



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

**PLAN COMMISSION
City Hall, Council Chambers
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
November 12, 2018 at 7:00 p.m.**

A meeting of the Plan Commission of the City of Garland, Texas will be held at the aforementioned location, date, and time to discuss and consider the following agenda items.

A pre-meeting will begin at 6:10 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

INVOCATION AND PLEDGE OF ALLEGIANCE: It is the custom and tradition of the members of the Plan Commission to have an invocation and recital of the Pledge of Allegiance prior to the beginning of the meeting. Members of the audience are invited to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and has no bearing on matters to be considered by the Plan Commission and will not affect the decisions to be made during the meeting.

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of the Plan Commission, without discussion. The Plan Commission has had the opportunity to review each of these items during a pre-meeting. The Chairman will announce the agenda and provide an opportunity for members of the audience and the Plan Commission to request that an item be removed and considered separately.

1. MINUTES

- a.** Consider approval of the October 22, 2018 Plan Commission meeting minutes.

2. PLATS

- a.** P 18-29 Eastside-Sauceda Addition Final Plat, Lot 1, Block 1
- b.** P 18-36 Sanctuary Addition Final Plat, Lots 1-2, Block 1

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the Plan Commission Secretary before speaking (cards are located at the entrance to the Council Chambers). The Chairman will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony are to be presented from the podium.

3. MISCELLANEOUS

- a.** Consider amendments to Chapter 2, Section 2.61 of the Garland Development Code regarding Home Occupations.
- b.** Consider amendments to Chapter 4, Article 5, "Signs", of the Garland Development Code regarding changes to the sign regulations.
- c.** Impact Fee Report

4. ADJOURN

NOTICE: The Plan Commission may recess from the open session and convene in a closed session if the discussion of any of the listed agenda items concerns matters regarding privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.

NOTE: A quorum of the City Council may be in attendance and may or may not participate in the discussions of the Committee or board.



GARLAND

Plan Commission

1.a.

Meeting Date: 11/12/2018

Item Title: Plan Commission Minutes - October 22, 2018

Summary:

Consider approval of the October 22, 2018 Plan Commission meeting minutes.

Attachments

Plan Commission Minutes - October 22, 2018 Attachment

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, October 22, 2018, at 7:00 p.m. in the Council Chambers at the William E. Dollar Municipal Building, (City Hall), with the following members present:

COMMISSION PRESENT

Chairman	Scott Roberts
Commissioner	Wayne Dalton
Commissioner	Steven Hallman
Commissioner	Preston Edwards
Commissioner	Truett Welborn
Commissioner	Douglas Williams
Commissioner	Dylan Hedrick
Commissioner	Christopher Ott

STAFF PRESENT

Deputy City Attorney	Brian England
Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Josue de la Vega
Staff	Nabiha Ahmed

CALL TO ORDER

Chairman Roberts called the meeting to order and Commissioner Welborn gave the Invocation and led the Pledge of Allegiance to the United States Flag.

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting Chairman Roberts read those items into the record. **Motion** was made by Commissioner Dalton to **approve** the Consent Agenda as presented, seconded by Commissioner Hallman, to approve item 1a. **Motion carried: 8 Ayes, 0 Nays.**

MINUTES

1a. APPROVED** **Approval** of Minutes for the regular meeting of October 8, 2018.

PLATS

2b. APPROVED** P 18-33 Hidden Oaks Phase 1 Preliminary Plat

2c. APPROVED** P 18-34 Mansions at Spring Creek Addition Lot 1, Block 1 Final Plat

2d. APPROVED P 18-35 SDC-VII Addition Lots 1, 2 & 3, Block 1 Final Plat

ITEMS PULLED AND DISCUSSED SEPARATELY

2a. APPROVED P 18-32 Lakeways West No. 1 Addition Replat
PULLED AND DISCUSSED SEPARATELY Applicant, Michael Clark, 14800 Quorum Drive, #200, Dallas, Texas 75254, was available for questions.

Commissioner Edwards asked the applicant if they are aware of the President George Bush Turnpike extension. The applicant confirmed that he and his client are aware of it.

Motion was made by Commissioner Edwards, seconded by Commissioner Hedrick to **approve** the request as all technical requirements have been met. **Motion carried: 8 Ayes, 0 Nays**

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

3a. APPROVED Consideration of the application of **Eco-Site, LLC.**, requesting approval of a Specific Use Provision for a Commercial Antenna on a property zoned Community Retail (CR) District. This property is located at 1921 North Plano Road. (District 6) (File Z 18-39)

Motion was made by Commissioner Williams, seconded by Commissioner Hedrick to **postpone** the request to the November 26, 2018 Plan Commission meeting per the applicant's request. **Motion carried: 8 Ayes, 0 Nays**

3b. APPROVED Consideration of the application of **Monk Consulting Engineers, Inc.**, requesting approval of a Specific Use Provision for a Truck/Bus Storage use. This property is located at 3877 Miller Park Drive. (District 6) (File Z 18-43)

Representing the applicant, Charles Voight, 200 West State Street, Garland, Texas 75040 was available for questions. There were no questions of this applicant.

Motion was made by Commissioner Williams, seconded by Commissioner Hedrick to **approve** the request per staff recommendation. **Motion carried: 8 Ayes, 0 Nays**

MISCELLANEOUS

4a. APPROVED Consider amendments to Chapter 4, Article 5, "Signs", of the Garland Development Code regarding changes to the sign regulations.

Motion was made by Commissioner Dalton, seconded by Commissioner Edwards to **postpone** the public hearing to November 12, 2018 to continue discussion among the Commission. **Motion carried: 8 Ayes, 0 Nays.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 7:12 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 11/12/2018

Item Title: P 18-29 Eastside-Sauceda Addition Final Plat, Lot 1, Block 1 (District 2)

Summary:

P 18-29 Eastside-Sauceda Addition Final Plat, Lot 1, Block 1

Attachments

P 18-29 Eastside Saucedo Addition Final Plat Report and Attachment



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 18-29/District 2

Agenda Item:

Meeting: Plan Commission

Date: November 12, 2018

FINAL PLAT

Eastside-Sauceda Addition

LOCATION

1712 East Side Street

ZONING

Single-Family-7 (SF-7) District

NUMBER OF LOTS

1

ACREAGE

0.100

BACKGROUND

The applicant requests approval of a Final Plat for one (1) platted lot to build one (1) single-family dwelling unit. The applicant also requested a variance from the Board of Adjustment regarding the lot width and lot size. The variance was approved in March 2018.

STAFF RECOMMENDATION

Approval of the plat. All technical requirements of the plat have been addressed and the plat is in order as submitted.

ADDITIONAL INFORMATION

i. Location Map

Ii. 8x11 Plat

PREPARED BY:

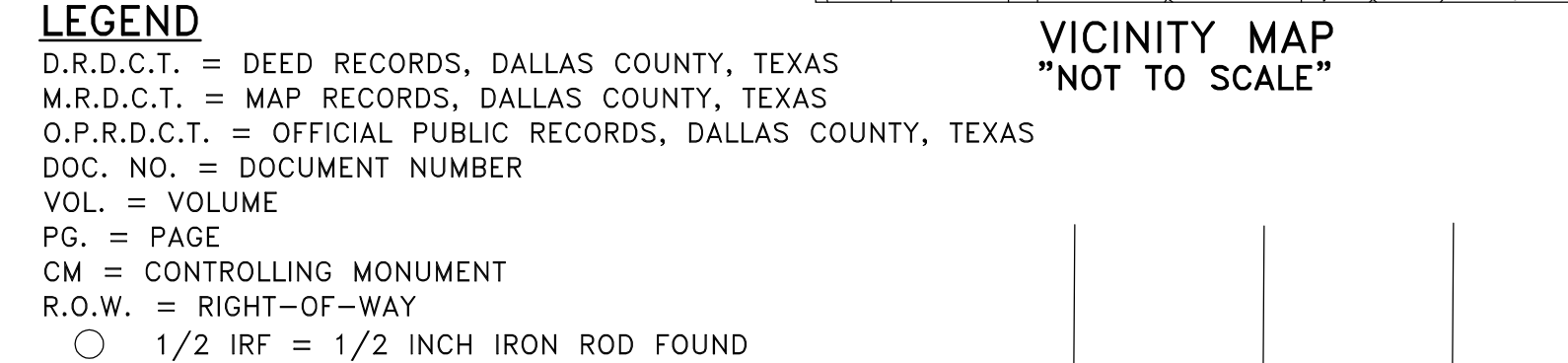
Nabiha Ahmed
Development Planner
Planning & Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 25 50 Feet 1 inch = 39 feet	PLAT MAP P 18-29	 INDICATES AREA OF REQUEST
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D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
DOC. NO. = DOCUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY

○ 1/2 IRF = 1/2 INCH IRON ROD FOUND

1) COORDINATES AND BEARINGS SHOWN HEREON ARE ON GRID (THE PROJECTION PLANE), ARE NOT SCALED, AND ARE TIED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83(2011) EPOCH 2013), NORTH CENTRAL ZONE (4202) USING CITY OF GARLAND GEODETIC CONTROL MONUMENTS 29 AND 120;

GPS 29	GPS 136
N=7016333.74	N=7013388.67004
E=2538166.60	E=2540017.57744
Z=539.48	Z=555.41

- 2) THE PURPOSE OF THIS PLAT IS CREATE ONE LOT
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) EACH LOT CORNER IS MONUMENTED BY A 1/2" IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "CBG SURVEYING" UNLESS DENOTED OTHERWISE
- 6) SELLING A PORTION OF THE ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Florentino Saucedo and Silvia Saucedo are the sole owners of a tract of land situated in the Abner Keen Survey, Abstract No. 735, City of Garland, Dallas County, Texas, and being known as Lot 7, Block C, of W.T. Armstrong Subdivision, an unrecorded Addition in the City of Garland, Dallas County, Texas, same being that tract of land conveyed to Florentino Saucedo and Silvia Saucedo, by deed recorded in Instrument No. 201600060486, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows;

COMMENCING at 1/2 inch iron rod with yellow cap stamped "CBG Surveying" found for corner, said corner being at the intersection of the North right-of-way line of Moore Street (40 foot right-of-way) and being in the East right-of-way line of Eastside Street (40 foot right-of-way);

THENCE North 00 degrees 23minutes 30 seconds East, along the East right-of-way line of said Eastside Street, a distance of 60.00 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" found for corner, said corner being the Northwest corner of that tract of land conveyed to Michael A. Martinez and wife, Dolores Martinez by deed recorded in Document No. 20060808861, Official Public Records of Dallas County, Texas, and being in the East right-of-way of said Eastside Street, said corner also being the POINT OF BEGINNING;

THENCE North 00 degrees 23minutes 30 seconds East, along the East right-of-way line of said Eastside Street, a distance of 35.00 feet to a 1/2 inch iron rod with yellow cap stamped "RHODES" found for corner, said corner being the Southwest corner of a tract of land conveyed to Juan Carlos Duran, spouse Blanca E. Netro, by deed recorded in Document No. 201300294747, Official Public Records, Dallas County, Texas;

THENCE North 89 degrees 46 minutes 39 seconds East, along the South line of said Moreno tract, a distance of 125.00 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" found for corner, said corner being in the South line of said Duran/Netro tract and being in the Northwest corner of a tract of land conveyed to Migue A. Martinez, by deed recorded in Volume 97029, Page 3674, Deed Records, Dallas County, Texas;

THENCE South 00 degrees 23 minutes 30 seconds West, along the West line of said Martinez tract (97029/3674), a distance of 34.86 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" found for corner, said corner being in the West line of said Martinez tract (97029/3674), and being in the Northeast corner of said Martinez tract (200600068681);

THENCE South 89 degrees 42 minutes 56 seconds West, along the North line of said Martinez tract (200600068681), a distance of 125.00 feet to the POINT OF BEGINNING and containing 4,366 square feet or 0.100 acres of land.

NOW THEREFORE, KNOW ALL BY THESE PRESENTS.

That Florentino Saucedo and Silvia Saucedo, are the owners of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as **EASTSIDE-SAUCEDA ADDITION**, an addition to the City of Garland, Dallas County, Texas and does hereby certify that the same is not subject to any lien, claim, mortgage, or other encumbrance, and does hereby further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, Without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, or attached to, or upon any structure, improvement or growth, or any part thereof, or any use or scope of, or interfere with the purpose and intent of the easement. Any public or private utility shall have (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easement for the purpose of constructing, reconstructing, maintaining, improving or adding to, or enlarging, or repairing or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of piling on utility easements and fire lanes is the responsibility of the property owner.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Garland.

WITNESS, my hand at Garland, Texas, this the _____ day of _____, 2018.

BY: _____
Florentino Saucedo, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Florentino Saucedo known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

Notary Public in and for Dallas County, Texas.

WITNESS, my hand at Garland, Texas, this the _____ day of _____, 2018.

BY: Silvia Saucedo, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Silvia Saucedo known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

Notary Public in and for Dallas County, Texas.

I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plot was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plot substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the City of Garland Development Code. I further affirm that monumentation shown herein was either found or placed as described herein and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plot is a precise representation of the Signed Final Plat.

Dated this the _____ day of _____, 2018.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notary Public in and for the State of Texas

Approved and accepted for the City of Garland this _____ day of _____, 2018 by the Plan Commission of the City of Garland, Texas.

Director of Planning

Chairman of Plan Commission

The approval of this is contingent upon the plat being filed with the County Clerk of Dallas County with 180 days from the above date.

FINAL PLAT
EASTSIDE-SAUCEDA ADDITION
LOT 1, BLOCK 1
4,366 SQ.FT. / 0.100 ACRES
TRACT OF LAND SITUATED IN THE
ABNER KEEN SURVEY, ABSTRACT NO. 735
CITY OF GARLAND, DALLAS COUNTY, TEX.
CITY CASE NO. 180111-3

**OWNER: FLORENTINO SAUCEDA &
SILVIA SAUCEDA**
2804 PRAIRIE COURT
WYLLIE-TX-75098
PHONE: 214-693-3559
E-MAIL: silsau24@hotmail.com



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www.cbginctx.com

SCALE: 1"=30' / DATE: 12/12/17 / JOB NO. 1624796A / DRAWN BY: CO



GARLAND

Plan Commission

2.b.

Meeting Date: 11/12/2018

Item Title: P 18-36 Sanctuary Addition Final Plat, Lots 1-2, Block 1 (District 7)

Summary:

P 18-36 Sanctuary Addition Final Plat, Lots 1-2, Block 1

Attachments

P 18-36 Sanctuary Addition Final Plat Report and Attachment



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 18-36/District 7

Agenda Item:

Meeting: Plan Commission

Date: November 12, 2018

FINAL PLAT

Sanctuary Addition, Lots 1 and 2, Block 1

LOCATION

2000 Holford Road

ZONING

Agriculture (AG) District

NUMBER OF LOTS

2

ACREAGE

55.7135

BACKGROUND

The proposed Final Plat is comprised of Lot 1 and Lot 2, Block 1. The purpose of this Final Plat is to create two (2) platted lots from existing unplatted property. Additionally, the applicant proposes to build a single-family home and an accessory dwelling unit on Lot 2. The site is currently undeveloped.

STAFF RECOMMENDATION

Approval of the plat. All technical requirements of the plat have been addressed and the plat is in order as submitted.

ADDITIONAL INFORMATION

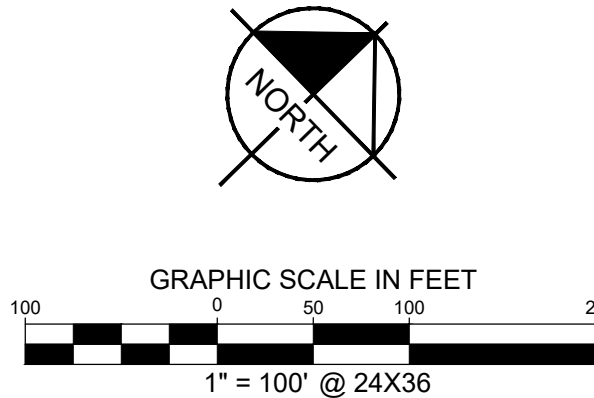
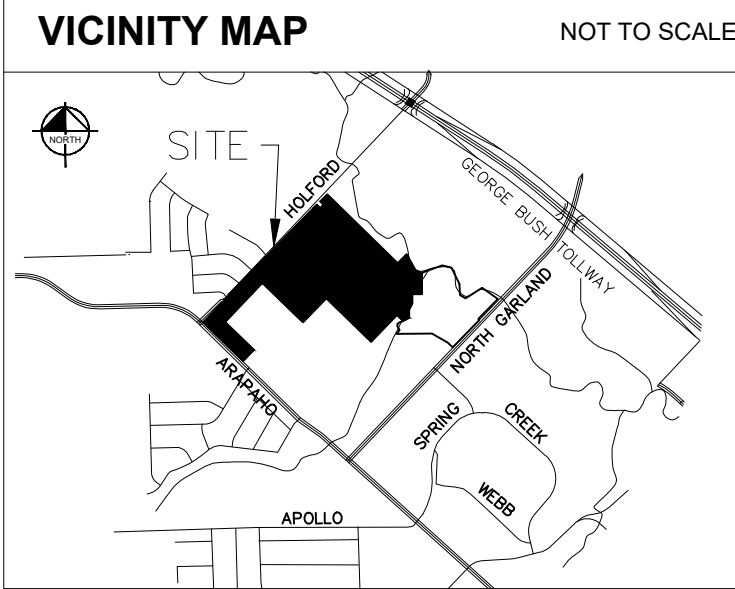
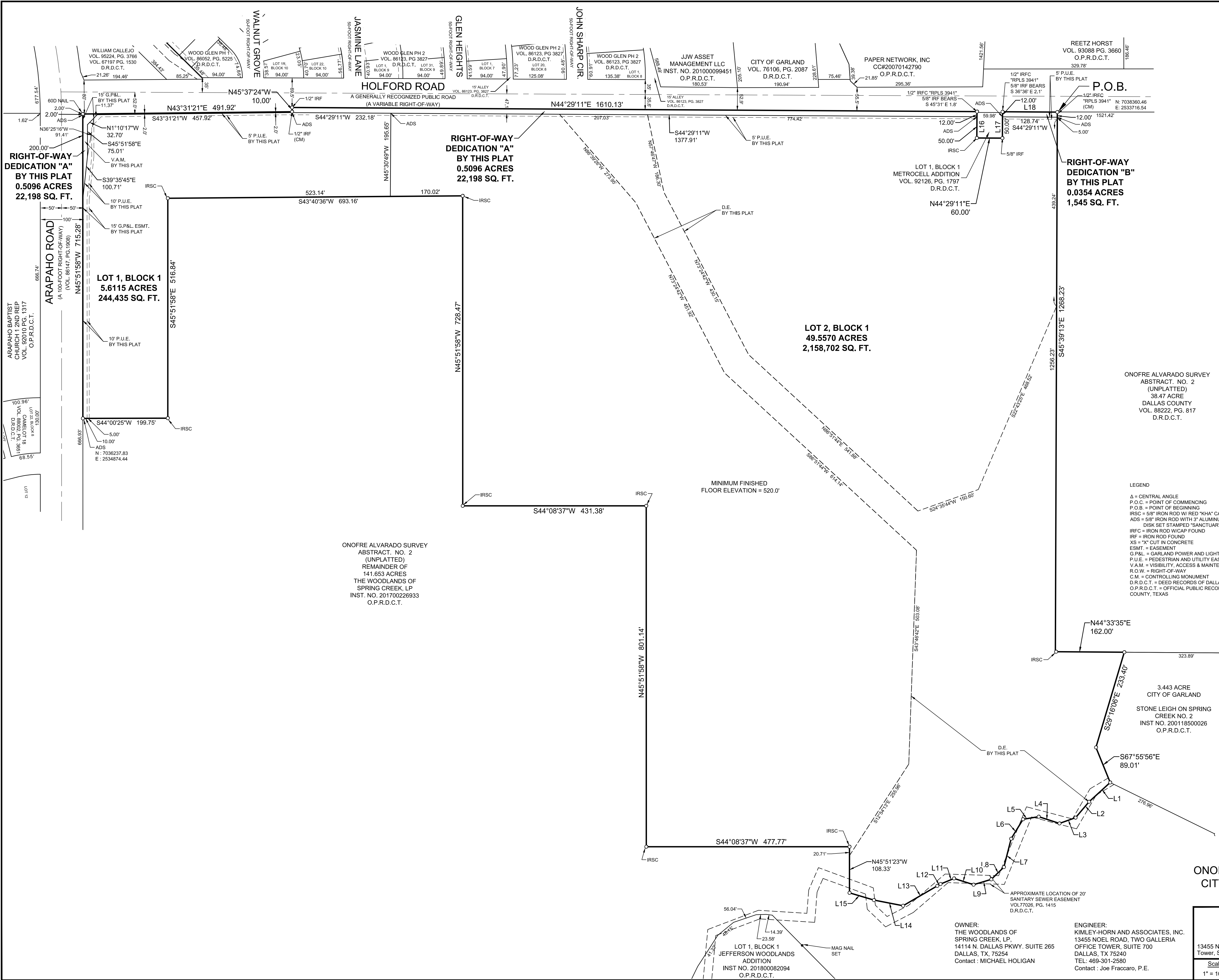
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

Nabiha Ahmed
Development Planner
Planning & Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



GENERAL NOTES:

- THE BASIS OF BEARING IS NAD83 (CORS98, EPOCH 2011) TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202) USING CITY OF GARLAND GEODETIC CONTROL (2002 DATUM) THIS SURVEY IS BASED ON A LINE ORIENTED BETWEEN CITY OF GARLAND MONUMENTS 114 AND 115 FOUND IN THE FIELD VIA RTK GPS METHODS, WHOSE POSITIONS ARE PUBLISHED ON THE TEXAS COORDINATE SYSTEM, OF 1983, NORTH CENTRAL ZONE 4202. THE HORIZONTAL COORDINATES OF THIS SURVEY ARE GRID COORDINATES DERIVED FROM GARLAND MONUMENT 114.
GPS 114
N: 7036077.532
E: 2535085.891
Z: 550.59
GPS 115
N: 7037705.540
E: 2536749.454
Z: 543.36
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- PROPERTY OWNERS OF CORNER LOTS SHALL MAINTAIN SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH CHAPTER 8 OF THE TECHNICAL STANDARDS MANUAL OF THE CITY OF GARLAND, TEXAS
- EACH LOT CORNER IS MONUMENTED BY A 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" UNLESS DENOTED OTHERWISE"
- MINIMUM FINISHED FLOOR ELEVATION BASED ON SPRING CREEK FLOOD PLAIN MANAGEMENT REPORT BY HALFF ASSOCIATES INC. DATED AUGUST 1987
- THE PURPOSE OF THIS PLAT IS TO PLAT PREVIOUSLY UNPLATTED PROPERTY.

ONOFRE ALVARADO SURVEY
ABSTRACT. NO. 2
(UNPLATTED)
38.47 ACRE
DALLAS COUNTY
VOL. 88222, PG. 817
D.R.D.C.T.

LEGEND
Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ RED "KHA" CAP SET
ADS = 5/8" IRON ROD WITH 3" ALUMINUM DISK SET STAMPED "SANCTUARY ADDITION" "KHA"
IRFC = IRON ROD W/CAP FOUND
XS = "X" CUT IN CONCRETE
ESMT. = EASEMENT
G.P&L = GARLAND POWER AND LIGHT EASEMENT
P.U.E. = PEDESTRIAN AND UTILITY EASEMENT
V.A.M. = VISIBILITY, ACCESS & MAINTENANCE EASEMENT
R.O.W. = RIGHT-OF-WAY
C.M.W. = CONTROLLING MONUMENT
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

LINE TABLE		
NO.	BEARING	LENGTH
L1	S01°43'43"W	67.22'
L2	S06°29'46"E	48.87'
L3	S24°25'46"W	40.28'
L4	S62°05'08"W	51.28'
L5	S34°48'53"W	37.35'
L6	S14°24'38"E	53.66'
L7	S31°33'36"E	68.81'
L8	S00°01'15"E	41.32'
L9	S27°20'12"W	43.52'
L10	S62°00'14"W	48.30'
L11	S21°34'51"W	34.40'
L12	S14°01'16"W	8.79'
L13	S14°01'24"W	92.88'
L14	S55°04'43"W	69.88'
L15	S60°45'43"W	59.86'
L16	S45°30'49"E	62.00'
L17	N45°30'49"W	62.00'
L18	N44°29'11"E	128.72'

FINAL PLAT
SANCTUARY ADDITION
LOTS 1 - 2, BLOCK 1
55.7135 ACRES OUT OF
ONOFRE ALVARADO SURVEY, ABSTRACT NO. 2
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 180125-1

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240	FIRM # 10115500	Tel. No. (972) 770-1300 Fax No. (972) 239-3620
Scale 1" = 100'	Drawn by DWP	Checked by DAB
Date FEB. 2018	Project No. 063227605	Sheet No. 1 OF 2

OWNER:
THE WOODLANDS OF
SPRING CREEK, LP.
14114 N. DALLAS PKWY, SUITE 265
DALLAS, TX 75240
Contact : MICHAEL HOLIGAN

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TX 75240
TEL: 469-301-2580
Contact : Joe Fraccaro, P.E.

STATE OF TEXAS
COUNTY OF DALLAS

§
§

OWNER'S CERTIFICATE

WHEREAS, The Woodlands of Spring Creek, LP, is the owner of a tract of land situated in the Onefre Alvarado Survey, Abstract No. 2, City of Garland, Dallas County, Texas, and being part of a called 141.653 acre Tract described in Special Warranty Deed with Vendors Lien to The Woodlands of Spring Creek, LP, recorded in Instrument No. 201700226933, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "RPLS 3941" found in the southeast right-of-way line of Holford Road (a variable width right-of-way) and being the north corner of said 141.653 acre tract and being the west corner of a 38.47 acre tract of land described in Warranty Deed to County of Dallas, recorded in Volume 88222, Pg. 817, Deed Records, Dallas County, Texas;

THENCE departing said southeast right-of-way line, and with the southwest line of said 38.47 acre tract, South 45°39'13" East, a distance of 1268.23 feet to 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

THENCE with the southeast line of said 38.47 acre tract, North 44°33'35" East, a distance of 162.00 feet to a point for corner in the center of Spring Creek and being the west corner of a 3.443 acre tract dedicated to the City of Garland and shown on plat of Stoneleigh on Spring Creek, No.2, an addition to the City of Garland, Texas, according to the plat thereof recorded in Volume 2001185, Page 26, Deed Records, Dallas County, Texas;

THENCE departing said southeast line and along the center of said Spring Creek and the southwest lines of said 3.443 acre tract and northeast line of said 141.653 acre tract, the following courses and distances to wit:

South 29°16'06" East, a distance of 233.40 feet to a point for corner;
South 67°55'56" East, a distance of 89.01 feet to a point for corner;
South 1°43'43" West, a distance of 67.22 feet to a point for corner;
South 5°29'46" East, a distance of 48.87 feet to a point for corner;
South 24°25'46" West, a distance of 40.26 feet to a point for corner;
South 62°05'08" West, a distance of 51.28 feet to a point for corner;
South 34°48'53" West, a distance of 37.35 feet to a point for corner;
South 14°24'38" East, a distance of 53.66 feet to a point for corner;
South 31°33'36" East, a distance of 68.81 feet to a point for corner;
South 0°01'15" East, a distance of 41.32 feet to a point for corner;
South 27°20'12" West, a distance of 43.52 feet to a point for corner;
South 62°00'14" West, a distance of 48.30 feet to a point for corner;
South 21°34'51" West, a distance of 34.40 feet to a point for corner;
South 14°01'16" West, a distance of 8.79 feet to a point for corner;
South 14°01'24" West, a distance of 92.88 feet to a point for corner;
South 55°04'43" West, a distance of 69.88 feet to a point for corner;
South 60°45'43" West, a distance of 59.86 feet to a point for corner;

THENCE departing said centerline of the creek, the following courses and distances,

South 44°08'37" West, a distance of 477.77 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set;
North 45°51'58" West, a distance of 801.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set;
South 44°08'37" West, a distance of 431.38 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set;
North 45°51'58" West, a distance of 728.47 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set;
South 43°40'36" West, a distance of 693.16 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set;
South 45°51'58" East, a distance of 516.84 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set;
South 44°00'25" West, a distance of 199.75 feet to a 5/8-inch iron rod with 3-1/4 inch aluminum disk stamped "SANCTUARY ADDITION" "KHA" set in said northeast right-of-way line of Arapaho Road (a 100-foot right-of-way);

THENCE with said northeast right-of-way line, North 45°51'58" West, a distance of 715.28 feet to a 60d nail found at the intersection of said northeast right-of-way line of Arapaho Road with said southeast right-of-way line of Holford Road, and being the west corner of said 141.653 acre tract;

THENCE with said southeast right-of-way line, the following courses and distances to wit:

North 43°31'21" East, a distance of 491.92 feet to a 1/2-inch iron rod with red plastic cap stamped "RPLS 3941" found;
North 45°37'24" West, a distance of 10.00 feet to a point for corner 1/2-inch iron rod with red plastic cap stamped "RPLS 3941" found;
North 44°29'11" East, a distance of 1610.13 feet to a 1/2-inch iron rod with red plastic cap stamped "RPLS 3941" found;

THENCE departing said southeast right-of-way line, South 45°30'49" East, passing at a distance of 1.8 feet a 5/8-inch iron rod found for the northwest of Lot 1, Block 1, of Metrocell Addition, an addition to the City of Garland, Texas, according to the plat thereof recorded in Volume 92126, Page 1797, Deed Records, Dallas County, Texas, continuing in all a total distance of 62.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the south corner of said Lot 1, Block 1;

THENCE with the southeast line of said Lot 1, Block 1, North 44°29'11" East, a distance of 60.00 feet to a 5/8-inch iron rod found for the east corner of said Lot 1, Block 1;

THENCE with the northeast line of said Lot 1, Block 1, North 45°30'49" West, a distance of 62.00 feet to a 1/2-inch iron rod with red plastic cap stamped "RPLS 3941" found in said southeast right-of-way line, from which a 5/8-inch iron rod found for the north corner of said Lot 1, Block 1, bears South 36°36" East, a distance of 2.1 feet;

THENCE with said southeast right-of-way line, North 44°29'11" East, a distance of 128.72 feet to the POINT OF BEGINNING and containing 55.7135 acres or 2,426,880 square feet of land.

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That The Woodlands of Spring Creek, LP, the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as SANCTUARY ADDITION an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, any streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to all public and private utilities, without limitation, using or desiring to use the same for the purposes indicated. However, notwithstanding any other language contained herein to the contrary, any and all activities within easement areas of third-party utilities shall not interfere with the City of Garland's use or scope of the easement. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat in such a manner as to restrict the use or scope of, or interfere with the purpose and intent of the easement. Any public or private utility shall have:(1) the right to construct, reconstruct, alter, rebuild, enlarge, improve, connect to, and perpetually maintain aerial electric utility facilities over, upon, across and within the easement area; (2) the right to enter the easement area to inspect, operate, repair, replace, alter, expand, and remove those facilities;(3) to enter upon, pass through, and have ingress and egress to any adjoining property for the purpose of obtaining access to the easement area; (4) the right, from time to time at its cost, trim trees or shrubbery, or cause to be trimmed, within an easement area to the extent reasonably necessary to prevent actual, threatened, or possible harm to or interferences with the electric facilities; and (5) the right to prevent the construction of or remove at its cost any buildings, structures, fences, or other obstructions that may endanger or interfere with the efficiency, safety or operation of the electric facilities or access thereto. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the City of Garland ("City"), its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. Property owners of corner lots shall maintain the VAM Easement(s) in accordance with chapter eight of the technical standards manual of the City of Garland, Texas. The City shall have the right, but not the obligation, to maintain all landscaping within the VAM Easement. Should the City exercise this maintenance right it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover, structure and/or fixtures. The City in its sole discretion may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the property owner(s). No building, fence, wall, screen, berm, sign, parking stall, drive aisle, driveway, hedge, shrub, tree, or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The City shall also have the right, but not the obligation, to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement, and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

Each property owner shall keep the drainage channels and/or drainage and floodway easements traversing or adjacent to his property clean and free of debris, silt, and any other substance which may impede the flow of stormwaters or result in unsanitary conditions. This includes all necessary establishment of ground cover, slope stabilization, mowing, weeding, litter pick-up, and other normal property owner responsibilities. The City of Garland shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur.

No obstruction to the natural flow of stormwater runoff shall be permitted by filling or by construction of any type, including, but not limited to, construction of any dam, building, fence, bridge, walkway, or any other structure within the drainage channels or easements, unless approved by the City of Garland, provided, however, it is understood that in the event it becomes necessary for the City of Garland to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the drainage or floodway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Garland, Texas.

WITNESS, my hand at _____, this the _____ day of _____, 2018.

BY: The Woodlands of Spring Creek, LP,

Printed Name _____
Title _____

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of _____, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC in and for the STATE OF _____

Printed Name _____

SURVEYOR'S AFFIRMATION:

I, Dana Brown, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Garland, Texas. I further affirm that monumentation shown hereon was either found or placed and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dana Brown
Registered Professional Land Surveyor No. 5336
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. 972-770-1300
dana.brown@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Dana Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS

Printed Name _____

OWNER'S DEDICATION

OWNER:
THE WOODLANDS OF
SPRING CREEK, LP,
14114 N. DALLAS PKWY, SUITE 265
DALLAS, TX, 75254
Contact : MICHAEL HOLIGAN

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TX 75240
TEL: 469-301-2580
Contact : Joe Fraccaro, P.E.

GENERAL NOTES:

- THE BASIS OF BEARING IS NAD83 (CORS96, EPOCH 2011) TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202) USING CITY OF GARLAND GEODETIC CONTROL (2002 DATUM) THIS SURVEY IS BASED ON A LINE ORIENTED BETWEEN CITY OF GARLAND MONUMENTS 114 AND 115 FOUND IN THE FIELD VIA RTK GPS METHODS, WHOSE POSITIONS ARE PUBLISHED ON THE TEXAS COORDINATE SYSTEM, OF 1983, NORTH CENTRAL ZONE 4202. THE HORIZONTAL COORDINATES OF THIS SURVEY ARE GRID COORDINATES DERIVED FROM GARLAND MONUMENT 114.

GPS 114	GPS 115
N: 7036077.532	N: 7037705.540
E:2535085.891	E: 2536749.454
Z: 550.59	Z: 543.36
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- PROPERTY OWNERS OF CORNER LOTS SHALL MAINTAIN SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH CHAPTER 8 OF THE TECHNICAL STANDARDS MANUAL OF THE CITY OF GARLAND, TEXAS
- EACH LOT CORNER IS MONUMENTED BY A 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" UNLESS DENOTED OTHERWISE"
- MINIMUM FINISHED FLOOR ELEVATION BASED ON GARLAND FLOODPLAIN MANAGEMENT STUDY 8470RE04.
- THE PURPOSE OF THIS PLAT IS TO PLAT PREVIOUSLY UNPLATTED PROPERTY.

CERTIFICATE OF APPROVAL

Approved and accepted for the City of Garland this _____ day of _____, 20____ by the City Plan Commission of the City of Garland, Texas.

Chairman of the City Plan Commission

Director of Planning Department

The approval of this plat is contingent upon the plat being filed with the County Clerk of Dallas County within 180 days from the above date.

AREA RESERVED FOR COUNTY FILING INFO.

FINAL PLAT
SANCTUARY ADDITION
LOTS 1 - 2, BLOCK 1
55.7135 ACRES OUT OF
ONOFRE ALVARADO SURVEY, ABSTRACT NO. 2
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 180125-1

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240		FIRM # 10115500		Tel. No. (972) 770-1300 Fax No. (972) 239-3620	
Scale 1" = ###'	Drawn by DWP	Checked by DAB	Date FEB. 2018	Project No. 063227605	Sheet No. 2 OF 2



GARLAND

Plan Commission

3.a.

Meeting Date: 11/12/2018

Item Title: Consider amendments to Chapter 2, Section 2.61 of the Garland Development Code regarding Home Occupations

Summary:

Consider amendments to Chapter 2, Section 2.61 of the Garland Development Code regarding Home Occupations.

Attachments

GDC amendments - Home Occupations PC Report and Attachment

Planning Report

Agenda Item: GDC amendments

Meeting: Plan Commission

Date: November 12, 2018



GARLAND

TEXAS MADE HERE

ISSUE

Consider amendments to Chapter 2, Section 2.61 of the Garland Development Code regarding Home Occupations.

BACKGROUND

The proposed amendments add clarification regarding what constitutes a violation of the Home Occupations section of the GDC (Section 2.61) in relation to automobile repair and sales; as well as contracting, lawn care and construction services within a residential zoning district. Subsequent GDC amendment language has been reviewed and recommended accordingly by the Development Services Committee of the City Council.

CONSIDERATIONS

1. The proposed amendments would make it a violation to perform major automobile repair in a residential zoning district, or minor or major automobile repair in a residential zoning district if the vehicle is not registered to a person who owns the property (or named on the electric utility bill) on which the motor vehicle is located.

"Automobile Repair, Major" is defined in the GDC as: General repair or reconditioning of automobiles such as the following: engines, air-conditioning systems and transmissions for motor vehicles, collision repair services including body, frame or fender straightening or repair, customizing, painting, vehicle steam cleaning, undercoating and rustproofing, the uses listed under Automobile Repair (Minor), and other similar uses.

"Automobile Repair, Minor" is defined in the GDC as: Minor repair of automobiles such as the following: replacement of parts, tires (includes tire store), tubes and batteries, diagnostic services, minor maintenance services such as grease, oil (includes oil or lube facility), spark plug and filter changing, tune-ups, emergency road service, replacement of starters, alternators, hoses and brake parts, automobile washing and polishing, performing state inspections and making minor repairs necessary to pass state inspections, normal servicing of air-conditioning systems, the repair and replacement of automotive glass and upholstery, and other similar maintenance services, but not including any operation named under Automobile Repair (Major) or any other similar use.

2. The proposed amendments would also make it a violation to store, park, or stage construction equipment, materials, or a trailer or motor vehicle loaded with construction equipment or materials in a residential zoning district.
3. In addition, the proposed amendments would make it a violation to sell vehicles that are not registered to a person who owns the property (or named on the electric utility bill) on which the motor vehicle is located, parked, or stored.
4. As mentioned in the Background section of this report, the amendments have been recommended by the Development Services Committee of the City Council. The Plan Commission may review and make a formal recommendation to the full City Council. The proposed amendments are attached for the Plan Commission's review.

STAFF RECOMMENDATION

Approval of amendments to Chapter 2, Section 2.61 of the Garland Development Code regarding Home Occupations.

PREPARED BY:

Will Guerin, AICP
Director of Planning
972-205-2449

wguerin@garlandtx.gov

Section 2.61 Home Occupations

- (A) Definition. A Home Occupation may be lawfully conducted only as a secondary, accessory use.
- (B) General Prohibition. A Home Occupation is prohibited, unless: (i) it is conducted entirely indoors, only by a person residing in the home; (ii) it offers no goods for sale or display on the premises; and (iii) it does not require the delivery or shipment of goods from the residence.
- (C) Criteria. It is an affirmative defense to prosecution under Section 2.61(B) above, that the Home Occupation meets each of the following criteria:
- (1) Only one person, other than occupants of the residence, is engaged in the Home Occupation at the residence regardless whether that person is a volunteer, an employee or is otherwise compensated;
 - (2) There is no outside storage of materials connected with the Home Occupation;
 - (3) There is not more than one vehicle used in connection with the Home Occupation located on the premises or on an adjacent street. A vehicle used in the operation of the home occupation may be no larger than a passenger van or pick-up truck;
 - (4) There is no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the Home Occupation, and no use of a sign, including any sign on a vehicle parked on the premises or on an adjacent street, to advertise the Home Occupation;
 - (5) There is no substantial increase in traffic and no need for additional parking;
 - (6) The Home Occupation does not create noxious conditions to abutting or neighboring property such as noise, odor, light, or smoke; and
 - (7) The business is conducted completely indoors, except where the business activities conducted outdoors do not inconvenience or interfere with the peace, enjoyment, comfort, or tranquility of any neighboring property.
- (D) Prohibited Activities. Notwithstanding any other provision of this Section 2.61, the following are hereby expressly prohibited as home occupations in a residential zoning district:

(1) Vehicle sales; It shall be an offense for any person to cause, allow, suffer, or permit the sale or advertising for sale of a motor vehicle that is not registered to a person who owns the property (or named on the electric utility bill) on which the motor vehicle is located, parked, or stored.

(2) Vehicle repairs;

(a) It shall be an offense for any person to cause, conduct, allow, suffer, or permit Major Automobile Repair, as defined in Chapter 6 of the Garland Development Code, on a property located in a residential zoning district if the vehicle being repaired, or any portion thereof, is visible from a public right-of-way.

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(b) It shall be an offense for any person to cause, conduct, allow, suffer, or permit Major or Minor Automobile Repair, as defined in Chapter 6 of the Garland Development Code, to a motor vehicle in a residential zoning district if the vehicle being repaired is not registered to a person who owns the property (or named on the electric utility bill) on which the motor vehicle is located.

(3) Wrecker service;

(4) Limousine or taxi service;

(5) Animal breeding; and

(6) ~~Contracting, lawn care, or construction services, that require the storage of construction equipment or vehicles.~~ It shall be an offense for any person to cause, conduct, allow, suffer, or permit the storage, parking, or staging of construction equipment, materials, or a trailer or motor vehicle loaded with construction equipment or materials in a residential zoning district.

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GARLAND

Plan Commission

3.b.

Meeting Date: 11/12/2018

Item Title: Consider amendments to Chapter 4, Article 5, "Signs", of the Garland Development Code regarding changes to the sign regulations.

Summary:

Consider amendments to Chapter 4, Article 5, "Signs", of the Garland Development Code regarding changes to the sign regulations.

Attachments

GDC Amendments - Sign Regulations Report and Attachment

Planning Report

Agenda Item: GDC amendments

Meeting: Plan Commission

Date: November 12, 2018



GARLAND

TEXAS MADE HERE

ISSUE

Consider amendments to Chapter 4, Article 5, "Signs", of the Garland Development Code regarding changes to the signage regulations.

BACKGROUND

The City Attorney's Office has brought forward needed changes to the Garland Development Code signage regulations, primarily due to case law regarding the review and classification of signs as it relates to the First Amendment to the United States Constitution. The changes have been discussed by the Development Services Committee of the City Council since April 2018. During these discussions, the Committee has recommended additional policy-level changes as it relates to various types of signs for commercial and non-commercial purposes.

It should be noted that the attached amended sign regulations is a clean version, as opposed to redlined, due to the extent of the needed language changes. The draft is essentially a re-write of the sign regulations.

The Plan Commission began reviewing the amended sign regulations during the October 22, 2018 Plan Commission meeting.

CONSIDERATIONS

1. While the intent of the proposed amendments originates with case law as it relates to regulating content, there are draft policy-related amendments for the Plan Commission to consider involving both permanent and temporary signs, such as limiting the time duration and number of temporary banners.
2. One notable new consideration is a digital billboard conversion ratio allowance, as several other Cities in the region currently offer. It would allow for the conversion of an existing static billboard to a digital changeable display, with the subsequent and complete removal of a certain number of other billboards within Garland. In the attached draft regulations, the proposal is a 3:1 ratio (including the billboard undergoing digital conversion).
3. Following the Plan Commission's review and recommendation, the draft changes will then be discussed and considered for formal approval by the City Council. The draft Chapter 4 sign regulations amendments are attached for the Plan Commission's review.

PREPARED BY:

Will Guerin, AICP

Director of Planning

972-205-2449

wguerin@garlandtx.gov

Article 5 - Signs

Section 4.62 Legislative Findings; Interpretation; and General Matters

- (A) Purpose. The City Council hereby finds that the regulation of the size, quantity, illumination, movement, materials, location, height, and condition of all signs placed on private property within the City of Garland (1) is essential to the health, safety, and welfare of citizens of Garland, (2) promotes the free flow of traffic and protects pedestrians and motorists from injury and property damage caused by, or which may be fully or partially attributable to cluttered, distracting, or illegible signage, (3) is critical for the protection of property values and the aesthetic character of neighborhoods, and (4) is beneficial to economic development.
- (B) Interpretation. This article shall be interpreted in a manner consistent with the First Amendment of the Constitution of the United States and Article I of the Texas Constitution. If any provision of this article is found by a court of competent jurisdiction to be invalid, such finding shall not affect the validity of other provisions of this article and may be given effect without the invalid provision.
- (C) Governmental Signs. As a general matter, this article is not intended to, and does not apply to, signs erected, maintained, or otherwise posted by governmental entities, the State, the federal government, or the City. However, Sections 4.69 and 4.71 of this article shall apply to signs erected, maintained, or otherwise posted by the State or any of its departments or agencies, any school district, county, appraisal district, other municipality, quasi-governmental agency, or the federal government.
- (D) Substitution. A non-commercial message of any type may be substituted for any allowed commercial message or allowed noncommercial message; provided, that the sign structure or mounting device is legal without consideration of message content. A substitution of a noncommercial message may be made without any additional approval or permitting. This provision prevails over any more specific provision to the

contrary within this article. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over noncommercial speech, or favoring of any particular noncommercial speech over any other noncommercial speech. This provision does not create a right to increase the total number or square feet of signs on a tract of land or property, nor does it affect the requirement that a sign structure or mounting device be properly permitted.

- (E) Conflict. In the event of a conflict between this article and an ordinance of the City, then the most restrictive provision shall apply.

Section 4.63 Definitions

The following terms and phrases, as used in this Article 5, have the following meanings:

- (A) "Sign" means a name, identification, description, messages, display or illustration, which is affixed to, painted or represented directly or indirectly upon a building, or other surface that directs attention to or is designed or intended to direct attention to the sign face or to an object, product, place, activity, person, institution, organization, or business. Signs located completely within an enclosed building, and not exposed to view from a street or public right-of-way shall not be considered a sign for purposes of this article. Each display surface of a sign or sign face shall be considered to be a sign. A closely associated grouping of signs, shall constitute a single sign where the distance separating each component does not exceed 2 feet from edge to edge.
- (B) "Sign area" means:
- (1) the space enclosed within the extreme edges of the sign for each sign face, not including the supporting structure; or
 - (2) where attached directly to a building wall or surface, the space within the outline enclosing all the characters of the words, numbers, or design.
- (C) "Sign face" means the entire display surface area of a sign upon, against, or through which copy is placed.

- (D) "Digital billboard" means an off-premise sign, display or device, which is capable of producing an animated or moving digital image, copy, or video by electronic means, and is operated by an entity possessing an outdoor advertising license issued by the Texas Department of Transportation and all other governmental agencies having jurisdiction.
- (E) "Electric" means any sign containing electric wiring. This does not include signs illuminated by an exterior floodlight source.
- (F) "Flashing" means any illumined sign on which the artificial light is not maintained stationary or constant in intensity and color at all times when such sign is in use. For the purpose of this article any moving illuminated sign, except electronic programmable signs, shall be considered a flashing sign.
- (G) "Freestanding" means a permanent sign erected and maintained on a freestanding frame, mast or pole not attached to any building.
- (H) "Regulatory sign" means a sign that is required to be constructed, placed, or maintained by the federal, state or local government or by the property owner to the extent necessary to enforce a property owner's rights.
- (I) "Integral" means a sign that is embedded, extruded or carved into the material of a building façade.
- (J) "Marquee" means a permanent canopy or covering structure, other than a roof or awning, bearing a signboard or copy projecting from and attached to a building.
- (K) "Main entry" means the front elevation of the tenant space or building where the primary entrance to the tenant space is located and where the building fronts the primary street address or parking lot servicing premises.
- (L) "Off-premise sign" means a sign that pertains to a business, person, organization, activity, event, or place not physically located on the premises upon which the sign is located.
- (M) "On-premise sign" means any sign that relates to the site on which it is located, pertaining to a tenant, business,

person, organization, activity, event, or place that has a physical presence located on the same site as the sign. For the purposes of this definition, "virtual tenants" shall not be considered to be located on the premises.

- (N) "Portable sign" means any device or sign without a permanent foundation or otherwise permanently attached to a fixed location, which can be carried, towed, hauled or driven and is primarily designed to be moved rather than be limited to a fixed location regardless of modifications that limit its movability.
- (O) "Roof sign" means a sign affixed to, applied on, or erected upon or above a roof or eave line of a building or structure. Signs attached to parapets or mansard roofs shall be considered attached signs.
- (P) "Temporary sign" means any sign that is constructed of materials that are temporary in nature, such as paper, cloth, canvas, plastic sheet, cardboard, wallboard, or plywood, and is reasonably determined by the Building Official to be displayed for a limited period of time.

Division 2 – Administration & Procedures

Section 4.64 Building Official Authority

The Building Official is the primary City official responsible for enforcing the provisions of this article. However, the City Manager, in his or her discretion, may delegate the authority of enforcing the provisions of this article to any official or employee of the City.

Section 4.65 Sign Permit & Fees

- (A) Permit Required. No person may erect, construct, alter, rebuild, enlarge, extend, convert, replace, or relocate, a sign, or cause or suffer the same to be done without first obtaining a sign permit for each sign (except for certain exempt signs as provided in Section 4.67 and as otherwise provided below). A sign permit applies to only one applicant and one physical location.

- (B) Responsible Official. The Building Official, or his or her designee, is the responsible official for issuance of a sign permit.
- (C) Creation of a Site. The Building Official may not issue a permit for construction, erection, or placement of any type of permanent sign until a site is established for the sign by an approved site permit, building permit, or certificate of occupancy (whichever comes first for a particular project).
- (D) Application. To obtain a sign permit, the applicant must file an official application in writing and include plans and all information required by the Building Inspection Department.
- (E) Fees & Refunding of Fees.
 - (1) Sign Permit Fee. The fee for a sign permit is provided in Chapter 30, Article XV of the City Code.

Where work is started or commenced without first obtaining a required sign permit, the sign permit fee shall be doubled. The Board of Adjustment may waive or reduce any amount over the standard sign permit fee, as provided for in Chapter 30, Article XV of the City Code, upon a reasonable determination that the sign was (a) designed and constructed in conformance with this article and all other City codes and ordinances, and (b) a reduction or waiver would be equitable after taking into account the facts and circumstances of the case. The payment of any fee does not relieve any person from fully complying with the requirements of this article or any other City codes or ordinances.
 - (2) Fee Refunds. The Building Official may authorize a refund of a sign permit fee if it is determined that a sign permit was issued in error or that a sign permit cannot be legally issued. Any such fee refund shall be processed in the manner provided in Chapter 30, Article XV of the City Code.
- (F) Issuance of Sign Permit. A sign permit shall be issued by the Building Official provided that the plans and specifications meet with all the requirement of this article, all other applicable codes of the City, and the appropriate fee has been paid.

- (G) Expiration of Sign Permit. A sign permit issued under the provisions of this article expires if the work authorized by the permit is not completed within 90 calendar days following the sign permit issuance date. Upon expiration of, and before work may recommence, the applicant must apply for and obtain a new sign permit.
- (H) Suspension or Revocation of Sign Permit. The Building Official may suspend or revoke any sign permit issued under the provisions of this article upon a determination that the permit was issued in error or on the basis of incorrect or false information, or whenever the permit was issued in violation of any of the provisions of this article or any other ordinance of the City or any state or federal law. The suspension or revocation is effective immediately upon written notice being personally delivered or mailed to the person to whom the sign permit was issued at the address provided by the applicant in the respective sign permit application, to the owner or benefactor of the sign, or to the owner of the premises upon which the sign is located. Any sign installed under a revoked sign permit must be removed by the permit holder, sign owner, or property owner within fifteen calendar days following the mailing of the written notice of the revocation.

Section 4.66 Inspections

- (A) All signs that require a permit are subject to a pre-inspection and a final inspection (see subsection (B) below), and any additional inspections as reasonably determined necessary by the Building Official.
- (B) Pre-Inspection. The Building Official, upon receipt of an application for a sign permit, may conduct a pre-inspection. The following requirements must be met by the applicant for the issuance of a sign permit: (i) the work described in an application for a sign permit complies with the provisions of this article, state, and federal law; (ii) the plans, specifications, and other information filed in the application comply with the provisions of this article, state, and federal law; and (iii) the related sign permit fees have been paid in full.

- (C) Final Inspection. The sign permit holder must, within 3 working days of completion of the sign installation, request a final inspection.

Section 4.67 Exempt from Sign Permit

The following types of signs or activities must comply with all sign requirements of this article, but are not required to have a sign permit:

- (A) Maintenance. No sign permit is required for maintenance to a lawfully placed sign. Maintenance includes all care and minor repair needed to maintain a safe, attractive, and finished structure, frame pole, brackets, or surface and that does not enlarge or materially alter any face or display portion of the sign. Replacing a damaged or structurally unsound frame pole with another frame pole on a legally conforming sign of the same size and height is considered maintenance. Changing the copy on a sign without changing the dimensions of the face or the size of the copy is considered maintenance if the sign serves the same establishment or entity after the change.
- (B) Temporary Signs on Single-family Lots. A sign permit is not required for temporary or seasonal signs on residential lots, not including multi-family tracts, lots, or properties.
- (C) Address signs. A sign permit is not required for address signs placed pursuant to Section 4.70(A)(3).
- (D) Traffic or Movement Control Sign. The following standards serve an important public health and safety function, and are intended to be used by the owners of private property that is open to the public to reduce confusion and to limit the risk of accidents involving vehicular and pedestrian traffic. Subject to the following provisions of Subsections (1) - (5), no permit is required for a small, incidental, on-site sign designated specifically for the purpose of directing or providing safety guidance to vehicular or pedestrian traffic on private property. Traffic control signs on private property:
 - (1) shall not exceed a maximum height of 3 feet from the ground;

- (2) shall not exceed a maximum surface area of 6 square feet;
 - (3) are permitted in all multi-family, single-family attached, mixed-use, and nonresidential zoning districts, and are allowed for any nonresidential use that is lawfully located in an agricultural, single-family, or two-family zoning district;
 - (4) shall be placed or setback a minimum of 3 feet from any right-of-way line; and
 - (5) if illuminated, a sign permit must be obtained through the Building Inspection Department.
- (E) Sandwich Board Sign. A permit is not required for a sandwich board sign. A sandwich board sign is a self-supporting A-shaped temporary sign with two visible sides that is placed in front of a business, generally on a sidewalk, to attract patrons into the establishment. A sandwich board sign must comply with the following provisions:
- (1) The maximum height shall be 4 feet.
 - (2) The maximum surface area of each side is 10 square feet and a maximum of 30 inches wide.
 - (3) A sandwich board sign is allowed in all mixed-use zoning districts.
 - (4) The sign may not be placed or located a distance greater than 5 feet from the building in which the advertised use is located, and must be placed within close proximity of the main entrance of the business. Sandwich board signs must be placed so that a minimum walkway width of 4 feet is maintained, not including the area upon which the sandwich board sign is located.
 - (5) A property or business may have only one sandwich board sign per street frontage.
 - (6) A sandwich board sign may be displayed only during hours of operation.
- (F) Vehicle Signs. A permit is not required for a vehicle sign that complies with the provisions of this article.
- (G) Window Sign. A window sign is a sign painted or affixed to the exterior or interior surface of a window, or placed

behind, or within 3 feet of, the window surface so as to be visible from the exterior. Window signs must comply with the following provisions:

- (1) Window signage, in aggregate, may occupy or cover no more than 25 percent of the total window surface area for each building facade that is visible from a public street or alley (maximum 25 percent coverage for all window surfaces combined).
- (2) Luminous gaseous tubing, LED lights, or other strip lighting attached directly to a window, window frame, door, doorframe, or within 3 feet of a window or door shall be considered a "window sign" when forming a border, when directing attention to a premises, or when forming letters, logos, symbols, or pictorial designs of any kind. Luminaires shall not blink, flash, rotate, scroll, change color, increase or decrease in intensity. In addition to these window sign limitations, electronic programmable window signs shall comply with Sections 4.78(0)(3),(7), and (8).

Division 3 - General Sign Provisions

Section 4.68 General Regulations for All Districts

- (A) Where Allowed. Signs defined and classified herein are allowed in all zoning districts unless expressly stated otherwise for a particular type of sign.
- (B) Compliance with Other Laws and Codes. All signs erected or maintained pursuant to the provisions of this article must be erected and maintained in compliance with all applicable state laws and with the Building Code, Electrical Code, and other applicable ordinances of the City. In the event of conflict between this article and other laws, the most restrictive standard applies.
- (C) Duration. Legal signs specifically defined and classified herein are allowed to remain in place for an unlimited period of time, unless specifically stated otherwise for a particular type or sign, or on the sign permit, provided that they have a valid sign permit (if required), and that they are not required to be removed under some provision in this Article 5.

- (D) Number of Signs. Each business with a store front or main entry is entitled to display signage. The number of wall signs or attached signs is limited by allowable sign area as set forth in Section 4.78. The number of free standing signs is limited by the type, location, and proximity to other freestanding signs as set forth in Section 4.78. Temporary signs are limited as set forth in Section 4.70 & 4.78.
- (E) Freestanding Signs. All freestanding signs in excess of 8 feet in height must be designed, and the plans and specifications prepared and sealed by an engineer licensed in the State of Texas. Multi-family sites are prohibited from displaying any type of freestanding sign, except for monument signs, subject to the provisions of Section 4.78(L).
- (F) Wall/Attached Signs. Attached signs are permitted for multi-family premises, nonresidential districts, and nonresidential uses in residential zoning districts, subject to the provisions of Section 30.106 of the City Code, except that they must have a maximum sign area of one-half times the width of the building with a maximum of 160 square feet. All signs attached to any type of structure or building shall be reviewed by the Building Official. Plans and specifications for attached signs must be prepared and sealed by a licensed engineer if, in the reasonable opinion of the Building Official, the sign is of a size, weight, dimension, or mounting design that it might pose a structural or safety risk to the building, property or persons visiting the site.
- (G) Noncombustible Materials. All freestanding signs must be constructed of materials that are noncombustible or slow burning (as in the case of plastic inserts or facings) and must be supported by only noncombustible material and finished in a presentable manner. Untreated wood or unpainted or non-galvanized steel supports are specifically prohibited.
- (H) Weatherproofing. All signs must be designed and constructed in a manner to prevent the accumulation of water.
- (I) Vertical Clearance. All freestanding and projecting signs must maintain a minimum vertical clearance of 8 feet above any sidewalk or pedestrian travel surface, and 14 feet above

any vehicular parking or circulation surface (including streets, alleys, drive aisles, fire lanes, or parking spaces).

Section 4.69 Prohibited Signs

- (A) Prohibited Signs. Signs that are not expressly authorized under this article, by specific requirements in another portion of this chapter, or otherwise expressly allowed by the City Council are prohibited. Signs are prohibited in all Districts unless:
- (1) Constructed pursuant to a valid sign permit when required under this GDC; and
 - (2) Authorized under this GDC.
- (B) Commercial Signs in Residential Areas. Commercial signs, except as expressly provided for herein, are prohibited in residential zones and on property used for non-transient residential uses. A model home may have one on-premise sign subject to the provisions and limitations of below Section 4.71.
- (C) Handbills and Placards. Miscellaneous commercial advertising matter may not be scattered or placed on or suspended from buildings, poles, sidewalks, or fences; no person may paste, stick, stack, nail, affix, paint, mark, inscribe, or otherwise place any commercial advertisement, handbill, flyer, placard, inscription or any other type of written matter or object (including any goods, wares, or merchandise) for any commercial purpose upon any building, light or utility pole, post, structure, fence or wall, railing, tree, sidewalk, parkway, driveway, or parking area, or on any other public property other than a sign defined, regulated, and allowed by this article or other City ordinance (except street address numbers that are placed in compliance with the International Residential Code, as adopted by the City Code, are allowed on curbs and on residential fences to identify house numbers for emergency and service personnel);
- (D) Certain Illuminated and Animated Signs.
- (1) Any type of sign that is illuminated to an intensity, or in a manner, which causes a glare of brightness to

a degree that constitutes a hazard to traffic or a nuisance to adjacent properties is prohibited.

- (2) Except as otherwise expressly provided for in this article, a sign, including a programmable sign, may not emanate a luminance more than 0.3 foot-candles above the natural ambient light level of the location at the time of measurement, as measured from a point 250 feet from the sign face.
 - (3) Except as otherwise expressly provided for in this article, moving, flashing, animated, intermittently lighted, changing color, beacons (except for aircraft directional and warning beacons required by the FAA), revolving, swinging, fluttering, or similarly constructed signs are prohibited.
- (E) Roof Signs. Except as otherwise expressly provided for in this article, roof signs of all types are prohibited.
- (F) Temporary and Portable Signs. Temporary and portable signs are prohibited, except for certain temporary signs that may be expressly allowed for limited time periods in this article.
- (G) Searchlights. Searchlights of all types are prohibited.
- (H) Location Prohibitions. Any sign constructed, placed, or maintained that does not meet all of the following minimum standards is prohibited. Any sign allowed by this article, and not otherwise exempted, must be placed:
- (1) So that it maintains a vertical and horizontal clearance of at least 10 feet from any overhead or underground power line, utility pole, telephone wire or cable, electrical streetlight standard or other above- or below-ground utility equipment or structure, or as required by the City's electrical code (whichever is more stringent), except that such clearance is not required from the electrical feeder line to the sign itself, or to feeder electrical or telephone wires or cables that serve the building(s) on the same premises where the sign is to be located;
 - (2) So that it is not attached to or will not interfere in any way with the use of any fire escape, exit, or standpipe;

- (3) So that it will not obstruct any required building openings to such an extent that light or ventilation is reduced below that required;
 - (4) Completely outside of all public rights-of-way and easements (unless otherwise authorized in this article or other City ordinance), including street parkways and medians, except for governmental signs, special events signs that are authorized by the City, and subdivision entrance signs that are expressly authorized by the City;
 - (5) So that it will not block any fire lane, fire hydrant, or other fire hose connection; and
 - (6) So that it will not obstruct or interfere with the minimum sight line standards as set forth in Chapter 33 (Transportation), Article VI, Section 33.66 of the City Code.
- (I) Signs Encroaching Rights-of-Way or Easements. Signs encroaching into or over a public right-of-way or easement are prohibited, unless the encroachment is authorized under a licensing agreement with the City, in accordance with Section 31.117 of the City Code.
- (J) Obscene, Indecent, and Immoral Matter. It is unlawful for any person to display upon any sign obscene, indecent, or immoral matter.
- (K) Off-premise Signs. Off-premise signs are prohibited unless expressly authorized by this article.

Section 4.70 Authorized Signs

- (A) Authorized Signs. Notwithstanding any other provision of this GDC, the following signs are authorized in every district:
- (1) Although these regulations do not apply to signs erected, maintained or posted by the City, state, or federal government, these regulations clarify that governmental signs are allowed in every zoning district which form the expression of the City when erected and maintained and include the signs described and regulated in this subsection and subsections (A)(2)-

(4) of this Section 4.70, when erected and maintained pursuant to law.

- (2) Traffic control devices, not including directional signs, on private or public property must be erected and maintained to comply with the Manual on Uniform Traffic Control Devices adopted in this state and if not adopted by this state with the Manual on Uniform Traffic Control Devices adopted by the Federal Highway Administration. Comment: The Federal Highway Administration has established uniform standards for signs that regulate traffic or that are erected and maintained within road rights of way or adjacent property. These uniform standards serve an extraordinarily important public function and are intended to be used by the owners of private property that is open to the public to reduce confusion and limit the risk of accident.
- (3) Every improved property within the City shall be marked using numerals that accurately identify the address of the property so that public safety departments can easily identify the address from public right-of-way(s). Property owners shall comply with Section R319.1 of the International Residential Code, Section 505.1 of the International Fire Code as amended by Section 30.226, and Section 21.01 of the City Code.
- (4) Where a federal, state or local law requires a property owner to post a sign on the owner's property to warn of a danger or to prohibit access to the property either generally or specifically, the owner must comply with the federal, state or local law to exercise that authority by posting a sign on the property that meets the standards and dimensions required by applicable law.
- (5) For convenience stores signs, also see Section 26.163 for additional limitations on window signs and other required signs.

(B) Temporary Signs.

- (1) Purpose and Intent. It is the intent of this GDC to limit the aesthetic impact of signs on properties to prevent clutter and protect streetscapes, thereby

preserving property values and protecting traffic safety. The unreasonable accumulation of signs adversely affects these goals, property values, and public safety.

(2) The following are Temporary signs that are allowed at any time:

- (a) A property owner may place one sign, not including a noncommercial flag, with a sign face no larger than 6 square feet, and at a maximum height of 6 feet, on the property at any time; and
- (b) A property owner may place one sign, not including a noncommercial flag, no larger than 8.5 inches by 11 inches in one window on the property at any time.
- (c) Commercial signs or advertisements may not be displayed on any lot, tract, or property that is lawfully used as a residential use.

(3) Noncommercial Flags. For the purposes of this Article, noncommercial flags shall be considered temporary signs that do not require a permit for display. There are no time limitations for the display of noncommercial flags. The display of noncommercial flags are subject to the following provisions:

(a) *Commercial, Industrial, and Retail Districts.*

- (i) The maximum aggregate surface area of noncommercial flags located on a property or tract of land located within a commercial, industrial, or retail zoning district may be no greater than 200 square feet.
- (ii) Noncommercial flags attached to a building located on property or tract of land within a commercial, industrial, or retail zoning district may not exceed the height of the building. Freestanding flags must be attached to poles and may not exceed the height of the building or a maximum of 12 feet, whichever is less.

- (iii) In addition to the display of noncommercial flags allowed by above subsections (i) and (ii), a single free-standing noncommercial flag that is a maximum of 375 square feet may be flown on a property or tract of land located within a commercial, industrial, or retail zoning district that is immediately adjacent to IH635, IH30, and State Highway 190, at a height of no greater than 80 feet, as long as it is attached to a properly permitted and approved flag pole.
- (iv) All freestanding noncommercial flags must be securely attached to a structure or the ground capable of withstanding a 70 mph wind and be setback a minimum of 15 feet from the edge of the street or the back of the curb or a distance equal to the height of the pole, whichever is greater.

(b) Residential Zoning Districts

- (i) Freestanding noncommercial flags may not exceed the height of the primary structure located on the property or tract of land.
 - (ii) All freestanding noncommercial flags must be securely attached to a structure, or the ground, capable of withstanding a 70 mph wind and be setback a minimum of 15 from the edge of the street or back of the curb.
- (C) For purposes of this Section 4.70 the lessor of a property is considered the property owner where the lessor holds a right to use exclusive of others (that is, the sole right to occupy). In the event there are multiple lessors of a property, then each lessor shall have the same rights and duties as the property owner as to the property the lessor leases and has the sole right to occupy and the size of the property shall be deemed to be the property that the lessor has the sole right to occupy under the lease.
- (D) One banner may be used as a temporary sign at the same location to which the owner has properly submitted a new

application for a permanent sign or is in the process of replacing the old sign with a new one. The temporary banner sign may only remain until such time as the new sign is installed or for 60 days, whichever occurs first. The temporary banner must be similar in size as the permanent sign described in the owner's application for the permanent sign.

(E) Vehicle Signs. A vehicle sign is a type of sign that is mounted on, attached to, or painted on a vehicle, trailer, skid, or other wheeled or mobile conveyance.

- (1) Vehicles with attached signs being primarily used to create additional on-premise signage for a business are prohibited.
- (2) Vehicles with attached signs that cannot lawfully operate on a public street and are visible from a public right-of-way are prohibited.
- (3) Vehicles with attached signs parked on vacant property, land, or a structure, and that are visible from a public right-of-way are prohibited.

Section 4.71 Residential Districts

The following provisions apply to all signs in residential zoning districts, including signs within 25 feet of a residential district boundary, signs within 25 feet of a public park of more than one acre, or signs located where a multi-family residential use occurs within a nonresidential zoning district:

- (A) Sign Illumination. A sign, including a programmable sign, may not emanate a luminance more than 0.2 foot-candles above the natural ambient light level of the location at the time of measurement, as measured from the nearest residential property line; and
- (B) Electronic programmable signs. An electronic programmable sign located within a residential district or within 25 feet of a residential district are prohibited from displaying illuminated messages between 10:00 p.m. to 6:00 a.m., and must be oriented so that the sign face is facing perpendicular, as near as possible, to the street frontage on which the sign is located, and must comply with all limitations and regulations of Section 4.78(P).

- (C) Sign Movement. No portion of any sign may move, flash, rotate, or change its illumination or copy except for programmable signs that are expressly allowed by this Section or Section 4.78(P) for legal nonresidential uses in residential districts. Non-illuminated changeable message signs which meet all the requirements of either the attached or freestanding sign provisions are allowed.
- (D) Model Homes. A model home may have one temporary sign in residential subdivisions. Model home signs are subject to, and must comply with, the following provisions:
- (1) Maximum height: The maximum height for a model home sign is 15 feet.
 - (2) Maximum size/area: The maximum sign area for a model home sign is 32 square feet.
 - (3) Location: Model home signs are allowed in all single-family (including townhouses) and two-family residential zoning districts.
 - (4) Placement/setbacks: Model home signs must be placed no closer than 5 feet from any property or right-of-way line.
 - (5) Maximum number: Each builder within a development may have a maximum of one model home sign on each model home lot.
 - (6) Duration: A model home sign may not remain on a premises once the premises or 80 percent of the lots in the development where the sign is located are sold.
 - (7) Illumination: A model home sign may not be blinking, fluctuating, or moving. Lighting for the sign must be direct (that is, 90 percent of the emitted light must be directed onto the sign) and may not emanate a luminance more than 0.2 foot-candles above the natural ambient light level of the location at the time of measurement, as measured from the nearest residential property line..
- (E) Subdivision Entrance Signs. The Plan Commission may approve the placement of a subdivision entrance sign(s) on any legally placed structure at the entrance and within the common area of a subdivision, which is owned and maintained by a home owners' association for single-family or duplex

residential subdivision. The maximum sign area of a subdivision entrance sign may not exceed forty square feet. The maximum number of signs allowed for each subdivision is two signs per street entrance into the platted subdivision area. The sign height, maximum sign area, location on the site, setbacks, a graphic representation of the sign, and the total number of signs per subdivision must be prominently indicated on the plans submitted for consideration by the Plan Commission.

Exception - Administrative Approval. The Building Official may approve, and issue a sign permit for, a subdivision entrance sign that complies with the criteria above, with all other applicable provisions in this article, and with both of the following additional criteria:

- (1) The sign is attached to a screening wall that is not located within the street right-of-way; and
- (2) The sign is not animated or illuminated in any way.

Section 4.72 Existing Signs

(A) Nonconforming Signs.

(1) Continuation Generally. A legally nonconforming sign is allowed to remain as is in the same location as it existed on the effective date of this GDC. The right for a legally nonconforming sign to continue existing as is will terminate, and the sign must be removed within 15 calendar days (unless otherwise provided below), if and when one or more of the conditions stated below exists or occurs:

- (a) A sign becomes an illegal sign when it is altered, moved, or relocated without a Sign Permit pursuant to the provisions of this article;
- (b) A sign is damaged or destroyed and the cost to repair it exceeds 60 percent of the replacement cost of the sign on the date of damage; or
- (c) A sign that is intended to be perpendicular (90 degrees) to the ground leans at an angle 75 degrees or less, unless a variance is granted in accordance with Section 4.81 of this article (or, for a sign that was purposefully placed at an

angle upon installation, its angle to the ground decreases by 15 degrees or more; no sign, regardless of its original installation angle, is allowed to remain at less than a 45 degree angle to the ground).

- (2) Signs with Special Historic or Architectural Significance. Any sign designated by official action of the City Council as having special historic or architectural significance is exempt from the provisions of this article.
 - (3) Signs on Property Acquired by a Governmental Entity. A legally nonconforming sign located on property acquired by the City or another governmental entity may be temporarily relocated on-site provided the sign is removed or rebuilt to conform to this article (and any other applicable City codes or ordinances) within 365 calendar days following relocation of the sign. Relocation is limited to the same physical sign with no increase in height, area, or change in other physical attributes. For the purposes of this provision, a property acquisition by the City does not include right-of-way dedicated in the subdivision platting process.
- (B) Cessation of Business Operations. If a sign is nonconforming, to maintain its status as a legally nonconforming sign, the business must remain in operation and conduct normal business activities on the premises on a regular basis. If regular business operations cease for more than 365 calendar days, then the City may require the relocation, reconstruction, or removal of the sign.
- (C) Illegal Signs.
- (1) Illegal Conforming Signs. Owners of illegal conforming signs must apply for and obtain a sign permit from the City within 15 calendar days following notification of noncompliance.
 - (2) Illegal Nonconforming Signs. The owner of an illegal nonconforming sign that requires a sign permit must apply for a permit and upgrade the sign to conforming within thirty calendar days following original notification. If a sign permit is not granted, then

the sign must be removed by the property owner within 60 calendar days following original notification. In the case of painted wall signs for which a Sign Permit is not in effect, such signs must be removed or painted over (with a paint material and color that matches the exterior finish of the affected building façade such that the sign's location is not visible) within 30 calendar days following original notification of violation.

(D) Removal of Signs.

- (1) Obsolete or Abandoned Signs. In the event a business ceases to conduct regular business activities on the premises upon which a sign is located for a period of more than 365 calendar days, then the City may require the relocation, reconstruction, or removal of the sign. However, if the premises containing the sign or sign structure is leased the City may not require removal under this subsection sooner than the second anniversary after the date the most recent tenant ceases to operate on the premises.
- (2) Unsafe Signs. Any sign that is determined by the Building Official to be unsafe is subject to removal, upon notice per subsection (4) below, if the Building Official determines that removal is necessary in order to protect the public health, safety, and welfare.
- (3) Notice to Remove Sign or to Correct Noncompliance.
 - (a) Upon a determination that a sign must be removed, or that a sign is not in compliance with one or more provisions of this article, the Building Official shall give written notice to the owner of the premises upon which the sign is located, as indicated on city utility and tax appraisal records, to remove the sign, or to bring it into compliance, within 15 calendar days after notice is served. The written notice shall be sent to the property owner, who must remove the sign (or correct any noncompliance, as applicable) within 15 calendar days.
 - (b) The notice period, and removal/compliance period, for all temporary signs that are not in compliance

with this article shall be 72 hours rather than 15 calendar days.

(4) Storage of Impounded Signs.

- (a) The City shall store impounded signs for a minimum of 20 calendar days before destroying the signs pursuant to below subsection (c). The owner of the signs may claim them after paying all costs associated with their removal, transportation, and storage, as applicable.
- (b) Within 3 business days of taking possession of an illegal or abandoned sign on private property, the City shall send written notice to the owner of the property on which the sign was taken, as indicated or any known party having control over the real property. The notice shall:
 - i. Give the location of the facility in which the sign is being held;
 - ii. State that the sign can be reclaimed not later than the 20th day after the date of the notice on payment of towing, preservation, and storage fees; and
 - iii. State that failure of the owner to claim the sign during the 20 day holding period is a waiver by that person of all right, title, and interest in the sign.
- (c) Any impounded signs not claimed within 20 calendar days may be destroyed by the City. In calculating the length of the storage period and the storage fee, the first working day after the date of the impoundment shall be considered day number one; thereafter, all days including weekends and holidays shall be counted.

Section 4.73 Digital Display on Nonconforming Off-Premise Signs

- (A) Certain nonconforming detached off-premise signs may be modified to use digital display technology subject to the restrictions and provisions of this Section 4.73.

(B) Application. The owner of a nonconforming detached off-premise sign desiring to convert the sign to a digital display must submit a digital billboard sign permit application for a face modification. The Building Official shall review the application and make a determination as to whether the subject sign qualifies for an off-premise digital billboard conversion permit. In the event the Building Official approves the permit, the owner must apply for a demolition permit to remove the existing sign face area in accordance with subsection (D). The owner must complete demolition of the sign face according to the applicable ratio in below subsection (D) before the sign face is modified.

(C) Compliance Required.

- (1) Except as provided in this Section 4.73, off-premise digital billboards must fully comply with the size, height, spacing, setback, and all other applicable provisions in this article.
- (2) Off-premise digital billboard support structures must be built to comply with this GDC.
- (3) Off-premise digital billboards must comply with Title 43 Texas Administrative Code Section 21.163, "Electronic Signs," as amended.
- (4) Both existing and new digital billboards must comply with all lighting and safety standards mandated by federal, state, or local rules or statutes, including standards adopted or amended after the date of passage of these requirements. Lighting and safety standards include brightness, message duration, and proximity of the sign to other digital displays, ramps, and interchanges.

(D) Sign Face Exchange Ratio.

- (1) Except as provided in below paragraph (2), for every one square foot of sign face modified to use digital display technology, two square feet of detached non-premise conventional sign face area must be removed from within the City (not including the face of the

sign being modified), subject to the following provisions:

- (a) To receive credit for the removal of an area of detached off-premise conventional sign face, the entire sign face and structure supporting the removed sign face must be removed;
 - (b) At least one structure removed must be within a five mile radius of the conventional face being converted to digital;
 - (c) No credit is given for the area of the conventional face being removed for conversion to a digital display; and
 - (d) The removal of the entire nonconventional sign face area, including the entire support structure, must be completed before commencing construction work modifying the conventional sign to use digital display.
- (2) The new digital sign face may be no larger than the preexisting conventional sign face, but in no case may be larger than 700 square feet.

(E) Location and Number.

- (1) The conversion of conventional face nonconforming off-premise signs to digital face signs is limited to detached off-premise signs located adjacent to, and oriented toward the main travel lanes of, IH635 and IH30.
- (2) For support structures with only one digital display sign, signs must be located a minimum of 1,500 feet from any other digital display sign oriented to the same traffic direction along the main travel lanes of IH635 and IH30, measured linearly.
- (3) Digital display signs may not be located within 300 feet of any lot located in a residential district, measured radially.

(F) Support Structures.

- (1) Digital display sign support structures may not exceed an overall height of 50 feet or 42.5 feet above the nearest point on the travel surface of the highway, whichever is higher, except that no digital display sign may be higher than the conventional sign it replaced.
- (2) Support Structures with Two Sign Faces.
 - (a) If existing faces are pivoted at an angle of 10 degrees or greater from each other and toward the main travel lanes of the highway, one or both sign faces may be converted to digital display.
 - (b) If existing faces are pivoted at an angle of less than 10 degrees, only one face may be converted to a digital display. The other sign face must be removed.
- (3) Sign support structures and faces being converted to accommodate digital displays may not be modified to change the angle of a sign face.
- (4) Electrical service to sign support structures with digital displays must be underground between the property line and the sign.

(G) Display.

- (1) All digital displays must conform with the illumination restrictions of above Section 4.69(E). An off-premise digital display sign must be equipped with both a dimmer control and a photocell that automatically adjusts the display's intensity according to natural ambient light conditions.
- (2) An off-premise digital display may not increase the light level on a lot in a residential district over ambient conditions without the digital display, measured in footcandles at the point closest to the sign that is five feet inside the residential lot and five feet above the ground.

- (3) Before the issuance of a digital display sign permit, the applicant must provide an ambient light survey from adjacent residential properties and a written certification from the sign manufacturer that:
 - (a) the light intensity has been factory programmed to comply with the maximum brightness and dimming standards of this subsection; and
 - (b) the light intensity is protected from end-user manipulation by password-protected software or other method satisfactory to the Building Official.
- (H) Change of Message. Changes of message must comply with the following provisions:
 - (1) Each message must be displayed for a minimum of eight seconds;
 - (2) Changes of message must be accomplished within two seconds;
 - (3) Changes of message must occur simultaneously on the entire sign face; and
 - (4) No flashing, dimming, or brightening of message is permitted except to accommodate changes of message.
- (I) Malfunction. Digital display signs operators must respond to a malfunction within one hour after notification and must remedy the malfunction within 12 hours after notification. In case of sign malfunction, the digital display must freeze until the malfunction is remedied.

Section 4.74 Maintenance of Signs

- (A) General. All signs and sign support structures, together with all of their supports, braces, guys and anchors, must be kept in good repair, in safe condition, and in a proper state of appearance and preservation. Except as provided in Section 4.72(A) above, any sign or portion of a sign or sign support that is unsafe, an obstruction to the use of

any sidewalk or roadway, or that is in such dilapidated condition as to be unsightly and, therefore, detrimental to the public welfare must be repaired and maintained, or removed.

- (B) Deteriorated Signs. A sign of any type may not be kept in a dilapidated or deteriorated condition. Any sign which the Building Official determines is in an unacceptable deteriorated condition or unsafe is subject to removal. Prior to removing any such sign, the Building Official shall give written notice to the owner of the premises upon which the sign is located, as indicated on city utility and tax appraisal records, to remove the sign or remediate all defects or dangerous conditions as expressly stated in the notice, within 15 calendar days after notice is served. The written notice shall be sent to the property owner, who must remove the sign (or correct any noncompliance, as applicable) within 15 calendar days.

Section 4.75 Sign Area

Measurement of Sign Area. The measurement of sign area is as follows:

- (A) Square or Rectangular Signs. The length of the sign multiplied by the height of the sign (see **Illustration 4-4**).
- (B) Irregularly Shaped Signs. The area of horizontally oriented squares, rectangles or circles, or combination thereof, necessary to enclose the sign face (see **Illustration 4-5**).
- (C) Signs Composed of Individual Cutout Letters or Figures. The sign area of a sign made up of letters, words or symbols within a frame is determined from the outside edge of the frame of the sign. However, the sign area of signs composed of individual letters or figures is equal to the sum of the area of squares or rectangles necessary to enclose each word or groupings of letters or figures (see **Illustration 4-6**).
- (D) Freestanding Multi-Panel Signs. The sign area of a sign that is comprised of multiple separate panels (such as the three-panel shopping area sign shown in **Illustration 4-5**) is calculated as the aggregate area of all panels and does not include the space between panels, provided that all

associated panels are no greater than 2 feet apart. In the event the space between panels exceeds the 2 feet maximum distance allowed, each panel shall be construed as separate signs. Multi-panel signs require only one sign permit.

- (E) Sign Base/Support Structure. The base or support structure of the sign is not counted as part of the overall sign area computation provided that such base or support structure has no sign, advertising, commercial, or business message on it, not including incidental plates or stickers of no greater than one square foot, which display manufacturer or owner information or address signs placed pursuant to Section 4.70(A)(3). The base or support structure does count toward overall sign height.
- (F) Illuminated Borders. Luminous gaseous tubing, LED lights, or other strip lighting attached directly to a surface shall be considered a "wall sign or attached sign" when forming a border for the subject matter, when directing attention to the subject matter, or when forming letters, logos, symbols, or pictorial designs of any kind. The area of the sign shall be determined by a geometric shape that enclosed the entire luminaire(s).

Illustration 4-4
Sign Area - Square or Rectangular Square



Illustration 4-5
Sign Area - Irregularly Shaped Signs



Illustration 4-6
Sign Area - Signs Composed of Individual Cutout Words or Figures



Section 4.76. Reserved

Division 4 - Sign Types & Related Regulations

Section 4.77 Free Standing Sign Restrictions

Unless expressly authorized by this article, a premises may not have more than one free standing sign, not including temporary signs. Unless expressly authorized by this article, businesses may not advertise on both a multi-tenant sign and another free standing sign, not including temporary signs, located on the premises.

Section 4.78 Signs - Permit Required

- (A) Attached Sign (also termed Attached Wall Sign or Wall Sign).

An attached sign or attached wall sign is a sign that is attached to, applied to, applied on, or supported by any part of a building (such as a wall, parapet, canopy facia, awning, arcade, mansard, or marquee) that encloses or covers usable space (as contrasted to a freestanding or detached sign).

An attached sign may be attached to, affixed upon, or painted upon a wall surface with the sign facing parallel to and projecting not more than eighteen inches from the surface of the building or appurtenance. Attached signs painted or applied directly upon an exterior wall surface must be professionally designed and constructed, consist of professional quality workmanship and exterior grade paints and materials, and be maintained at all times so that there is minimal fading, chipping, or peeling. The property owner shall remove any attached signs painted or applied directly upon an exterior wall surface that have not been properly maintained or are in a deteriorated condition.

A sign attached to or painted upon an awning or a canopy and visible to the exterior is considered in the allowable calculations for wall signs (also see "awning sign" and "canopy sign" for additional limitations). Luminous gaseous tubing, LED lights, or other strip lighting attached directly to a wall surface is considered a "wall sign" when forming a border for the subject matter, when directing attention to the subject matter, or when forming letters, logos, symbols, or pictorial designs of any kind. Attached signs or attached wall signs must comply with the following provisions:

- (1) Maximum height: Attached signs may not extend higher than the height of the wall surface, unless noted below for parapet signs:
 - (a) Signs may be placed a maximum of 10 feet above the roof on a parapet or similar projection that is continuous on three or more sides; and
 - (b) Signs may not project above any portion of a parapet or similar projection.
- (2) Maximum size: Attached signs must comply with the following provisions for the total maximum surface area of all attached wall signs per façade in aggregate:
 - (a) For single-tenant buildings:
 - i. Front (main entry) façade only: The maximum square footage of an attached sign on the front of a single-tenant building may not exceed 2 square feet per lineal width in feet of building width of the wall upon which the

sign is mounted, and in no case may any of the sign's dimensions exceed 75 percent of the corresponding width or the height of the wall, with a maximum of 200 square feet.

- ii. Side and rear facades: The maximum square footage of an attached sign on a side or rear façade of a single-tenant building may not exceed one square foot per lineal width in feet, of the wall upon which the sign is mounted, and in no case may any of the sign's dimensions exceed 50 percent of the corresponding width or the height of the wall, with a maximum of 100 square feet.

(b) For "end-cap" tenants in multi-tenant strip center buildings:

- (i) Front (main entry) façade only: The maximum square footage of an attached sign on a front façade for "end cap" tenants in multi-tenant building may not exceed 2 times the lineal width, in feet, of the tenant frontage. Tenant wall sign shall only be permitted upon the wall fronting the tenant and in no case may the sign's dimensions exceed 75 percent of either the corresponding width or the height of the wall. The total maximum sign area may not exceed 200 square feet.

- (ii) Side facade: The maximum square footage of an attached sign on a side façade for "end cap" tenants in a multi-tenant building may not exceed one square foot per lineal width, in feet, of the wall upon which the sign is mounted adjacent to the tenant space, and in no case may the sign's dimensions exceed 25 percent of either the corresponding width or the height of the wall. The total maximum sign area shall not exceed 100 square feet.

(c) For "interior" tenants in multi-tenant strip center buildings:

- (i) Front (main entry) façade only: The maximum square footage of an attached sign on a front

façade for "interior" tenants in a multi-tenant building may not exceed the square footage of 2 times the lineal width of the wall upon which the sign is mounted, and in no case may the sign's dimensions exceed 75 percent of either the corresponding width or the height of the wall. The total maximum sign area shall not exceed 200 square feet.

- (ii) Side and rear facades: Attached wall signs are not permitted for interior tenants.
 - (d) For buildings three or more stories in height: The square footage of an attached sign that identifies the building name, and that is not attached to a tenant space, shall not exceed one square foot per the lineal width, in feet, of the frontage of the building, in addition to the total sign area otherwise allowed in this Section 4.78 (A) and the maximum area for the building name sign shall be 100 square feet.
 - (e) For multiple tenant building with "interior" tenants that do not have direct exterior exits (such as office buildings, indoor shopping malls, and other similar uses) the total sign area of all wall signs for all tenants combined may not exceed the allowable sign area allowed in Section 4.78 (2)(a).
 - (f) The total combined area of attached signs (including attached wall signs, awning signs, and canopy signs) for any elevational view shall not exceed that allowed for attached signs as set forth in Section 4.78 (2) (a).
- (3) Location: Attached signs are allowed in all nonresidential and mixed-use zoning districts.
 - (4) Placement/setbacks: On the vertical face only of a building; attached signs must be comprised of individual letters or characters attached directly to the building face or to a raceway, or unilluminated panels comprised of individual letters or characters (cans, illuminated panels or illuminated box type signs shall not be permitted) and must be professionally

designed, constructed, and applied in a workmanlike manner.

(B) Awning Sign. An awning sign is a sign that is painted or applied directly on the surface of an awning. Awning signs must comply with the following provisions:

- (1) Maximum height: The height of an awning sign shall be no greater than the vertical face only of the awning (for purposes of this subsection, the front vertical surface area for a "bubble" awning is located only on the front of the awning and not on its sides, and comprises the awning surface as measured from the bottom edge to that point on the awning that is less than 45 degrees to the ground plane, as viewed on the elevational view of the awning).
- (2) Maximum size/area: Awning signs must comply with the following provisions:
 - (a) Shall not exceed the lineal width of the awning upon which the sign is applied;
 - (b) Shall not be internally illuminated (can be illuminated using downward focused wall-mounted "gooseneck" or other decorative wall lighting);
 - (c) Shall be designed and installed as an integral, architectural element of the entire building system in a uniform, rhythmic systematic design pattern, including compatible color and lighting; and
 - (d) The total combined area of attached signs (including attached wall signs, awning signs, and canopy signs) for any elevational view shall not exceed that allowed for attached signs as set forth in Section 4.78(A).
- (3) Location: Awning signs are allowed in all nonresidential and mixed-use zoning districts.
- (4) Placement: Awning signs must have a minimum vertical clearance of 8 feet above any sidewalk or pedestrian travel surface, and 14 feet above any vehicular parking or circulation surface.

(C) Temporary Signs. Temporary signs include banners, balloons, pennants, inflatables, streamers, sails, air-supported devices, feathers, wind devices, and other similar types of temporary signs (but not including non-commercial flags, which are regulated by above Section 4.70) that may be placed on a structure or at a site that is intended to draw attention to a particular commercial event or commercial product must comply with the following provisions:

- (1) Maximum size/area: The maximum surface area of all temporary signs located on a property or tract of land, may be no greater than two times the width of the wall containing the main entrance of the building, or tenant space occupied by the applicant who intends to display the temporary signage. In no case may the total square footage of the surface area of all the temporary signs located on a property or tract of land exceed 200 square feet.
- (2) Maximum Height: Temporary signs attached to the building may not exceed the height of the building. Freestanding temporary signs such as balloons, inflatables, or wind devices shall not exceed the height of the building or a maximum of 12 feet, whichever is less.
- (3) Location: Temporary signs attached to the building are allowed in all nonresidential, mixed-use, multi-family, and townhouse zoning districts, and allowed for any nonresidential use (such as a church, school, or day care center) that is located in an agricultural, single-family, or two-family zoning district. Freestanding temporary signs (such as balloons, inflatables, streamers, sails, or wind devices) are only allowed in nonresidential and the commercial areas of mixed use zoning districts.
- (4) Placement: Temporary signs attached to a building must be securely attached to the vertical face only of a building or a canopy so that the banner does not move, flap, wave, flutter, or twirl. Temporary signs may not be attached to an object such as a fence, screening wall, tree, utility pole or structure, or permanent sign support, and may not extend vertically above the roofline of the structure. Nonresidential uses located in residential districts, such as schools and churches

may attach temporary signs to fences and other structures when approved by the Building Official where the temporary sign will not impose undue stress on the structure. All temporary signs must be on-premises and may not be located on public property or in the public right-of-way. All freestanding temporary signs must be securely affixed to the main structure or the ground capable of withstanding a 70 mph wind and be setback a minimum of 15 feet from the edge of the street or the back of the curb.

(5) Maximum number: The maximum number of temporary signs shall be limited by the maximum total area of 200 square feet, but in no case shall the total number of temporary signs exceed 3.

(6) Duration: Temporary signs may be displayed no more than 20 calendar days from the date the associated business, person, organization, activity, or event first opens to the public, which shall be indicated on the sign permit application.

(D) Blade Sign, Pedestrian. Pedestrian blade signs are generally placed perpendicular to the building's front entrance facade, and they are either suspended beneath a canopy or awning or attached directly to, and project out from, the building's facade. Blade signs may not encroach into any public right-of-way or over any public easement (except a pedestrian easement). A pedestrian blade sign must have a minimum clearance of 8 feet above any sidewalk or pedestrian travel surface, and fourteen feet above any vehicular parking or circulation surface. Pedestrian blade signs must comply with the following provisions:

(1) Maximum size/area: The maximum surface area of a pedestrian blade sign is 4 square feet when suspended beneath a ground-level canopy or awning, or attached to a building on the ground-level facade. The blade sign may be no larger than 8 square feet when attached to the building's second or higher story.

(2) Location: Pedestrian blade signs are allowed in all nonresidential and mixed-use zoning districts, and allowed for any nonresidential use (such as a church, school, or day care center) that is located in an agricultural or residential zoning district.

- (3) Placement/setbacks: A pedestrian blade sign must be suspended beneath a canopy or awning, or attached to building's entrance façade at a minimum height of 8 feet from the grade of the sidewalk and a maximum height of 10 feet, measured from the lowest portion of the frame or structure of the sign.
 - (4) Maximum number: A business may have one pedestrian blade sign per public entrance.
- (E) Canopy Sign. A canopy sign is a type of attached sign that is painted or applied directly on the surface of an attached or freestanding canopy, or that is designed to be an integral part of the face of a canopy. Canopy signs must comply with the following provisions:
- (1) Maximum height: The height of a canopy sign may not extend beyond the vertical face of the canopy.
 - (2) Maximum size/area: A canopy sign's size and area must comply with the following:
 - (a) The sign may not exceed 75 percent of the area of the face of the canopy of which it is a part or to which it is attached, or a maximum of twenty-five square feet, whichever is smaller;
 - (b) The copy or artwork may or may not be illuminated; and
 - (c) Gaseous, LED, or illuminated lighting on a canopy must be in conformance with Section 4.98(A) in Article 7 in this Chapter 4.
 - (d) The total combined area of attached signs (including attached wall signs, awning signs, and canopy signs) for any elevational view may not exceed that allowed for attached signs as set forth in Section 4.78(A).
 - (3) Location: Canopy signs are allowed in all nonresidential and mixed-use zoning districts.
 - (4) Quality: Canopy signs must be professionally designed and constructed, consist of professional quality workmanship and exterior grade paints and materials, and be maintained at all times so that there is minimal fading, chipping, or peeling.

- (5) Placement/setbacks: Canopy signs may be placed on the vertical face only of a canopy (not on the roof). Canopy signs must have a minimum vertical clearance of 8 feet above any sidewalk or pedestrian travel surface, and 14 feet above any vehicular parking or circulation surface.
- (6) Maximum number: There may be no more than one canopy sign per canopy face.
- (F) Changeable Message Sign (non-electronic, also termed Reader Board Sign). A non-electronic changeable message sign is a wall-mounted or freestanding sign (or a portion of a larger sign), with manually interchangeable letters and symbols. It includes non-electronic bulletin boards and theater marquees; but, it is not a "Programmable Sign". A changeable message sign may be a component of another type of sign, such as a monument or pylon sign, and all applicable standards for the type of sign of which it is a part apply including, but not limited to, those pertaining to maximum height, maximum size/area, permissibility in each zoning district, placement/setbacks, or number of signs permissible per lot.
- (G) Changeable Message Signs (Electronic). See "Programmable Sign".
- (H) Construction Sign. A construction sign is a temporary accessory sign allowed while a development project is being constructed on the premises upon which the sign is located. Construction signs must comply with the following provisions:
 - (1) Maximum height: A construction sign may be no more than 15 feet in height.
 - (2) Maximum size/area: A construction sign may be no more 32 square feet.
 - (3) Location: Construction signs are allowed in all zoning districts, but not on lots containing model home signs.
 - (4) Placement/setbacks: Construction signs must be placed a minimum of 10 feet from any property or right-of-way line.
 - (5) Maximum number: The maximum number of construction signs at a single site is one per 1,500 feet of total

street frontage (or portion thereof). The total street frontage shall be based on the frontage of the street named on the construction permit as the address of the site.

- (6) Duration: Construction signs may remain at a project until it is complete. Construction signs must be removed prior to final building inspection or occupancy of the structure.

(J) Menu Board. A menu board is an on-site display that is utilized by restaurant, entertainment, and other business establishments in a drive-through operation. The menu board may be wall-mounted near the establishment's primary entrance, or may be freestanding at a drive-in or drive-through food service establishment, and may have a speaker and an electronic visual order display board or panel that verifies what the patron is ordering at the drive-through. Menu boards must comply with the following provisions:

- (1) Maximum height: The maximum height of a menu board is 8 feet if freestanding; if it is mounted upon a wall above a sidewalk, the top edge must be no higher than 7 feet above nearest sidewalk grade.
- (2) Maximum size/area: The maximum surface area of a menu board is 45 square feet.
- (3) Location: Menu boards are allowed in the zoning districts that allow the associated use by right (or by SUP where applicable).
- (4) Placement/setbacks: Menu boards, if freestanding, are prohibited in the front building setback(s); menu boards are prohibited in a side or rear yard where adjacent to any residential zoning district.
- (5) Maximum number: If freestanding, two menu boards per establishment (or per drive-through lane, if more than one) are allowed. However, drive-in style restaurants may have one menu board per parking stall, plus up to two menu boards for a drive-through lane. If wall-mounted, one menu board per business is allowed.

(K) Monument Sign. A monument sign is a type of freestanding ground mounted sign having a low profile and the structure of which being made of stone, concrete, decorative metal,

brick, or similar materials that is designed to complement the architecture of the building or complex on the premises where the sign is located. The lower edge of a monument sign must be contiguous with the ground (that is, solid from the ground up), and may not be elevated above grade by the use of poles, struts or wires, and may not incorporate embellishments or cut-outs. All sign panels on a monument sign must be architecturally compatible and cohesively designed. Monument signs must comply with the following provisions:

- (1) Maximum height: The maximum height for a monument sign is 7 feet, including the monument base, as measured from the average ground level at the base to the topmost portion of the sign or structure. The ground upon which a monument sign is located may be bermed (or designed as a raised planter with heavy evergreen landscaping to conceal the planter on all sides) a maximum of 2 feet above average grade where the sign is placed.
- (2) Maximum size/sign area: The maximum surface area of a monument sign is 50 square feet.
- (3) Location: A monument sign is allowed in all zoning districts, but is prohibited on individual single- or two-family residential lots.
- (4) Placement/setbacks: A monument sign must be placed a minimum of 5 feet from any property or right-of-way line.
- (5) Maximum number: A site is allowed only one monument sign per street frontage, or a maximum of one per 300 feet of total street frontage if no pole or pylon sign is also used, but in no case are more than 3 monument signs allowed.

(L) Multi-Tenant Complex Sign.

- (1) A "Unified-lot" means two or more contiguous premises, whether in a single building or multiple buildings, which are a part of the same site plan, shopping center, business complex, or other similar type of multi-tenant development.

- (2) Except as expressly provided for within this subsection (L), owners or tenants of property located within a unified-lot may not construct, or advertise on, freestanding signs, except on multi-tenant complex signs that are the subject of a unified-lot sign agreement, to which they are a party, as further detailed in below subsection (f).
- (3) A multi-tenant complex sign is a type of freestanding sign that is used to identify the name of a multiple-building and multiple-tenant retail shopping center, a business park, or an industrial, commercial or office center or complex to assist public safety and emergency personnel in identifying individual businesses or tenants on the site or within the shopping center or business complex. A multi-tenant complex sign must be mounted on a single structural element on one of the lots represented on the sign. A multi-tenant complex sign is allowed with a fully executed unified lot agreement, as more particularly described in below subsection (6). Freestanding businesses that are represented on a multi-tenant complex sign, and that have a minimum building square footage of 5,000 square feet, are also allowed one monument sign on their own lot, in addition to representation on a site-applicable multi-tenant complex sign. All sign panels on a multi-tenant complex sign must be architecturally compatible and cohesively designed. Multi-tenant complex signs must comply with the following provisions:
 - (a) Maximum height: The maximum height of a multi-tenant complex sign is 35 feet. If located within 100 feet of an elevated portion of Interstate Highway 635, Interstate Highway 30 or President George Bush Turnpike/State Highway 190 and if sign visibility is impeded due to the highway elevation, the Planning Director may approve up to 10 feet of additional height, but in no case may it exceed a total height of 40 feet, in accordance with the alternative compliance provisions of Article 1, Division 2 of this Chapter 4.
 - (b) Maximum size/area: The maximum surface area of multi-tenant complex signs is 150 square feet per

side for pylon style signs, and 200 square feet per side for monument style signs.

- (c) Location: Multi-tenant complex signs are allowed in all nonresidential and mixed-use zoning districts on a unified-lot development site of combined contiguous lots that is at least 5 acres in size.
- (d) Placement/setbacks: Multi-tenant complex signs must be placed a minimum of 10 feet from any property or right-of-way line. Multi-tenant complex signs may be only masonry pylon or monument style (that is, they may not be pole signs).
- (e) Maximum number: Only one multi-tenant complex sign is allowed per 20 acres in the development and only one per street frontage.
- (f) Unified-lot sign agreement: A unified-lot sign agreement, in a form provided by the City, is required whenever the owners (or the sole owner if only one) of 2 or more contiguous lots agree to treat their separate lots as one unified lot for the limited purpose of sharing a multi-tenant complex sign. The property owners must both be named as parties and execute the agreement. The agreement shall provide the following: (i) a legal description of the properties subject to the agreement; (ii) the parties agree to treat their separate lots as one unified lot; (iii) the parties agree to maintain the sign in accordance with Section 4.72 of this Article 5; (iv) a provision that the parties, their heirs, and assigns forego any rights to additional freestanding street front signage on the premises covered by the agreement (except for freestanding businesses who may have one additional monument sign on their own lot); (v) a provision that the agreement is a covenant running with the land to be filed and made a part of the Deed Records of the applicable county of jurisdiction; and (vi) a provision that the agreement cannot be amended or terminated without the consent of the Building Official. A unified-lot sign agreement is not effective until a true and correct copy of the approved agreement is filed

with the applicable county and a copy is filed with the Building Official.

- (M) Mural (also termed Original Art Display). A mural is a non-electronic, static work of art applied directly to a building's wall surface. Murals are intended for viewing and enjoyment by the public as art. Murals must comply with the following provisions:
- (1) Maximum height: A mural may extend no higher than the height of wall surface.
 - (2) Maximum size/area: The maximum surface area of murals is 20 square feet, or 20 percent of the wall surface area, whichever is less.
 - (3) Location: Murals are allowed in all nonresidential and mixed-use zoning districts.
 - (4) Placement/setbacks: Murals may only be placed on the vertical face only of a building. They must be professionally applied by an experienced mural-painting artisan(s) using paint that will weather well and will generally remain legible and in its original appearance for at least 5 years following application.
 - (5) Maximum number: The number of murals is limited to one per building, or one per street frontage for a corner or through lot or property.
- (N) Pole Sign. A pole sign is a single-support style sign that is placed on or anchored in the ground, and that is structurally independent of any building or other structure. Pole signs are prohibited in all zoning districts. .
- (O) Programmable Signs (Electronic). A programmable sign is a sign capable of displaying changing content through still, animated, scrolling or moving messages or images by remote or automatic means without the need to physically touch the sign face. The term includes signs that project images, display messages or images by means of electronic or 'digital' illumination such as cathode ray tubes, light emitting diodes (LED), plasma screens, liquid crystal displays, fiber optics, lasers, projectors and similar technology. Electronic programmable signs must comply with the following provisions:

- (1) Maximum height: The maximum height for an electronic programmable sign is the same standard as the type of sign on which it is attached (such as a monument sign, pole, or pylon sign).
- (2) Maximum size/area: The maximum surface area of an electronic sign is the same standard as the type of sign on which it is attached (such as a monument sign, pole, or pylon sign)
- (3) Location: Electronic programmable signs are allowed as on-premise, freestanding signs in all nonresidential and mixed-use districts. An electronic programmable sign is also permitted in a residential district on a site that contains and operates as a lawful nonresidential use, and that has at least one frontage on a Type D (four-lane, divided) or larger thoroughfare, as shown on the City's adopted *Major Thoroughfare Plan*, in which case the electronic programmable sign may only be placed on a Type D or larger street frontage. Additionally, where located within a residential district or within 25 feet of a residential district, electronic programmable signs are prohibited from displaying illuminated messages between 10:00 p.m. to 6:00 a.m. to further minimize potential negative impacts on surrounding residential properties.
- (4) Attached signs or Attached Wall Signs. Attached programmable signs are prohibited in all districts.
- (5) Placement/setbacks: The placement and setback standard for an electronic programmable sign is the same as the type of sign on which it is attached (such as a monument sign or pylon sign).
- (6) Maximum number: One electronic programmable sign is allowed per site. Except on a site in a nonresidential zoning district with frontage on 2 or more streets, or more than 300 feet of frontage on a single street, a maximum of 2 electronic programmable signs are allowed, both of which must be monument signs.
- (7) Electronic programmable signs are prohibited from:
 - (a) Displaying animated, full-motion or other moving images, or display a flashing or blinking image,

an image that incorporates intermittent or bursts of illumination, or an image that scrolls, fades, rolls, shades, dissolves, or otherwise gives the appearance of movement that is not solely a transition between displays as provided by Subsection 4.78(P)(7)(c) below;

- (b) Projecting an image onto a structure, building, the ground, or another object;
 - (c) Displaying an image for a period of less than eight seconds, or exceeding a period of two seconds during a transition between a complete change of message (other than black screen);
 - (d) Transitioning from one display to the next in a manner that requires the viewer to read subsequent displays in order to determine the message being conveyed; or
 - (e) Including any audio message.
- (8) A programmable sign must be equipped with a properly functioning automatic dimmer to adjust the luminance of the sign relative to ambient light so that at no time the sign will exceed the luminance limitations of Subsections 4.70(I) and 4.70(J). A programmable sign must be equipped with a properly functioning default mechanism that will cause the sign to revert immediately to a single, fixed, non-transitory image or to a black screen if the sign malfunctions. The owner of a programmable sign must provide the Building Official with current, valid contact information for a person who is authorized and able to turn off the programmable sign within four hours of notification in the event of a malfunction.
- (9) The sign face(s) of a freestanding on-premise pylon or monument signs may be converted to a programmable sign only in a manner that fully conforms to the provisions of this GDC. A lawfully existing, nonconforming on-premise sign must be made conforming in all respects including, without limitation, setbacks, sign area, height, and number in order to convert the sign face(s) of the sign to a programmable sign.

(P) Pylon Sign. A pylon sign is a double- (or multiple-) support single-tenant or multi-tenant style sign that is placed on, or anchored in, the ground, and that is structurally independent of any building or other structure. Pylon signs must be designed in such a manner so that the support structures are architecturally and visibly distinct from one another. Pylon signs must be located entirely on private property and not within any public right-of-way or easement. All sign panels on a multi-tenant pylon sign must be architecturally compatible and cohesively designed. All supports for a pylon sign must be constructed of masonry products (or be constructed in such a manner as to have the appearance of masonry (however, stucco construction is not allowed). Pylon signs must comply with the following provisions:

- (1) Maximum height: A pylon sign may be a maximum height of 22 feet.
- (2) Maximum size/area: The maximum surface area of a pylon sign is 150 square feet.
- (3) Location: Pylon signs are allowed in all nonresidential zoning districts with the exception of NS, NO, UR, UB and DT districts (only monument-style freestanding signs are allowed in those districts).
- (4) Placement/setbacks: A pylon sign must be placed a minimum of 20 feet from any property or right-of-way line.
- (5) Maximum number: One pylon sign per site per public street frontage is allowed (not allowed if property only has access from an access easement or non-public street); minimum spacing between freestanding pylon signs on-site and from those on adjacent properties shall be at least 150 feet.

(Q) Reader Board Sign. Reader board signs must comply with the standards of a "Changeable Message Sign, Non-Electronic."

Division 6 – Variances; Appeals

Section 4.81 Variances; Appeals

A request for a variance to one or more of the sign-related regulations cited in Subsection (D) below may be submitted to the Planning Department in the format specified by the Department, and will be processed and scheduled for consideration for approval by the Plan Commission using the processing procedures set forth in Division 4 of Chapter 5 of this GDC, and using the notification and public hearing procedures set forth in Article 2, Division 2 and Division 3 of Chapter 1 of this GDC.

- (A) The Plan Commission may, in specific cases and subject to appropriate conditions, authorize variances and exceptions to the regulations established in this Article 5 when the Commission has made a finding from the evidence presented that strict compliance with a requirement will result in a hardship or inequity to the applicant in accomplishing the objectives of this article, provided that economic or self-created hardship alone is not a sufficient basis for the granting of a variance or exception. A three-quarters (3/4) vote of the Plan Commission members present and voting is required to approve a sign variance. Upon appeal (if any), a three-quarters (3/4) vote of the City Council members present and voting is required to overrule a sign variance denial by the Plan Commission.
- (B) The Plan Commission, in considering an application for a sign variance, shall apply the criteria for approval set forth in Section 5.12, Division 4 of Chapter 5, including, but not limited to, the extent to which the site for which the applicant seeks a variance differs from adjoining sites, the extent that the hardship or inequity claimed by the applicant is self-created or based upon financial need of the applicant, and the adverse effects that the granting of a variance may or would create.
- (C) Allowed Variances. The following sign-related regulations may be varied in accordance with the provisions of the above Subsection (C):
 - (1) Increase the maximum sign area up to an additional 25 percent; and
 - (2) Encroachment into a required sign setback.

- (D) Administrative Approval for Increased Sign Area. An increase in sign area for attached signs and freestanding signs up to 10 percent of the allowable sign area may be approved by the Planning Director provided that the request meets the criteria outlined for development variances in Section 5.12, Division 4 of Chapter.

DRAFT



GARLAND

Plan Commission

3.c.

Meeting Date: 11/12/2018

Item Title: Impact Fee Report

Summary:

Impact Fee Report

Attachments

Impact Fee Report and Attachment

TO: Chairman Roberts and Members of the Plan Commission

FROM: Will Guerin, Director of Planning

DATE: November 7, 2018

SUBJECT: Impact Fee Report

Garland's Impact Fee Ordinance requires that reports be filed with the City Council regarding the collection of fees and implementation of the capital improvements plan adopted as part of the Impact Fee Ordinance. These reports are to be provided to the Council by the Capital Improvements Advisory Committee, established by the Impact Fee Ordinance. The Plan Commission serves in the capacity of this Committee.

Attached is a draft report to City Council from the Capital Improvements Advisory Committee for the period covering March 22, 2018 through September 21, 2018. There is an item on the November 12, 2018 meeting agenda to consider this report and forward to the City Council in compliance with the ordinance requirements.

Should you have questions regarding the report please contact me at 972-205-2449 or by email at wguerin@garlandtx.gov.

Sincerely,

Will Guerin, AICP
Director of Planning

TO: Mayor Dodson and the City Council

FROM: Chairman Roberts and Members of the Plan Commission

DATE: November 12, 2018

SUBJECT: Impact Fee Report

Section 31.163(A) of Garland's Impact Fee Ordinance requires that the Capital Improvements Advisory Committee file reports with the City Council regarding implementation of the capital improvements plan and administration of impact fees. Acting in the capacity of the Capital Improvements Advisory Committee, following is the Plan Commission's report for March 22, 2018 through September 21, 2018.

COLLECTION OF IMPACT FEES

During the period covering March 22, 2018 through September 21, 2018 impact fees were collected for 75 developments. Of these, 55 are single-family homes (including ancillary irrigation systems), 2 are multi-family developments, and 18 are commercial/industrial/church/school developments. These include the addition of water meters to existing developments. Amounts collected are as follows:

Single-Family Development

# Of Lots	Service Area	Water	Roadway	Total
24	1	705.00	0.00	705.00
2	2	70.00	900.60	970.60
1	4	35.00	0.00	35.00
5	9	137.50	0.00	137.50
3	11	82.50	0.00	82.50
6	12	150.00	4,924.80	5,074.80
1	13	45.00	0.00	45.00
1	14	27.50	0.00	27.50
1	15	27.50	0.00	27.50
6	16	165.00	2,086.20	2,251.20
5	18	105.00	5,985.00	6,090.00
Total: 55		\$1,550.00	\$13,896.60	\$15,446.60

Multi-Family Development

Location	Service Area	Water	Roadway	Total
4501 N Garland Ave	1	845.00	682,864.00	683,709.00
4501 N Garland Ave	1	2,900.00	0.00	2,900.00
Total: 2		\$3,745.00	\$682,864.00	\$686,609.00

Commercial/Churches/Schools Development

Location	Service Area	Water	Roadway	Total
*3341 W Campbell Rd [*refund]	1	-37.50	0.00	-\$37.50
2630 Arapaho Rd	1	180.00	43,578.93	\$43,758.93
2006 W Campbell Rd	1	107.50	81,640.00	\$81,747.50
3002 Firewheel Pkwy	3	145.00	153,360.00	\$153,505.00
2550 E Centerville Rd	4	70.00	16,770.71	\$16,840.71
2021 Old Mill Run	4	0.00	1,103.26	\$1,103.26
324 E Buckingham Rd	6	35.00	7,686.00	\$7,721.00
218 Rayburn St	6	0.00	2,310.67	\$2,310.67
1001 Main St	8	107.50	69,211.60	\$69,319.10
810 W Buckingham Rd	8	0.00	1,921.50	\$1,921.50
1200 S Jupiter Rd	10	350.00	0.00	\$350.00
1801 S Shiloh Rd	10	72.50	105,602.60	\$105,675.10
1601 S Shiloh Rd	10	0.00	118,895.96	\$118,895.96
3502 Regency Crest Dr	10	145.00	0.00	\$145.00
3709 Cavalier Dr	10	72.50	0.00	\$72.50
1815 Northwest Hwy	13	0.00	4,234.43	\$4,234.43
525 W Oates Rd	15	0.00	384.30	\$384.30
429 E I30 Frwy	17	142.50	35,767.13	\$35,909.63
Total: 18		\$1,390.00	\$642,467.09	\$643,857.09
Total (All Land Uses)		\$6,685.00	\$1,339,227.69	\$1,345,912.69

Impact fees totaling \$1,345,912.69 were collected during this period. Of this, \$6,685.00 was collected for water facilities and \$1,339,227.69 was collected for roadway facilities.

CAPITAL IMPROVEMENTS PLAN

Roadways

The status of the roadway projects, during this time period, included in the impact fee capital improvements program is as follows:

Status/Roadway Segment

Service Area

Under Design:

Brand, SH 190 to Muirfield
 Bobtown, Rowlett to Rosehill
 Bobtown, Rosehill to Waterhouse
 Holford, SH 190 to City Limits

2
 15 and 18
 17 and 18
 1

Bid Awarded:

Shiloh, IH 635 to Kingsley

13

Under Construction:

Oates, Broadway to Rosehill

15 and 16

Water Facilities

Impact fee funds will be used towards:

1. Water Master Plan – To be completed Summer 2019
2. Construction of 2.5 Million gallon water elevated storage tank and related transmission lines. McCree Water Tower is complete and project has been closed.

Please let me know if you have questions regarding this report, or if further information is desired.

Scott Roberts, Chairman
City of Garland Plan Commission



GARLAND

Plan Commission

4.

Meeting Date: 11/12/2018

Item Title:

Summary:

ADJOURN

Attachments

Future Cases Memo - November 26, 2018 Attachment



GARLAND

PLANNING & COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission

FROM: Kira Wauwie, AICP, and Principal Planner

DATE: November 12, 2018

SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the November 26, 2018 Plan Commission meeting.

ZONING

1. Consideration of the application of **Platinum Storage & Masterplan**, requesting approval of 1) an amendment to Planned Development (PD) District 80-32; 2) a Detail Plan; and 3) a Specific Use Provision for a Self-Storage Facility (mini-warehouse) on a property zoned Planned Development (PD) District 80-32 for Community Office Uses and Community Retail Uses. This property is located at 648, 658 and 702 West IH-30 Freeway, west of Broadway Boulevard and northwest of the current Guthrie Road end point. (District 4) (File Z 17-46)
2. Consideration of the application of **Alejandro F. Herrera, Ph.D.**, requesting approval of a Detail Plan on a property zoned Planned Development (PD) District 16-23 for Single-Family-10 (SF-10) Homes. This property is located at 2675 East Brand Road. (District 1) (File Z 17-51)
3. Consideration of the application of **Evergreen Basswood Senior Community, L.P.**, requesting approval of 1) an amendment to Planned Development (PD) District 02-38 for Mixed Use to allow an Elder Care – Independent Living Use and 2) a Detail Plan for Elder Care – Independent Living Use. This property is located at 1901 Highway 66. (District 1) (File Z 18-11)
4. Consideration of the application of **Evergreen Garland Senior Community, L.P.**, requesting approval of 1) a Change in Zoning from Commercial Office (CO) District to Planned Development (PD) District for Community Office (CO) District Uses and Elder Care – Independent Living Use and 2) a Detail Plan for Elder Care – Independent Living Use. This property is located at 1102 North Shiloh Road. (District 8) (File Z 18-12)

5. Consideration of the application of **Pankaj Patel**, requesting approval of 1) an amendment to Planned Development (PD) District 03-53 for Urban Business Uses; 2) an amended Detail Plan for Hotel/Motel, Limited Service; and 3) a Specific Use Provision for Hotel/Motel, Limited Service Use. This property is located at the north corner of Town Center and Prairie Clover. (District 1) (File Z 18-19)
6. Consideration of the application of **Firewheel Real Estate Development**, requesting approval of an amendment to Planned Development (PD) District 15-09 for Community Retail Use to allow a 100 square-foot programmable monument sign (49 square feet permitted) and with a height of 15 feet, 4 inches (7 feet permitted). This property is located at 4880 North President George Bush Highway. (District 1) (File Z 18-25)
7. Consider the application of **Cates-Clark & Associates, LLP**, requesting approval of 1) an Amendment to Planned Development (PD) 03-53 for Freeway Uses, and 2) a Detail Plan for Dwelling, Multi-Family Uses. The property is located at 3400 Firewheel Parkway. (District 1) (File Z 18-33) (This case was postponed from the October 8, 2018 Plan Commission meeting.)
8. Consider the application of **Eco Site, LLC.**, requesting Approval of a Specific Use Provision for a Commercial Antenna on a property zoned Community Retail (CR) District. This property is located at 1921 North Plano Road. (District 6) (File Z 18-39) (This case was postponed from the October 22, 2018 Plan Commission meeting.)
9. Consideration of the application of **Spiars Engineering, Inc.**, requesting approval of 1) Master Concept Plan and 2) a Detail Plan for Multi-Family Use on a property zoned Planned Development (PD) District 17-35 for Mixed Uses. This property is located at 1718 Lookout Drive. (District 1) (File Z 18-44)