



CITY OF BUNKER HILL VILLAGE

THE PLANNING AND ZONING COMMISSION OF THE CITY OF BUNKER HILL VILLAGE, TEXAS, WILL MEET ON TUESDAY, MARCH 26, 2024, AT 11:30 A.M. IN THE CITY HALL COUNCIL CHAMBERS AT 11977 MEMORIAL DRIVE FOR THE PURPOSE OF DISCUSSION AND POSSIBLE ACTION ON THE FOLLOWING:

NOTICE OF MEETING BY TELEPHONE AND VIDEO CONFERENCE:

In accordance with Texas Government Code, Sec. 551.127, on a regular, non-emergency basis, Board members may attend and participate in a meeting remotely by video conference. Should such attendance transpire, a quorum of the Planning and Zoning Commission will be physically present at the location noted above on this agenda.

This meeting agenda, and the agenda packet, are posted online at

www.bunkerhilltx.gov

The public will be able to observe and participate in the meeting as follows:

Join Zoom Meeting

<https://us06web.zoom.us/j/84947774461?pwd=dp5LyZrJ6afCYcajbYV6wpwacA9iuW.1>

Meeting ID: 849 4777 4461

Passcode: 289628

Dial by your location

+1 346 248 7799 US (Houston)

The public will be permitted to offer public comments by video conference as provided by the agenda and as permitted by the presiding officer during the meeting. A recording of the meeting will be made and will be available to the public in accordance with the Open Meetings Act upon written request.

- I. **CALL TO ORDER**
- II. **PUBLIC COMMENTS**
- III. **CONSIDERATION AND POSSIBLE ACTION REGARDING APPROVAL OF THE FEBRUARY 27, 2024, MEETING MINUTES**
- IV. **CONSIDERATION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE CITY COUNCIL TO APPROVE A FINAL PLAT FOR 349 KNIPP ROAD**
- V. **REVIEW, DISCUSSION, AND DIRECTION ON AN APPLICATION FOR AN AMENDMENT TO THE SPECIFIC USE PERMIT FOR MEMORIAL DRIVE PRESBYTERIAN CHURCH LOCATED AT 11612 MEMORIAL DRIVE TO INSTALL REPLACEMENT SIGNAGE**
- VI. **PRESENTATION, PUBLIC HEARING AND CONSIDERATION AND ACTION ON AMENDING THE CITY’S ZONING ORDINANCE**

ALL INTERESTED PARTIES SHALL HAVE THE RIGHT AND OPPORTUNITY TO APPEAR AND BE HEARD ON THE ITEM LISTED BELOW:

AN ORDINANCE OF THE CITY OF BUNKER HILL VILLAGE, TEXAS, AMENDING APPENDIX “A”, ZONING, OF ITS CODE OF ORDINANCES BY AMENDING SECTION 2.01, GENERAL, OF ARTICLE II, DEFINITIONS, TO AMEND THE DEFENITION OF PERMEABLE; BY AMENDING SECTION 5.04, AREA REGULATIONS, SIZE OF LOT, OF ARTICLE V, DISTRICT A REGULATIONS, AND SECTION 6.04, AREA REGULATIONS, SIZE OF LOT, OF ARTICLE VI, DISTRICT B REGULATIONS, OF APPENDIX A, ZONING, TO ADD THAT SYNTHETIC TURF SHALL BE CONSIDERED A PERMEABLE SURFACE, SHALL BE PROHIBITED IN THE FRONT YARD, SHALL NOT BE VISIBLE FROM A PRIVATE OR PUBLIC STREET, AND MUST BE INSTALLED IN ACCORDANCE WITH CERTAIN MANUFACTURER’S AND CITY SPECIFICATIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY WITH EACH DAY CONSTITUTING A NEW VIOLATION

Open Public Hearing

RECEIVE COMMENTS FROM THE PUBLIC, EITHER ORAL OR WRITTEN, REGARDING THE FOLLOWING:

AN ORDINANCE OF THE CITY OF BUNKER HILL VILLAGE, TEXAS, AMENDING APPENDIX “A”, ZONING, OF ITS CODE OF ORDINANCES BY AMENDING SECTION 2.01, GENERAL, OF ARTICLE II, DEFINITIONS, TO AMEND THE DEFENITION OF PERMEABLE; BY AMENDING SECTION 5.04, AREA REGULATIONS, SIZE OF LOT, OF ARTICLE V, DISTRICT A REGULATIONS, AND SECTION 6.04, AREA REGULATIONS, SIZE OF LOT, OF ARTICLE VI, DISTRICT B REGULATIONS, OF APPENDIX A, ZONING, TO ADD THAT SYNTHETIC TURF SHALL BE CONSIDERED A

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Close Public Hearing

CONSIDERATION AND POSSIBLE ACTION REGARDING THE FOLLOWING:

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VII. ADJOURN

I, Gerardo Barrera, City Administrator, for the City of Bunker Hill Village, certify that the above notice of meeting was posted in a place convenient to the general public in compliance with Chapter 551, Texas Government Code, by Friday, March 22, 2024, by 12:00 p.m.

(SEAL)



Gerardo Barrera, City Administrator/ Acting City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to public meetings. Please contact the office of the City Secretary at 713-467-9762 for further information.

**MINUTES OF A PUBLIC MEETING
OF THE CITY OF BUNKER HILL VILLAGE
PLANNING AND ZONING COMMISSION
TUESDAY, FEBRUARY 27, 2024**

I. CALL TO ORDER

Chair Bill Going called the Planning and Zoning Commission Meeting to order at 11:30 a.m. based on a quorum of members present:

Present

Bill Going, Chair
John Gillette, Vice-Chair
Jack Christiansen, Commissioner
Paul Reinbolt, Commissioner
Catherine Wile, Commissioner
Billy Murphy, Commissioner *via Zoom*

Staff in Attendance

Gerardo Barrera, City Administrator
Elvin Hernandez, Director of Public Works
Loren Smith, City Attorney
Jennifer Namie, Assistant to the City Secretary
Keith Brown, City Council Liaison
Mallory Pack, Management Analyst

Absent

Monica Muschalik, Commissioner

II. PUBLIC COMMENTS

There were no public comments.

III. CONSIDERATION AND POSSIBLE ACTION REGARDING APPROVAL OF THE JANUARY 23, 2024, MEETING MINUTES

A motion was made by Vice-Chair Gillette and seconded by Commissioner Wile to approve the January 23, 2024 meeting minutes.

The motion carried 5-0

Commissioner Murphy did not vote.

IV. CONSIDERATION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE CITY COUNCIL TO APPROVE A FINAL PLAT FOR 9 VALLEY FORGE

At the January 2024 meeting, the Planning and Zoning Commission voted to recommend to City Council to amend the subdivision ordinance by removing the preliminary plat process as a result of legislature that imposed time requirements on plat approval. In February 2024,

City Council voted to approve Ordinance No. 24-621, formally amending Chapter 14 of the Code of Ordinances to remove the preliminary plat process.

During the plan review of a new home at 9 Valley Forge, it was found that no final plat had been recorded with Harris County. The property does not qualify for a short-term final plat as the property is on a private street and not within an existing public street circulation. The property owner's representatives submitted the plat for the Planning and Zoning Commission and ultimately, the City Council's approval.

Staff and the City's consultant have reviewed the plat and find that it meets all requirements of the City's Code of Ordinance.

A motion was made by Vice-Chair Gillette and seconded by Commissioner Christiansen to recommend approval of a final plat for 9 Valley Forge.

The motion carried 5-0

Commissioner Murphy did not vote.

V. REVIEW, DISCUSSION, AND DIRECTION ON AN APPLICATION FOR AN AMENDMENT TO THE SPECIFIC USE PERMIT FOR MEMORIAL DRIVE PRESBYTERIAN CHURCH LOCATED AT 11612 MEMORIAL DRIVE TO INSTALL REPLACEMENT SIGNAGE

Memorial Drive Presbyterian Church (MDPC), located at 11612 Memorial Drive, operates under a specific use permit (SUP). The SUP outlines a detailed site plan and specific conditions on MDPC property.

At the April 2023 Planning and Zoning Commission Meeting, MDPC presented an application for an amendment to the SUP for Commission review, discussion, and direction for the following:

1. Replacement of existing signs (3 total)
2. New pickleball courts (2 total) with covered structure and site amenities

The Commission discussed the items and recommended separating the two requests. In discussions with the Commission and staff, MDPC representatives expressed that the pickleball courts were the highest priority and would pursue replacing the signage at a later time.

At the November 2023 meeting, the Commission held a public hearing on the proposed pickleball courts and voted 6-1 to recommend approval to the City Council of amending the SUP for MDPC to install new pickleball courts with a covered structure and site amenities as presented. At the February 2024 City Council meeting, Council voted 3-1 to approve the amendment.

MDPC is now revisiting the signage request which involves replacing existing signs at three (3) locations along Memorial Dr. and Blalock Rd. The proposed signs are electronic.

The City has approved SUPs in the past for electronic signs at Frostwood Elementary School, Bunker Hill Elementary School, and Memorial Drive Lutheran Church. The SUPs

incorporate conditions related to color and hours of operation so that the sign can be illuminated.

Katherine Tees, the architect for the project, presented the proposed electronic signage, including screen locations, size, and sign height, for Commission direction and feedback.

Commission discussion included the following:

- The number of lumens permitted for electronic signs
- Permissible hours for sign illumination
- Frequency of/ timing intervals for changing the displayed message on the screen

To ensure consistency, the Commission directed staff to review the SUP conditions for electronic signs previously approved at Frostwood Elementary School, Bunker Hill Elementary School, and Memorial Drive Lutheran Church. Additionally, the Commission recommended that MVPD review the lumens of the signs, as well as the proposed placement for traffic safety and sight visibility considerations. MDPC stated they also would investigate the process that was followed in Spring Valley Village for a similar request that was approved.

Council Liaison/ Councilmember Brown made a statement that City Council would unlikely approve animations on the screens, and also would request an assessment from MVPD. City Administrator Barrera addressed the Commission that they could also instruct MDPC to commission a traffic study by a licensed traffic engineer to certify that the signs would not impede and/or cause sight visibility and traffic issues.

No action was taken on this item.

VI. REVIEW, DISCUSSION, AND DIRECTION ON AMENDING THE CITY'S ZONING ORDINANCE

AN ORDINANCE OF THE CITY OF BUNKER HILL VILLAGE, TEXAS, AMENDING APPENDIX "A", ZONING, OF ITS CODE OF ORDINANCES BY AMENDING SECTION 2.01, GENERAL, OF ARTICLE II, DEFINITIONS, TO AMEND THE DEFINITION OF PERMEABLE; BY AMENDING SECTION 5.04, AREA REGULATIONS, SIZE OF LOT, OF ARTICLE V, DISTRICT A REGULATIONS, AND SECTION 6.04, AREA REGULATIONS, SIZE OF LOT, OF ARTICLE VI, DISTRICT B REGULATIONS, OF APPENDIX A, ZONING, TO ADD THAT SYNTHETIC TURF SHALL BE CONSIDERED A PERMEABLE SURFACE AND SHALL BE PROHIBITED IN THE FRONT YARD; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY WITH EACH DAY CONSTITUTING A NEW VIOLATION

At the June 2023 City Council meeting, staff presented a synthetic turf ordinance as recommended by the Planning and Zoning Commission. Council noted concerns with lot coverage limitations and the definition of permeability; the motion to adopt the ordinance failed 3-2. Council directed staff to bring the ordinance back to the Commission and Drainage Committee for additional review, discussion, and recommendations based on the following feedback:

- Define turf installation requirements

- If turf satisfies installation requirements and is fully permeable, turf should be considered landscaping and not counted towards 55% of lot coverage. However, if turf is impermeable, then turf should be included in the 45% lot coverage calculation.

At the August 2023 meeting, the Drainage Committee discussed the following:

- Turf is already defined as permeable if installed per City and manufacturer specifications (with a minimum infiltration rate of 10”in. p/hr). Any changes may need to update the definition in the Drainage Criteria Manual.

Based on the feedback from the August meeting, the Commission focused on three points of interest:

1. Definition

- Synthetic turf is defined as permeable in the Drainage Criteria Manual.
- Lot coverage restrictions (if applicable)
- Drainage calculation of turf versus natural grass

2. Optics

- Restricted in the front yard and side rear yard
- Cannot be visible from public or private street
- No color restrictions in back yard
- Not allowed in designated green space in rear yards. Turf placed in utility easements or over city utilities will not be replaced if removed during needed repair. Restoration will be the responsibility of the property owner.

3. Permeable

- Standard for installation is based on manufacturer specifications
- Restrict impermeable base material
- Ensure proper drainage

After discussions with the City’s Drainage Engineer, staff presented the following “tiered” approach at the October 2023 meeting:

Tier 1 – No additional requirements needed for an area covering 1,000 square feet (s.f.).

- The City currently allows up to 200 s.f. of impervious surface without any detention requirements. Using the 0.75 acre feet/ac detention rate, this calculates 150 cubic feet of “free” detention. Using this calculation for turf, the calculated volume that would be provided on a standard 4” base (rock+gravel layers) x 40% void ratio, this calculates to approximately 133.33 cubic feet for an area of 1,000 s.f.

Tier 2 – Over 1,000 s.f. up to 55% lot coverage

- Same requirement that currently exists.

Tier 3 – Over 1,000 s.f. and over 55% lot coverage

- This would require the design of a drainage system draining into an on-site detention system. For coverage over 55% lot coverage detention must be calculated at 0.75 ac-ft/ac. Volume will be included in the rock and gravel layers therefore the designer must provide specifications of volume calculations. If the volume under the base layer is insufficient, additional detention must be provided.

The Commission did not favor the tiered approach and recommended changing the 1,000 s.f. calculation to a percentage to more accurately account for variations in lot sizes. Additionally, the Commission recommended the manufacturer and city standard for installation remain a requirement.

On January 9, 2024, staff met with the Drainage Committee and presented information based on recent new developments within the City with proposed calculations that illustrated design coverage percentage and the percentage of the remaining that could be utilized for turf. This assumed 55% max lot coverage. The exercise intended to show the amount of turf in square footage and the amount of cubic feet needed for additional detention. After discussion, the Drainage Committee recommended the following:

1. No changes to the current Drainage Criteria Manual
2. Maximum lot coverage to remain at 55% and maintain “no net new” water run-off

At the January 2024 meeting, the Commission instructed staff to work with the City’s Drainage Engineer to review the following at the February meeting:

- Turf installation methods
- Examine how other entities regulate installation
- Calculation between natural grass and turf

Mike McClung, the City’s Drainage Engineer, provided a presentation for additional review and information based on the direction from the January meeting.

After the presentation, the Commission discussed only regulating the location of turf so that it is restricted in the front yard and not visible from any public or private street. The Commission recommended that drainage considerations and potential environmental issues be delegated back to the Drainage Committee for further review and be evaluated on a case-by-case basis utilizing the Drainage Criteria Manual as the standard for these assessments.

No action was taken on this item and will be placed on the next agenda as a public hearing for possible action.

Commissioner Reinbolt left the meeting at 12:50 p.m.

VII. ADJOURN

A motion was made by Vice-Chair Gillette and seconded by Commissioner Wile to adjourn the meeting at 1:07 p.m.

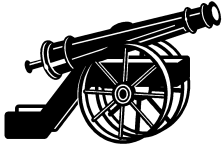
The motion carried 6-0

Approved and accepted on March 26, 2024.

William Going, Chair

ATTEST:

Gerardo Barrera, City Administrator/ Acting City Secretary



**City of Bunker Hill Village
Planning and Zoning Commission
Agenda Request**

Agenda Date: March 26, 2024
Agenda Item: IV
Subject: Final Plat
Exhibits: Final Plat
Presenter(s): Gerardo Barrera, City Administrator

Executive Summary

During the plan review of a new home at 349 Knipp, it was discovered that no final plat had been recorded with Harris County. Representatives of the property owner have submitted the plat for approval by the Planning and Zoning Commission and ultimately, City Council. The property does not qualify for a short term final plat as the property is located on a private street and not within an existing public street circulation.

Staff has reviewed the plat and found that it meets all requirements of the City's Code of Ordinance.

Recommended Action

Staff recommends the Planning and Zoning Commission recommend approval of the final plat to the City Council.



City of Bunker Hill Village
Planning and Zoning Commission
Agenda Request

Agenda Date:	March 26, 2024
Agenda Item:	V
Subject:	Specific Use Permit (SUP) for Memorial Drive Presbyterian Church (MDPC)
Exhibits:	Presentation
Presenter(s):	Gerardo Barrera, City Administrator

Executive Summary

Memorial Drive Presbyterian Church (MDPC), located at 11612 Memorial Drive, operates under a specific use permit (SUP). The SUP outlines a detailed site plan and specific conditions on MDPC property.

At the April 2023 Planning and Zoning Commission Meeting, MDPC presented an application for an amendment to the SUP for Commission review, discussion, and direction for the following:

1. Replacement of existing signs (3 total)
2. New pickleball courts (2 total) with covered structure and site amenities

The Commission discussed the items and recommended separating the two requests. In discussions with the Commission and staff, MDPC representatives expressed that the pickleball courts were the highest priority and would pursue replacing the signage at a later time.

At the November 2023 meeting, the Commission held a public hearing on the proposed pickleball courts and voted 6-1 to recommend approval to the City Council of amending the SUP for MDPC to install new pickleball courts with a covered structure and site amenities as presented. At the February 2024 City Council meeting, Council voted 3-1 to formally approve the amendment.

MDPC is requesting to replace existing signs in three (3) locations along Memorial Dr. and Blalock Rd. with electronic signs. At the February 2024 meeting, MDPC made a presentation that illustrated the proposed electronic signage, including screen locations, size, and sign height, for Commission direction and feedback.

Commission discussion included the following:

- The number of lumens permitted for electronic signs
- Permissible hours for sign illumination
- Frequency of/ timing intervals for changing the displayed message on the screen

- MVPD assessment of the lumens of the signs and proposed locations for traffic safety and sight visibility considerations

The City has granted SUPs in the past for electronic signs at Frostwood Elementary School, Bunker Hill Elementary School, and Memorial Drive Lutheran Church. The SUPs incorporate conditions related to color and hours of operation that the sign can be illuminated.

The City's Code for institutional signage includes the following:

§ 7.11. - Signs.

It shall be unlawful for any person to erect, construct, install, or maintain any sign within the city except one specifically permitted by this section. No sign, except one authorized or required by governmental authority, shall be placed or allowed to project in, along, or over a public street, sidewalk, easement, or other public property. Only the following type signs, of the size and dimensions specified, shall be permitted in the city:

D. Institutional signs. Institutions located within the city shall be allowed to erect one (1) permanent freestanding ground sign within each yard of the lot or parcel of land on which such institution is situated which fronts or is adjacent to a street. No such sign shall exceed fifty (50) square feet in total area, including the supporting structure, and the sign face, or "message area," shall not exceed twenty (20) square feet. No such sign shall exceed five (5) feet in height above the immediately adjacent natural grade, or be placed within one (1) foot of a roadway right-of-way. Such signs shall not impede traffic visibility or constitute a traffic hazard. In addition to the foregoing, such signs shall comply with, and be subject to, the following:

1. All institutional signs shall be subject to approval by the city council, upon recommendation of the Planning and Zoning Commission. The institution requesting approval shall submit to the commission a drawing of the proposed sign, together with a description and other information sufficient to determine whether the sign is in compliance with this section. The commission shall, as soon as practicable following submission of the request for approval of a proposed sign, advise the applicant whether it recommends approval or disapproval and, if disapproval is recommended, the reasons therefor. The applicant may revise the proposal and resubmit it for review by the commission. After review, the commission shall deliver its written recommendation to city council.
2. Institutional signs may be illuminated if by means which do not include neon, strobe, blinking, moving, or other similar attention-arresting lighting devices. Any such sign shall be constructed of materials substantially similar to the existing design, construction and appearance of the institution to which such sign pertains. The structural portion of the sign, same being that portion other than the sign face or "message area," shall be constructed of stone, brick or wood. The message portion of any such sign, including lettering or logos, shall be of subdued natural earth colors, such as white, black, gray, brown or dark green.

SUP & Amendment Process

The purpose of the SUP process and regulations is to allow the proper integration of uses which may be suitable in specific locations within the City. Any future requests by the applicant must meet the existing SUP or an amendment is required.

As stated in the Code of Ordinances, before any specific use is permitted in the applicable zoning district, a report from the Planning and Zoning Commission must be directed to the City Council accompanied by the Commission's recommendation for approval or denial. The report shall include, but need not be limited to, the following:

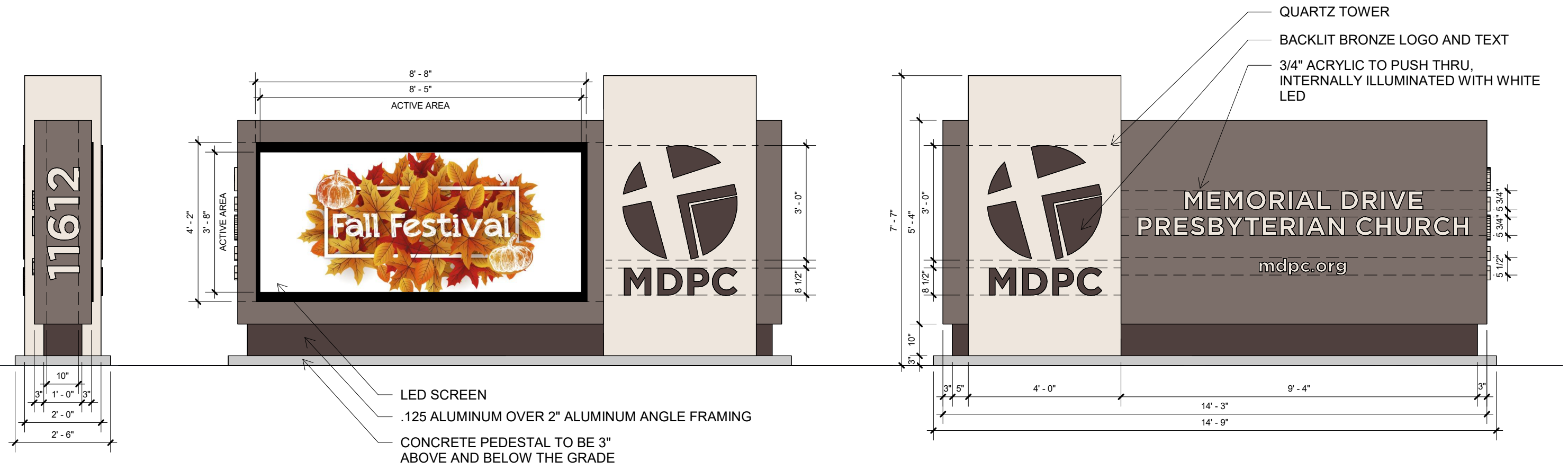
- A. *Ingress and egress*: Ingress and egress to the property and proposed structures thereon, with particular reference to automobile and pedestrian safety and convenience, traffic flow and control, and access in the event of fire or other catastrophe.
- B. *Off-street parking*: Off-street parking and loading areas where required, with particular attention to the items set forth in subsection A of this section, and the economic, noise, glare, and other effects of the specific use on adjoining properties and other properties generally in the district and city.
- C. *Service area*: Refuse and service areas, with particular reference to the items set forth in subsections A and B of this section.
- D. *Utilities*: Utilities include water and wastewater with reference to location, availability, and compatibility.
- E. *Drainage*: Drainage plans proposed to meet requirements of the city's drainage ordinance and criteria manual.
- F. *Screening and buffering*: Screening and buffering, either or both, with reference to type, dimensions, and character.
- G. *Signs and lighting*: Sign location and size, proposed exterior lighting with reference to glare and traffic safety and compatibility and harmony with adjacent property and other properties generally in the district and city.
- H. *Trees, yards and open spaces*: Landscaping and required yards, open spaces, and building setback lines.
- I. *Compatibility*: General compatibility with adjacent properties and other properties in the district and city.
- J. *Conformity*: The conformity of the proposed use with the requirements and intent of this ordinance and the comprehensive plan of the city.

The SUP process examines individual sites on a case-by-case basis to determine if the proposal would negatively impact adjacent properties and the City as a whole.

The SUP process provides for conditions to be included to ensure specific concerns are addressed for the various factors.

Recommended Action

Staff recommends that the Planning and Zoning Commission provide direction and feedback.



* ALL 3 MONUMENT SIGNS WILL BE THE SAME SIZE AND DESIGN. REFER TO SITE PLAN FOR LED SCREEN LOCATIONS *



MONUMENT SIGN
3/8" = 1'-0"



SIGN A - 13'-4" X 4'-5"



SIGN B - 12'-2" X 6'-8"



SIGN C - 10'-0" X 4'-6"

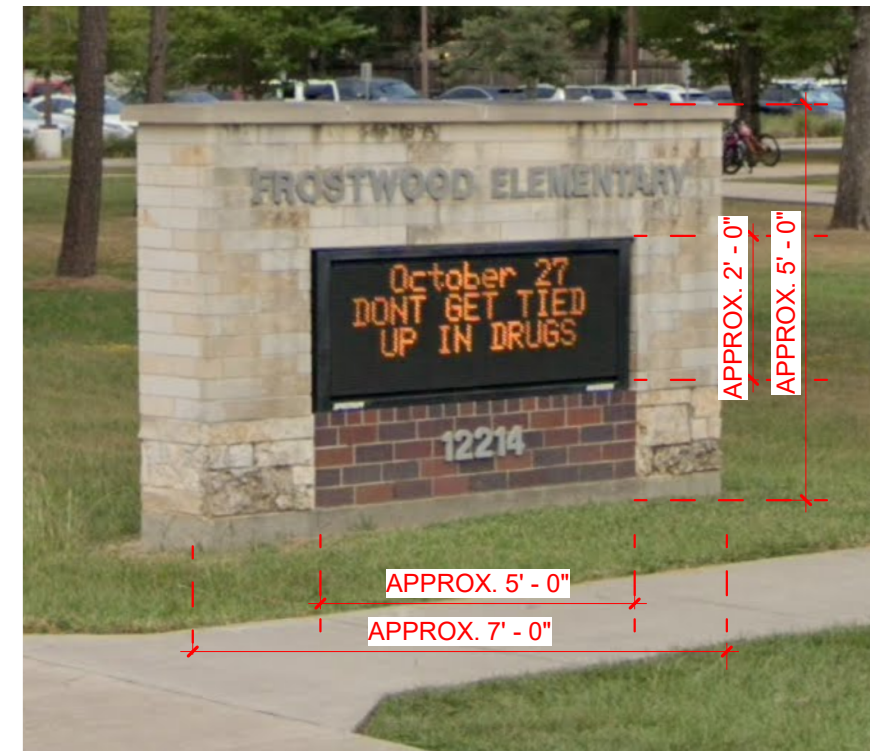


PROPOSED LOCATION

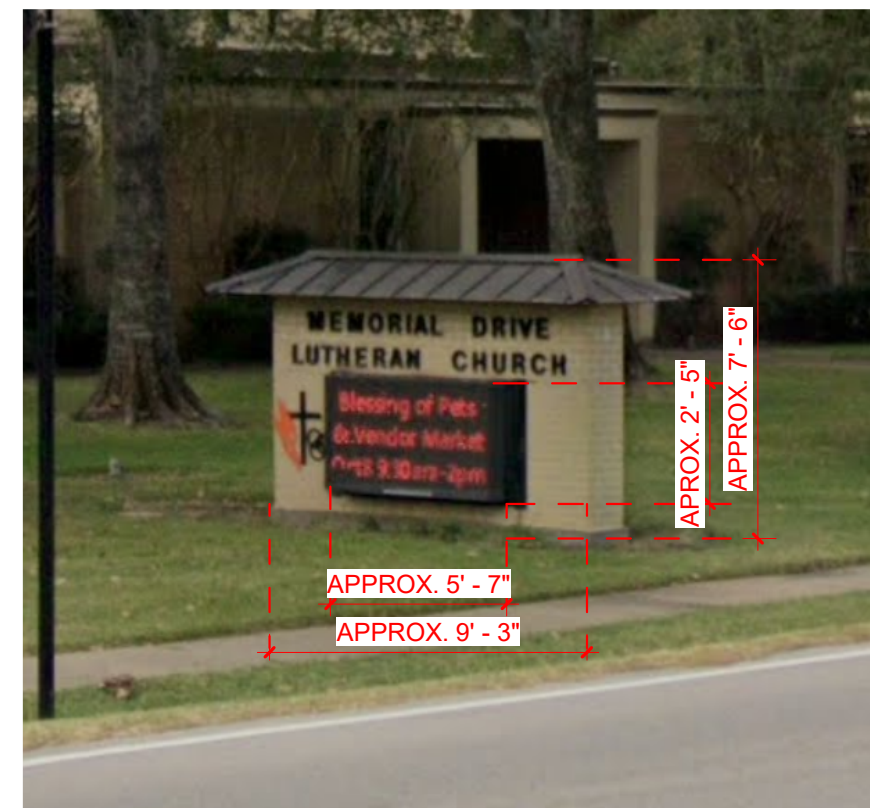
PREVIOUS LOCATION



SECOND BAPTIST CHURCH - MONUMENT SIGN



FROSTWOOD ELEMENTARY SCHOOL - MONUMENT SIGN



MEMORIAL DRIVE LUTHERAN CHURCH - MONUMENT SIGN

§ 7.11. - Signs.

D. Institutional signs. Institutions located within the city shall be allowed to erect one (1) permanent freestanding ground sign within each yard of the lot or parcel of land on which such institution is situated which fronts or is adjacent to a street. **No such sign shall exceed fifty (50) square feet in total area**, including the supporting structure, and the sign face, or **"message area," shall not exceed twenty (20) square feet**. No such sign shall exceed **five (5) feet in height** above the immediately adjacent natural grade, or be placed within one (1) foot of a roadway right-of-way. Such signs shall not impede traffic visibility or constitute a traffic hazard. In addition to the foregoing, such signs shall comply with, and be subject to, the following:

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2. Institutional signs may be illuminated if by means which **do not include neon, strobe, blinking, moving, or other similar attention-arresting lighting devices**. Any such sign shall be constructed of materials **substantially similar to the existing design, construction and appearance of the institution to which such sign pertains**. The structural portion of the sign, same being that portion other than the sign face or "message area," shall be constructed of **stone, brick or wood**. The message portion of any such sign, including lettering or logos, shall be of subdued natural earth colors, such as white, black, gray, brown or dark green.

Proposed Sign Total Area is 92 sqft.

Proposed LED Sign is 31.5 sqft.

Proposed Sign Height is 7' - 7".

Proposed Signs do not have any strobe lighting. Proposed LED sign is dimmable and programmable.

Proposed Sign Materials match the existing campus and all lettering is in earth tones.



Lighting Units and Terms

Several terms are useful in describing the light characteristics of digital signs. See figure A1.

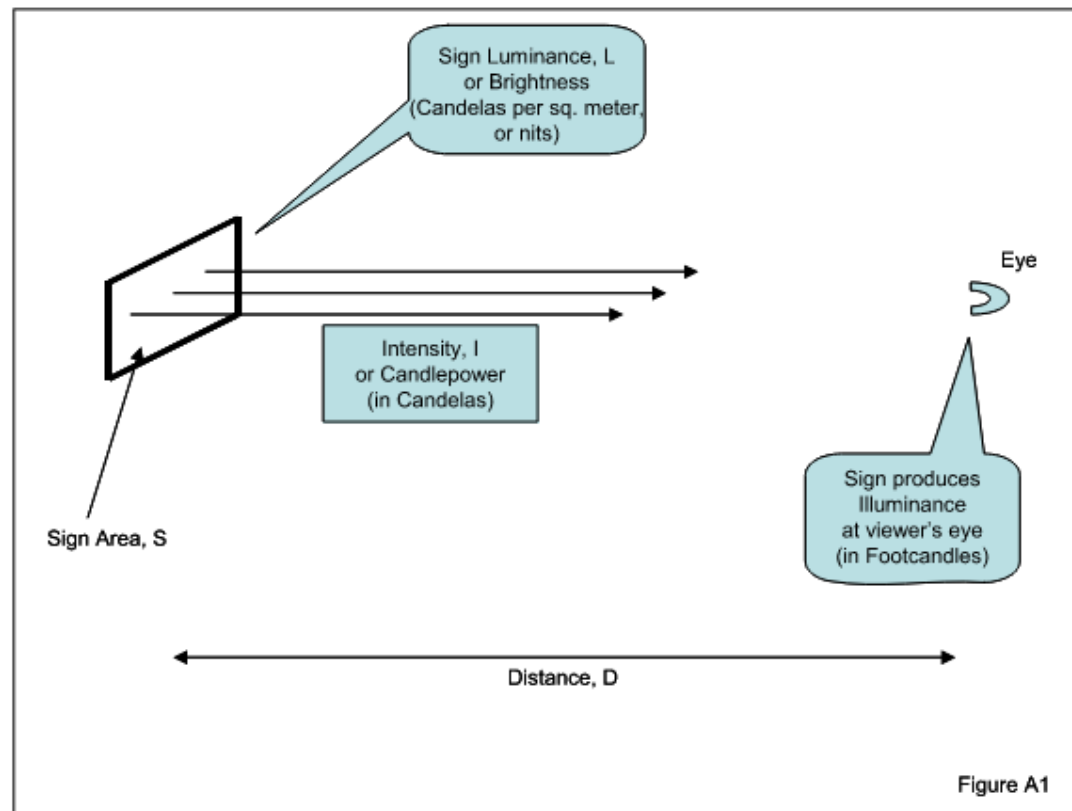


Figure A1

Environmental Lighting Zones

The goals of signage of any type are for the signs to be conspicuous, visible and legible. To achieve this, the brightness of the sign needs to be appropriate for the area in which it is used. A dimly lighted sign in a high ambient brightness urban area likely will not meet its purpose, yet may be perfectly acceptable in a low ambient brightness rural area. The brightness of a sign, therefore, needs to be attuned to the area where it is being used, and in particular to the general lighting levels that are prevalent. Some cities are now assigning Environmental Lighting Zones, where the cities are divided in accordance with the general ambient lighting levels that are in use. It will be useful to take this zoning into account when developing and assigning sign brightness recommendations or limitations. This is addressed in more detail below.

Numerous calculations have been performed to evaluate sign luminance in terms of the TM-11-00 procedures. The calculations involve determining the illuminance in footcandles (fc) at the location of the eyes of a viewer. (Referred to as "eye illuminance.") TM-11-00 provides different eye illuminance limits depending on the lighting zone, LZ1 to LZ4, ranging from low ambient electric light to high ambient electric light. See table 1. (There is also LZ0 where there is no ambient lighting. The latest description of each type of ambient electric light zone is included in Appendix B.)

Zone		Eye Illuminance Limit (fc)
LZ1	Low ambient electric light	0.1
LZ2	Moderate ambient electric light	0.3
LZ3	Moderately high ambient electric light	0.8
LZ4	High ambient electric light	1.5

For example, if a sign is located in an area of moderate ambient light, zone LZ2, the eye illuminance limit is 0.3 footcandles. That is, at a chosen viewer location, the sign should not produce more than 0.3 fc at the viewer's eyes. This can be easily checked: The eye illuminance at the chosen point is measured using a footcandle meter with the sign off, and remeasured with the sign on at whatever dimming setting is being evaluated. Measurement of an all-white display will provide the worst-case conditions. i.e. If an all-white sign meets this condition, all other displays also will comply. The increase caused by switching on the sign should not exceed 0.3 fc.

Providing that a method is available to calculate the sign luminance that will generate a certain illuminance at the eye of a viewer, it can be determined what sign luminance is allowable while not exceeding the eye illuminance limits of TM-11-00. The setting for the signs dimming control then can be easily found. The formula relating sign luminance and eye illuminance (footcandles at the eye) is developed in Appendix A, and is discussed in the next section.

GALAXY® GT6x 10 MM PRODUCT SPECIFICATIONS

The Galaxy® GT6x offers high-value Galaxy features combined with high-resolution 10 mm surface mount LED technology to provide high-quality images.

10 MM TECHNICAL SPECIFICATIONS

- Character Height:** 2.8" (7 pixel font)
- Line Spacing:** 10.16 mm (0.4")
- Pixel Configuration:** 3-in-1 SMD
- Maximum Brightness:** 8,000 nits
- Full Color Capability:** 281 trillion colors
- Viewing Angle:** 160 degrees horizontal x 70 degrees vertical
- Min Viewing Distance:** 21' (10 mm)

PRODUCT FEATURES

- All sealed components
- Quick connects
- Mounting clips
- High-contrast louvers
- Redundant module signal
- Large sections for fast installation
- Front ventilation on displays less than eight feet tall
- No spreader beam required for displays greater than eight feet tall
- Single-step module removal
- Shallow cabinet depth
- Narrow cabinet borders

MODEL NUMBER GUIDE

GT6x -	72	x	108	-	10	-	RGB	-	SF
Series	Lines High	Columns Wide	Line Spacing	LED Color	Single Face or Two View				



GT6x SERIES SPECIFICATIONS

- Estimated LED Lifetime:** 100,000+ hours
- Contrast Enhancement:** Non-reflective black louvers and module face grooves disperse light
- Message Capability:** Text, graphics, logos, basic animation, video clips, multiple font styles, and sizes
- Control Software:** Venus® Control Suite
- Power:** 120, 120/240 VAC Single Phase
- Display Dimming:** 64 levels (Automatic, scheduled or manual control)
- Communication Options:** Ethernet Fiber Optic, Ethernet Bridge Radio, Remote Cellular, Ethernet CAT5
- Operating Temperature:** -40°F to 120°F with 99% RH non-condensing
- Compliance Information:** UL Listed, FCC compliance

DISPLAY CONFIGURATIONS



GALAXY® GT6x 10 MM PRODUCT SPECIFICATIONS

Lines x Columns	Sections/Ventilated	Cabinet Dimensions Feet-Inches H x W x D	Cabinet Dimensions Meters H x W x D	Cabinet Square Feet (Square Meters)	Active Area Square Feet (Square Meters)	Cabinet Weight Pounds (kilograms)	Lines/Characters per line	Character Height	Maximum Watts RGB
36x144	Sing/Ft	1'9" x 5'11" x 7"	0.53 x 1.54 x 0.18	8.6 (0.8)	5.8 (0.6)	65 (30)	4/28	2" - 14"	495
36x180	Sing/Ft	1'9" x 6'3" x 7"	0.53 x 1.91 x 0.18	10.7 (1.0)	7.2 (0.8)	80 (37)	4/36	2" - 14"	610
36x216	Sing/Ft	1'9" x 7'6" x 7"	0.53 x 2.28 x 0.18	12.7 (1.2)	8.7 (0.9)	95 (44)	4/43	2" - 14"	720
36x252	Sing/Ft	1'9" x 8'8" x 7"	0.53 x 2.64 x 0.18	14.8 (1.4)	10.1 (1.0)	110 (50)	4/50	2" - 14"	835
36x288	Sing/Ft	1'9" x 9'11" x 7"	0.53 x 3.01 x 0.18	16.8 (1.6)	11.6 (1.2)	125 (57)	4/57	2" - 14"	945
36x324	Sing/Ft	1'9" x 11'1" x 7"	0.53 x 3.37 x 0.18	18.8 (1.8)	13.0 (1.3)	140 (64)	4/64	2" - 14"	1060
36x360	Sing/Ft	1'9" x 12'3" x 7"	0.53 x 3.74 x 0.18	20.9 (1.9)	14.4 (1.5)	155 (71)	4/72	2" - 14"	1170
36x396	Sing/Ft	1'9" x 13'6" x 7"	0.53 x 4.1 x 0.18	22.9 (2.1)	15.9 (1.6)	170 (78)	4/79	2" - 14"	1285
36x432	Sing/Ft	1'9" x 14'8" x 7"	0.53 x 4.47 x 0.18	25.0 (2.3)	17.3 (1.8)	185 (84)	4/86	2" - 14"	1395
36x468	Sing/Ft	1'9" x 15'11" x 7"	0.53 x 4.84 x 0.18	27.0 (2.5)	18.8 (1.9)	200 (91)	4/93	2" - 14"	1510
36x504	Sing/Ft	1'9" x 17'1" x 7"	0.53 x 5.2 x 0.18	29.0 (2.7)	20.2 (2.1)	215 (98)	4/100	2" - 14"	1620
36x540	Sing/Ft	1'9" x 18'3" x 7"	0.53 x 5.57 x 0.18	31.1 (2.9)	21.6 (2.2)	230 (105)	4/108	2" - 14"	1735
36x576	Sing/Ft	1'9" x 19'6" x 7"	0.53 x 5.93 x 0.18	33.1 (3.1)	23.1 (2.4)	245 (112)	4/115	2" - 14"	1850
36x612	Sing/Ft	1'9" x 20'8" x 7"	0.53 x 6.3 x 0.18	35.2 (3.3)	24.5 (2.5)	260 (118)	4/122	2" - 14"	1960
36x648	Sing/Ft	1'9" x 21'11" x 7"	0.53 x 6.66 x 0.18	37.2 (3.5)	26.0 (2.6)	275 (125)	4/129	2" - 14"	2075
36x684	Sing/Ft	1'9" x 23'1" x 7"	0.53 x 7.03 x 0.18	39.2 (3.7)	27.4 (2.8)	290 (132)	4/136	2" - 14"	2185
36x720	Sing/Ft	1'9" x 24'3" x 7"	0.53 x 7.4 x 0.18	41.3 (3.8)	28.8 (3.0)	305 (139)	4/144	2" - 14"	2300
72x108	Sing/Ft	2'11" x 3'11" x 7"	0.89 x 1.18 x 0.18	11.2 (1.1)	8.7 (0.9)	90 (44)	9/21	2" - 28"	630
72x144	Sing/Ft	2'11" x 5'1" x 7"	0.89 x 1.54 x 0.18	14.6 (1.4)	11.6 (1.2)	125 (57)	9/28	2" - 28"	825
72x180	Sing/Ft	2'11" x 6'3" x 7"	0.89 x 1.91 x 0.18	18.1 (1.7)	14.4 (1.5)	155 (71)	9/36	2" - 28"	1020
72x216	Sing/Ft	2'11" x 7'6" x 7"	0.89 x 2.28 x 0.18	21.6 (2.0)	17.3 (1.8)	185 (84)	9/43	2" - 28"	1215
72x252	Sing/Ft	2'11" x 8'8" x 7"	0.89 x 2.64 x 0.18	25.1 (2.3)	20.2 (2.1)	215 (98)	9/50	2" - 28"	1410
72x288	Sing/Ft	2'11" x 9'11" x 7"	0.89 x 3.01 x 0.18	28.6 (2.7)	23.1 (2.4)	245 (112)	9/57	2" - 28"	1610
72x324	Sing/Ft	2'11" x 11'1" x 7"	0.89 x 3.37 x 0.18	32.0 (3.0)	26.0 (2.6)	275 (125)	9/64	2" - 28"	1805
72x360	Sing/Ft	2'11" x 12'3" x 7"	0.89 x 3.74 x 0.18	35.5 (3.3)	28.8 (3.0)	305 (139)	9/72	2" - 28"	2000
72x396	Sing/Ft	2'11" x 13'6" x 7"	0.89 x 4.1 x 0.18	39.0 (3.6)	31.7 (3.3)	335 (152)	9/79	2" - 28"	2195
72x432	Sing/Ft	2'11" x 14'8" x 7"	0.89 x 4.47 x 0.18	42.5 (4.0)	34.6 (3.5)	365 (166)	9/86	2" - 28"	2390
72x468	Sing/Ft	2'11" x 15'11" x 7"	0.89 x 4.84 x 0.18	46.0 (4.3)	37.5 (3.8)	395 (180)	9/93	2" - 28"	2585
72x504	Sing/Ft	2'11" x 17'1" x 7"	0.89 x 5.2 x 0.18	49.4 (4.6)	40.4 (4.2)	425 (193)	9/100	2" - 28"	2780
72x540	Sing/Ft	2'11" x 18'3" x 7"	0.89 x 5.57 x 0.18	52.9 (5.0)	43.2 (4.4)	455 (207)	9/108	2" - 28"	2975
72x576	Sing/Ft	2'11" x 19'6" x 7"	0.89 x 5.93 x 0.18	56.4 (5.3)	46.1 (4.7)	485 (220)	9/115	2" - 28"	3170
72x612	Sing/Ft	2'11" x 20'8" x 7"	0.89 x 6.3 x 0.18	59.9 (5.6)	49.0 (5.0)	515 (234)	9/122	2" - 28"	3365
72x648	Sing/Ft	2'11" x 21'11" x 7"	0.89 x 6.66 x 0.18	63.4 (5.9)	51.9 (5.3)	545 (248)	9/129	2" - 28"	3560
72x684	Sing/Ft	2'11" x 23'1" x 7"	0.89 x 7.03 x 0.18	66.8 (6.3)	54.8 (5.6)	575 (261)	9/136	2" - 28"	3755
72x720	Sing/Ft	2'11" x 24'3" x 7"	0.89 x 7.4 x 0.18	70.3 (6.6)	57.6 (5.9)	605 (275)	9/144	2" - 28"	3950
108x72	Sing/Ft	4'2" x 2'8" x 7"	1.25 x 0.81 x 0.18	10.9 (1.0)	8.7 (0.9)	95 (44)	13/14	2" - 43"	630
108x108	Sing/Ft	4'2" x 3'11" x 7"	1.25 x 1.18 x 0.18	15.8 (1.5)	13.0 (1.2)	140 (64)	13/21	2" - 43"	970
108x144	Sing/Ft	4'2" x 5'1" x 7"	1.25 x 1.54 x 0.18	20.7 (1.9)	17.3 (1.7)	185 (84)	13/28	2" - 43"	1275
108x180	Sing/Ft	4'2" x 6'3" x 7"	1.25 x 1.91 x 0.18	25.6 (2.4)	21.6 (2.1)	230 (105)	13/36	2" - 43"	1585
108x216	Sing/Ft	4'2" x 7'6" x 7"	1.25 x 2.28 x 0.18	30.5 (2.9)	26.0 (2.4)	275 (125)	13/43	2" - 43"	1895
108x252	Sing/Ft	4'2" x 8'8" x 7"	1.25 x 2.64 x 0.18	35.5 (3.3)	30.3 (2.9)	320 (146)	13/50	2" - 43"	2200
108x288	Sing/Ft	4'2" x 9'11" x 7"	1.25 x 3.01 x 0.18	40.4 (3.8)	34.6 (3.3)	365 (166)	13/57	2" - 43"	2510
108x324	Sing/Ft	4'2" x 11'1" x 7"	1.25 x 3.37 x 0.18	45.3 (4.2)	38.9 (3.6)	410 (186)	13/64	2" - 43"	2815
108x360	Sing/Ft	4'2" x 12'3" x 7"	1.25 x 3.74 x 0.18	50.2 (4.7)	43.2 (4.1)	455 (207)	13/72	2" - 43"	3125
108x396	Sing/Ft	4'2" x 13'6" x 7"	1.25 x 4.1 x 0.18	55.1 (5.1)	47.6 (4.5)	500 (227)	13/79	2" - 43"	3430
108x432	Sing/Ft	4'2" x 14'8" x 7"	1.25 x 4.47 x 0.18	60.1 (5.6)	51.9 (4.8)	545 (248)	13/86	2" - 43"	3740
108x468	Sing/Ft	4'2" x 15'11" x 7"	1.25 x 4.84 x 0.18	65.0 (6.1)	56.2 (5.3)	590 (268)	13/93	2" - 43"	4050
108x504	Sing/Ft	4'2" x 17'1" x 7"	1.25 x 5.2 x 0.18	69.9 (6.5)	60.5 (5.7)	635 (289)	13/100	2" - 43"	4355
108x540	Sing/Ft	4'2" x 18'3" x 7"	1.25 x 5.57 x 0.18	74.8 (7.0)	64.8 (6.1)	680 (309)	13/108	2" - 43"	4665
108x576	Sing/Ft	4'2" x 19'6" x 7"	1.25 x 5.93 x 0.18	79.7 (7.4)	69.2 (6.5)	725 (329)	13/115	2" - 43"	4970
108x612	Sing/Ft	4'2" x 20'8" x 7"	1.25 x 6.3 x 0.18	84.7 (7.9)	73.5 (6.9)	770 (350)	13/122	2" - 43"	5280
108x648	Sing/Ft	4'2" x 21'11" x 7"	1.25 x 6.66 x 0.18	89.6 (8.3)	77.8 (7.3)	815 (370)	13/129	2" - 43"	5585
108x684	Sing/Ft	4'2" x 23'1" x 7"	1.25 x 7.03 x 0.18	94.5 (8.8)	82.1 (7.7)	860 (391)	13/136	2" - 43"	5895
108x720	Sing/Ft	4'2" x 24'3" x 7"	1.25 x 7.4 x 0.18	99.4 (9.3)	86.4 (8.1)	905 (411)	13/144	2" - 43"	6200
144 x 72	Sing/Ft	5'4" x 2'8" x 7"	1.62 x 0.81 x 0.18	14.1 (1.3)	11.6 (1.2)	125 (57)	18/14	2" - 57"	825
144x108	Sing/Ft	5'4" x 3'11" x 7"	1.62 x 1.18 x 0.18	20.4 (1.9)	17.3 (1.7)	185 (84)	18/21	2" - 57"	1215
144x144	Sing/Ft	5'4" x 5'1" x 7"	1.62 x 1.54 x 0.18	26.8 (2.5)	23.1 (2.3)	245 (112)	18/28	2" - 57"	1610

* 10 MM UNIT HAS A BUILT-IN PHOTOCCELL THAT AUTOMATICALLY ADJUSTS TO .3 FOOT CANDLES ABOVE AMBIENT LIGHT. *

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**City of Bunker Hill Village
Planning and Zoning Commission
Agenda Request**

Agenda Date: March 26, 2024
Agenda Item: VI
Subject: Artificial Turf
Exhibits: Proposed Ordinance
Presenter(s): Gerardo Barrera, City Administrator

Executive Summary

At the June 2023 City Council meeting, staff presented a synthetic turf ordinance as recommended by the Planning and Zoning Commission. Council noted concerns with lot coverage limitations and the definition of permeability; the motion to adopt the ordinance failed 3-2. Council directed staff to bring the ordinance back to the Commission and Drainage Committee for additional review, discussion, and recommendations based on the following feedback:

- Define turf installation requirements
- If turf satisfies installation requirements and is fully permeable, turf should be considered landscaping and not counted towards 55% of lot coverage. However, if turf is impermeable, then turf should be included in the 45% lot coverage calculation.

At the August 2023 meeting, the Drainage Committee discussed the following:

- Turf is already defined as permeable if installed per City and manufacturer specifications (with a minimum infiltration rate of 10”in. p/hr). Any changes may need to update the definition in the Drainage Criteria Manual.

Based on the feedback from the August meeting, the Commission focused on three points of interest:

1. Definition
 - Synthetic turf is defined as permeable in the Drainage Criteria Manual.
 - Lot coverage restrictions (if applicable)
 - Drainage calculation of turf versus natural grass
2. Optics
 - Restricted in the front yard and side rear yard
 - Cannot be visible from public or private street
 - No color restrictions in back yard

- Not allowed in designated green space in rear yards. Turf placed in utility easements or over city utilities will not be replaced if removed during needed repair. Restoration will be the responsibility of the property owner.

3. Permeable

- Standard for installation is based on manufacturer specifications
- Restrict impermeable base material
- Ensure proper drainage

After discussions with the City’s Drainage Engineer, staff presented the following “tiered” approach at the October 2023 meeting:

Tier 1 – No additional requirements needed for an area covering 1,000 square feet (s.f.).

- The City currently allows up to 200 s.f. of impervious surface without any detention requirements. Using the 0.75 acre feet/ac detention rate, this calculates 150 cubic feet of “free” detention. Using this calculation for turf, the calculated volume that would be provided on a standard 4” base (rock+gravel layers) x 40% void ratio, this calculates to approximately 133.33 cubic feet for an area of 1,000 s.f.

Tier 2 – Over 1,000 s.f up to 55% lot coverage

- Same requirement that currently exists.

Tier 3 – Over 1,000 s.f. and over 55% lot coverage

- This would require a design of a drainage system draining into an on-site detention system. For coverage over 55% lot coverage detention must be calculated at 0.75 ac-ft/ac. Volume will be included in the rock and gravel layers therefore the designer must provide specifications of volume calculations. If the volume under the base layer is insufficient, additional detention must be provided.

The Commission was not in favor of the tiered approach and recommended changing the 1,000 s.f. calculation to a percentage to more accurately account for variations in lot sizes. Additionally, the Commission recommended the manufacturer and city standard for installation remain a requirement.

On January 9, 2024, staff met with the Drainage Committee and presented information based on recent new developments within the City with proposed calculations that illustrated design coverage percentage and the percentage of the remaining that could be utilized for turf. This assumed 55% max lot coverage. The intent of the exercise was to show the amount of turf in square footage and also show the amount of cubic feet needed for additional detention. After discussion, the Drainage Committee recommended the following:

1. No changes to the current Drainage Criteria Manual
2. Maximum lot coverage to remain at 55% and maintain “no net new” water run-off

At the February 2024 meeting, the City’s Drainage Engineer facilitated further discussion on the following:

- Turf installation methods
- How other entities regulate installation

- Calculation between natural grass and turf

Commission discussion focused on regulating the location of turf so that it is restricted in the front yard and not visible from any public or private street. It was recommended that drainage considerations and potential environmental issues should be delegated back to the Drainage Committee for further review and evaluation on a case-by-case basis, using the Drainage Criteria Manual as the standard for assessment.

Staff and the City Attorney have drafted the proposed ordinance that reflects this feedback.

Upon approval of the City Council, the proposed ordinance will amend the City's Zoning Ordinance; therefore, a public hearing is required to be held before the Planning and Zoning Commission.

Recommended Action

Staff recommends the Planning and Zoning Commission hold a public hearing with possible action on a recommendation to the City Council for approval of the proposed zoning ordinance.

ORDINANCE NO. 24-XXX

AN ORDINANCE OF THE CITY OF BUNKER HILL VILLAGE, TEXAS, AMENDING APPENDIX “A”, ZONING, OF ITS CODE OF ORDINANCES BY AMENDING SECTION 2.01, GENERAL, OF ARTICLE II, DEFINITIONS, TO AMEND THE DEFENITION OF PERMEABLE; BY AMENDING SECTION 5.04, AREA REGULATIONS, SIZE OF LOT, OF ARTICLE V, DISTRICT A REGULATIONS, AND SECTION 6.04, AREA REGULATIONS, SIZE OF LOT, OF ARTICLE VI, DISTRICT B REGULATIONS, OF APPENDIX A, ZONING, TO ADD THAT SYNTHETIC TURF SHALL BE CONSIDERED A PERMEABLE SURFACE, SHALL BE PROHIBITED IN THE FRONT YARD, SHALL NOT BE VISIBLE FROM A PRIVATE OR PUBLIC STREET, AND MUST BE INSTALLED IN ACCORDANCE WITH CERTAIN MANUFACTURER’S AND CITY SPECIFICATIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY WITH EACH DAY CONSTITUTING A NEW VIOLATION

* * * * *

WHEREAS, the City Council of the City of Bunker Hill Village, Texas desires to regulate the installation of synthetic turf as set forth in this Ordinance; and

WHEREAS, the City Council of the City finds that the regulations contained herein are in the best interest of the health, safety and welfare of the public; and

WHEREAS, the Zoning Commission of the City, following notice and hearing as required by law, has recommended that the City Council adopt the amendments to the zoning regulations contained herein as shown in the final report of said Commission; and

WHEREAS, the City Council, following notice and hearing as required by law, concurs with the recommendation of the Zoning Commission that such amendments be approved; now, therefore:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BUNKER HILL VILLAGE, TEXAS, THAT:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The Code of Ordinances of the City of Bunker Hill Village, Texas is hereby amended by amending Section 2.01, General, of Article II, Definitions, to amend the definition of *permeable*, with the new definition to read as follows:

“*Permeable* shall mean a surface structure which allows liquids to pass through. For the purposes hereof, permeable surfaces, such as pavers or artificial turf, shall be constructed in accordance with the city's specifications ~~for permeable surfaces~~ or the manufacturer's specifications for permeable surfaces. Notwithstanding the foregoing, the actual water surface area of swimming pools shall be calculated as permeable area.”

Section 3. Section 5.04, area regulations, size of lot, Article V, District A Regulations, of Appendix A, Zoning, of the Code of ordinances is hereby amended to add the language underscored below, with the new Section 5.04 to read as follows:

“§ 5.04. - Area regulations, size of lot.

The following area regulations shall apply to all lots and building areas.

A. *Lot area.* No building shall be erected, constructed, or placed on a lot having less than twenty thousand (20,000) square feet in area.

B. *Impermeable building area calculation.* The impermeable building area shall not exceed forty-five (45) percent of the area of the lot. For the purposes hereof, impermeable building area shall include portions of a lot which are covered with buildings or structures including, but not limited to, building foundations, driveways, sidewalks, walkways, sundecks, patios, or tennis courts, and other impervious surfaces. Notwithstanding the foregoing, the actual water surface area of swimming pools shall be considered a permeable surface. Artificial turf shall be considered a permeable surface so long as it is inspected by the City at the time of installation and meets the criteria established by the City or that of the manufacturer. Artificial turf shall not be permitted in the required front yard and shall not be visible from any public or private street.

C. *Maximum lot coverage calculation.* The maximum lot coverage calculation shall not exceed fifty-five percent (55) of the area of the lot. This shall include both impermeable and permeable surfaces.

D. *Lot depth.* The average depth of a lot shall be at least one hundred forty (140) feet.

E. *Lot width, standard lot.* The width of a standard lot at the front property line, the width of that portion of the front property which must abut the front street line, and the average width of the lot shall be at least one hundred ten (110) feet each.

F. *Lot width, cul-de-sac lot.* A cul-de-sac lot shall abut a portion of the front street line which forms the bulb or arc of the cul-de-sac. The lot frontage along the front property line shall be at least forty (40) feet measured along the property line; and the width of the lot at the front setback line shall be at least one hundred ten (110) feet measured on a straight line tangent to the front setback line.

G. In the event of a reconstruction of an existing structure (50% or more) as an "In Kind/Same Kind" as defined in the City's subdivision ordinance, meaning that there is no modification to the existing footprint or exterior structural components, the foregoing regulations relating to lot coverage shall not prohibit the reconstruction of a single-family dwelling, provided that the construction is in compliance with all other provisions of the City's zoning ordinance."

Section 4. The Code of Ordinances is further amended by amending Section 6.04, area regulations, size of lot, Article V, District B Regulations, of Appendix A, Zoning, to add the language underscored below, the new Section 6.04 to read as follows:

“§ 6.04. - Area regulations, size of lot.

The following area regulations shall apply to all lots and building areas.

A. *Lot area.* No building shall be erected, constructed, or placed on a lot having less than ten thousand (10,000) square feet in area.

B. *Impermeable building area calculation.* The impermeable building area shall not exceed forty-five (45) percent of the area of the lot. For the purposes hereof, impermeable building area shall include portions of a lot which are covered with buildings or structures including, but not limited to, building foundations, driveways, sidewalks, walkways, sun decks, patios, or tennis courts, and other impervious surfaces. Notwithstanding the foregoing, the actual water surface area of swimming pools shall be considered a permeable surface. Artificial turf shall be considered a permeable surface so long as it is

inspected by the City at the time of installation and meets the criteria established by the City or that of the manufacturer. Artificial turf shall not be permitted in the required front yard and shall not be visible from any public or private street.

C. *Maximum lot coverage calculation.* The maximum lot coverage calculation shall not exceed fifty-five (55) percent of the area of the lot. This shall include both impermeable and permeable surfaces.

D. *Lot depth.* The average depth of a lot shall be at least one hundred ten (110) feet.

E. *Lot width, standard lot.* The width of a standard lot at the front property line, the width of that portion of the front property which must abut the front street line, and the average width of the lot shall be at least eighty (80) feet each.

F. *Lot width, cul-de-sac lot.* A cul-de-sac lot shall abut a portion of the front street line which forms the bulb or arc of the cul-de-sac. The lot frontage along the front property line shall be at least forty (40) feet measured along the property line; and the width of the lot at the front setback line shall be at least eighty (80) feet measured on a straight line tangent to the front setback line.

G. In the event of a reconstruction of an existing structure (50% or more) as an "In Kind/Same Kind" as defined in the City's subdivision ordinance, meaning that there is no modification to the existing footprint or exterior structural components, the foregoing regulations relating to lot coverage shall not prohibit the reconstruction of a single-family dwelling, provided that the construction is in compliance with all other provisions of the City's zoning ordinance."

Section 5. Any person, corporation, or entity who or which shall intentionally, knowingly, recklessly, or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day in which any violation shall occur, or each occurrence of any violation, shall constitute a separate offense.

Section 6. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate

this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Bunker Hill Village, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED, APPROVED AND ORDAINED, this _____ day of _____, 2024.

Robert P. Lord, Mayor

ATTEST

Gerardo Barrera, City Administrator/ Acting City Secretary