



## CITY OF BUNKER HILL VILLAGE

THE PLANNING AND ZONING COMMISSION OF THE CITY OF BUNKER HILL VILLAGE, TEXAS, WILL MEET ON TUESDAY, APRIL 23, 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](http://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/89927652899?pwd=7hTBQhtaKTv1FMKp4taqjut9lk6WFV.1>

**Meeting ID:** 899 2765 2899

**Passcode:** 111408

**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 MARCH 26, 2024, MEETING MINUTES**
- IV. **CONSIDERATION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE CITY COUNCIL TO APPROVE A FINAL PLAT FOR 421 BLALOCK ROAD**
- V. **PRESENTATION, PUBLIC HEARING, AND CONSIDERATION AND POSSIBLE ACTION ON AN APPLICATION FOR AN AMENDMENT TO THE SPECIFIC USE PERMIT FOR MEMORIAL DRIVE PRESBYTERIAN CHURCH LOCATED AT 11612 MEMORIAL DRIVE:**

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” OF THE CODE OF ORDINANCES OF THE CITY, SAME BEING THE COMPREHENSIVE ZONING ORDINANCE OF SAID CITY, BY GRANTING AN AMENDMENT TO THE SPECIFIC USE PERMIT FOR MEMORIAL DRIVE PRESBYTERIAN CHURCH TO ALLOW REPLACEMENT SIGNS, PROVIDE FOR HOURS OF OPERATION, BRIGHTNESS STANDARDS AND OTHER RELATED MATTERS; PROVIDING FOR REPEAL; PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY**

*Open Public Hearing*

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

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*Close Public Hearing*

**CONSIDERATION AND POSSIBLE ACTION REGARDING THE FOLLOWING:**

**AN ORDINANCE OF THE CITY OF BUNKER HILL VILLAGE, TEXAS, AMENDING APPENDIX “A” OF THE CODE OF ORDINANCES OF THE CITY, SAME BEING THE COMPREHENSIVE ZONING ORDINANCE OF SAID CITY, BY GRANTING AN AMENDMENT TO THE SPECIFIC USE PERMIT FOR MEMORIAL DRIVE PRESBYTERIAN CHURCH TO ALLOW REPLACEMENT SIGNS, PROVIDE FOR HOURS OF OPERATION, BRIGHTNESS STANDARDS AND OTHER RELATED MATTERS; PROVIDING FOR REPEAL; PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY**

**VI. ADJOURN**

**I, Gerardo Barrera, City Administrator/ Acting City Secretary, 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, April 19, 2024, by 12:00 p.m.**

(SEAL)



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**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, MARCH 26, 2024**

**I. CALL TO ORDER**

Chair Bill Going called the Planning and Zoning Commission Meeting to order at 11:35 a.m. based on a quorum of members present:

Present

Bill Going, Chair  
John Gillette, Vice-Chair  
Jack Christiansen, Commissioner  
Billy Murphy, Commissioner  
Monica Muschalik, Commissioner  
Paul Reinbolt, Commissioner  
Catherine Wile, Commissioner

Staff in Attendance

Gerardo Barrera, City Administrator  
Elvin Hernandez, Director of Public Works  
Loren Smith, City Attorney  
Keith Brown, City Council Liaison  
Mallory Pack, Management Analyst

**II. PUBLIC COMMENTS**

There were no public comments.

**III. CONSIDERATION AND POSSIBLE ACTION REGARDING APPROVAL OF THE FEBRUARY 27, 2024 MEETING MINUTES**

**A motion was made by Vice-Chair Gillette and seconded by Commissioner Wile to approve the February 27, 2024, meeting minutes.**

**The motion carried 7-0**

**IV. CONSIDERATION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE CITY COUNCIL TO APPROVE A FINAL PLAT FOR 349 KNIPP ROAD**

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.

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



**A motion was made by Vice-Chair Gillette and seconded by Commissioner Wile to recommend approval of a final plat for 349 Knipp Rd. to the City Council.**

**The motion carried 7-0**

**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 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

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.

Katherine Tees, the architect for the project, presented the results of the light study and an updated site plan.

The Commission expressed concerns regarding the size of the signage. MDPC representatives stated that the intent is to avoid flashing and or/ scrolling text, ensuring that the entire message can be displayed at once.

After discussion, the Commission recommended the following:

- The LED screens not be illuminated between the hours of 10:00 p.m. and 6:00 a.m.
- The LED screens be standardized to 0.3 ambient light
- The screen size may not exceed 50 square feet

The Commission directed staff and the City Attorney to draft a proposed ordinance that reflects this feedback for the April meeting and public hearing.

**No action was taken on this item.**

## **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

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:

- No changes to the current Drainage Criteria Manual
- 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, Commission discussion focused on 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 should be delegated back to the Drainage Committee for further review and be evaluated on a case-by-case basis, using the Drainage Criteria Manual as the standard for assessment.

*Chair Going opened the public hearing at 12:18 p.m.*

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

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The following people spoke at the public hearing:

There were no speakers at the public hearing.

*Chair Going closed the public hearing at 12:19 p.m.*

**CONSIDERATION AND POSSIBLE ACTION 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 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

**A motion was made by Vice-Chair Gillette and seconded by Commissioner Muschalik to recommend approval of the ordinance to the City Council as written.**

**The motion carried 7-0**

**VII. ADJOURN**

**A motion was made by Vice-Chair Gillette and seconded by Commissioner Muschalik to adjourn the meeting at 12:35 p.m.**

**The motion carried 7-0**

Approved and accepted on April 23, 2024.

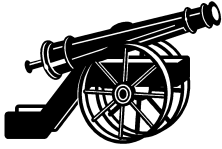
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William Going, Chair

ATTEST:

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Gerardo Barrera, City Administrator/ Acting City Secretary



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

<b>Agenda Date:</b>	April 23, 2024
<b>Agenda Item:</b>	IV
<b>Subject:</b>	Final Plat
<b>Exhibits:</b>	Final Plat
<b>Presenter(s):</b>	Gerardo Barrera, City Administrator

**Executive Summary**

During the plan review of a new home at 421 Blalock, it was found 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. Staff and the City's consultant have reviewed the plat and find that it meets all requirements of the City's Code of Ordinances.

**Recommended Action**

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

THE STATE OF TEXAS  
COUNTY OF HARRIS

We, **SHANE CUPIC CUSTOM HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY**, acting by and through **SHANE CUPIC, MANAGING MEMBER**, being officer of **SHANE CUPIC CUSTOM HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY**, owner hereinafter referred to as Owners of the **1.9983 acre tract (87,047 square feet)** described in the above and foregoing plat of **S.T. BERRY SEC 1**, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself, my heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

**FURTHER**, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

**FURTHER**, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

**FURTHER**, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

**FURTHER**, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Bunker Hill Village, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

**FURTHER**, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

**FURTHER**, the owners hereby certify that this plat does not attempt to alter, amend, or remove any covenants or restrictions.

**IN TESTIMONY WHEREOF**, the **SHANE CUPIC CUSTOM HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY**, has caused these presents to be signed by **SHANE CUPIC**, its managing member, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**SHANE CUPIC CUSTOM HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY**  
**SHANE CUPIC, MANAGING MEMBER**

STATE OF TEXAS  
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared **SHANE CUPIC**, its managing member, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

This is to certify that the Planning and Zoning Commission of the City of Bunker Hill Village, Texas, has approved this plat and subdivision of **S.T. BERRY SEC 1** in conformance with the laws of the State of Texas and the ordinances of the City of Bunker Hill Village as shown hereon and authorized the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**BILL GOING**  
Chairman

**GERARDO BARRERA**  
Acting Secretary

This is to certify that the City Council of the City of Bunker Hill Village, Texas has approved this plat and subdivision of **S.T. BERRY SEC 1** as shown hereon. In testimony whereof, witness this official signature of the mayor of the City of Bunker Hill Village, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**ROBERT P. LORD**, Mayor  
City of Bunker Hill Village, Texas

**GERARDO BARRERA**, Acting Secretary

I, **MATHEW J. PROBSTFELD**, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of permanent nature) pipes or rods having an outside diameter of not less than three-quarter inch (3/4") and a length of not less than three (3) feet.



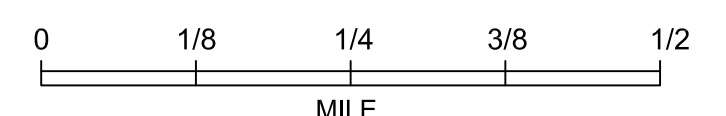
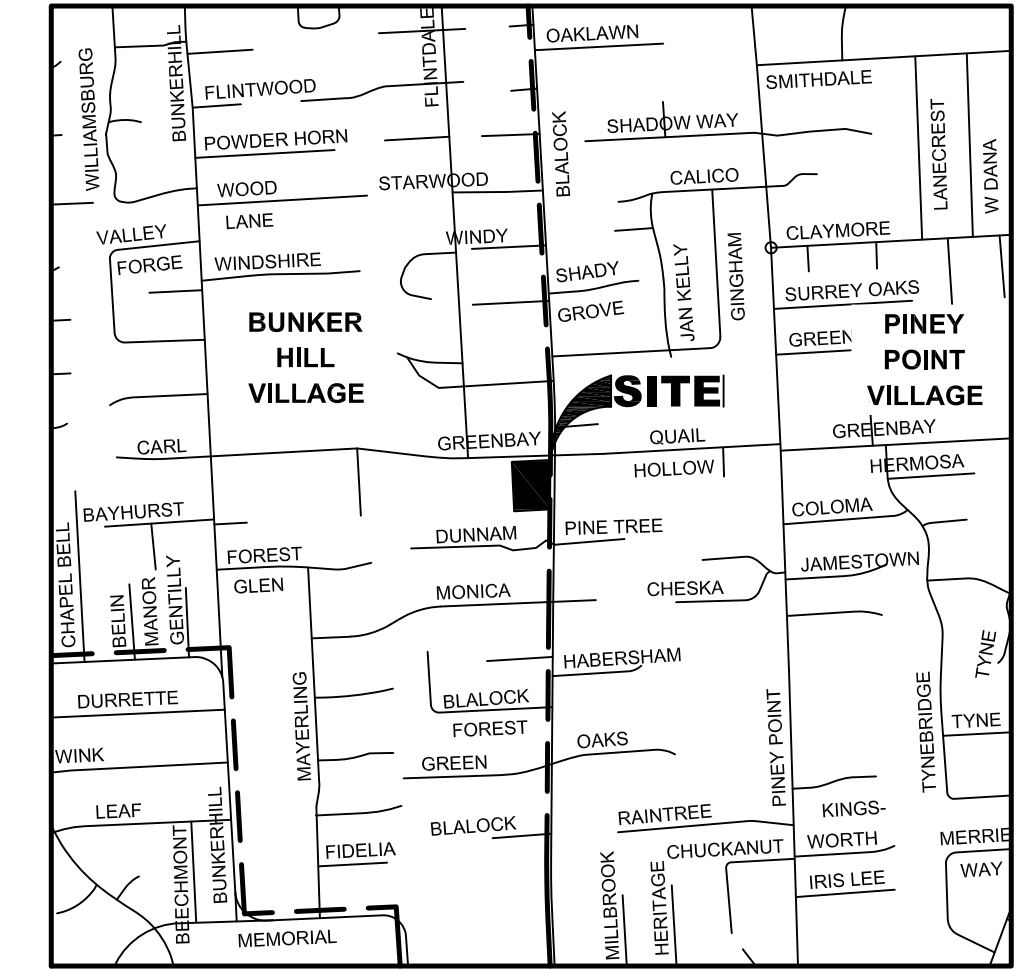
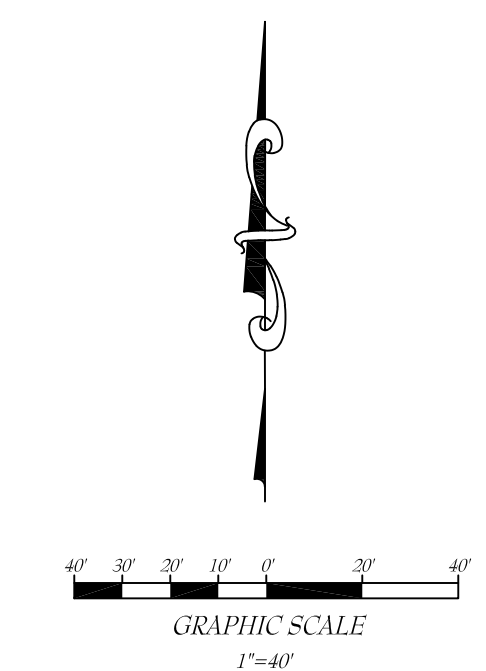
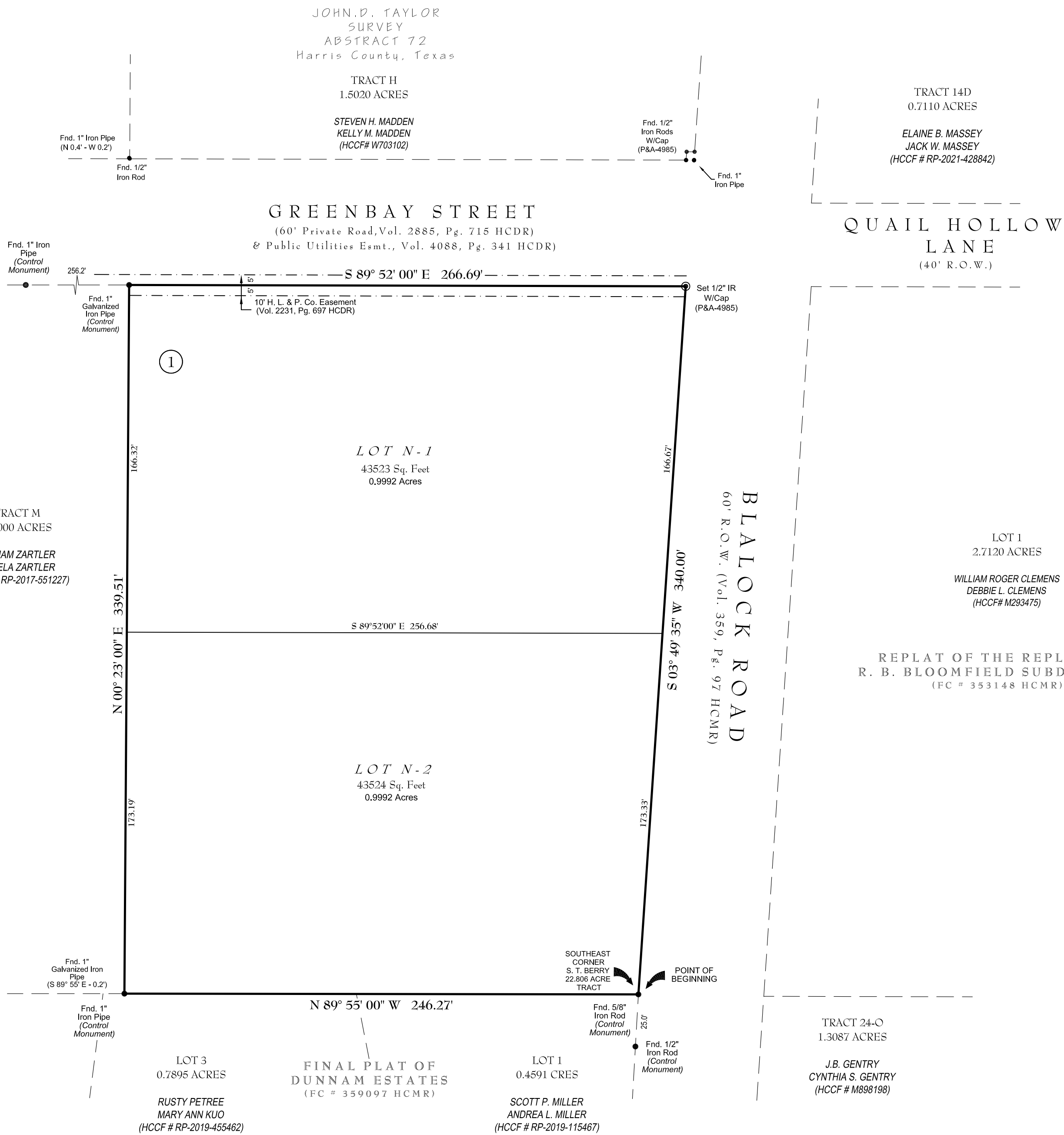
**MATHEW J. PROBSTFELD**  
Registered Professional Land Surveyor  
State of Texas no. 4985

I, **TENESHIA HUDSPETH**, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 2024, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded on \_\_\_\_\_ of the Map Records of Harris County for said county.

WITNESS my hand and seal of office, at Houston, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

By: **TENESHIA HUDSPETH**  
Clerk of the County Court  
Harris County, Texas

By: \_\_\_\_\_  
Deputy



**VICINITY MAP**  
**KEY MAP 490 K & L**

**GENERAL NOTES & LEGEND**

- 1. H.C.M.R. denotes HARRIS COUNTY MAP RECORDS.
- 2. H.C.D.R. denotes HARRIS COUNTY DEED RECORDS.
- 3. H.C.C.F.No. denotes HARRIS COUNTY CLERK'S FILE NUMBER.
- 4. UTIL. ESMT. OR U.E. denotes UTILITY EASEMENT.
- 5. BLDG. LINE OR B.L. denotes BUILDING LINE.
- 6. W.L.E. denotes WATER LINE EASEMENT.
- 7. S.S.E. denotes SANITARY SEWER EASEMENT.
- 8. O.P.R.O.R.P. denotes OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.
- 9. A.E. denotes AERIAL EASEMENT.
- 10. ① denotes BLOCK NUMBER.
- 11. Subject Tract **DOES NOT LIE** within the designated 100 year flood plan as shown on FEMA Flood Insurance Rate Map **48201C 0645 L, Dated 6/18/2007. (ZONE X)** (Shown by graphic plotting only)
- 12. Information shown on this plat was based on City Planning Letter issued by Old Republic National Title company, File No.: HT078054 with an effective date of March 21, 2024.
- 13. Lot subject to any and all zoning ordinances or proposed zoning ordinances of the City of Bunker Hill Village, Texas. Front, side and rear yards for main residence as set forth under Article V of the Code of Ordinances.

FINAL PLAT OF  
**S.T. BERRY**  
SEC 1

**A SUBDIVISION BEING OUT AND PART OF THAT CERTAIN 1.9983 ACRES BEING MORE COMMONLY KNOWN AS TRACT N OF THE S.T. BERRY 22.806 ACRE SUBDIVISION, AN UNRECORDED ADDITION IN HARRIS COUNTY, TEXAS**

**BEING A PLAT OF 1.9983 ACRES, (87,047 SQUARE FEET) LOCATED IN THE JOHN D TAYLOR SURVEY, ABSTRACT 72, CITY OF BUNKER HILL VILLAGE, HARRIS COUNTY, TEXAS**

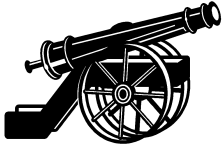
**2 LOTS 1 BLOCK NO RESERVE**

REASON FOR PLATTING:  
TO CREATE 2 SINGLE-FAMILY RESIDENTIAL LOTS

**OWNER:**  
SHANE CUPIC CUSTOM HOMES, LLC  
SHANE CUPIC, MANAGING MEMBER

1763 CAMPBELL ROAD  
HOUSTON, TX 77080  
CITY OF BUNKER HILL VILLAGE, TEXAS  
APRIL 3, 2024

**PROBSTFELD & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS



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

<b>Agenda Date:</b>	April 23, 2024
<b>Agenda Item:</b>	V
<b>Subject:</b>	Specific Use Permit (SUP) for Memorial Drive Presbyterian Church (MDPC)
<b>Exhibits:</b>	Presentation Proposed Ordinance
<b>Presenter(s):</b>	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

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.

At the March 2024 meeting, MDPC presented the results of a light study. After discussion, the Commission recommended the following:

- The LED screens not be illuminated between the hours of 10:00 p.m. and 6:00 a.m.
- The LED screens be standardized to 0.3 ambient light
- The screen size not exceed 50 square feet

Staff and the City Attorney have drafted the proposed ordinance that reflects these provisions.

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
2. 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.
3. 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.

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:

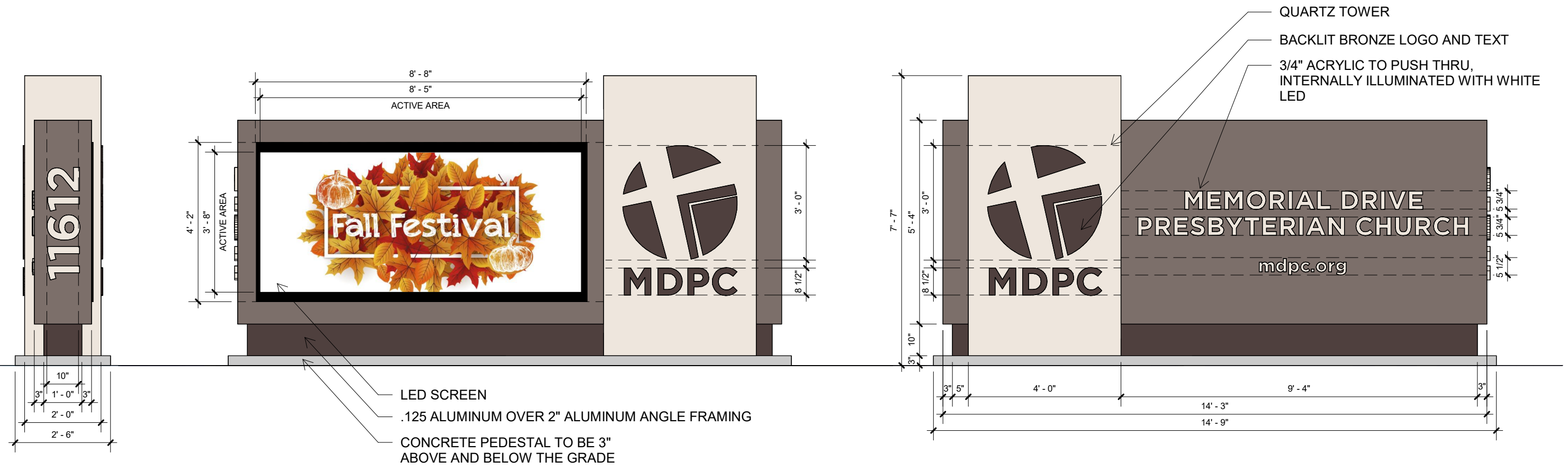
- A. *Ingress and egress*: Ingress and egress to the property and proposed structures thereon, with particular reference to automobile and pedestrian safety and convenience, traffic flow and control, and access in the event of fire or other catastrophe.
- B. *Off-street parking*: Off-street parking and 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. Properties within 200 feet of the subject property were notified of the public hearing.

### **Recommended Action**

Staff recommends that the Planning and Zoning Commission hold a public hearing with possible action on a recommendation to the City Council for approval to amend the SUP for Memorial Drive Presbyterian Church to install electronic signage.





\* 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"**

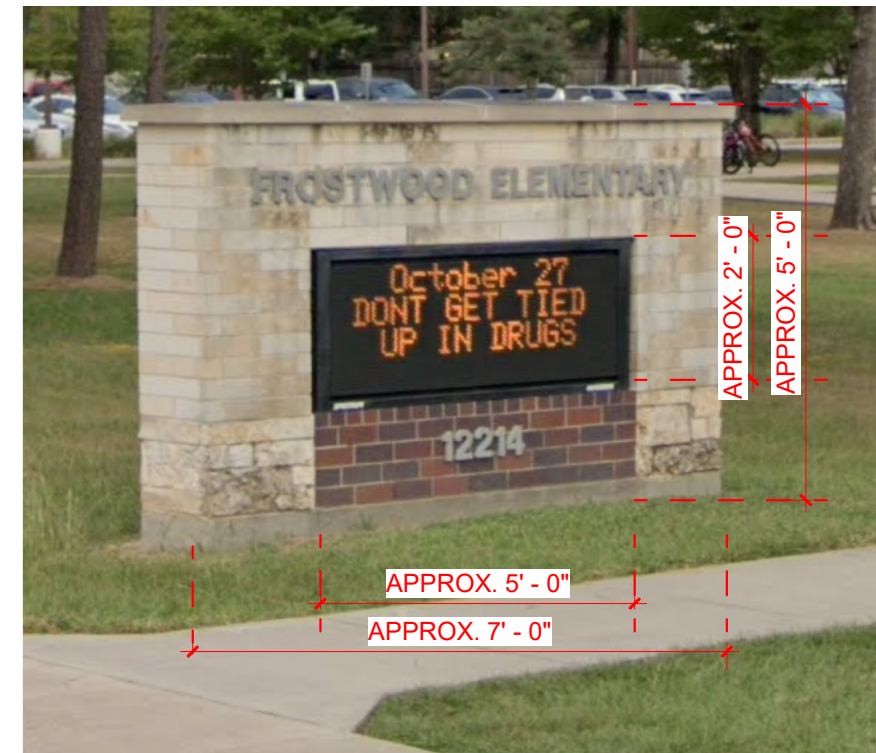








SECOND BAPTIST CHURCH - MONUMENT SIGN



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:

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.

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.

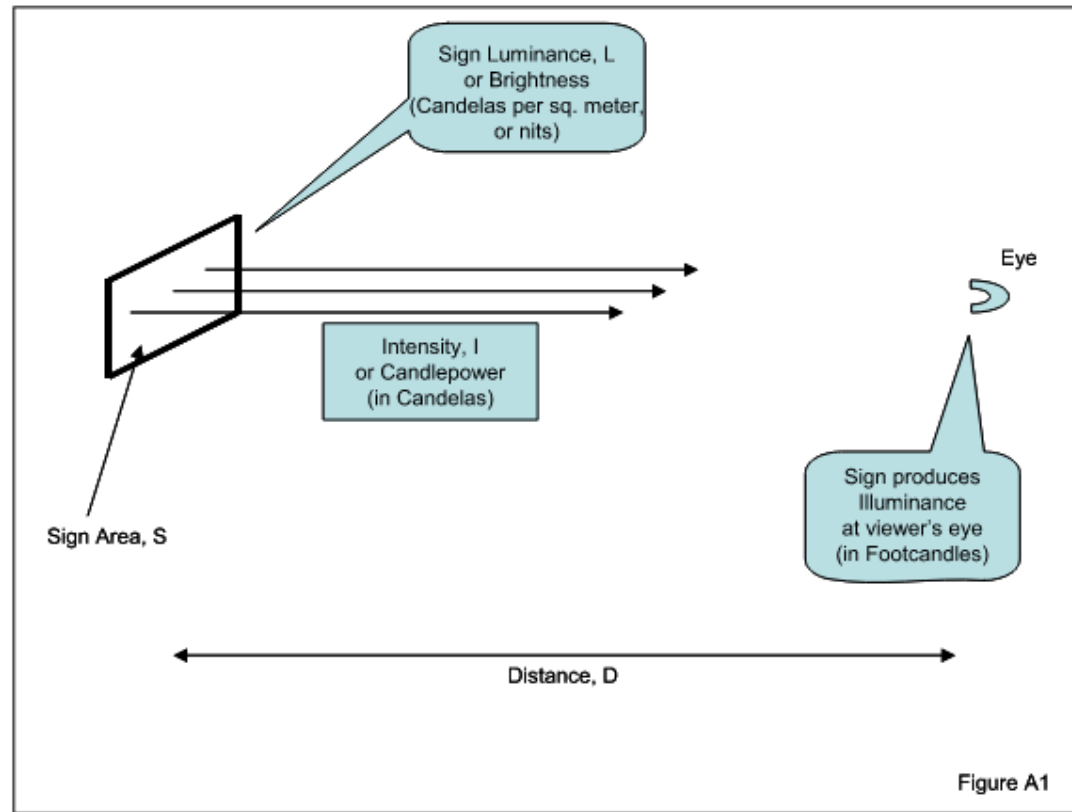


Figure A1

## 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



201 Daktronics Drive PO Box 5128 Brookings, SD 57006-5128  
 tel 888-325-7446 605-692-0200 ext. 57220 fax 605-692-0381  
 www.daktronics.com email commercial@daktronics.com  
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# 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 5'1" 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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**ORDINANCE NO. 24-XXX**

**AN ORDINANCE OF THE CITY OF BUNKER HILL VILLAGE, TEXAS, AMENDING APPENDIX “A” OF THE CODE OF ORDINANCES OF THE CITY, SAME BEING THE COMPREHENSIVE ZONING ORDINANCE OF SAID CITY, BY GRANTING AN AMENDMENT TO THE SPECIFIC USE PERMIT FOR MEMORIAL DRIVE PRESBYTERIAN CHURCH TO ALLOW REPLACEMENT SIGNS, PROVIDE FOR HOURS OF OPERATION, BRIGHTNESS STANDARDS AND OTHER RELATED MATTERS; PROVIDING FOR REPEAL; PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.**

\* \* \* \* \*

**WHEREAS**, Section 8.02 of Appendix “A” of the Code of Ordinances of the City of Bunker Hill Village, Texas, Appendix “A” being the comprehensive zoning ordinance of the City, permits the construction and use of buildings and structures for churches and other places of religious worship only pursuant to a specific use permit granted in accordance with Article VIII of said Appendix “A”; and

**WHEREAS**, Memorial Drive Presbyterian Church has applied for a specific use permit for the replacement and relocation of monument signs on its premises located at 11612 Memorial Drive within the City, in accordance with the plan attached hereto as Exhibits “A” through “D” and made a part hereof; and

**WHEREAS**, the Zoning Commission of the City, after notice and hearing as required by law, has recommended that the City Council grant the specific use permit subject to the terms and conditions contained in the final report of the Commission; and

**WHEREAS**, the City Council, following notice and hearing as required by law, concurs with the recommendation of the Zoning Commission that such specific use permit should be granted; now, therefore:

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

**Section 1.** A specific use permit authorizing replacement and relocation of



monument signs with LED screens on one side to be located on the premises of Memorial Drive Presbyterian Church, 11612 Memorial Drive, Bunker Hill Village, Texas, is hereby granted in accordance with the plans attached hereto as Exhibits “A” through “D” and in accordance with and subject to the special terms and conditions set forth in Section 2 of this Ordinance. Exhibits “A” through “D” are hereby made a part of this Ordinance for all purposes.

**Section 2.** The granting of the Specific Use Permit as set forth in Section 1 above is subject to the following additional terms and conditions:

A. **Hours of Operation.** The LED screens shall not be illuminated between the hours of 10:00 P.M. and 6:00 A.M. Memorial Drive Presbyterian Church shall allow the City of Bunker Hill Village to display emergency or public service messages on these LED screens as needed. The LED screens may be illuminated at hours between 10:00 P.M. and 6:00 A.M. for display of such emergency or public service messages as needed.

B. **Lighting.** The brightness of the screens shall automatically adjust to 0.3 Footcandles above ambient light.

**Section 3.** **Repeal.** All ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

**Section 4.** **Penalty.** Any person who shall 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 of violation shall constitute a separate offense.

**Section 5.** **Severability.** In the event any section, paragraph, subdivision, 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, or 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



# EXHIBIT B



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



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



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



EXISTING SIGNS

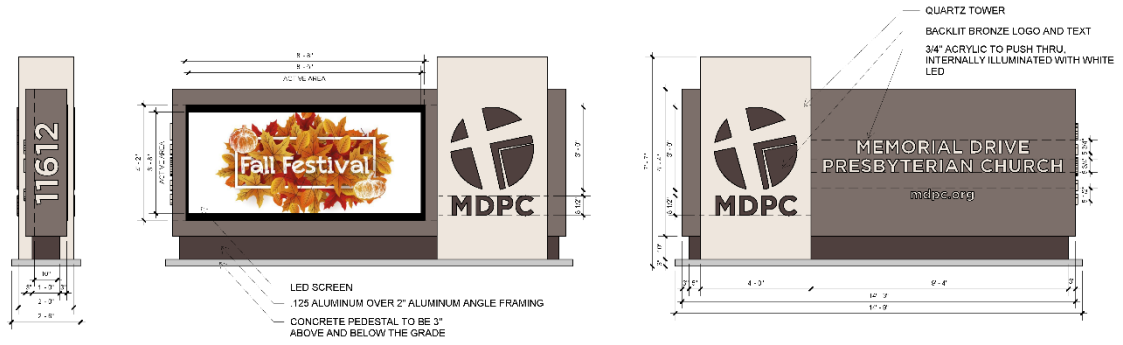


# EXHIBIT C



SIGN C LOCATION  
11-1-17

# EXHIBIT D



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



MONUMENT SIGN  
36" x 140"