

January 7, 2008

Dear Property Owner:

Notice is hereby given that a Public Hearing will be held before the Hunters Creek Village City Council on Tuesday, January 15, 2008 at 6:00 p.m. in City Hall at #1 Hunters Creek Place, Hunters Creek Village, Texas, for the purpose of receiving testimony for or against proposed amendments to the City's Comprehensive Zoning Ordinance. The proposed amendments relate to the types of signs permitted in residential zoning district R and include changes to the regulations regarding "for sale" signs, contractor's signs, political signs, security company signs, personal announcement signs, and church and institutional signs.

All residents of the City and other interested parties are invited to attend and will be given the opportunity to be heard. Should you have any questions regarding this notice, you may call the undersigned at 713.465.2150. A copy of the proposed amendments is available from the City Secretary's office or on the City's web site at [www.cityofhunterscreek.com](http://www.cityofhunterscreek.com).

Deborah L. Loesch, TRMC  
City Secretary

**PROPOSED AMENDMENTS TO THE  
SIGN REGULATIONS IN DISTRICT R (RESIDENTIAL DISTRICT)**

**SECTION 6. DISTRICT R. SINGLE FAMILY RESIDENTIAL DISTRICT.**

Sub-section 6.1. USE REGULATIONS. The building or premises shall be used only for the following purposes:

- a. Single Family Dwellings.
- b. Temporary buildings for uses incidental to construction work on the premises, which buildings shall be removed upon the completion or abandonment of construction work.
- c. Accessory buildings and uses customarily incident to the above uses and located on the same lot therewith and not involving the conduct of a business, trade or profession. A billboard, signboard, ~~or~~ advertising sign or any other form of posted notice shall not be permitted as an accessory use, except as ~~follows provided below;~~ and shall not be located upon a City street or right-of-way:

(1) ~~One unilluminated "For Sale" or "For Rent" sign not more than four (4) square feet in area advertising the property on which the same is erected.~~ Not more than one portable, double-face "For Sale" sign may be erected and maintained on a lot or tract of land, which sign may contain, in addition to the words "For Sale" or "For Lease," only a telephone number and, if the property owner is represented by a real estate agent or broker, the word "Agent" or "Broker" and the agent's or broker's license number. If the owner is also a real estate agent or broker, the words "Owner-Broker" or "Owner-Agent" may also be included. In addition, the sign structure for a "For Sale" sign shall have a steel, metal or wrought iron support, painted either dark green or black, and the sign face shall be white with dark green lettering. The sign face of a "For Sale" sign shall not exceed four (4) square feet, and the sign, including any part of the sign structure, shall not exceed three feet in height. Lettering or numerals on any such sign shall not exceed four inches in height. No "For Sale" sign authorized by this subsection shall be located upon a public roadway or right-of-way.

(2) In lieu of a portable "For Sale" sign as hereinabove described, a lot owner may place not more than one window sign not exceeding four square feet in sign area; however, no window sign erected in lieu of a portable "For Sale" sign shall contain any message not otherwise allowed for a portable "For Sale" sign, nor contain letters or numerals which exceed four inches in height.

~~(2)~~ (3) One unilluminated sign advertising one or more contractors performing work on the property on which the sign is erected; provided however, such sign shall not be more than four (4) square feet in area, and shall be removed immediately upon completion of the building or structure.

~~(3)~~ (4) Churches and other institutions may display signs showing names, activities and services therein provided. Such signs shall not exceed eight (8) square feet in area and shall be

erected on the property to which they relate. Larger signs may be allowed by specific use permit.

(45) One unilluminated security sign shall not be more than two (2) square feet in area and any other signs that recognizes the non-professional activities or achievements of the residents, such as participation on sports teams or birth of a baby shall not be more than four (4) square feet in area and shall be located within ten (10) feet of the Single Family Dwelling.

(56) Temporary signs used in connection with political campaigns, provided such signs are removed within five days following the conclusion of such campaign, and provided such signs are not located upon or within any public building, public street or public roadway right-of-way.