

ORDINANCE NO. 779

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEDWIG VILLAGE, TEXAS AMENDING ARTICLE V, ZONING REGULATIONS, SECTION 507, SIGNS, SUBSECTION 507(C)(1), OF THE HEDWIG VILLAGE PLANNING AND ZONING CODE, TO DECREASE THE AMOUNT OF HIGHWAY I-10 FRONTAGE ROAD REQUIRED FOR A LARGE MONUMENT SIGN AND DECREASE THE AMOUNT OF ABUTTING ROAD REQUIRED FOR A SMALL MONUMENT SIGN WITHIN THE BUSINESS DISTRICT B ZONING DISTRICTS OF THE CITY.

WHEREAS, pursuant to Section 705 of the Hedwig Village Planning and Zoning Code, the City Council of the City of Hedwig Village, Texas and the Planning and Zoning Commission of the City of Hedwig Village, Texas have held a joint public hearing to consider possible amendments to the Hedwig Village Planning and Zoning Code; and

WHEREAS, pursuant to Section 710 of the Hedwig Village Planning and Zoning Code, the Planning and Zoning Commission of the City of Hedwig Village, Texas submitted its written recommendation to the City Council of the City of Hedwig Village, Texas concerning proposed amendments to Article V, Zoning Regulations, Section 507, Signs, Subsection 507(C)(1), of the Hedwig Village Planning and Zoning Code; and

WHEREAS, pursuant to Sections 711 and 712 of the Hedwig Village Planning and Zoning Code, the City Council of the City of Hedwig Village, Texas, has considered the recommendation of the Planning and Zoning Commission, concerning the proposed amendments to the City's Planning and Zoning Code to decrease the amount of Highway I-10 frontage road required for a large monument sign and decrease the amount of abutting road required for a small monument sign within the Business District B of the City; and

WHEREAS, the City Council of the City of Hedwig Village, Texas, has concluded that amendments should be made to Article V, Zoning Regulations, Section 507, Signs, Subsection 507(C)(1), of the Hedwig Village Planning and Zoning Code to decrease the amount of Highway I-10 frontage road required for a large monument sign and decrease the amount of abutting road required for a small monument sign within the Business District B of the City;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HEDWIG VILLAGE, TEXAS THAT:

Section 1. The Recitals set forth above are found to be true and correct and are adopted as the findings of fact of the City.

Section 2. Article V, Zoning Regulations, Section 507, Signs, Subsection 507(C)(1), of the Planning and Zoning Code of the City of Hedwig Village, Texas is

amended read as set out in Appendix A, attached hereto. All other portions of the Planning and Zoning Code not specifically amended hereby remain in full force and effect.

Section 3. All ordinances and parts of ordinances in conflict with this Ordinance are repealed to the extent of the conflict only.

Section 4. If any word, phrase, clause, sentence, paragraph, section or other part of this Ordinance or the application thereof to any person or circumstance, shall ever be held to be invalid or unconstitutional by any court of competent jurisdiction, neither the remainder of this Ordinance, nor the application of such word, phrase, clause, sentence, paragraph, section or other part of this Ordinance to any other persons or circumstances, shall be affected thereby.

Section 5. The City Council officially finds, determines and declares that a sufficient written notice of the date, hour, place and subject of each meeting at which this Ordinance was discussed, considered or acted upon was given in the manner required by the Texas Open Meetings Act, as amended, and that each such meeting has been open to the public as required by law at all times during such discussion, consideration and action. The City Council ratifies, approves and confirms such notices and the contents and posting thereof.

PASSED, APPROVED and ADOPTED this, the 17th day of December, 2020.

Brian T. Muecke, Mayor
City of Hedwig Village, Texas

ATTEST:

Kelly Johnson, City Secretary
City of Hedwig Village, Texas

Appendix A

Appendix A – PLANNING AND ZONING CODE

Article V. – ZONING REGULATIONS

Section 507 – Signs

Subsection (C)(1)

Section 507(C)(1) to be amended to read as follows:

1. *Permitted signs - Detached.* Any permitted detached sign shall be a monument sign. A monument sign shall be defined as any sign having a solid base for its entire width and which base is in contact with the ground. The overall height-to-length ratio of a monument sign shall approximate the ratio of 1:1.618. There shall be two categories of monument signs: large monument signs that may only face Interstate Highway I-10 and small monument signs.

a. *Large monument signs.* The following provisions shall apply to large monument signs, as defined below:

i. Any owner of commercial property in district B having a minimum of 275 feet of property line abutting Interstate Highway I-10 may erect a large monument sign for each 275 feet of property. For purposes of this section, multiple owners having adjoining lots may join their frontage lengths together in order to achieve the minimum feet of property line abutting Interstate Highway I-10 required hereunder. In such case, said multiple owners may erect a single large monument sign representing the combined properties so long as such sign meets all requirements otherwise set forth herein.

ii. Any sign permitted under this subsection shall be located on the owner's property and shall be set back at least three feet from any road right-of-way or road easement along Interstate Highway I-10.

iii. The maximum height (top) of the sign structure shall be ten feet above the average natural grade ("large monument sign"). The maximum length of the sign shall be 16 feet. The thickness of the sign shall be no less than two feet and no more than five feet.

iv. Content on the sign, including the number of tenants listed, will be at the discretion of the property owner authorized to construct a sign hereunder.

v. Owners shall have flexibility in choice of materials for large monument signs, subject to the following: a) the base and exterior surface of the sign, excluding the advertising portion of the sign, shall be formed of a masonry building material such as stone, brick, concrete, marble, granite, or the like and b) such building materials shall either duplicate those materials of the property's building or otherwise be complementary with the building.

vi. The sign shall include landscaping as set forth herein. Such landscaping shall conform to city authorized landscaping plans. The minimum landscaping ratio for signs will be a circumference ratio of 4:1, or four feet in sign height to one foot for planting out from each sign face. Plans for landscaping will be approved by the parks and beautification committee and will use the accepted plant and tree list provided by the city.

vii. All sign illumination for large monument signs shall be from within the sign and must be approved by the city. There shall be no lighting affixed to the external structure of the sign.

viii. The sign may have content on both large faces of the sign. No other portion of the sign, including the base, sides or other support structure for the sign may display content.

ix. The sign face of each large monument sign shall be perpendicular to the property line along which they are placed and positioned approximately midway along the I-10 road easement.

x. A large monument sign shall not be erected within 200 feet of another large monument sign.

b. *Small monument signs.* The following provisions shall apply to small monument signs as defined below:

i. Any owner of commercial property in district B having a minimum of 200 feet of a property line abutting a road may erect a single small monument sign, as defined below, approximately midway along such property line. If any owner of a commercial property in district B has a minimum of 500 feet of property abutting a road, then they may erect up to two small monument signs along such road subject to the spacing requirements set forth in this section. For purposes of this section, multiple owners having adjoining lots may join their frontage lengths together in order to achieve the minimum feet of property line abutting any said road as required hereunder. In such case, said multiple owners may erect a single small monument sign representing the combined properties so long as such sign meets all the requirements otherwise set forth herein.

ii. The overall size of a sign shall be four feet high from the grade by six point five feet long. The small monument sign structure shall consist of a one foot high base above which is mounted a three-foot-high sign face. The thickness of the sign shall be no less than one foot and no more than two feet.

iii. Small monument signs shall be perpendicular to the property line along which they are placed.

iv. Sign illumination for a small monument sign shall be from the ground or from within the sign and must be approved by the city. There shall be no lighting affixed to the external structure of the sign.

v. The specific content on the sign, including the number of tenants listed, will be at the discretion of the property owner authorized to construct a sign hereunder.

vi. Any sign permitted under this subsection shall be located on the owner's property and shall be set back at least three feet from any road right-of-way or road easement.

vii. A small monument sign shall not be erected within 150 feet of another small monument sign.

viii. Owners shall have flexibility in choice of materials for small monument signs, subject to the following: (1) the base and exterior surface of the sign, excluding the advertising portion of the sign, shall be formed of a masonry building material such as stone, brick, concrete,

marble, granite, or the like and (2) such building materials shall either duplicate those materials of the property's building or otherwise be complementary with the building.