

ORDINANCE NO. 1137

AN ORDINANCE OF THE CITY OF FORNEY, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, BY AMENDING ORDINANCE 1066 TO REVISE SIGN REQUIREMENTS FOR THE NEIGHBORHOOD SERVICES PORTION OF THE BROOKVILLE ESTATES PLANNED DEVELOPMENT DISTRICT FOR THE PROPERTY DESCRIBED AS 97.64 ACRES OF LAND IN THE JUAN LOPEZ SURVEY, ABSTRACT NO. 286, IN THE CITY OF FORENEY, KAUFMAN COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; APPROVING REVISED DEVELOPMENT STANDARDS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Forney and the City Council of the City of Forney, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of Forney is of the opinion and finds that said zoning change should be granted and that the Comprehensive Zoning Ordinance and Map should be amended; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORNEY, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance, as amended by Ordinance 1066 creating Brookville Estates Planned Development District for the property described as 97.64 acres, more or less, in the Juan Lopez Survey, Abstract No. 286, in the City of Forney, Kaufman County, Texas, to be known as Brookville Estates, and more particularly described in Exhibit "A" attached hereto and made part hereof for all purposes, is hereby amended by amending the sign requirements for the Neighborhood Services portion, Tract 2, of the PD (Exhibit "B"), as follows:

- A One (1) free-standing monument or ground sign, not to exceed ten (10') feet, six (6") inches in height from average grade and 106 square feet in total area on each side, including the base, will be permitted;

- B Wall signage on the sign band not exceeding 1410 square feet in area will be permitted, provided that the allowable signage on the elevations will not exceed 8% of the wall area of the building and, as each business proposes signage, the percentage of such signage must be presented in relation to the overall allowable signage area;
- C The color of all signs will be complementary to the color of the structure; and shall not contain high intensity or bright, florescent colors or full chrome colors. All tenants shall follow a unified sign program of the same size, color, and location for all signs and tied in with the center's freestanding monument sign;
- D Additional architectural features for the monument sign will include adding decorative stone banding on all faces to equal 50% of the base height to the sides of the sign. The owner will have the option of continuing the stonework along the top of the sign or adding architectural features;
- E Owner will place and maintain four feet (4') of seasonal color landscaping around the base of the sign;
- F Any and all conditions of prior approvals concerning the project must be adhered to; and
- G Owner will submit a revised project text to the City staff for inclusion in the Development Conditions.

SECTION 2. That except as amended hereby, the Development Standards approved by Ordinance 1060 shall remain in full force and effect.