



PLANNING AND ZONING CASE CHECKLIST

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

P&Z CASE # Z2018-014 P&Z DATE _____ CC DATE _____ APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECIEPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



CITY OF ROCKWALL, TEXAS

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: March 27, 2018

SUBJECT: *Z2018-014; Proposed Changes to Section 6, Overlay Districts, of Article V, UDC*

At the March 5, 2018 City Council meeting, the City Council directed staff to prepare a text amendment amending Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) for the purpose of removing the ability to request signage variances through the zoning code. Currently, all signage variances are required to submit in accordance with the requirements of Chapter 32, *Signs*, of the Municipal Code of Ordinances, which lays out specific criteria for variances to the sign code; however, if a property is situated within an established overlay district the applicant can circumvent these requirements and submit a request that is outside the typical criteria for requesting a variance. The proposed changes would make all properties in the City subject to the same criteria when requesting variances to the signage requirements. Staff has kept the $\frac{3}{4}$ -majority vote requirement for approving signage variances in overlay districts to maintain the restrictive approval process for properties in these areas.

In accordance, with Section 4.2 of Article XI, *Zoning Related Applications*, of the UDC staff is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. Attached to this case memo is a copy of the proposed amendment to the UDC and a draft ordinance. The schedule for this text amendment is as follows:

Planning and Zoning Commission [Work Session]: March 27, 2018
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City Council [Public Hearing/1st Reading of the Ordinance]: April 16, 2018
City Council [2nd Reading of the Ordinance]: May 7, 2018

Staff will send out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC. Should the Planning and Zoning Commission have any questions staff will be available at the meeting on March 27, 2018.

ARTICLE V, DISTRICT DEVELOPMENT STANDARDS, OF THE UDC

SECTION 6. OVERLAY DISTRICTS

SECTION 6.6: IH-30 OVERLAY (IH-30 OV) DISTRICT

- (F) *Signs*. All signage requirements and variances to these requirements shall conform to ~~[Chapter 32, Signs, of the Code of Ordinances] (sign ordinance)~~; however, approval of any variance to the sign standards for property included in the IH-30 Corridor Overlay (IH-30 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.7: SH-205 OVERLAY (SH-205 OV) DISTRICT

- (G) *Signs*. All permanent freestanding signs located in the SH 205 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the SH 205 Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the SH-205 Overlay (SH-205 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.8: SCENIC OVERLAY (SOV) DISTRICT

- (G) *Signs*. All permanent freestanding signs located in the Scenic Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the Scenic Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the Scenic Overlay (SOV OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.9: SH-66 OVERLAY (SH-66 OV) DISTRICT

- (G) *Signs*. All permanent freestanding signs located in the SH 66 Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the SH 66 Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the SH-66 Overlay (SH-66 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.10: 205 BY-PASS CORRIDOR OVERLAY (205 BY-OV) DISTRICT

- (F) *Signs standards*. All permanent freestanding signs located in the 205 Bypass Corridor Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the 205 By-Pass Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of*

Ordinances; however, approval of any variance to the sign standards for property included in the 205 By-Pass Overlay (205 BY-OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.11: NORTH SH-205 CORRIDOR OVERLAY (N. SH-205 OV) DISTRICT

- (F) *Signs standards*. All permanent freestanding signs located in the SH 205 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the North SH 205 Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the North SH-205 Overlay (N. SH-205 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.12: EAST SH-66 CORRIDOR OVERLAY (E. SH-66 OV) DISTRICT

- (F) *Signs standards*. All permanent freestanding signs located in the East SH 66 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the East SH 66 Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the East SH-66 Overlay (E. SH-66 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.13: FM-549 CORRIDOR OVERLAY (FM-549 OV) DISTRICT

- (F) *Signs standards*. All permanent freestanding signs located in the FM 549 Corridor Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the FM 549 Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the FM-549 Overlay (FM-549 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.14: SH-276 CORRIDOR OVERLAY (SH-276 OV) DISTRICT

- (F) *Signs standards*. All permanent freestanding signs located in the SH 276 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the SH 276 Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the SH-276 Overlay (SH-276 OV) District shall require City Council approval by a three-quarter majority vote.

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 6, *OVERLAY DISTRICTS*, OF ARTICLE V, *DISTRICT DEVELOPMENT STANDARDS*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*]; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance.

SECTION 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF MAY, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 16, 2018

2nd Reading: May 7, 2018

Exhibit 'A'
Section 6, Overlay Districts, of
Article V, District Development Standards, of the
Unified Development Code

Key:

Additions

Deletions

ARTICLE V, DISTRICT DEVELOPMENT STANDARDS, OF THE UDC

SECTION 6. OVERLAY DISTRICTS

SECTION 6.6: IH-30 OVERLAY (IH-30 OV) DISTRICT

(F) *Signs.* All signage requirements and variances to these requirements shall conform to ~~Chapter 32, Signs, of the Code of Ordinances~~ (sign ordinance); however, approval of any variance to the sign standards for property included in the IH-30 Corridor Overlay (IH-30 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.7: SH-205 OVERLAY (SH-205 OV) DISTRICT

(G) *Signs.* All permanent freestanding signs located in the SH 205 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the SH 205 Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to Chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the SH-205 Overlay (SH-205 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.8: SCENIC OVERLAY (SOV) DISTRICT

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SECTION 6.9: SH-66 OVERLAY (SH-66 OV) DISTRICT

(G) *Signs.* All permanent freestanding signs located in the SH 66 Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the SH 66 Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to Chapter 32, Signs, of the

Exhibit 'A'
Section 6, Overlay Districts, of
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~~Code of Ordinances; however, approval of any variance to the sign standards for property included in the SH-66 Overlay (SH-66 OV) District shall require City Council approval by a three-quarter majority vote.~~

SECTION 6.10: 205 BY-PASS **CORRIDOR** OVERLAY (205 BY-OV) DISTRICT

- (F) ~~Signs standards. All permanent freestanding signs located in the 205 Bypass Corridor Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the 205 By-Pass Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to Chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the 205 By-Pass Overlay (205 BY-OV) District shall require City Council approval by a three-quarter majority vote.~~

SECTION 6.11: NORTH SH-205 **CORRIDOR** OVERLAY (N. SH-205 OV) DISTRICT

- (F) ~~Signs standards. All permanent freestanding signs located in the SH 205 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the North SH 205 Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to Chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the North SH-205 Overlay (N. SH-205 OV) District shall require City Council approval by a three-quarter majority vote.~~

SECTION 6.12: EAST SH-66 **CORRIDOR** OVERLAY (E. SH-66 OV) DISTRICT

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SECTION 6.13: FM-549 **CORRIDOR** OVERLAY (FM-549 OV) DISTRICT

- (F) ~~Signs standards. All permanent freestanding signs located in the FM 549 Corridor Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument~~

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SECTION 6.14: SH-276 CORRIDOR OVERLAY (SH-276 OV) DISTRICT

- (F) *Signs standards.* All permanent freestanding signs located in the SH 276 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the SH 276 Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the SH-276 Overlay (SH-276 OV) District shall require City Council approval by a three-quarter majority vote.



CITY OF ROCKWALL, TEXAS

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: April 10, 2018

SUBJECT: *Z2018-014; Proposed Changes to Section 6, Overlay Districts, of Article V, UDC*

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ARTICLE V, DISTRICT DEVELOPMENT STANDARDS, OF THE UDC

SECTION 6. OVERLAY DISTRICTS

SECTION 6.6: IH-30 OVERLAY (IH-30 OV) DISTRICT

- (F) *Signs*. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the IH-30 Corridor Overlay (IH-30 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.7: SH-205 OVERLAY (SH-205 OV) DISTRICT

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SECTION 6.9: SH-66 OVERLAY (SH-66 OV) DISTRICT

- (G) *Signs*. All permanent freestanding signs located in the SH 66 Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the SH 66 Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the SH-66 Overlay (SH-66 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.10: 205 BY-PASS CORRIDOR OVERLAY (205 BY-OV) DISTRICT

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Ordinances; however, approval of any variance to the sign standards for property included in the 205 By-Pass Overlay (205 BY-OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.11: NORTH SH-205 CORRIDOR OVERLAY (N. SH-205 OV) DISTRICT

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SECTION 6.12: EAST SH-66 CORRIDOR OVERLAY (E. SH-66 OV) DISTRICT

- (F) *Signs standards*. All permanent freestanding signs located in the East SH 66 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the East SH 66 Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the East SH-66 Overlay (E. SH-66 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.13: FM-549 CORRIDOR OVERLAY (FM-549 OV) DISTRICT

- (F) *Signs standards*. All permanent freestanding signs located in the FM 549 Corridor Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the FM 549 Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the FM-549 Overlay (FM-549 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.14: SH-276 CORRIDOR OVERLAY (SH-276 OV) DISTRICT

- (F) *Signs standards*. All permanent freestanding signs located in the SH 276 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the SH 276 Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the SH-276 Overlay (SH-276 OV) District shall require City Council approval by a three-quarter majority vote.

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 6, *OVERLAY DISTRICTS*, OF ARTICLE V, *DISTRICT DEVELOPMENT STANDARDS*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*]; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance.

SECTION 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF MAY, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 16, 2018

2nd Reading: May 7, 2018

Exhibit 'A'
Section 6, Overlay Districts, of
Article V, District Development Standards, of the
Unified Development Code

Key:

Additions

Deletions

ARTICLE V, DISTRICT DEVELOPMENT STANDARDS, OF THE UDC

SECTION 6. OVERLAY DISTRICTS

SECTION 6.6: IH-30 OVERLAY (IH-30 OV) DISTRICT

- (F) *Signs.* All signage requirements and variances to these requirements shall conform to ~~Chapter 32, Signs, of the Code of Ordinances~~ (sign ordinance); however, approval of any variance to the sign standards for property included in the IH-30 Corridor Overlay (IH-30 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.7: SH-205 OVERLAY (SH-205 OV) DISTRICT

- (G) *Signs.* All permanent freestanding signs located in the SH 205 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the SH 205 Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to Chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the SH-205 Overlay (SH-205 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.8: SCENIC OVERLAY (SOV) DISTRICT

- (G) *Signs.* All permanent freestanding signs located in the Scenic Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the Scenic Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to Chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the Scenic Overlay (SOV OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.9: SH-66 OVERLAY (SH-66 OV) DISTRICT

- (G) *Signs.* All permanent freestanding signs located in the SH 66 Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the SH 66 Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to Chapter 32, Signs, of the

Exhibit 'A'
Section 6, Overlay Districts, of
Article V, District Development Standards, of the
Unified Development Code

~~Code of Ordinances; however, approval of any variance to the sign standards for property included in the SH-66 Overlay (SH-66 OV) District shall require City Council approval by a three-quarter majority vote.~~

SECTION 6.10: 205 BY-PASS CORRIDOR OVERLAY (205 BY-OV) DISTRICT

- (F) ~~Signs standards. All permanent freestanding signs located in the 205 Bypass Corridor Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the 205 By-Pass Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to Chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the 205 By-Pass Overlay (205 BY-OV) District shall require City Council approval by a three-quarter majority vote.~~

SECTION 6.11: NORTH SH-205 CORRIDOR OVERLAY (N. SH-205 OV) DISTRICT

- (F) ~~Signs standards. All permanent freestanding signs located in the SH 205 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the North SH 205 Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to Chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the North SH-205 Overlay (N. SH-205 OV) District shall require City Council approval by a three-quarter majority vote.~~

SECTION 6.12: EAST SH-66 CORRIDOR OVERLAY (E. SH-66 OV) DISTRICT

- (F) ~~Signs standards. All permanent freestanding signs located in the East SH 66 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the East SH 66 Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to Chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the East SH-66 Overlay (E. SH-66 OV) District shall require City Council approval by a three-quarter majority vote.~~

SECTION 6.13: FM-549 CORRIDOR OVERLAY (FM-549 OV) DISTRICT

- (F) ~~Signs standards. All permanent freestanding signs located in the FM 549 Corridor Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument~~

Exhibit 'A'
Section 6, Overlay Districts, of
Article V, District Development Standards, of the
Unified Development Code

base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the FM 549 Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the FM-549 Overlay (FM-549 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.14: SH-276 CORRIDOR OVERLAY (SH-276 OV) DISTRICT

- (F) *Signs standards.* All permanent freestanding signs located in the SH 276 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the SH 276 Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the SH-276 Overlay (SH-276 OV) District shall require City Council approval by a three-quarter majority vote.



CITY OF ROCKWALL, TEXAS

MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: April 16, 2018

SUBJECT: *Z2018-014; Proposed Changes to Section 6, Overlay Districts, of Article V, UDC*

At the March 5, 2018 City Council meeting, the City Council directed staff to prepare a text amendment amending Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) for the purpose of removing the ability to request signage variances through the zoning code. Currently, all signage variances are required to submit in accordance with the requirements of Chapter 32, *Signs*, of the Municipal Code of Ordinances, which lays out specific criteria for variances to the sign code; however, if a property is situated within an established overlay district the applicant can circumvent these requirements and submit a request that is outside the typical criteria for requesting a variance. The proposed changes would make all properties in the City subject to the same criteria when requesting variances to the signage requirements. Staff has kept the $\frac{3}{4}$ -majority vote requirement for approving signage variances in overlay districts to maintain the restrictive approval process for properties in these areas.

In accordance, with Section 4.2 of Article XI, *Zoning Related Applications*, of the UDC staff brought the proposed amendment forward to the Planning and Zoning Commission for recommendation to the City Council. On April 10, 2018, the Planning and Zoning Commission approved a motion to recommend approval of the text amendment by a vote of 5-0, with Commissioners Fishman and Moeller absent. Attached to this case memo is a copy of the proposed amendment to the UDC and a draft ordinance. Staff has sent a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC.

ARTICLE V, DISTRICT DEVELOPMENT STANDARDS, OF THE UDC

SECTION 6. OVERLAY DISTRICTS

SECTION 6.6: IH-30 OVERLAY (IH-30 OV) DISTRICT

- (F) *Signs*. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the IH-30 Corridor Overlay (IH-30 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.7: SH-205 OVERLAY (SH-205 OV) DISTRICT

- (G) *Signs*. All permanent freestanding signs located in the SH 205 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the SH 205 Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the SH-205 Overlay (SH-205 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.8: SCENIC OVERLAY (SOV) DISTRICT

- (G) *Signs*. All permanent freestanding signs located in the Scenic Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the Scenic Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the Scenic Overlay (SOV OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.9: SH-66 OVERLAY (SH-66 OV) DISTRICT

- (G) *Signs*. All permanent freestanding signs located in the SH 66 Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the SH 66 Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the SH-66 Overlay (SH-66 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.10: 205 BY-PASS CORRIDOR OVERLAY (205 BY-OV) DISTRICT

- (F) *Signs standards*. All permanent freestanding signs located in the 205 Bypass Corridor Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the 205 By-Pass Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of*

Ordinances; however, approval of any variance to the sign standards for property included in the 205 By-Pass Overlay (205 BY-OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.11: NORTH SH-205 CORRIDOR OVERLAY (N. SH-205 OV) DISTRICT

- (F) *Signs standards*. All permanent freestanding signs located in the SH 205 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the North SH 205 Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the North SH-205 Overlay (N. SH-205 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.12: EAST SH-66 CORRIDOR OVERLAY (E. SH-66 OV) DISTRICT

- (F) *Signs standards*. All permanent freestanding signs located in the East SH 66 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the East SH 66 Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the East SH-66 Overlay (E. SH-66 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.13: FM-549 CORRIDOR OVERLAY (FM-549 OV) DISTRICT

- (F) *Signs standards*. All permanent freestanding signs located in the FM 549 Corridor Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the FM 549 Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the FM-549 Overlay (FM-549 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.14: SH-276 CORRIDOR OVERLAY (SH-276 OV) DISTRICT

- (F) *Signs standards*. All permanent freestanding signs located in the SH 276 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the SH 276 Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the SH-276 Overlay (SH-276 OV) District shall require City Council approval by a three-quarter majority vote.

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 6, OVERLAY DISTRICTS, OF ARTICLE V, DISTRICT DEVELOPMENT STANDARDS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [Ordinance No. 04-38] has been initiated by the City Council of the City of Rockwall to amend Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code [Ordinance No. 04-38]; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [Ordinance No. 04-38] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance.

SECTION 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [Ordinance No. 04-38], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF MAY, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 16, 2018

2nd Reading: May 7, 2018

Exhibit 'A'
Section 6, Overlay Districts, of
Article V, District Development Standards, of the
Unified Development Code

Key:

Additions

Deletions

ARTICLE V, DISTRICT DEVELOPMENT STANDARDS, OF THE UDC

SECTION 6. OVERLAY DISTRICTS

SECTION 6.6: IH-30 OVERLAY (IH-30 OV) DISTRICT

(F) *Signs.* All signage requirements and variances to these requirements shall conform to ~~Chapter 32, Signs, of the Code of Ordinances~~ (sign ordinance); however, approval of any variance to the sign standards for property included in the IH-30 Corridor Overlay (IH-30 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.7: SH-205 OVERLAY (SH-205 OV) DISTRICT

(G) *Signs.* All permanent freestanding signs located in the SH 205 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the SH 205 Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to Chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the SH-205 Overlay (SH-205 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.8: SCENIC OVERLAY (SOV) DISTRICT

(G) *Signs.* All permanent freestanding signs located in the Scenic Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the Scenic Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to Chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the Scenic Overlay (SOV OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.9: SH-66 OVERLAY (SH-66 OV) DISTRICT

(G) *Signs.* All permanent freestanding signs located in the SH 66 Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the SH 66 Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to Chapter 32, Signs, of the

Exhibit 'A'
Section 6, Overlay Districts, of
Article V, District Development Standards, of the
Unified Development Code

Code of Ordinances; however, approval of any variance to the sign standards for property included in the SH-66 Overlay (SH-66 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.10: 205 BY-PASS **CORRIDOR** OVERLAY (205 BY-OV) DISTRICT

- (F) *Signs standards*. All permanent freestanding signs located in the 205 Bypass Corridor Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the 205 By-Pass Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the 205 By-Pass Overlay (205 BY-OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.11: NORTH SH-205 **CORRIDOR** OVERLAY (N. SH-205 OV) DISTRICT

- (F) *Signs standards*. All permanent freestanding signs located in the SH 205 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the North SH 205 Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the North SH-205 Overlay (N. SH-205 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.12: EAST SH-66 **CORRIDOR** OVERLAY (E. SH-66 OV) DISTRICT

- (F) *Signs standards*. All permanent freestanding signs located in the East SH 66 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the East SH 66 Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the East SH-66 Overlay (E. SH-66 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.13: FM-549 **CORRIDOR** OVERLAY (FM-549 OV) DISTRICT

- (F) *Signs standards*. All permanent freestanding signs located in the FM 549 Corridor Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument

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Section 6, Overlay Districts, of
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base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the FM 549 Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the FM-549 Overlay (FM-549 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.14: SH-276 CORRIDOR OVERLAY (SH-276 OV) DISTRICT

- (F) *Signs standards.* All permanent freestanding signs located in the SH 276 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the SH 276 Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the SH-276 Overlay (SH-276 OV) District shall require City Council approval by a three-quarter majority vote.

ARTICLE V, DISTRICT DEVELOPMENT STANDARDS, OF THE UDC

SECTION 6. OVERLAY DISTRICTS

SECTION 6.6: IH-30 OVERLAY (IH-30 OV) DISTRICT

- (F) *Signs*. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the IH-30 Corridor Overlay (IH-30 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.7: SH-205 OVERLAY (SH-205 OV) DISTRICT

- (G) *Signs*. All permanent freestanding signs located in the SH 205 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the SH 205 Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the SH-205 Overlay (SH-205 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.8: SCENIC OVERLAY (SOV) DISTRICT

- (G) *Signs*. All permanent freestanding signs located in the Scenic Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the Scenic Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the Scenic Overlay (SOV OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.9: SH-66 OVERLAY (SH-66 OV) DISTRICT

- (G) *Signs*. All permanent freestanding signs located in the SH 66 Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the SH 66 Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the SH-66 Overlay (SH-66 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.10: 205 BY-PASS CORRIDOR OVERLAY (205 BY-OV) DISTRICT

- (F) *Signs standards*. All permanent freestanding signs located in the 205 Bypass Corridor Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the 205 By-Pass Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of*

Ordinances; however, approval of any variance to the sign standards for property included in the 205 By-Pass Overlay (205 BY-OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.11: NORTH SH-205 CORRIDOR OVERLAY (N. SH-205 OV) DISTRICT

- (F) *Signs standards*. All permanent freestanding signs located in the SH 205 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the North SH 205 Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the North SH-205 Overlay (N. SH-205 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.12: EAST SH-66 CORRIDOR OVERLAY (E. SH-66 OV) DISTRICT

- (F) *Signs standards*. All permanent freestanding signs located in the East SH 66 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the East SH 66 Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the East SH-66 Overlay (E. SH-66 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.13: FM-549 CORRIDOR OVERLAY (FM-549 OV) DISTRICT

- (F) *Signs standards*. All permanent freestanding signs located in the FM 549 Corridor Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the FM 549 Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the FM-549 Overlay (FM-549 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.14: SH-276 CORRIDOR OVERLAY (SH-276 OV) DISTRICT

- (F) *Signs standards*. All permanent freestanding signs located in the SH 276 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the SH 276 Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the SH-276 Overlay (SH-276 OV) District shall require City Council approval by a three-quarter majority vote.

CITY OF ROCKWALL

ORDINANCE NO. 18-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 6, *OVERLAY DISTRICTS*, OF ARTICLE V, *DISTRICT DEVELOPMENT STANDARDS*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*]; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

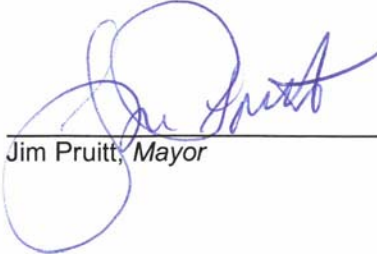
SECTION 1. That Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance.

SECTION 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF MAY, 2018.



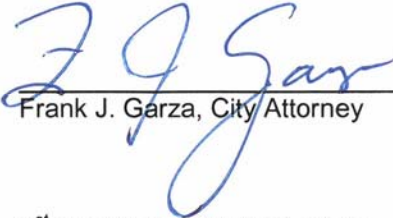
Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: April 16, 2018

2nd Reading: May 7, 2018

Exhibit 'A'
Section 6, Overlay Districts, of
Article V, District Development Standards, of the
Unified Development Code

Key:
Additions
Deletions

ARTICLE V, DISTRICT DEVELOPMENT STANDARDS, OF THE UDC

SECTION 6. OVERLAY DISTRICTS

SECTION 6.6: IH-30 OVERLAY (IH-30 OV) DISTRICT

- (F) *Signs.* All signage requirements and variances to these requirements shall conform to ~~Chapter 32, Signs, of the Code of Ordinances~~ (sign ordinance); however, approval of any variance to the sign standards for property included in the IH-30 Corridor Overlay (IH-30 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.7: SH-205 OVERLAY (SH-205 OV) DISTRICT

- (G) *Signs.* All permanent freestanding signs located in the SH 205 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the SH 205 Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to Chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the SH-205 Overlay (SH-205 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.8: SCENIC OVERLAY (SOV) DISTRICT

- (G) *Signs.* All permanent freestanding signs located in the Scenic Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the Scenic Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to Chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the Scenic Overlay (SOV OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.9: SH-66 OVERLAY (SH-66 OV) DISTRICT

- (G) *Signs.* All permanent freestanding signs located in the SH 66 Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the SH 66 Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to Chapter 32, Signs, of the

Exhibit 'A'
Section 6, Overlay Districts, of
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Code of Ordinances; however, approval of any variance to the sign standards for property included in the SH-66 Overlay (SH-66 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.10: 205 BY-PASS **CORRIDOR** OVERLAY (205 BY-OV) DISTRICT

- (F) *Signs standards*. All permanent freestanding signs located in the 205 Bypass Corridor Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the 205 By-Pass Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the 205 By-Pass Overlay (205 BY-OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.11: NORTH SH-205 **CORRIDOR** OVERLAY (N. SH-205 OV) DISTRICT

- (F) *Signs standards*. All permanent freestanding signs located in the SH-205 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the North SH-205 Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the North SH-205 Overlay (N. SH-205 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.12: EAST SH-66 **CORRIDOR** OVERLAY (E. SH-66 OV) DISTRICT

- (F) *Signs standards*. All permanent freestanding signs located in the East SH-66 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the East SH-66 Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the East SH-66 Overlay (E. SH-66 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.13: FM-549 **CORRIDOR** OVERLAY (FM-549 OV) DISTRICT

- (F) *Signs standards*. All permanent freestanding signs located in the FM-549 Corridor Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument

Exhibit 'A'
Section 6, Overlay Districts, of
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Unified Development Code

~~base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the FM 549 Corridor Overlay District shall require city council approval by a three-quarter majority vote. All signage requirements and variances to these requirements shall conform to Chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the FM-549 Overlay (FM-549 OV) District shall require City Council approval by a three-quarter majority vote.~~

SECTION 6.14: SH-276 **CORRIDOR** OVERLAY (SH-276 OV) DISTRICT

- (F) ~~Signs standards. All permanent freestanding signs located in the SH 276 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the SH 276 Corridor Overlay District shall require city council approval by a three quarter majority vote. All signage requirements and variances to these requirements shall conform to Chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the SH-276 Overlay (SH-276 OV) District shall require City Council approval by a three-quarter majority vote.~~