

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF UNIVERSITY PARK, TEXAS, CREATING A SPECIAL SIGN DISTRICT FOR THE PROPERTY AT 6401 HILLCREST AVENUE AT THE NORTHWEST CORNER OF HILLCREST AND MC FARLIN, DESCRIBED AS PART OF LOT 15, BLOCK 1, UNIVERSITY PARK ADDITION; PROVIDING GRAPHICS AND PROPOSED SIGNS AND ELEVATIONS IN EXHIBIT "A"; PROVIDING CONDITIONS IN EXHIBIT "B" ATTACHED; 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 Zoning and Development Advisory Committee of the City has considered a request for a special sign district for 6401 Hillcrest Avenue, and has recommended to the City Council the adoption of a special sign district with conditions; 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 granted; **NOW, THEREFORE**,

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

SECTION 1. The Zoning and Development Advisory Committee has considered an application for a Special Sign District under Section 3.09.191 of the Code of Ordinances submitted for 6401 Hillcrest Avenue, the northwest corner of Hillcrest Avenue and McFarlin Boulevard, described as part of Lot 15 (70'x120'), Block 1, University Park Addition, to provide signage for the development as part of an overall graphics program. That such request was accompanied by a proposed plan which provided examples of such details and specifications as were required by the Committee and in the opinion of the Committee, such 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. The Committee has recommended to the City Council that a special sign district be established for such area, permitting signs and other graphics in accordance with the plan.

SECTION 2. 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 granted subject to the conditions contained in and shown on the site plan and other attachments collectively attached hereto as Exhibits "A" and "B" and made part hereof. Prior to issuance of a permit, revised graphics and elevations complying with the Exhibits and conditions of this ordinance and showing the exact locations, size, lighting and content of the approved signage shall be presented to the Community Development Department for review and approval.

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 as a whole 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 each 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 the 20th day of August 2019.

APPROVED:

OLIN LANE, JR., MAYOR

ATTEST:

**CHRISTINE GREEN, CITY
SECRETARY**

APPROVED AS TO FORM:

CITY ATTORNEY (rld/8-19-19; 110189)

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EXAMPLES OF ACTUAL SIGNS THAT MEET PROPOSED CRITERIA



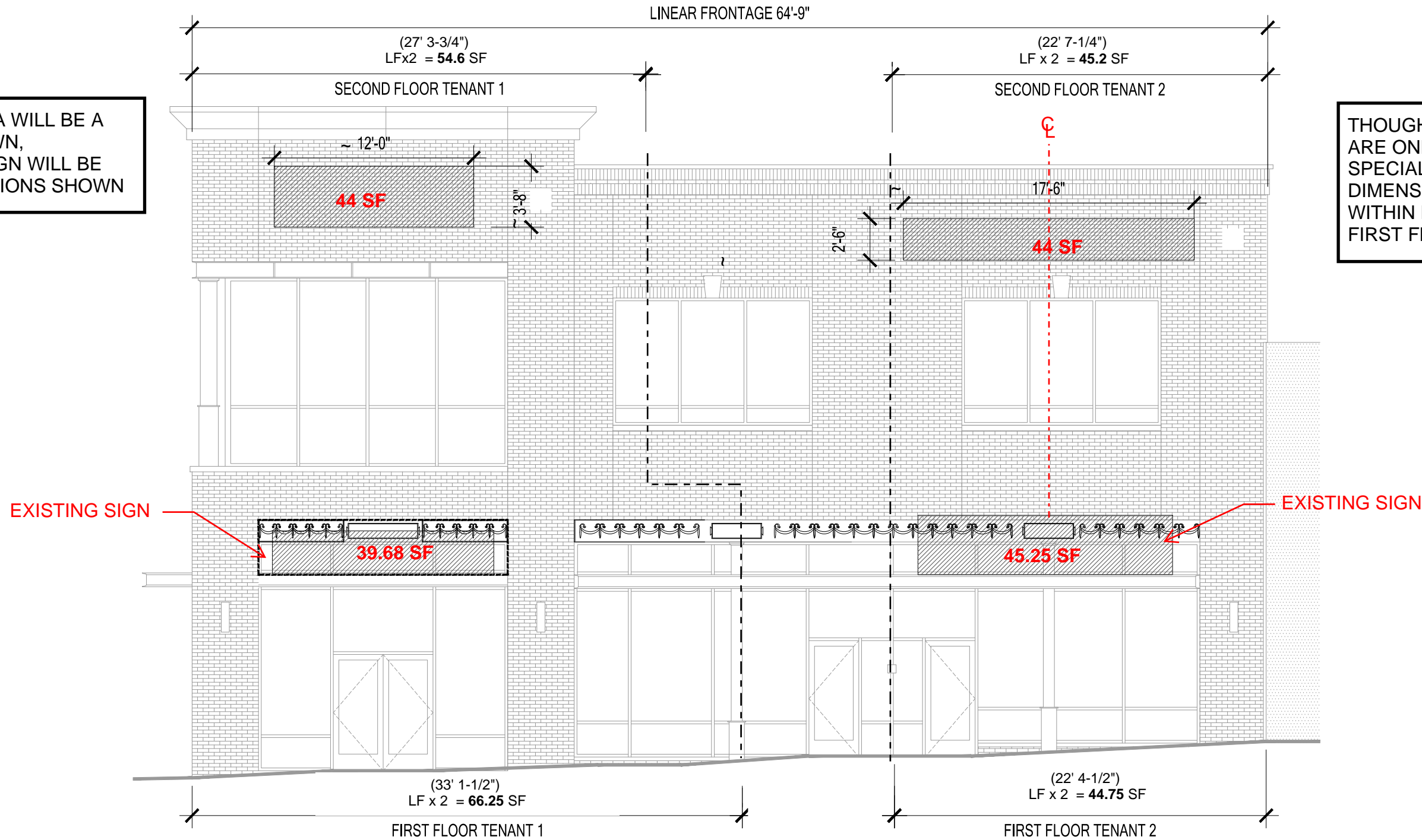
EXHIBIT "A"

Example of proposed type, style, location, & size of second floor sign (McFarlin)



PROPOSED SECOND FLOOR SIGNS

~ACTUAL SIGN AREA WILL BE A
MAX OF AREA SHOWN,
PROPORTION OF SIGN WILL BE
NOMINALLY DIMENSIONS SHOWN



THOUGH SECOND FLOOR SIGNS
ARE ONLY ALLOWED THUR
SPECIAL SIGN DISTRICT
DIMENSIONS ARE SHOWN TO BE
WITHIN LIMITS REQUIRED FOR
FIRST FLOOR SIGNS

HILLCREST AVENUE FRONTAGE

ALLOWABLE SIGNAGE AREA UNDER CURRENT ORDINANCE [ALLOWABLE SF = 2 * (LINEAR FRONTAGE) ; 1ST FLOOR ONLY]			
	ALLOWED	PROPOSED	REMAINING
FIRST FLOOR SIGN AREA	=111SF	=84.93 SF	=26.07 SF
SECOND FLOOR SIGN AREA	=0 SF	88	
TOTAL	=111 SF	=172.93 SF	

TOTAL SIGN AREA **PERMITTED** BY RIGHT ON HILLCREST = 111 SF

TOTAL SIGN AREA **REQUESTED** ON HILLCREST FRONTAGE = 179.93SF -
EXCEEDS SQUARE FOOTAGE BY RIGHT BY 61.93SF OR 55.8%



EXAMPLES OF ACTUAL SIGNS THAT MEET PROPOSED CRITERIA

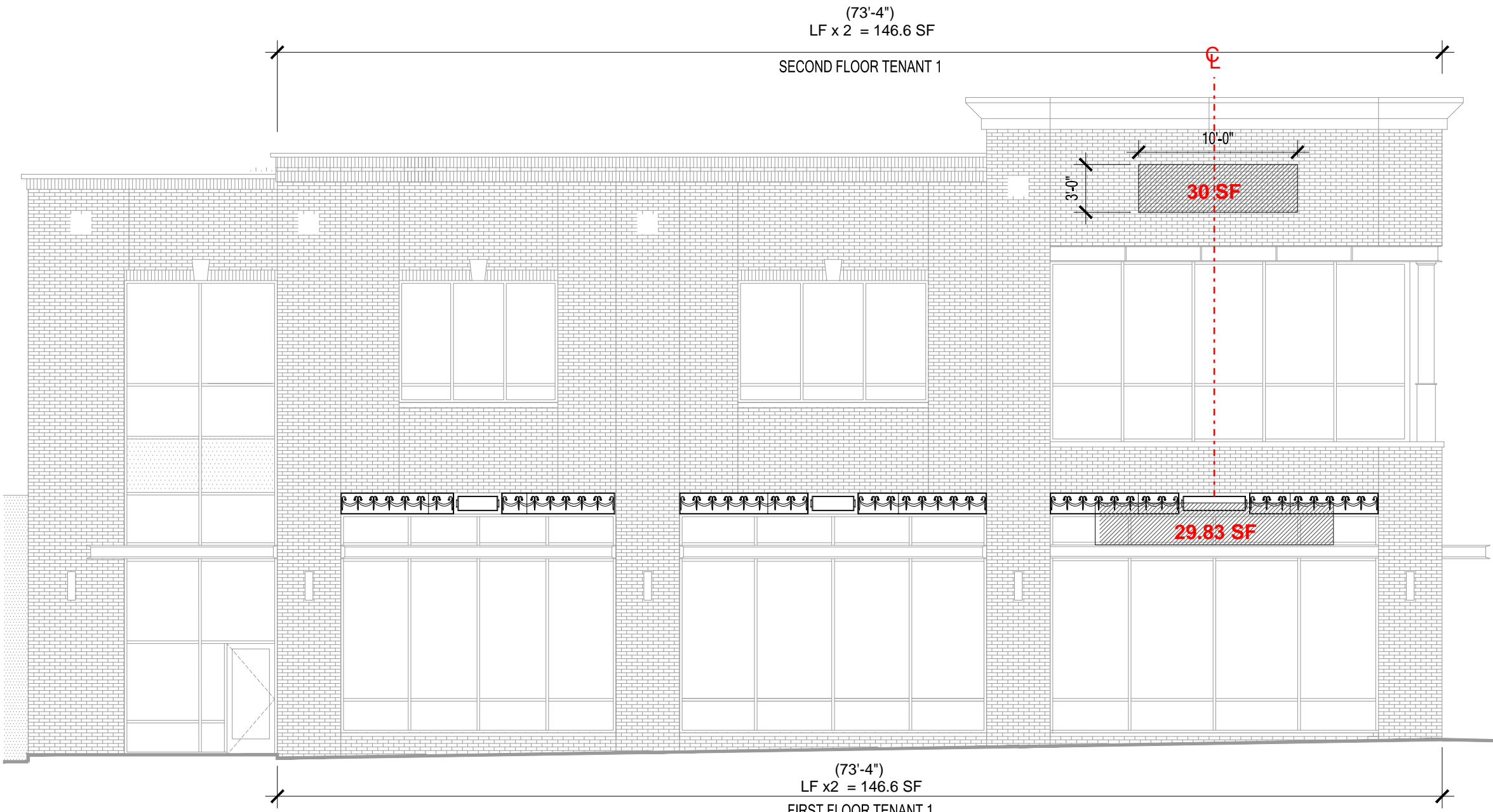


Example of proposed type, style, location, & size of second floor sign (McFarlin)

REQUESTED SIGN ZONED AND SIGN AREA

~ACTUAL SIGN AREA WILL BE A
MAX OF AREA SHOWN,
PROPORTION OF SIGN WIL BE
NOMINALLY DIMENSIONS 30SF

THOUGH SECOND FLOOR SIGNS
ARE ONLY ALLOWED THUR
SPECIAL SIGN DISTRICT
DIMENSIONS ARE SHOWN TO BE
WITHIN LIMITS REQUIRED FOR
FIRST FLOOR SIGNS



McFARLIN BLVD. FRONTAGE

ALLOWABLE SIGNAGE AREA UNDER **CURRENT** ORDINANCE
[ALLOWABLE SF = 2 * (LINEAR FRONTAGE) ; 1ST FLOOR ONLY]

	ALLOWED	PROPOSED	REMAINING
FIRST FLOOR SIGN AREA	=146.6 SF	=29.83 SF	=116.77SF
SECOND FLOOR SIGN AREA	=0 SF	=30 SF	
TOTAL	=146.6 SF	=59.83 SF	=86.77SF

TOTAL SIGN AREA PERMITTED BY RIGHT ON MCFARLIN= 146.6SF

TOTAL SIGN AREA REQUESTED ON MCFARLIN FRONTAGE =59.83SF- UNDER
BY RIGHT REQUIREMENT BY 86.77SF OR ~60%

ALL PROPOSED SIGNS SHALL BE IN KEEPING WITH THE EXISTING SIGNS ON THE BUILDING WITH REGARDS TO CONSTRUCTION, MATERIALS, LIGHTING, &
APPEARANCE. (MEDIUM BRONZE RETURNS, ACRYLIC FACES WITH INTERNAL ILLUMINATION.)



EXHIBIT B
SPECIAL SIGN DISTRICT
Signage Regulations

6401 HILLCREST AVENUE –

Legal Description- UNIVERSITY PARK ADDITION, BLOCK 1, PART of LOT 15 (70' X 120')

Special Sign District Regulations

1. Second story signs shall match the first story signs in appearance and illumination, specifically:
 - a. Medium Bronze Returns
 - b. Acrylic Faces
 - c. Internal Illumination, and
2. The second story signs be centered over the first story signs.
3. The second story signs shall number no more than two facing Hillcrest Avenue and one facing McFarlin Boulevard
4. The second story business signs shall be no larger than:
 - a. 44 square feet in area fronting Hillcrest Avenue
 - b. 30 square feet in area facing McFarlin Boulevard
5. Also see attached approved graphics package.
6. All elements of the sign installation must:
 - a. Be approved through permit application and review
 - b. Conform to provisions of the Code of Ordinances, Section 3.09 – SIGNS.