

**MAYOR**  
*Jim Pappas*

# CITY OF HUNTERS CREEK VILLAGE

**CITY COUNCIL**  
*Stuart Marks*  
*Fidel Sapien*  
*Ken Spalding*  
*Chip Cowell*  
*Jay Carlton*



**CITY ADMINISTRATOR**  
*Tom Fullen, MPA, CPM*

## **PLANNING AND ZONING COMMISSION MEETING AGENDA**

Notice is hereby given of regular meeting of the Planning and Zoning Commission of Hunters Creek Village, Texas, to be held on **Monday, June 7, 2021 at 6:00 p.m.** in the City Hall at #1 Hunters Creek Place, for the purpose of considering the following agenda items. Members of the public may attend the meeting in person or remotely by video or audio conference. The information for attending by video or audio conference is as follows:

### **VIDEO**

- 1) Enter the following web address:  
<https://zoom.us/j/99035267299?pwd=dUZxNG5Na05INS9vWDR3T3BBNlIFdz09>
- 2) Enter the following Access Code or Meeting Number: **990 3526 7299**
- 3) Enter the following Attendee ID or Numeric Meeting Password: **174578**

### **AUDIO**

- 1) Call the following toll-free number **+1 346 248 7799 US (Houston)**
- 2) Enter the following Access Code or Meeting Number: **990 3526 7299**
- 3) Enter the following Attendee ID or Numeric Meeting Password: **174578**

Anyone wishing to address the planning and zoning commission during the meeting must notify the City Administrator, Tom Fullen, before the meeting begins by: 1) emailing him at [tfullen@cityofhunterscreek.com](mailto:tfullen@cityofhunterscreek.com) or 2) calling him at **713-465-2150**.

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**CITY OF HUNTERS CREEK VILLAGE, TEXAS**  
**MINUTES OF THE**  
**PLANNING & ZONING COMMISSION**  
**April 27, 2021**

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened a regular meeting on April 27, 2021, at 6:00 p.m. in the City Hall at #1 Hunters Creek Place, Hunters Creek Village, Texas.

The meeting was called to order at 6:03 p.m. by Chairman Bill Dalton. In attendance were Commissioners John Abercrombie, David Childers, Charles Martin and Brent Fredricks. Also, in attendance were: John Hightower, City Attorney; and James Stewart, City Building Official.

- A. Call to order and the roll of commission members will be taken.

**Chairman Dalton called the meeting to order at 6:03 p.m.**

- B. JOINT PUBLIC HEARING. A Joint Public Hearing will be held before the City Council and the Planning and Zoning Commission for the purpose of receiving testimony for or against proposed amendments to the Zoning Chapter of the City of Hunters Creek Village to: a) Define a "Porte Cochere" as a roofed structure, open on three sides and extending from an entrance to a building over an adjacent driveway for the purpose of sheltering those entering or exiting vehicles; and b) Allow a Porte Cochere to extend into the required side yard under the following conditions: (1) it may extend no closer than 10 feet from the nearest side property line; (2) it must be 10 feet or less in height; (3) it must be located at least 15 feet behind the front line of the residence to which it is attached; (4) the area covered by its roof shall be included in the computation of the building area for purpose of applying the applicable limits on total building area; and (5) three sides of the structure must be at least 90% open.

**The Commission conducted a joint public hearing with the City Council on the proposed zoning amendment. At the close of the public hearing, the Commission moved its public meeting from the city council chambers to the building official's conference room.**

- C. AGENDA ITEMS

1. Discussion and possible action to consider approval of the minutes of the April 5, 2021 meeting.

**Commissioner Martin made a motion to approve the minutes of the Commission's April 5, 2021 meeting as submitted. Commissioner Abercrombie seconded the motion. The vote to approve the motion was unanimous.**

2. Discussion and possible action to make a final report and recommendation to City Council on proposed amendments to the Zoning Chapter of the City of Hunters Creek Village to: a) Define a "Porte Cochere" as a roofed structure, open on three sides and extending from an entrance to a building over an adjacent driveway for the purpose of sheltering those entering or exiting vehicles and b) Allow a Porte Cochere to extend into the required side yard under the following conditions: (1) it may extend no closer than 10 feet from the nearest side property line; (2) it must be 10 feet or less in height; (3) it must be located at least 15 feet behind the front line of the residence to which it is attached; (4) the area covered by its roof shall be included in the computation of the building area for purpose of applying the applicable limits on total building area; and (5) three sides of the structure must be at least 90% open.
3. Authorize the chair to present the final report and recommendation to the City Council on the action taken in item #2 above.

**The Commission deliberated on what recommendation to make on the proposed zoning change and the Chairman called for a motion on the subject.**

**Commissioner Martin made a motion to adopt a final report recommending approval of the proposed zoning amendment as described, with the addition of an additional requirement that in order for a porte cochere to be eligible for the exception, "it must be constructed of like kind materials of the residence to which it is attached." Commissioner Abercrombie seconded the motion. The vote to approve the motion was unanimous.**

**The Commission moved its public meeting back to the City Council chambers and reported its recommendation to the City Council.**

D. Adjourn Open Meeting.

**With no further business coming before the Commission, a motion was made by Commissioner Fredricks, and seconded by Commissioner Martin, to adjourn the meeting. The motion carried unanimously.**

These minutes were approved by the Commission on the \_\_\_\_ day of \_\_\_\_\_, 2021.

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Tom Fullen, City Administrator  
Acting City Secretary





**CITY OF HUNTERS CREEK VILLAGE  
AGENDA DISCUSSION FORM**

**AGENDA DATE:** June 07, 2021  
**AGENDA SUBJECT:** Discussion and possible action to consider amending Ordinance No. 639 – Houston Racquet Club Specific Use Permit, specifically Section 6: E. (2): Music emanating from the property, as measured from the nearest adjacent property line shall not exceed: 50 db (A) between the hours of 10:00 pm and 7:00 am and 55 db (A) between the hours of 7:00 am and 10:00 pm  
**PROCEEDING:** Motion  
**EXHIBITS:** Ord. No. 639 HRC Specific Use Permit & Hunters Creek Noise Ordinance

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ORDINANCE NO. 637

AN ORDINANCE OF THE CITY OF HUNTERS CREEK VILLAGE, TEXAS, AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES OF THE CITY, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, BY GRANTING A SPECIFIC USE PERMIT TO THE HOUSTON RACQUET CLUB TO ALLOW THE CONSTRUCTION AND OPERATION OF A PRIVATE RECREATION CLUB ON A 30.88-ACRE TRACT OF LAND, OUT OF THE JOHN D. TAYLOR SURVEY, A-72, HARRIS COUNTY, TEXAS, SAID TRACT BEING LOCATED WITHIN THE CITY IN ZONING DISTRICT R. SINGLE FAMILY RESIDENTIAL AND BEING FURTHER IDENTIFIED AS 10709 MEMORIAL DRIVE, HOUSTON, TEXAS; PROVIDING REQUIREMENTS AND CONDITIONS FOR THIS SPECIFIC USE PERMIT; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE SUBJECT; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 FOR VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

\* \* \* \* \*

WHEREAS, the Houston Racquet Club (the "Owner") is the Owner of a 30.88-acre tract of land, out of the John D. Taylor Survey, A-72, Harris County, Texas, and being further identified as 10709 Memorial Drive, Houston, Texas (the "Property"), and situated within the corporate limits of the Hunters Creek Village, Texas (the "City"), said tract being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes; and

WHEREAS, the Property presently has a zoning classification of District R. Single Family Residential, pursuant to Chapter 14 of the Code of Ordinances of the City, same being the comprehensive Zoning Ordinance; and

WHEREAS, pursuant to said Ordinance, Private Recreation Club uses are permitted in the R. Single Family Residential District, subject to the granting of a Specific Use Permit by City Council; and

WHEREAS, the Owner of the Property, through its duly authorized representative, has presented an application to the City for the granting of a Specific Use Permit to allow the construction and operation of a Private Recreation Club (the "Specific Use"); 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 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 specific use permit should be granted subject to the terms and conditions contained herein; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUNTERS CREEK VILLAGE, TEXAS:

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

Section 2. A Specific Use Permit for use of the Property for the purpose of constructing and operating a private recreation club, the Specific Use, subject to the terms and conditions set forth below, is hereby granted to the Owner, including any successor in interest.

Section 3. The Official Zoning District Map of the City shall be revised and amended to show the Specific Use authorized hereby for the Property as provided in Section 2 hereof, with the appropriate references thereon to the number and effective date of this Ordinance and a brief description of the nature of the Specific Use authorized.



Section 4. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City, save and except the granting of the Specific Use Permit as herein provided.

Section 5. The Specific Use Permit granted hereby shall be null and void after the expiration of one (1) year from the date of adoption hereof unless construction of Phase 1, as identified in Exhibit "C," attached hereto and made a part hereof, has commenced and is constructed or under construction in accordance with the Specific Use herein authorized within said one-year period, or unless an extension of time is approved by City Council.

Section 6. The Specific Use authorized and permitted hereby shall be, and is, subject to the following additional limitations, restrictions, and conditions:

A. Compliance with Site Plan. The granting of the Specific Use Permit shall be, and is hereby, conditioned upon the Specific Use being located, constructed, and conducted upon the Property and in substantial compliance with the Site Plans attached hereto as Exhibits "B" and "C," the same being made a part hereof for all purposes.

B. Required Yards. The required front, rear, and side yards (the "set back requirements") shall be as established on the Site Plan, Exhibit "B."

C. Encroachments. The improvement indicated on Exhibit "C" as the "Howe House" and the improvement indicated on Exhibits "B" and "C" as the "Encroaching Tennis Court" shall be allowed to remain until completely or partially destroyed or demolished and any new improvements in the area of such

improvements shall be constructed only in accordance with the proposed new improvements shown on Exhibit "B" and the corresponding set back requirements.

D. Membership. Membership in the private recreation club shall be limited to a total of 1300 memberships, including fully paid, partially paid, and honorary memberships.

E. Noise Restrictions.

(1) The Owner shall purchase and maintain an operable decibel machine with a sound monitoring/recording system to monitor all outdoor noise from music emanating from the Property; and

(2) Music emanating from the Property, as measured from the nearest adjacent property line shall not exceed:

50 dB(A) between the hours of 10:00 p.m. and 7:00 a.m. and  
55 dB(A) between the hours of 7:00 a.m. and 10:00 p.m.

(3) The Owner shall designate a person to be responsible for ensuring that the noise levels specified in paragraph (2) above are not exceeded; and

(4) The Owner shall designate one or more management level employees to receive complaints regarding noise and shall provide to the homeowners adjacent to the Property and the City's Code Enforcement Official a phone number or numbers where such employee(s) can be contacted 24 hours a day, 7 days a week. The employee(s) designated to receive such complaints shall keep a log of such complaints and shall furnish the Board of Directors of the Owner and the City's Code

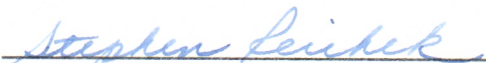


Enforcement Official a copy of such log for the previous thirty (30) days on or before the fifteenth day of the month following the reporting period.

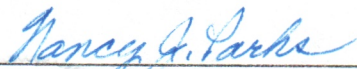
Section 7. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

Section 8. 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 Hunters Creek 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 ADOPTED on this 15th day of February, 2005.

  
\_\_\_\_\_  
Stephen Reich, Mayor

ATTEST:

  
\_\_\_\_\_  
Nancy Parks, City Secretary

V.T.C.A., Health & Safety Code § 342.007, as amended, which lien shall be second only to tax liens or liens for street improvements, and such amount shall bear ten percent interest from the date the statement is filed. For any such expense and interest suit may be instituted, and recovery and foreclosure of such lien may be had in the name of the city. The statement of expenses, so made, or a certified copy thereof, shall be prima facie proof of the amount expended for such work or improvements.  
(Ord. No. 739, § 1, 3-24-2009)

**Secs. 18-87—18-115. Reserved.**

#### **ARTICLE V. VEGETATION OBSTRUCTING STREETS**

**Sec. 18-116. Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Obstructing vegetation* means any tree or other vegetative matter, or any part thereof, located nearer than eight feet from the centerline of any private street, or less than 14 feet above the grade of any private street.

*Private street* means any street, lane or other accessway other than a public street which provides the principal means of access to two or more lots or tracts of land.  
(Code 2002, § 8.1201; Ord. No. 490, § 2, 5-18-1993)

**Sec. 18-117. Prohibited.**

It shall be unlawful for any person owning or occupying property adjacent to a private street to cause or permit any tree or vegetation to become obstructing vegetation, as that term is defined herein, over, across or adjacent to any private street.  
(Code 2002, § 8.1202; Ord. No. 490, § 3, 5-18-1993)

**Sec. 18-118. Notice to remove.**

Should any person owning or occupying property adjacent to a private street fail to remove obstructing vegetation on the lot or tract owned or occupied by such person within ten business days following notice to do so, the city may enter such property and cause the removal thereof. Notice to remove such obstructing vegetation shall be given in a manner authorized pursuant to V.T.C.A., Health and Safety Code § 342.006. All costs incurred in such removal shall be charged to the owner of such property. In the event the owner fails or refuses to pay the city the costs incurred in removing obstructing vegetation, the city may attach a lien therefor in the manner provided in V.T.C.A., Health and Safety Code § 342.007.  
(Code 2002, § 8.1203; Ord. No. 490, § 4, 5-18-1993)

**Sec. 18-119. Nuisance declared.**

The existence of obstructing vegetation is hereby declared to be a public nuisance.  
(Code 2002, § 8.1204; Ord. No. 490, § 5, 5-18-1993)

**Secs. 18-120—18-136. Reserved.**

#### **ARTICLE VI. NOISE\***

**Sec. 18-137. Generally.**

(a) *Nuisance level noises prohibited generally.*  
In view of the residential character of the city, any noise that is unreasonably loud, annoying, or disturbing to persons of ordinary sensibilities, at the time and place the noise is being generated, is defined to be a nuisance and is prohibited.

(b) *The production of nuisance level noises defined as an offense.* Any person who produces or permits the production of nuisance level noise in the city shall be guilty of an offense.

\***State law references**—Authority of municipality to restrain or prohibit the ringing of bells, blowing of horns, hawking of goods, or any other noise, V.T.C.A., Local Government Code § 217.003; presumption of unlawful noise, V.T.C.A., Penal Code § 42.01(c).

(c) *Exceptions.* It is recognized that certain noise producing activities are normal and not out of place in a residential area if the activities producing those noises are conducted in a reasonable manner and at a reasonable time. Accordingly, noises emanating from the following activities are not nuisance level noises within the meaning of this article, if the activities are conducted at a reasonable time and in a reasonable manner:

- (1) Construction, grading, repair, remodeling or maintenance activities during hours when such activities are permitted in accordance with this Code;
- (2) The operation of safety signals, warning devices, emergency pressure relief valves, water wells, and sewer lift stations;
- (3) Occasional private outdoor gatherings and public events, provided that the volume of any music or mechanical sound amplification equipment is controlled so as to avoid unduly disturbing the occupants of neighboring residential properties;
- (4) The operation of standard air conditioning, refrigeration systems, swimming pool equipment, or similar mechanical systems customarily found in single-family residential structures, provided that the equipment is kept in reasonable repair and operated in accordance with the manufacturer's recommendations;
- (5) Repair and maintenance activities of any public entity or utility, provided that reasonable steps are taken to mitigate the effects of excessive noise;
- (6) The operation of electric generators in compliance with the requirements of section 44-166.

(Code 2002, § 8.601; Ord. No. 2015-846, § 1, 7-28-2015)

**Sec. 18-138. Hours restricted for certain noise producing activities.**

(a) *Generally.* In order to preserve the residential character of the city and to provide hours during which the city's residents can rest

free from unnecessary and offensive noise levels, the following activities may be performed only during the allowable hours provided below:

- (1) The use of lawn mowers, edging machines, leaf blowers, chain saws, or any other gasoline, diesel, or electric powered lawn care or landscaping equipment;
- (2) The use of power washers, air compressors, or any other gasoline, diesel, or electric powered equipment for home maintenance purposes.

(b) *Allowable hours.* The work hours during which the activities listed in subsection (a) above are allowed are:

- (1) Between 8:00 a.m. and 7:00 p.m. on weekdays;
- (2) Between 9:00 a.m. and 6:00 p.m. on Saturdays;
- (3) No work is permitted on Sundays or on holidays on which the city's offices are closed.

(c) *Exceptions.* The following exceptions apply:

- (1) The restrictions on allowable hours do not apply when the activities are performed by the owner or occupant of the residence where the activities are being performed;
- (2) The restrictions on allowable hours do not apply in the case of an emergency where use of powered equipment is necessary to prevent a risk of injury to persons or immediate damage to property;
- (3) The restrictions on allowable hours do not apply to construction activities governed by chapter 10 of this Code.

(Code 2002, § 8.602; Ord. No. 2015-846, § 1, 7-28-2015)

**Sec. 18-139. Permitted variations in noise.**

Noise within any zoning district may exceed:

- (1) The allowable noise level plus up to five dB(A) for a cumulative period of no more than 30 minutes in any hour;



(2) The allowable noise level plus six to ten dB(A) for a cumulative period of 15 minutes in any hour;

(3) The allowable noise level plus 11 to 15 dB(A) for a cumulative period of five minutes in any hour; or

(4) The allowable noise level plus 16 to 24 dB(A) for a cumulative period of one minute in any hour.

(Code 2002, § 8.603)

**Sec. 18-140. Prohibited variations in noise.**

Noise within any zoning district is prohibited which exceeds the allowable noise level plus 25 dB(A) or more on an intermittent basis.

(Code 2002, § 8.604)

**Sec. 18-141. Exceptions.**

For the purpose of determining compliance with the noise standards in this article, the following noise sources shall be excepted:

(1) Noises emanating from construction, grading, repair, remodeling or maintenance activities during hours when such activities are permitted in accordance with the city's building code.

(2) Noise of safety signals, warning devices, emergency pressure relief valves, water wells and sewer lift stations.

(3) Occasional private outdoor gatherings and public events.

(4) Standard air conditioning, refrigeration systems, swimming pool equipment or associated equipment in reasonable repair.

(5) Emergency and repair activities of any public entity or a utility.

(6) Electric generators when operated in compliance with the requirements of section 44-166.

(Code 2002, § 8.605; Ord. No. 733, § 2, 1-20-2009)

**Secs. 18-142—18-165. Reserved.**

**ARTICLE VII. RESTRICTIONS ON STORAGE OF BOATS, BUSES, RECREATIONAL VEHICLES, TRAILERS AND LARGE TRUCKS**

**Secs. 18-166, 18-167. Reserved.**

**Editor's note**—Ord. No. 2016-858, § 1, adopted April 26, 2016, repealed §§ 18-166 and 18-167 which pertained to prohibited locations and exceptions, respectively, and derived from the Code of 2002, §§ 8.801 and 8-802; Ord. No. 277, §§ 2 and 3 adopted October 15, 1975.

**Sec. 18-168. Storage of boats, buses, recreational vehicles, trailers and large trucks restricted.**

(a) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

*Bus* means a vehicle designed to transport more than 12 persons.

*Large truck* means a truck in excess of one-ton capacity.

*Recreational vehicle* means a motor vehicle or trailer equipped with living space and amenities found in a home.

*Trailer* means an unpowered vehicle designed to be towed by a powered vehicle, and includes, without limitation, boat and utility trailers.

(b) *Storage restrictions.* Except as provided below, no boat, bus, large truck, recreational vehicle or trailer, shall be stored or parked in the following places within the corporate limits of the city:

- (1) A public street, right-of-way or easement;
- (2) A vacant lot or tract of land;
- (3) In front of the main structure of a residence or business;
- (4) The side yard of a residence or business, meaning that space between a side building line of the lot or tract of land and the adjacent side property line; or



**CITY OF HUNTERS CREEK VILLAGE  
AGENDA DISCUSSION FORM**

**AGENDA DATE:** June 07, 2021  
**AGENDA SUBJECT:** Discussion and possible action to consider a request from Spring Branch Independent School District for approval of a Specific Use Permit for installation of Building Identification Signage and a Marquee to be constructed on the Hunters Creek Elementary School campus located at 10650 Beinhorn Road, Houston, Texas, 77024  
**PROCEEDING:** Motion  
**EXHIBITS:** Sign Ordinances & School Sign Plans

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Section 44-157(3)d.3. – Hunters Creek Village Code of Ordinances limits Institutional Signs to 8 square feet in area. Larger signs are only allowed by Specific Use Permit.

The Spring Branch School District proposes to install two signs at Hunters Creek Village Elementary School that are larger than allowed by Ordinance.

A Marquee Sign that is approximately 21.83 square feet in area and a Channel Letter Sign that is approximately 61.99 square feet in area.

A Specific Use Permit will be required to install these larger signs.

(2) *Minimum building line requirements.*

- a. Residential use: Same as in district R as set forth in section 44-160(2).
- b. Other use: Buildings shall be a minimum of 35 feet from any street line. A minimum of 15 feet shall be maintained between any building and the business district boundary line; provided, however, a building of less than 15 feet in height with no windows facing a residential area may be located within two feet of a business-residential boundary line.

(3) *Maximum lot coverage by all buildings and structures.*

- a. Residential use: Same as in district R.
- b. Other use: The building area, including off-street parking spaces and service areas, shall not exceed 90 percent of the lot area.

(4) *Minimum size of principal building.*

- a. Residential use: Same as in district R.
- b. Other use: 2,000 square feet of permanently enclosed floor space.

(Ord. No. 340, § 7-3, 5-20-1980)

**Sec. 44-185. Off-street parking requirements.**

(a) There must be sufficient off-street parking spaces provided on the premises of any business use to accommodate the anticipated parking needs of the persons using the premises. The minimum number of off-street parking spaces required for specific uses is as follows:

- (1) For general office use, including any use in which the principal occupants of the improved building space are employees rather than visitors or customers, two spaces for each 1,000 square feet of gross floor area; and
- (2) For any other use, four spaces for each 1,000 square feet of gross floor area.

(b) All parking spaces must be at least nine feet wide and 18 feet long in order to be counted towards the minimum required number. The width of parking spaces shall be measured perpendicular to the parking angle. The length of parking spaces shall be measured at right angles to the parking line.

(Ord. No. 340, § 7-4, 5-20-1980; Ord. No. 698, § 2, 9-20-2007)

**Sec. 44-186. Service area requirements.**

Service areas shall be required in district B. All loading areas, trash pick-up areas and all other service areas located outdoors shall be enclosed by a solid fence, wall or hedge at least seven feet in height, except for an opening for vehicular passage which shall have a solid gate.

(Ord. No. 340, § 7-5, 5-20-1980)

**Sec. 44-187. Outdoor storage prohibited.**

(a) Outdoor storage shall not be permitted in district B, except during periods of construction or in a service area enclosed in the manner required for areas as set out in section 44-186.

(b) No storage or similar use shall be allowed forward of the front building line in district B.

(Ord. No. 340, § 7-6, 5-20-1980)

**Sec. 44-188. Limitation on signs.**

(a) Only on-site signs shall be permitted in district B.

(b) One wall sign and one freestanding sign shall be permitted on any premises and shall be "sign, on-site" as defined in this chapter. The freestanding sign may contain an electronic message center. "Electronic message center" shall mean a computer-controlled display panel with automatically changing or moving messages displayed by moving or intermittent lights and containing alphanumeric figures only, with no animation. A changing or moving message displayed on an electronic message center must remain constant for no less than five minutes and may be used only to display the name of the business located on the site.

(c) Signs which are equipped with glaring or rotating strobe or spotlights are prohibited.

(d) No sign shall be erected so as to extend into or over the public right-of-way of any street, nor shall any sign be placed so as to interfere with or obstruct vision at any intersection or along any public street.

(e) Notwithstanding the foregoing, an electronic message center on a freestanding sign may not exceed the height of the building on the lot on which the sign is located.

(f) Sign area; location.

- (1) No sign shall have more than two sides. The sign area includes the surface of a signboard and any portion of the supporting structure or trim upon which a message is displayed; provided, however, in the case of double-sided signs, only one side shall be computed to determine the sign area.
  - (2) On a lot containing less than one acre, the sign area of a single sign or the sign area on each side of a double-sided sign shall not exceed 64 square feet.
  - (3) For signs located on a lot containing one-half acre or more that abuts IH-10 and upon which one business establishment is located, the sign area of a single freestanding sign or the sign area on each side of a double-sided, freestanding sign shall not exceed 80 square feet. The width-to-height ratio of such detached sign shall not exceed one to five or five to one.
  - (4) For signs located on a lot containing one-half acre or more that abuts IH-10 and upon which more than one business establishment is located, each of which share common driveways and on-site parking facilities, the sign area of a single freestanding sign or the sign area on each side of a double-sided, freestanding sign shall not exceed 90 square feet. The width-to-height ratio of such detached sign shall not exceed one to five or five to one.
  - (5) No sign allowed by this subsection (f) shall be placed in a yard which abuts district R (residential district).
- (g) No portable signs are permitted.

(h) Lighted signs which are above the height of the building to which they pertain will be extinguished at or before 12:00 midnight.

(i) All signs shall be kept in a good state of repair.

(Ord. No. 431, § 2, 1-26-1988; Ord. No. 664, §§ 1—4, 4-18-2006; Ord. No. 676, § 1, 1-16-2007)

#### **Sec. 44-189. District separation requirements.**

(a) Improved business property in district B shall be separated from contiguous property in residential district R by any one of the following:

- (1) A screening fence seven feet high, built of brick or stone.
- (2) A strip of dense natural foliage at least 35 feet in width and at least seven feet in height measured from the boundary line of district B extending into district B.

(b) No building shall have windows with a view into any property within district R of the city, provided that the board of adjustment may grant an exception to such requirement if it determines that any such window, while it would literally have a view into property within district R of the city, would be unlikely to result in individuals having an actual view through such window into property within district R. (Ord. No. 340, § 7-8, 5-20-1980)

#### **Secs. 44-190—44-216. Reserved.**

### **ARTICLE IV. NONCONFORMING LOTS, USES AND STRUCTURES**

#### **Sec. 44-217. Intent.**

Within the districts established by this chapter or amendments that may later be adopted, there may exist lots, structures, uses of land and structures and characteristics of use which were lawful before this chapter was passed or amended, but which would be prohibited, regulated or restricted under the terms of this chapter or future amendments. It is the intent of this chapter to permit those nonconformities to continue until they are removed, but not to encourage their survival. It is

terlines or street right-of-way lines, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the zoning map. If no distance is given, such dimension shall be determined by the use of the scale on such zoning map.

- (4) In unsubdivided property, the district boundary lines on the zoning map shall be determined by use of the scale appearing on such map.
- (5) Whenever any street is vacated by official action of the city council, the zoning district adjoining each side of such street shall be automatically extended to the centerline of the property thus vacated and all area included in the vacation shall then and henceforth be subject to all regulations of the extended districts.
- (6) Where streets or other landmarks on the ground differ from the streets or landmarks as shown on the zoning map, the streets or landmarks on the ground shall control.

(Ord. No. 340, § 4, 5-20-1980)

**Sec. 44-128. Compliance with the regulations.**

Compliance to the following regulations are required, except as hereinafter specifically provided:

- (1) No land shall be used except for a purpose permitted in the district in which it is located.
- (2) No building shall be erected, converted, enlarged, reconstructed, moved or structurally altered, nor shall any building be used, except for a use permitted in the district in which such building is located.
- (3) No building shall be erected, converted, enlarged, reconstructed or structurally altered to exceed the height limit herein established for the district in which such building is located.
- (4) No building shall be erected, converted, enlarged, reconstructed or structurally

altered except in conformity with the area regulations of the district in which such building is located.

- (5) No building shall be erected or structurally altered to the extent specifically provided for herein except in conformity with the off-street parking and loading provisions for the district in which such building is located.
- (6) The minimum yards, parking spaces and open spaces, including lot area per family, required by this chapter for each and every building existing at the time of passage of this chapter or for any building hereafter erected shall not be encroached upon or considered as part of the yard or parking space or open space required for any other building, nor shall any lot area be reduced below the requirements of this chapter for the district in which such lot is located.
- (7) Every building hereafter erected or structurally altered shall be located on a lot as herein defined and, except as hereinafter provided, there shall not be more than one main building on one lot.

**Sec. 44-129. Drainage.**

The entire area of any improved lot or tract within the city shall be drained in such a manner as to carry off all stormwater to a public right-of-way, drainage ditch or storm sewer.

(Ord. No. 340, § 8, 5-20-1980)

**Secs. 44-130—44-156. Reserved.**

**DIVISION 2. DISTRICT R SINGLE-FAMILY RESIDENTIAL DISTRICT**

**Sec. 44-157. Use regulations.**

Buildings and premises in district R shall be used for the following purposes:

- (1) Single-family dwellings.
- (2) Temporary buildings for uses incidental to construction work on the premises,



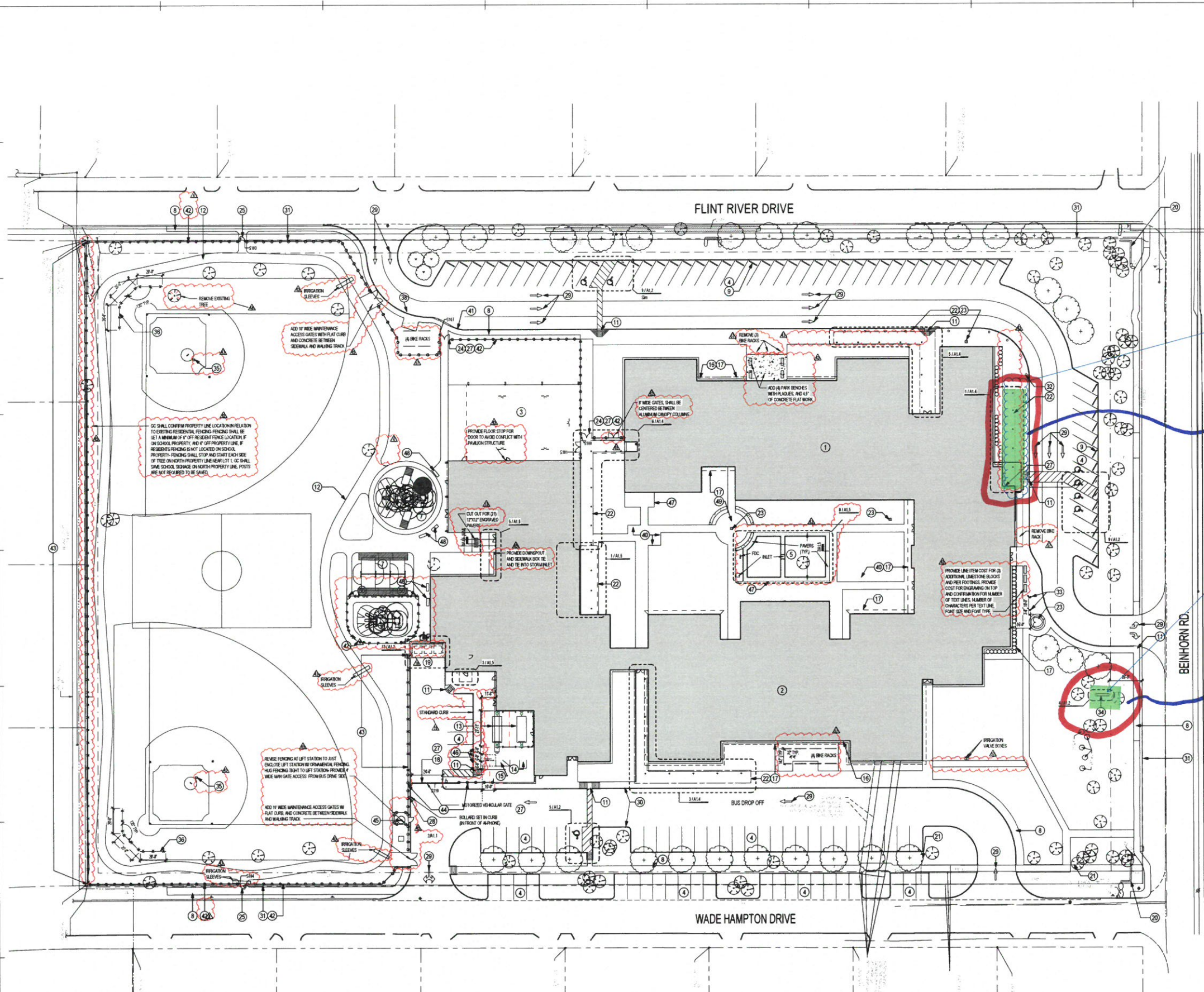
which buildings shall be removed upon the completion or abandonment of construction work.

- (3) Accessory buildings and other structures customarily incident to the above uses, located on the same lot or tract, and, except as provided below, not involving the conduct of a business, trade or profession. No billboard, signboard, advertising sign or any other form of posted notice shall be permitted as an accessory use, except as provided below.
  - a. No billboard, signboard, advertising sign, or other form of posted notice shall be located upon a city street or right-of-way.
  - b. No billboard, signboard, advertising sign, or other form of posted notice shall be illuminated or contain any moving parts, except as specifically provided below.
  - c. A billboard, signboard, advertising sign or any other form of posted notice that is permitted as provided below may be single or double-faced.
  - d. The following signs shall be permitted.
    - 1. *Real estate signs.* A single "for sale" or "for lease" sign may be displayed on the lot or tract to which the sign refers. No sign face shall exceed six square feet in area, and the sign, including any part of its structure, shall not exceed five feet in height.
    - 2. *Contractor signs.* A single sign containing information on a contractor that is currently performing work on a lot or tract may be displayed on the lot or tract where the work is being performed. No sign face shall exceed six square feet in area, and the sign shall be removed immediately upon completion of the work.

- 3. *Institutional signs.* Churches and other institutions may display one or more signs containing information on the church or institution's name, and the activities and services provided on the premises where the signs are displayed. No sign face shall exceed eight square feet in area. The signs may be illuminated, provided that the intensity and direction of the illumination is reasonably controlled to avoid undue interference with the use of neighboring residential properties. Larger signs may be allowed only by specific use permit.
- 4. *Private security signs.* A single sign announcing that a residence is protected by a private security company may be displayed. No sign face shall exceed two square feet in area.
- 5. *Alarm or security system signs.* A single sign announcing that a residence has a burglar alarm or other security system installed may be displayed. No sign face shall exceed two square feet in area.
- 6. *Political signs.* One or more temporary signs used in connection with political campaigns may be displayed, provided such signs are removed within five days following the conclusion of such campaign. No sign face shall exceed 36 square feet in area and no sign shall exceed eight feet in height.
- 7. *Required signs.* Any sign required by the city or any other governmental authority with jurisdiction over the property.

- (4) To be permitted as accessory structures or uses, an unlighted outdoor tennis court or game court must be setback at least 25 feet from the nearest lot line; lighted outdoor tennis courts and game courts must be setback at least 100 feet from the nearest lot line. No more than one tennis court or game court shall be permitted on a lot. Any tennis court or game court shall be buffered by shrubbery or otherwise so as to minimize noise from activities on such court.
- (5) Swimming pools.
  - a. *Generally.* An outdoor swimming pool shall be permitted as an accessory use or structure provided that it meets the following requirements:
    - 1. It must be located in the back or side yard;
    - 2. It must be setback a minimum of ten feet from the rear lot line, unless the rear lot line of the subject lot abuts the side lot line of another lot, in which case the pool must be setback a minimum of 15 feet from the rear lot line;
    - 3. It must be setback a minimum 15 feet from any side lot line.
  - b. *Special exceptions.* The board of adjustment may grant a special exception reducing the minimum setback distance to no less than five feet for nonconforming lots as defined in section 44-218(b)(1)b. of this chapter.
    - 1. In order to grant a special exception the board must find that because the subject lot is of such unusual size or shape, or because it has valuable trees located in the rear or side yards, it would be impractical to locate a reasonably sized pool on the lot without either reducing the minimum setbacks or removing valuable trees.
- 2. The board must also find that the granting of a special exception permitting a reduced setback would not be unduly harmful to the owners of the lot or lots abutting the side of the subject lot for which a reduced setback is required. In making such determination the board may consider the location and orientation of any existing improvements on the subject lot and any abutting lots.
- 3. The board may condition the granting of a special exception as necessary to protect the interests of abutting property owners and to further the intent of the setback requirements. Conditions may include: a) requiring the applicant to design the pool or related improvements to minimize the impact of its location or use on neighboring property owners; b) requiring the applicant to take necessary measures to protect and maintain any valuable trees that served as a basis for granting the special exception; and c) such other conditions as the board deems necessary.
- (6) Parks, playgrounds, recreational facilities, public services and fire and police services owned by the city or by a public entity acting at the request of the city.
- (7) Uses permitted by specific use permit:
  - a. *Personal wireless service facilities.*
    - 1. Facilities for the provision of personal wireless service, including structures commonly known as cellular towers, and ancillary buildings, equipment and related structures may be allowed in this district following approval of a specific use



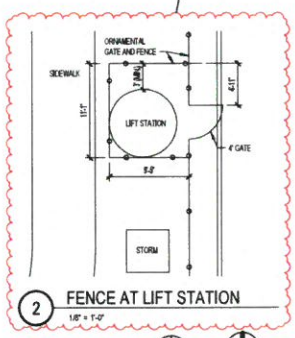


- SITE PLAN GENERAL NOTES**
- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT BEFORE CONTINUING THE WORK.
  - REFER TO CIVIL DRAWINGS FOR FINISH REQUIREMENTS AND DIMENSIONS.
  - REFER TO CIVIL DRAWINGS FOR PUMP DETAILS, CURB DETAILS, JOINT DETAILS AND SCHEDULE DETAILS.
  - SEWERING OR GROUNDWATER ARE TO BE NOTED BY CIVIL, TYP. CONTROL JOINTS EVERY 4'-0\"/>
- SITE PLAN LEGEND**
- X X X X 4\"/>
- SITE PLAN KEY NOTES**
- PROPOSED NEW ONE-STORY BUILDING.
  - PROPOSED NEW TWO-STORY BUILDING.
  - PROPOSED NEW COVERED PATIO/LOGGIA.
  - 4\"/>

proposed location for internally lit building signage

Marquee Sign Location

1 ARCHITECTURAL SITE PLAN  
1\"/>



TRUE PLAN NORTH NORTH

**pfluger**  
 OFFICE: 713.292.1141 | 1. New York, NY 10017  
 3411 Fairwood Ave., Suite 7700  
 Houston, Texas 77046  
 pflugerarchitects.com

**HUNTERS CREEK ELEMENTARY SCHOOL REPLACEMENT**  
 10650 BEINHORN RD., HOUSTON, TEXAS 77024

**SPRING BRANCH INDEPENDENT SCHOOL DISTRICT**  
 955 CAMPBELL RD., HOUSTON, TEXAS 77024

REGISTERED ARCHITECT  
 Matthew J. Pfluger  
 STATE OF TEXAS  
 149128

PROJECT NO: 18-056  
 DATE PERMITS: 10/15/20

Date	Description
1 28 DEC 2019	ISSUE FOR PERMITS
2 13 JAN 2020	REVISION #3
3 17 MAR 2020	CONFORM SET
4 10/20/20	ADD #1
5 10/20/20	FOR S&P
6 10/20/20	FOR S&P
7 10/20/20	FOR S&P
8 10/20/20	FOR S&P
9 10/20/20	FOR S&P
10 10/20/20	FOR S&P
11 10/20/20	FOR S&P
12 10/20/20	FOR S&P
13 10/20/20	FOR S&P
14 10/20/20	FOR S&P
15 10/20/20	FOR S&P
16 10/20/20	FOR S&P
17 10/20/20	FOR S&P

**A1.1 ARCHITECTURAL SITE PLAN**



(6.03)

6'-10 13/16"

3'-2 14/16"

3.16



PROPOSED ELEVATION

SCALE 3/4" = 1'-0"

**SPECTRUM**  
SCOREBOARDS  
Ph: 713.944.6200  
Fax: 713.944.1290  
spectrumscoreboards.com  
10048 EASTHAVEN BLVD. HOUSTON, TX

DATE 2-18-21  
PROJECT HUNTERS CREEK EM  
LOCATION N/A  
SALES REP STEPHEN KENNEDY  
DRAWING NO. 21021801-01-P  
DESIGNER KAT

**SPECIFICATIONS**  
(1) 15mm RGB MATRIX 58X128 EMC  
(BRICK OPENING 3'-4" 7'-2")

**CONSTRUCTION**  
FACE  
RGB ALLUM. W/  
POLY FINISH  
BACK  
CIRCUIT BOARD  
ALLUM. FINISH

**COLORS**

**ELECTRICAL REQUIRED**

N/A

**CUSTOMER APPROVAL**

I UNDERSTAND THIS CONCEPTUAL ILLUSTRATION IS PROVIDED FOR A PROJECT PREPARED FOR MY ORGANIZATION. IT MAY NOT BE COPIED, REPRODUCED, DISTRIBUTED, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF SPECTRUM SCOREBOARDS.

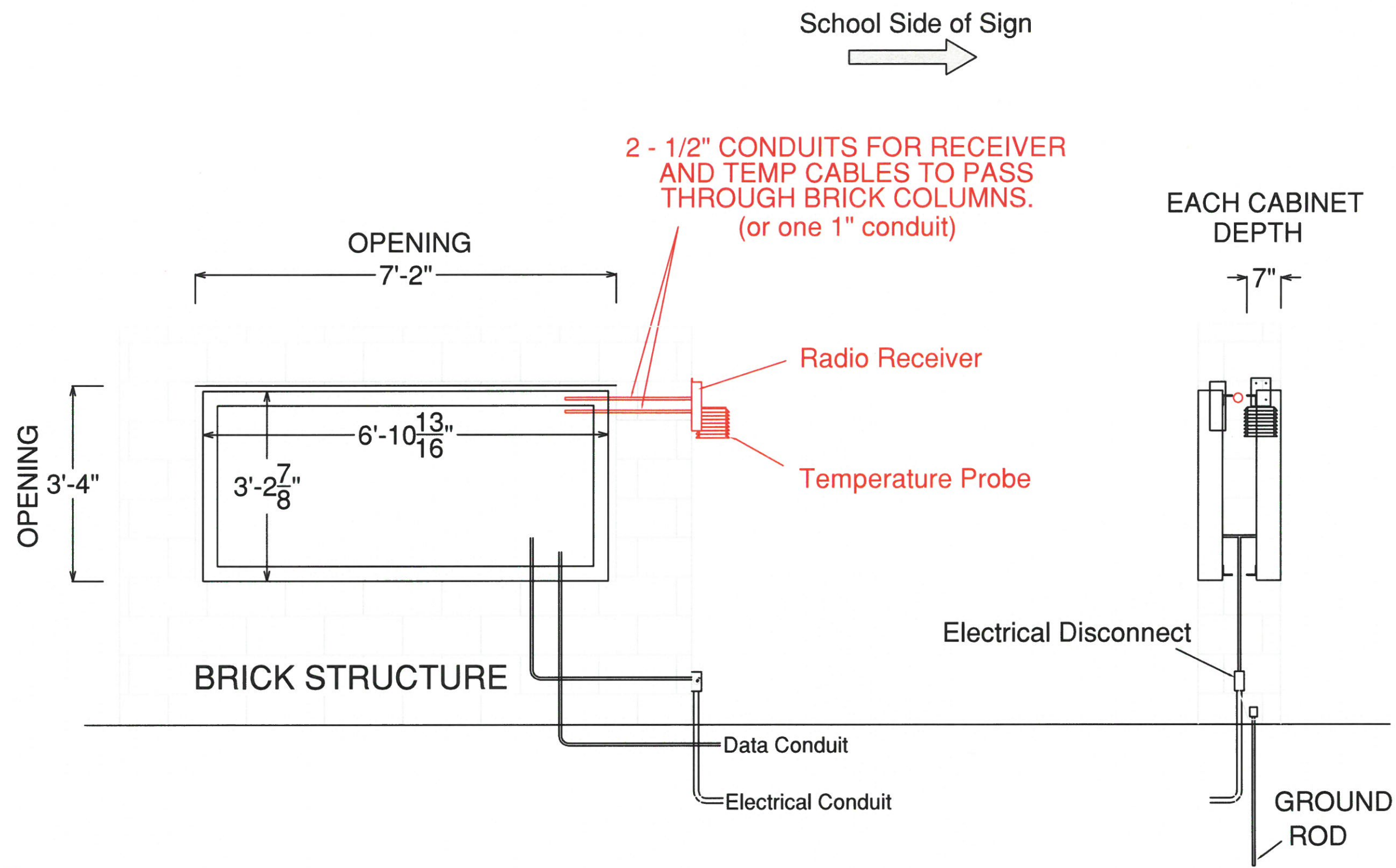
**SCALE**

1" = 1'-0"

**CUTION**

**PAGE**

1



\* Power Required = 1232 watts - 208-240 Volts (per face)  
 Power Required = 2464 watts - 208-240 Volts (TOTAL)

**SPECTRUM**

Date: 02/23/2021 By: MB

Dwg.: Hunters Creek MQ rev1

© SPECTRUM CORPORATION  
 HOUSTON TX 77075



# HORIZON

## HORIZON™ Q15 FULL COLOR LED DISPLAYS

### FEATURE HIGHLIGHTS

- High resolution 15mm displays
- Superior brightness for brilliant daytime use
- 281 Trillion Colors
- Wide viewing angle for maximum visibility

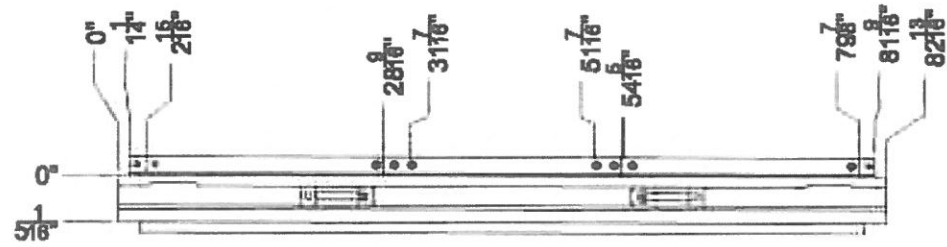
### OPTIONAL UPGRADES

- SmartPixel™ Virtual Image Enhancement
- Power & Data Redundancy

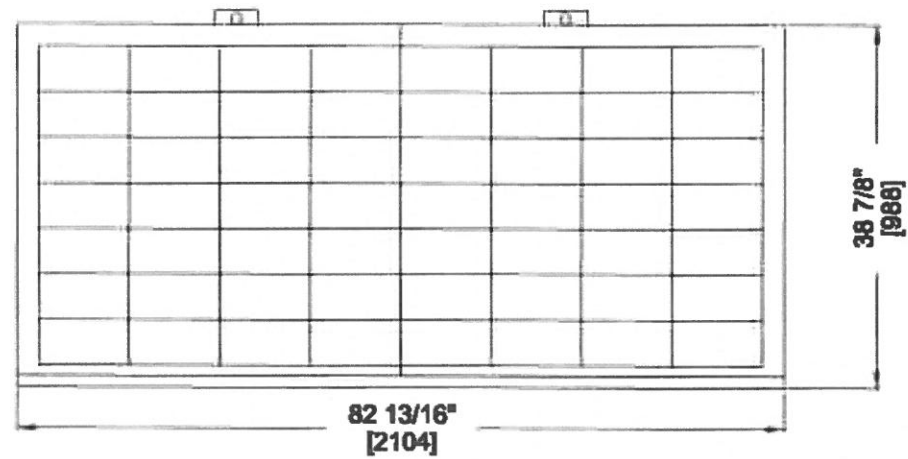


Outdoor LED Displays (Q-Series)	15mm (.62" spacing)
Pixel Configuration	3 LEDs per Pixel (1-Red, 1-Green, 1-Blue)
Video Frames per Second	60 fps
Color Processing	48+8 bit
Color Capability	281 trillion colors
Dimming Capability	256 levels (with auto dimming)
Operating Temperature	-40°F to 130°F
Scanning Rate	3840 Hz
LED Lifetime	>100,000 hours
Horizontal Viewing Angle	160°
Vertical Viewing Angle	70°
Contrast Ratio	10,000:1
Service Access	Front
Power Requirements	120/240V AC
Max Brightness	≥12,500 NITS
Pixel Block Configuration	20 x 20
Pixel Block Dimensions (HxW)	12.52" x 12.52" (318mm x 318mm)
Pixels Per Square Meter	3,955
Max Watts per Module (including power supply)	.552 amps @110V per module
Average Watts per Module (including power supply)	.166 amps @110V per module
Cabinet Construction	Aluminum Extrusion
Cabinet IP Rating	IP 65 NEMA 4
Manufacturing Compliance	UL Listed, cUL Listed, FC

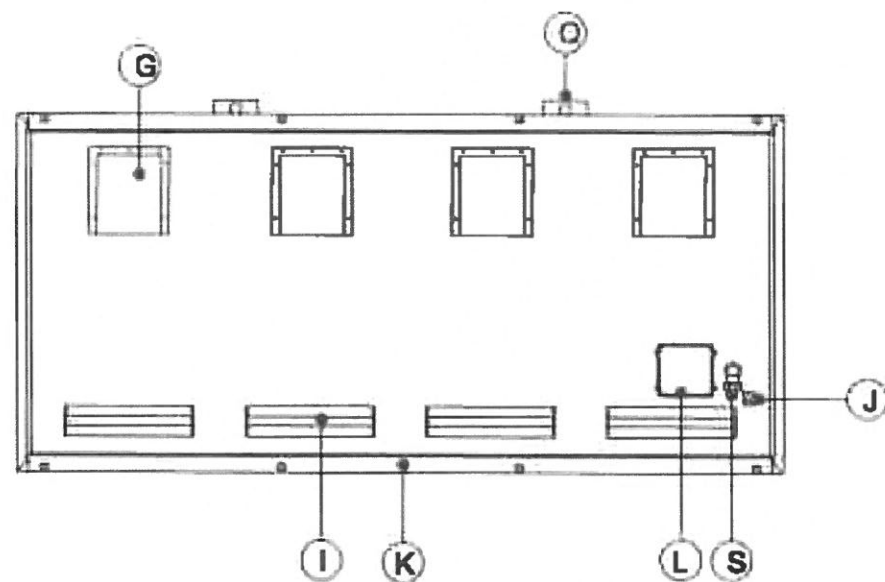
**FINAL ASSEMBLY**



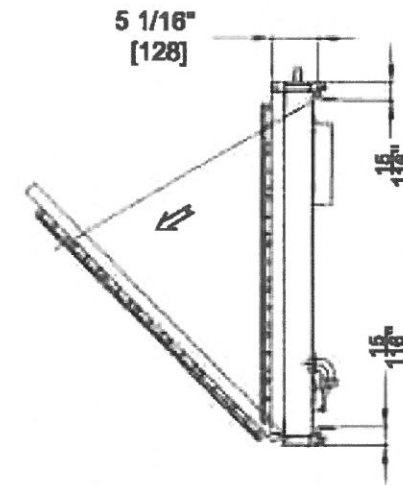
**TOP VIEW**



**FRONT VIEW**



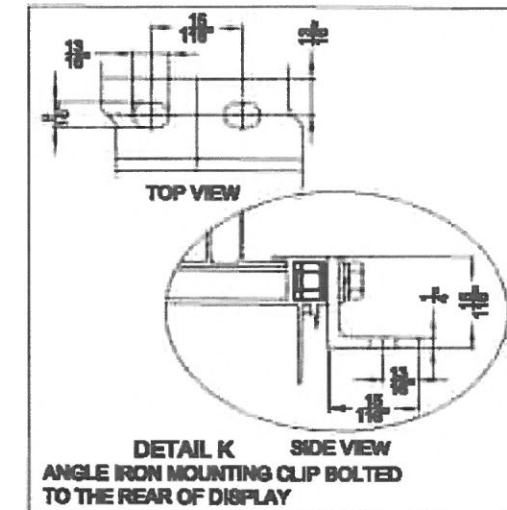
**REAR VIEW**



**SIDE VIEW**

**GENERAL NOTES**

1. ALL DIMENSIONS ARE IN FT-IN, ALTERNATIVE UNITS WHEN SPECIFIED ARE IN [mm].
2. UNLESS OTHERWISE SPECIFIED ALL EXTERIOR PARTS ARE FINISHED BLACK, UNLESS CUSTOM COLOR WAS SPECIFIED AT TIME OF ORDER.
3. BACK PANEL FINISH GRAY, UNLESS CUSTOM COLOR WAS SPECIFIED AT TIME OF ORDER.
4. DISPLAY PERIMETER IS CONSTRUCTED OF ALUMINUM EXTRUSION, ALL OTHER PANELS ARE CONSTRUCTED OF STEEL OR ALUMINUM.
5. ALL FACE PANELS HINGE OPEN FROM BOTTOM TO -80°.
6. EYEBOLTS, WHEN PROVIDED, MAY NOT BE USED FOR PERMANENT INSTALLATION.
7. DISPLAY MUST BE MOUNTED TO SUPPORTING STRUCTURE USING THE PROVIDED ANGLE IRON MOUNTING CLIPS.
8. DISPLAY IS REAR VENTILATED. TO MAINTAIN WARRANTY COVERAGE, AIR MUST BE ALLOWED TO FLOW UNOBSTRUCTED FROM ALL AIR VENTS AND AMBIENT AIR TEMPERATURE ON ALL SURFACES MUST BE BETWEEN -32°F AND 130°F WHILE SIGN IS POWERED. FOR PROPER AIRFLOW, MAINTAIN MINIMUM 2" CLEARANCE BETWEEN BACK OF DISPLAY AND WALLS.
9. DURING TRANSPORT, THE BOTTOM OF THE DISPLAY MUST BE SUPPORTED AT EACH END AND ADDITIONAL SUPPORTS DISTRIBUTED ALONG LENGTH OF CABINET AT INTERVALS NOT TO EXCEED 6 FEET.
10. EYEBOLTS, WHEN PROVIDED ARE DESIGNED TO LIFT ONLY THE INDIVIDUAL DISPLAY CABINET AND MAY NOT BE USED TO LIFT THE DISPLAY COMBINED WITH ANY ADDITIONAL STRUCTURE.
11. UNSECURED DISPLAYS ARE NOT STABLE. ALWAYS SECURE BOTH CRATED AND UNCRATED DISPLAYS TO PREVENT ACCIDENTAL TIPPING BY WIND OR OTHER FORCES. NEVER OPEN ANY SERVICE PANEL OF A DISPLAY UNLESS THE DISPLAY IS SECURED FROM TIPPING.
12. THIS SIGN WILL BE UL OR cUL LISTED.



APPROXIMATE WEIGHTS PER FACE		295 lbs.
CALL OUT IDENTIFICATION TABLE		
ITEM	DESCRIPTION	
G	VENTILATION EXHAUST	
I	VENTILATION INTAKE	
K	ANGLE IRON MOUNTING CLIP - SEE DETAIL K	
L	COMMUNICATIONS RELAY CENTER	
S	1" ANGLE CONDUIT - SEE DETAIL L	
J	GROUNDING LUG	
Q	LIFTING BRACKETS - SEE DETAIL Q	

UNITS	INCHES[mm]
TOLERANCE	± 1/16"
SHEET SIZE	84
PAGE	1 OF 2
SCALE	1:20
DESIGNED BY	lyc
DRAWN BY	lyc
THIRD ANGLE PROJECTION	

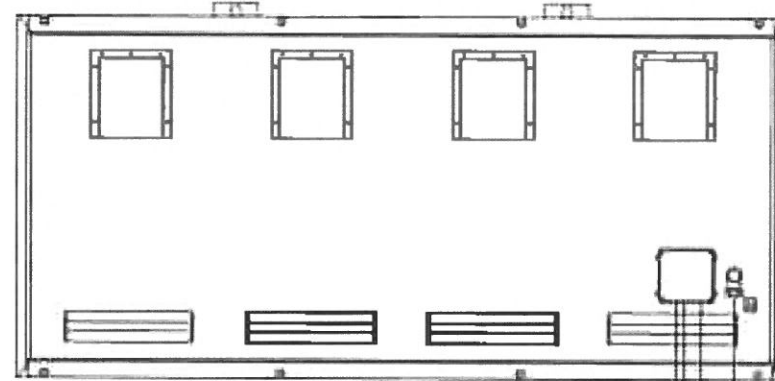
**SPECTRUM**

DISPLAY MODEL	HPC815T-R1G1B1-MS-56X128		
DRAWING NUMBER	HPC815T-R1G1B1-MS-56X128-1000		
REF#		REV	V 1.0
MO#	MO# 10038	DATE	2018-11-01
PROJECT#			

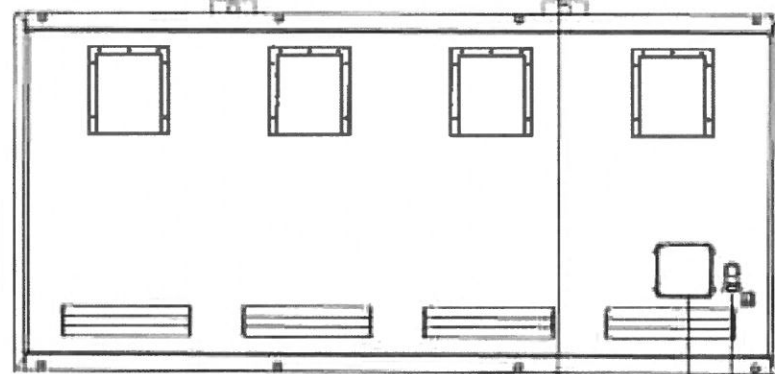


# RISER DIAGRAM

MASTER



SLAVE



COMMUNICATIONS DEVICE  
RADIATION SHIELD/TEMP & BRIGHTNESS SENSOR ASSEMBLY

POWER DISCONNECT / DISTRIBUTION PROVIDED BY OTHERS, SEE POWER REQUIREMENTS TABLE

120V AC

CABLE ID	
H	CABLE VARIES
V	CABLE, 20FT, INCLUDED WITH RADIATION SHIELD/TEMP & BRIGHTNESS SENSOR ASSEMBLY
W	CABLE, POWER FEEDER, CUSTOMER PROVIDED
M	CABLE, RJ-45, DISPLAY SIGNAL

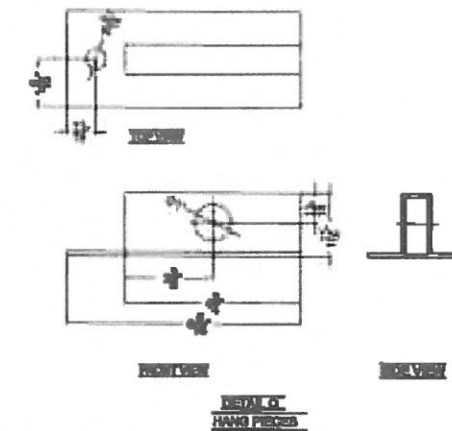
## NOTES

1. POWER FEEDERS SIZED AS NEEDED, BY CUSTOMER. ALL WIRING TO MEET NEC AND LOCAL ELECTRICAL CODES.
2. ALL DISPLAYS MUST BE GROUNDED PER ARTICLE 250 AND 600 OF THE NATIONAL ELECTRICAL CODE.
3. IMPROPER ELECTRICAL INSTALLATION WILL RESULT IN TERMINATION OF WARRANTY COVERAGE.
4. UNLESS OTHERWISE SPECIFIED AT TIME OF ORDER, ALL DISPLAY PRODUCTS ARE DESIGNED FOR 120 VOLT DOMESTIC POWER SOURCES.
5. ALL DATA & SIGNAL CABLES, UNLESS OTHERWISE SPECIFIED, SHOULD BE IN CONDUIT SEPARATE FROM POWER FEEDERS.



1. DAMAGE TO FRAME CAN OCCUR IF PROPER LIFTING TECHNIQUES ARE NOT USED. ALWAYS ENSURE THAT THE LIFTING ANGLE IS GREATER THAN 90 DEGREES. NEVER USE A SINGLE LIFTING STRAP BETWEEN TWO OR MORE LIFTING POINTS.
2. TO PREVENT WATER DAMAGE TO ELECTRONICS DO NOT DRILL OR TAP INTO TOP OF CABINET.

### DETAIL G LIFTING BRACKETS



### MASTER&SLAVE

POWER REQUIREMENTS PER SINGLE FACE				
CIRCUIT	120 VOLT DOMESTIC		140 VOLT DOMESTIC	
	WATTS	AMPS	WATTS	AMPS
1	1200W	11.2A		

INPUT VOLTAGE FOR DISPLAY MUST BE SPECIFIED AT TIME OF ORDER.

MAXIMUM POWER CONSUMPTION FOR BOOTING UP		
1222W	11.2A	
AVERAGE RUNNING POWER (CONSUMPTION)		
426W	3.9A	

UNITS	INCHES (mm)
TOLERANCE	± 1/4"
SHEET SIZE	B4
PAGE	2 OF 2
SCALE	1:20
DESIGNED BY	lyz
DRAWN BY	lyz

**SPECTRUM**

DISPLAY MODEL	HPCB15T-R1G1B1-MS-56X128		
DRAWING NUMBER	HPCB15T-R1G1B1-MS-56X128-1000		
REP#		REV	V 1.0
MO#	MO# 10038	DATE	2018-11-01
PROJECT#			





10048 Easthaven Blvd. • Houston, TX 77075 • Ph: 713-944-6200 • 800-392-5050 • Fax: 713-944-1290 • [spectrumscoreboards.com](http://spectrumscoreboards.com)

## HORIZON MARQUEE WARRANTY

SPECTRUM CORPORATION warrants that the Horizon Marquee, except as noted below, is, from the date of installation, warranted for a period of five (5) years against defects in material and workmanship. The Perma-Coat Finish is warranted for a period of ten (10) years against fading or peeling. Lamps are not included in this warranty.

SPECTRUM CORPORATION will repair or replace (at Spectrum's option) any such defect in material or workmanship "on-site" for the first two (2) years including parts, labor and travel. Warranty for the remaining three (3) years covers the cost of parts only. Replacement parts are warranted for the remainder of the original applicable warranty.

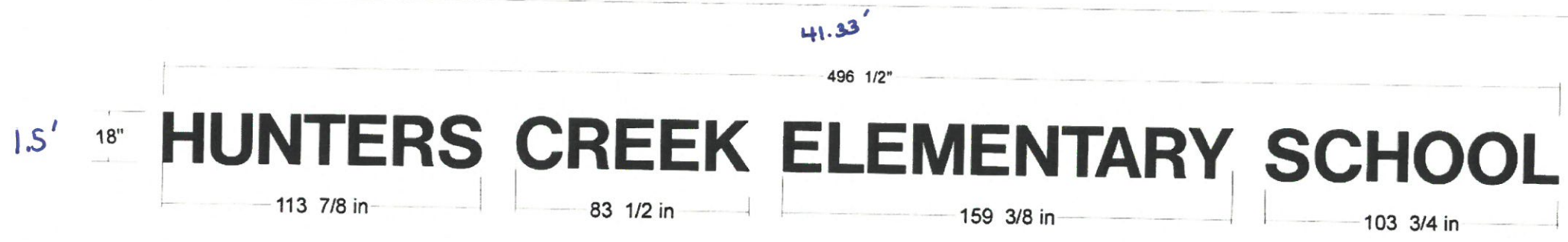
We agree to repair or replace to the satisfaction of the Architect/Owner all work that may prove defective in workmanship or materials within that period, ordinary wear and tear and unusual abuse or neglect excepted, together with all other work which may be damaged or displaced in so doing.

All repairs or replacements made within the warranty period shall have a guarantee period equal to the original guarantee period as herein stated, dated from the final acceptance of repairs or replacements.

No charge for time or materials used by others in making repairs will be paid by Spectrum. Lamps are not included in the warranty. Warranty does not cover unauthorized repairs or modifications, abuse, acts of God, exceptionally high or low voltage, and/or improper grounding, installation, operation, or shipment to the factory.

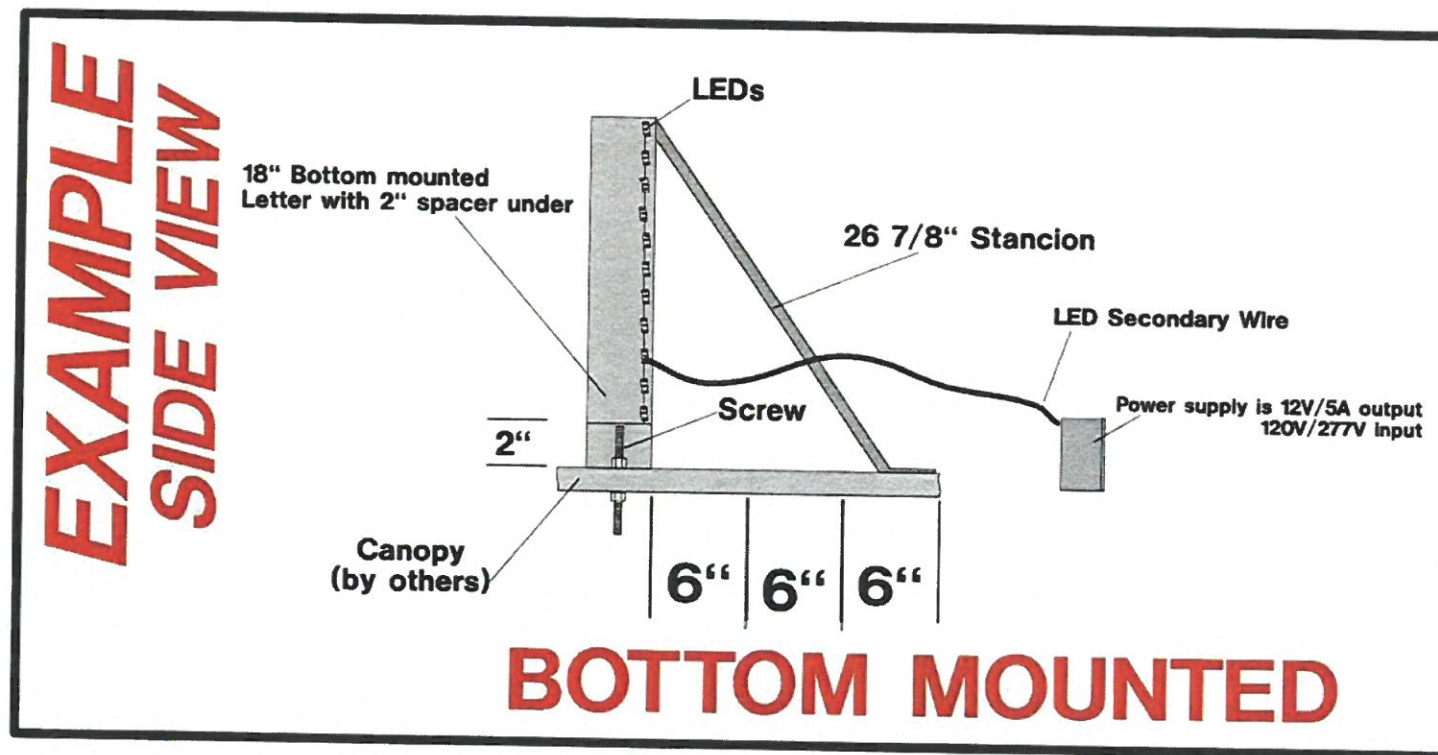
THIS WARRANTY IS GIVEN IN LIEU OF ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED, WHICH ARE SPECIFICALLY EXCLUDED INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR USE, LOSS OF TIME, INCONVENIENCE, COMMERCIAL LOSS, LOST PROFITS OR SAVINGS OR OTHER INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES ARISING OUT OF THE USE OR INABILITY TO USE THIS PRODUCT.





**FRONT VIEW**

18" Frontlit Aluminum Letters  
 2" depth  
 Frontlit with Sloan Bright White LEDs  
 Bottom mounted with stantions supporting letters from back  
 Font is: Helvetica  
 Color to be: Brushed Aluminum



Contractor: Brookstone Construction  
 Architect: Pfluger Architects  
 Project: Hunters Creek Elementary  
 Location: Houston, TX  
 File: 18 inch front lit letter

Project Mgr.: Barry Mullin  
 Job# 48674  
 Drawn By: JA  
 Date: 4-23-2021  
 Revision: RO  
 Page: 1 of 1

**TYPE: Frontlit, Bottom Mounted Letters**  
**SCALE: NO SCALE**