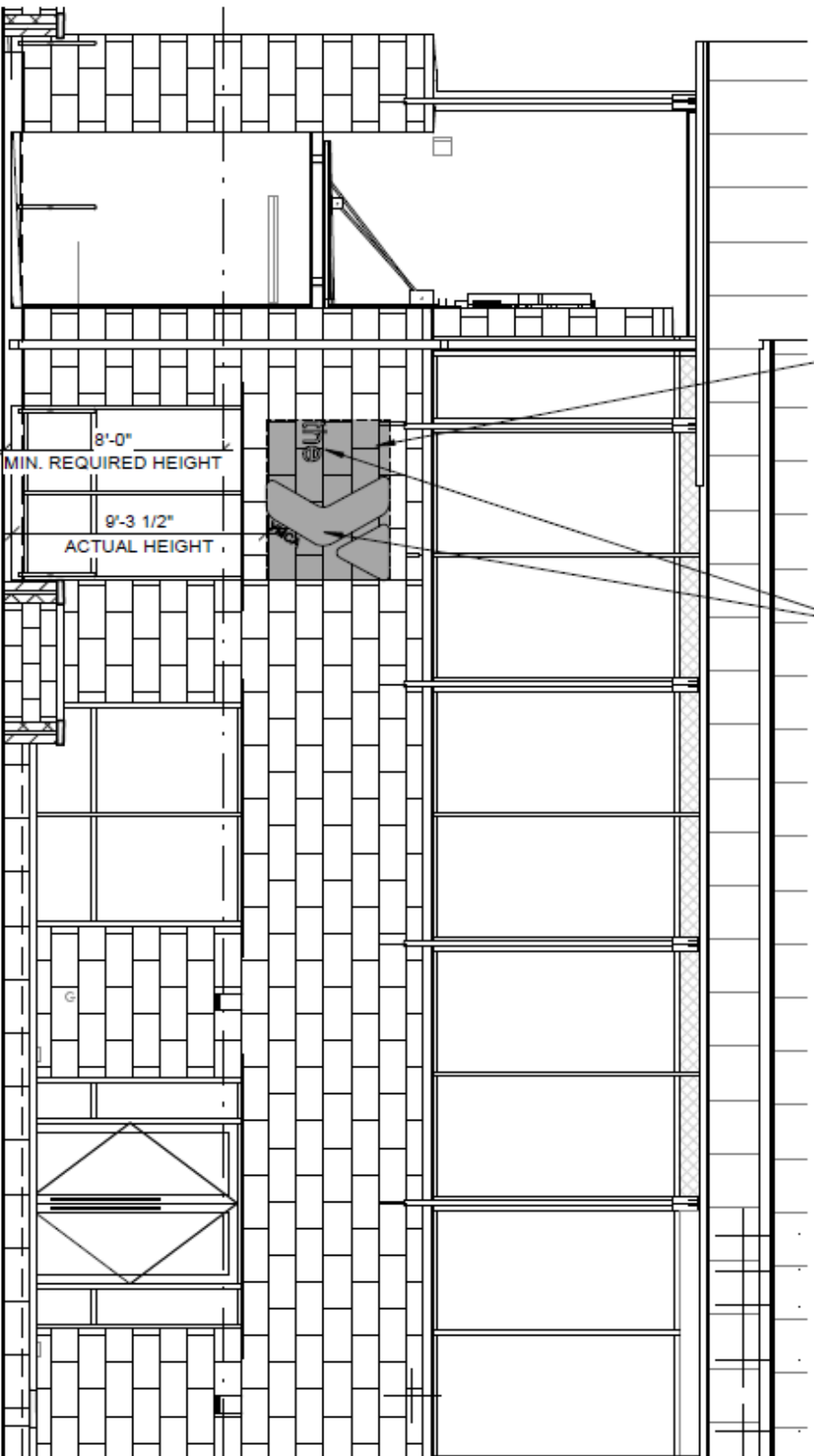
### ATTACHMENT C

PRIMARY BUSINESS WALL SIGN, DONOR IDENTIFICATION WALL SIGN AND BENCH SIGN  
 PARK CITIES FAMILY YMCA  
 6000 PRESTON ROAD UNIVERSITY PARK, TX 75205



SECOND PRIMARY BUSINESS  
IDENTIFICATION WALL SIGN  
(50 S.F. MAXIMUM)

INTERNALLY ILLUMINATED LOGO



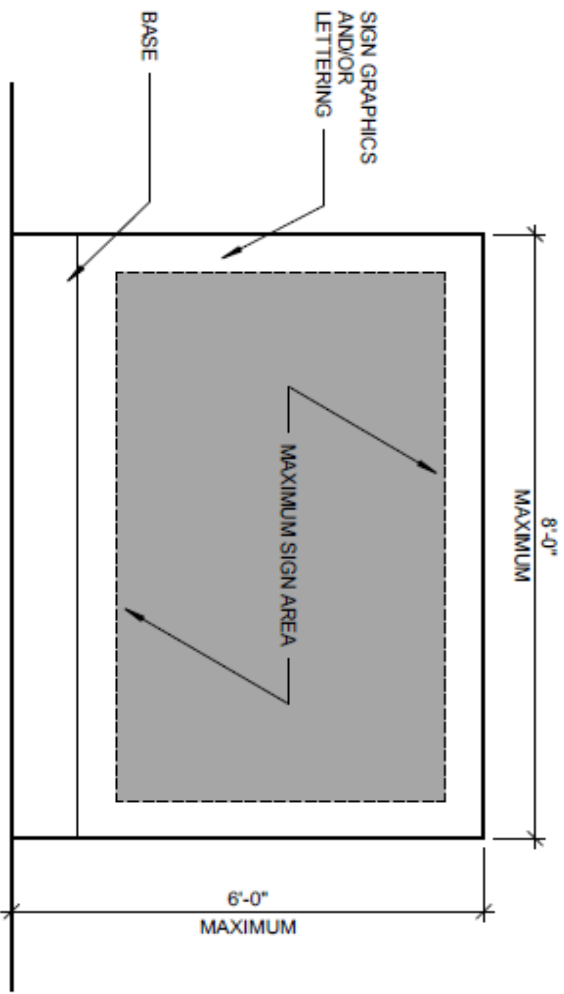
01 ELEVATION - ADDITIONAL PRIMARY WALL SIGN

Scale: 3/16" = 1'-0"

ATTACHMENT D

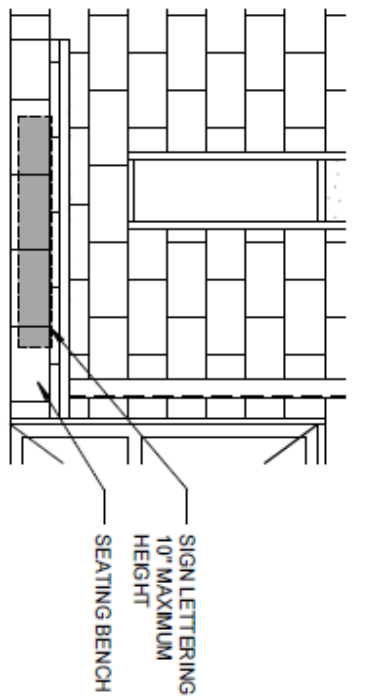
CORNER OCCUPYING BUSINESS ADDITIONAL PRIMARY WALL SIGN  
PARK CITIES FAMILY YMCA  
6000 PRESTON ROAD UNIVERSITY PARK, TX 75206





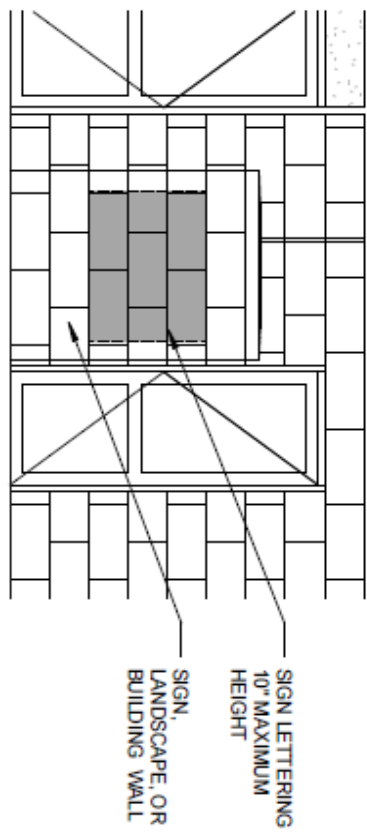
### 3 ELEVATION - GROUND SIGN

Scale: 1/2" = 1'-0"



### 02 ELEVATION - BENCH SIGN

Scale: 1/4" = 1'-0"

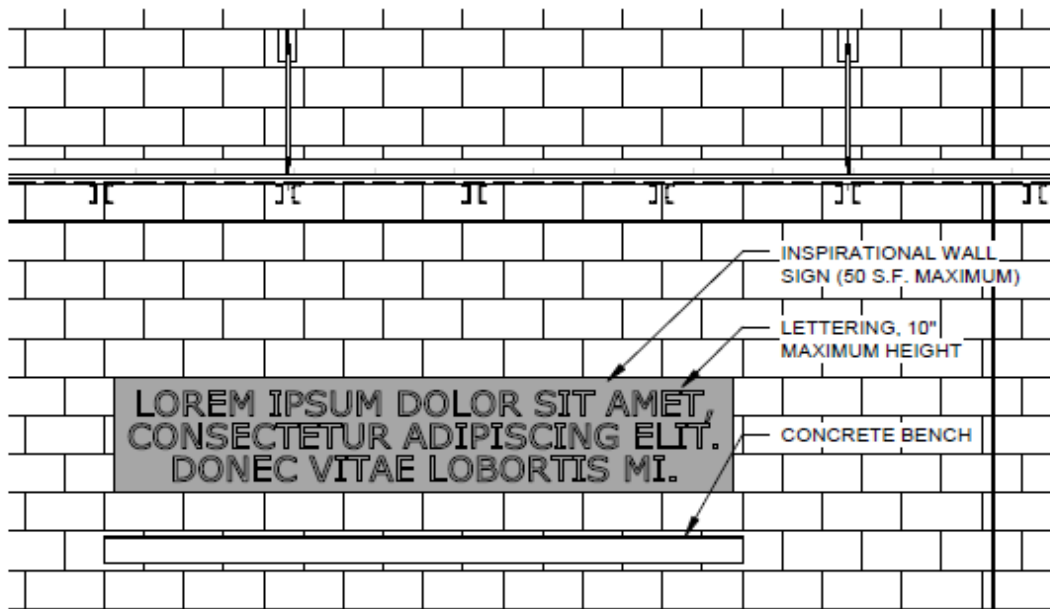


### 01 ELEVATION - WALL SIGN

Scale: 1/4" = 1'-0"

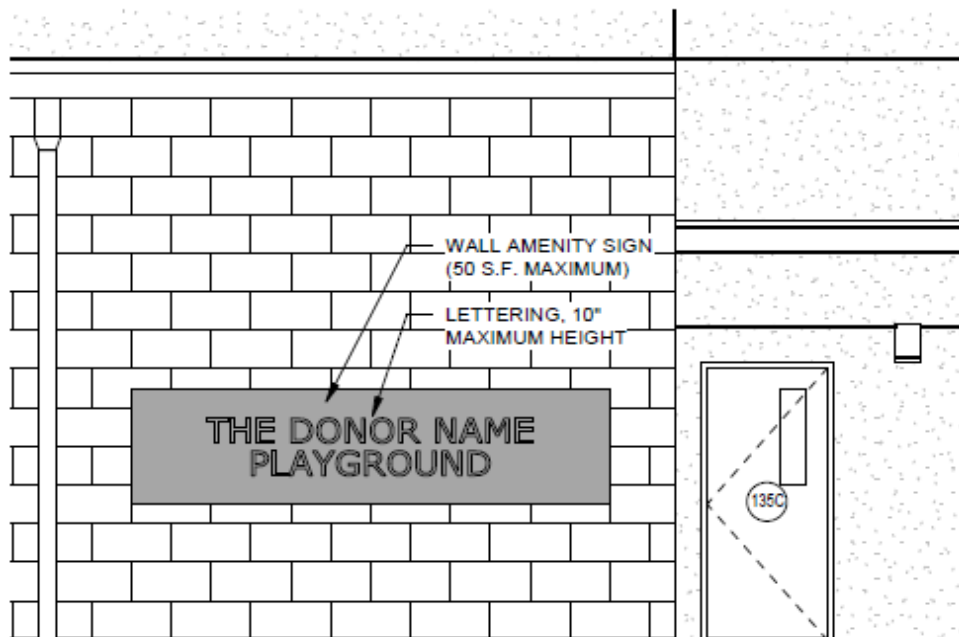
ATTACHMENT E  
TYPICAL DONOR WALL, BENCH AND GROUND SIGNS  
PARK CITIES FAMILY YMCA  
6000 PRESTON ROAD UNIVERSITY PARK, TX 75206





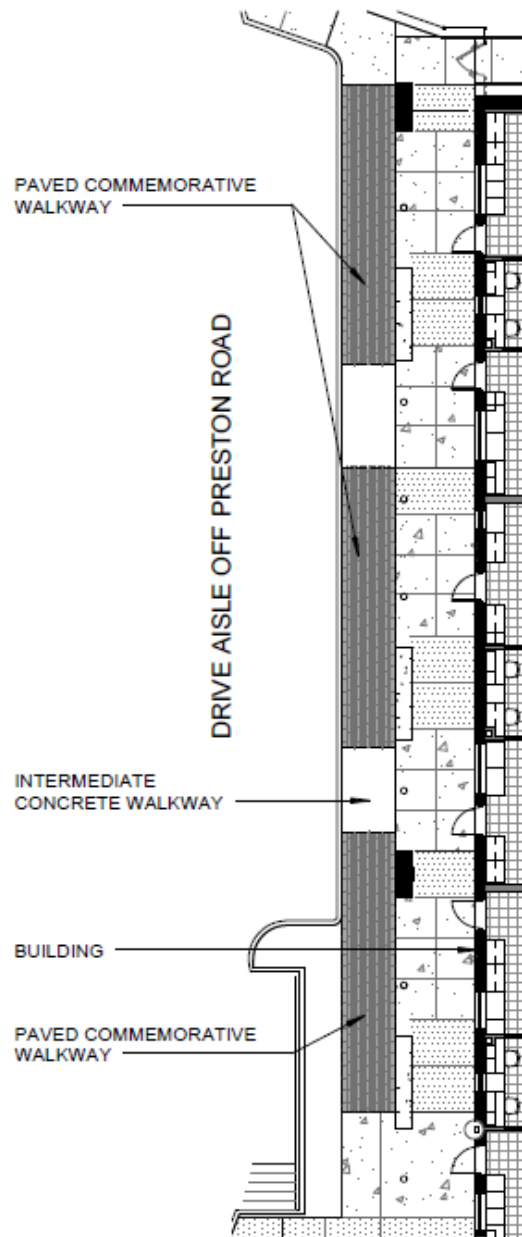
## 02 ELEVATION - INSPIRATIONAL SIGN

Scale: 1/4" = 1'-0"



## 01 ELEVATION - AMENITY SIGN

Scale: 1/4" = 1'-0"



## 01 PLAN - COMMEMORATIVE WALKWAY

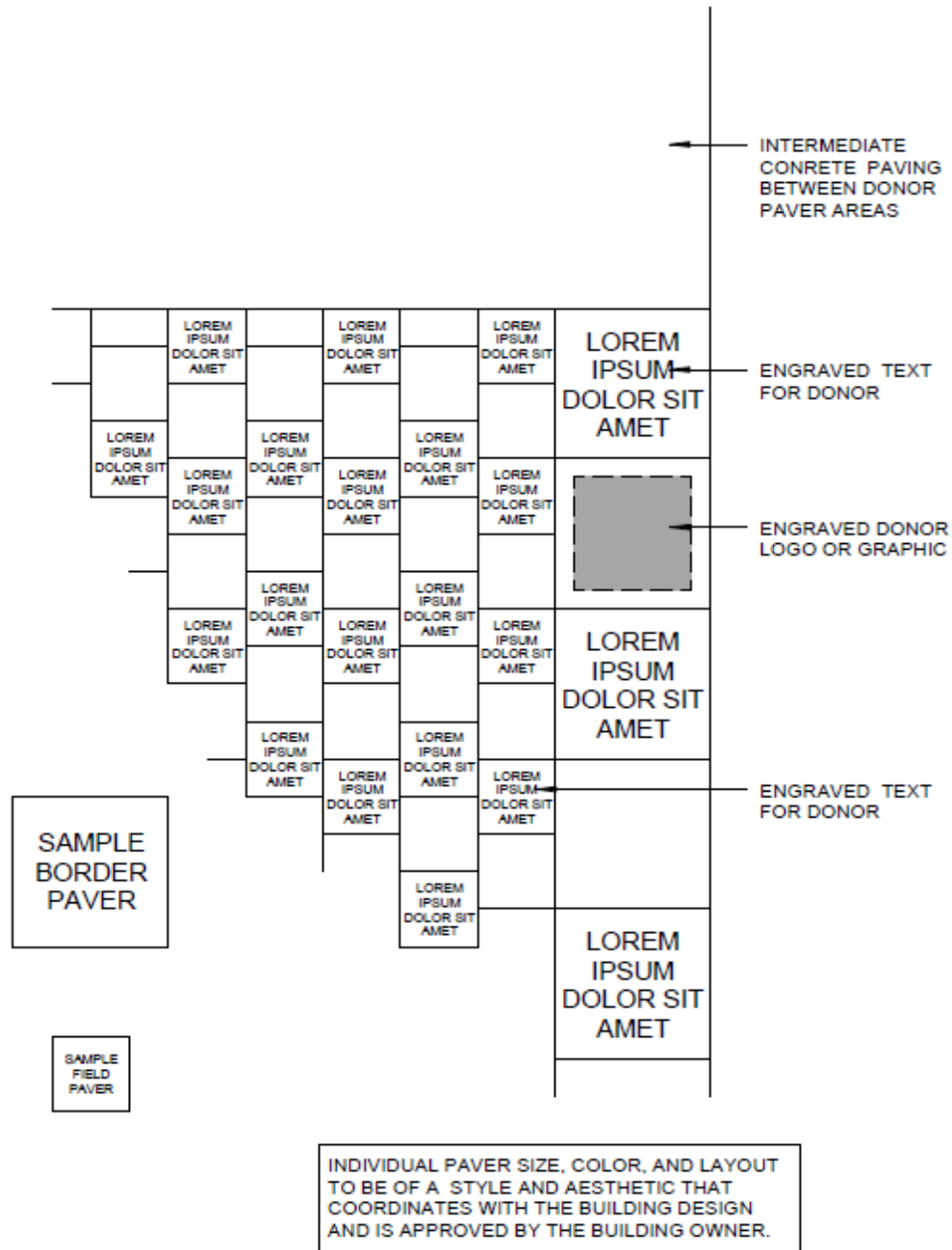
Scale: 1/16" = 1'-0"



ATTACHMENT G  
TYPICAL PLAN VIEW OF COMMEMORATIVE WALKWAY  
PARK CITIES FAMILY YMCA  
6000 PRESTON ROAD UNIVERSITY PARK, TX 75205



JUL 12 2014  
Date: 08/20/14



01

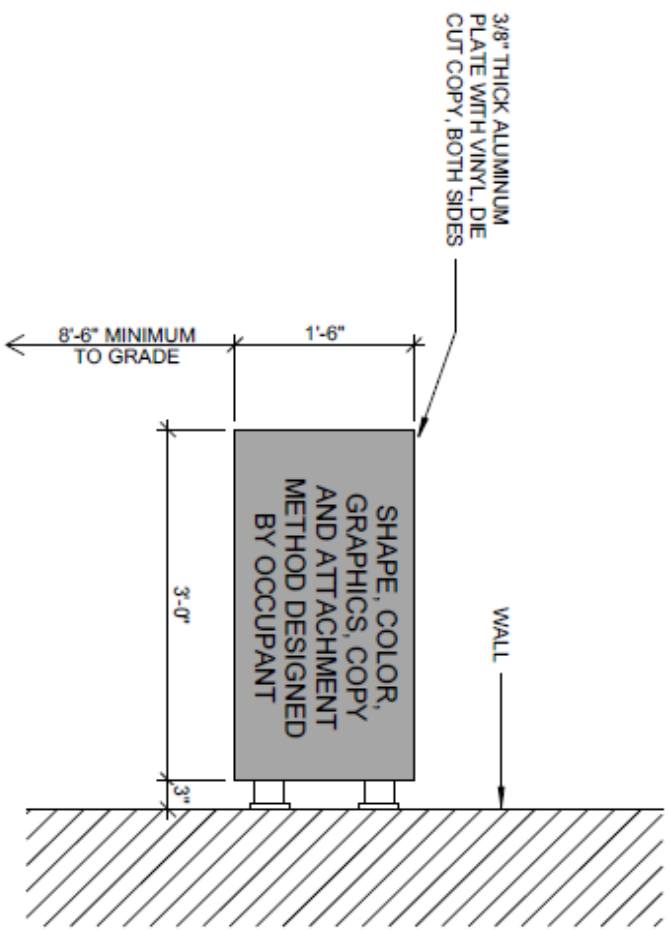
## PLAN DETAIL - PAVER LAYOUT

Scale: 1 1/2" = 1'-0"

ATTACHMENT H  
TYPICAL COMMEMORATIVE WALKWAY PAVER LAYOUT  
PARK CITIES FAMILY YMCA  
6000 PRESTON ROAD UNIVERSITY PARK, TX 75205



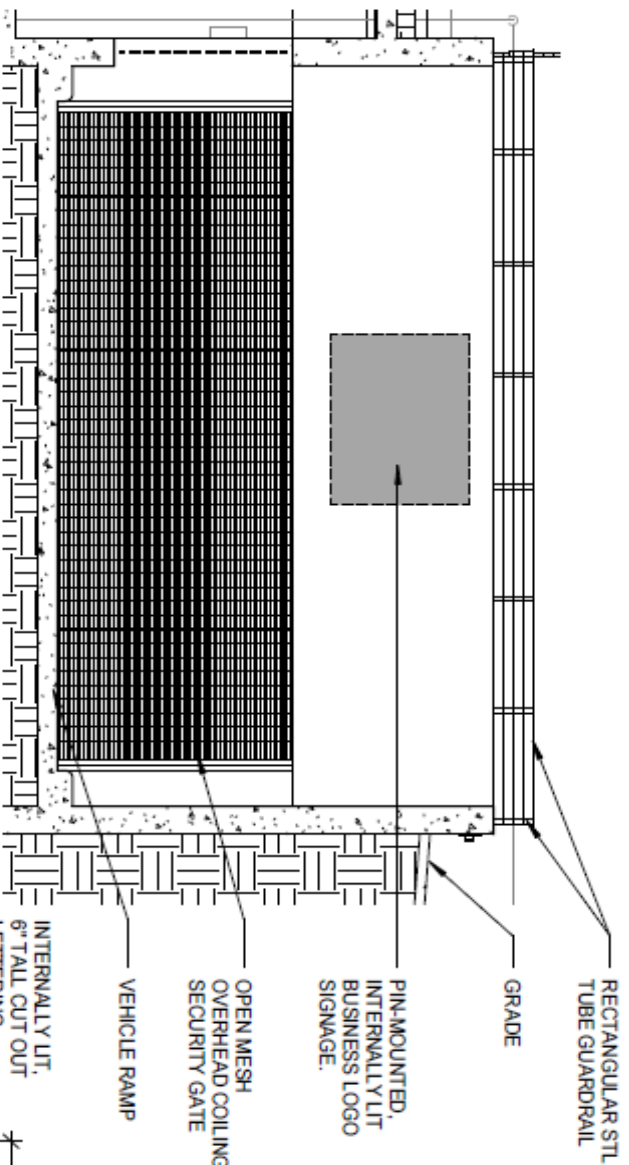
JUL 18 12:04:00  
DWG: 08/20/18



## 01 ELEVATION - BLADE SIGN

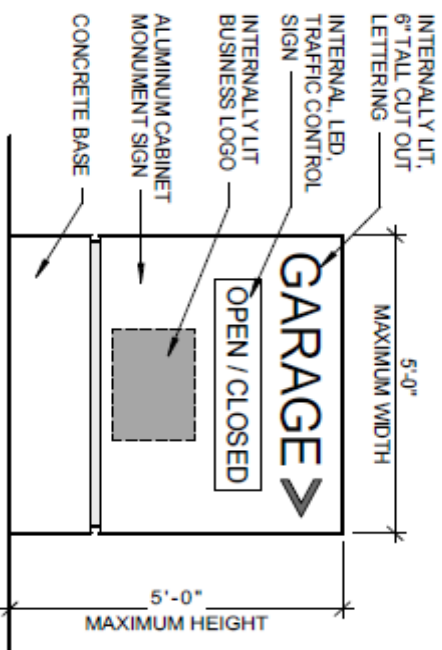
Scale: 3/4" = 1'-0"





## 02 ELEVATION - SECONDARY WALL SIGN

Scale: 3/16" = 1'-0"



## 01 ELEVATION - PARKING SIGN

Scale: 1/2" = 1'-0"

Primary Business Identification Signage Area Calculations						
Frontage Road	Park Cities YMCA			Rise School of Dallas		
	Business Frontage (linear feet)	Allowable Signage Area* (square feet)	Proposed Signage Area (square feet)	Business Frontage (linear feet)	Allowable Signage Area* (square feet)	Proposed Signage Area (square feet)
Preston Road	63.5	127	117	126.5	253	89
Normandy Avenue	323	646	0	0	0	0
Shenandoah Street	126.5	253	0	146.5	293	0
Connerly Road	138	276	0	0	0	0

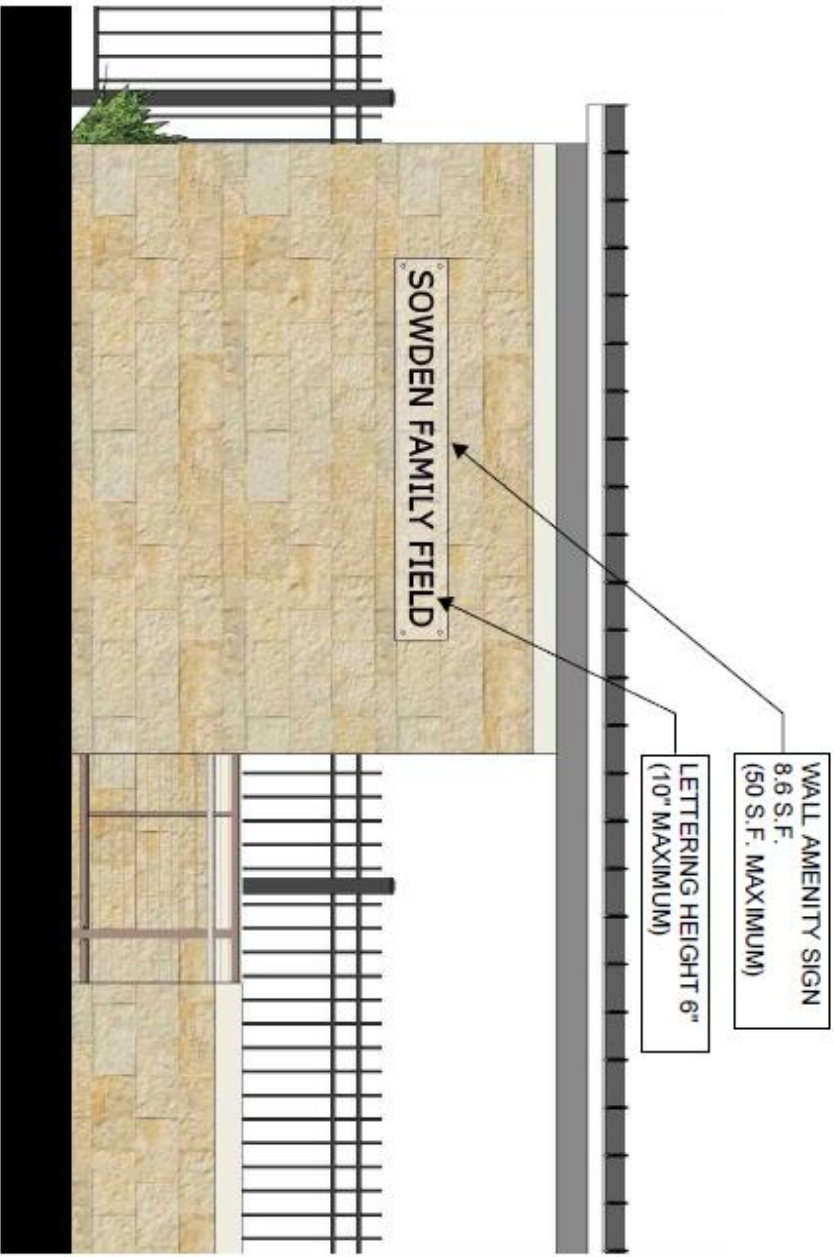
\* Allowable Signage Area = (Business Frontage Length) X (2 square feet per Linear Foot)

Proposed Donor Recognition, Amenity, and Inspirational Signage Area Calculations						
Frontage Road	Street Frontage Length (linear feet)			Signage Area (square feet)		
	Park Cities YMCA	Rise School of Dallas	Total First Story Street Frontage**	Allowable Signage Area***	Proposed Signage Area	Remaining Allowable Signage Area (square feet)
Preston Road	63.5	126.5	190	190	98	92
Normandy Avenue	323	0	323	323	0	323
Shenandoah Street	126.5	146.5	273	273	53	220
Connerly Road	138	0	138	138	9	129

\*\* Total First Story Street Frontage = Park Cities YMCA Frontage Length + Rise School of Dallas Frontage Length

\*\*\* Allowable Signage Area = (Total First Story Street Frontage Length) X (1 square foot per Linear Foot)

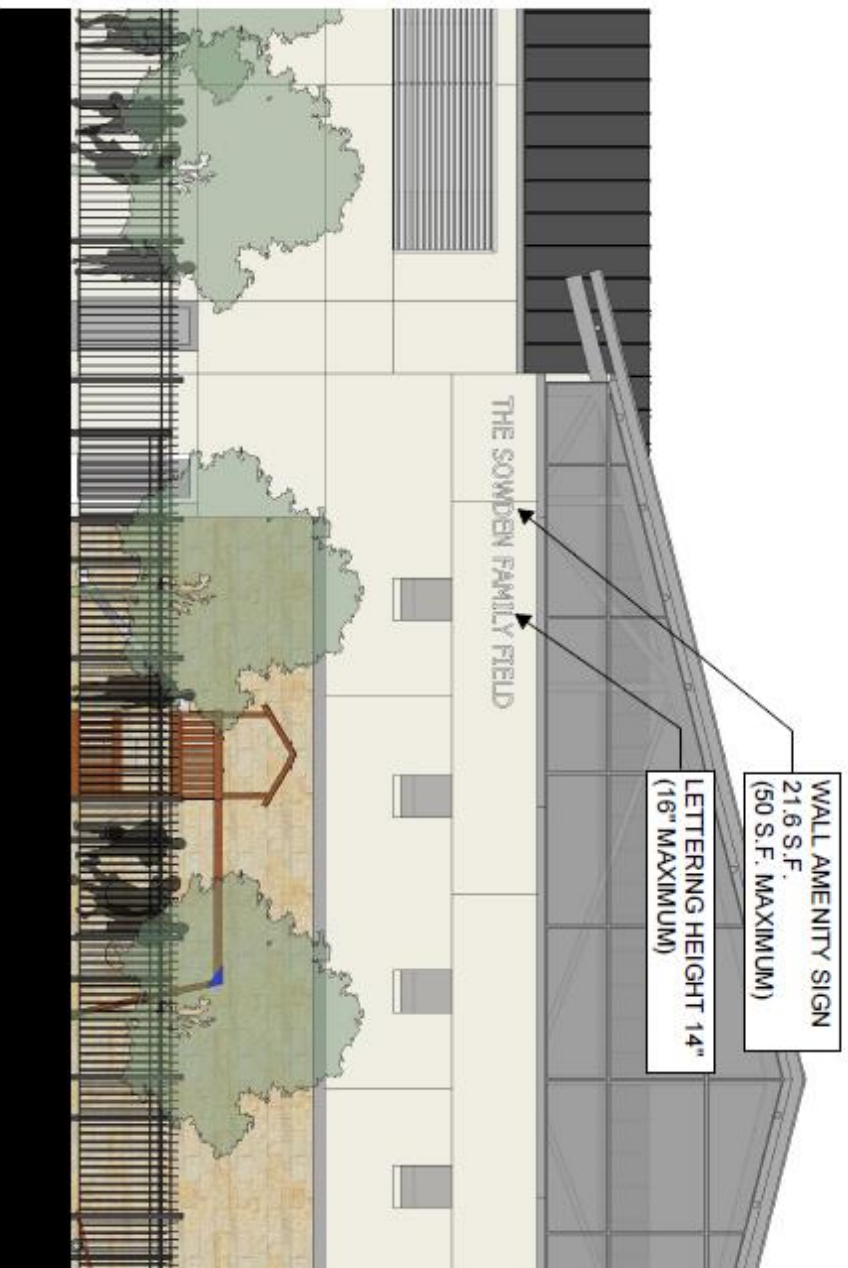
Note: Commemorative Walkway area is unlimited within the property line.



**01 ELEVATION - AMENITY SIGN**

NOT TO SCALE

**ATTACHMENT M**  
OPTIONAL BUSINESS BLADE SIGN  
PARK CITIES FAMILY YMCA  
6000 PRESTON ROAD UNIVERSITY PARK, TX 75205



## 01 ELEVATION - AMENITY SIGN

NOT TO SCALE

### ATTACHMENT N

OPTIONAL BUSINESS BLADE SIGN

PARK CITIES FAMILY YMCA

6000 PRESTON ROAD UNIVERSITY PARK, TX 75206

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF UNIVERSITY PARK, TEXAS, AMENDING THE SPECIAL SIGN DISTRICT FOR THE PARK CITIES FAMILY YMCA; PROVIDING CONDITIONS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$500.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

**DULY PASSED** by the City Council of the City of University Park, Texas, on this 20th day of March 2018.

**APPROVED:**

\_\_\_\_\_  
**OLIN B. LANE, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**CHRISTINE GREEN, CITY  
SECRETARY**