

Plan Commission Minutes - July 11, 2011

The Plan Commission of the City of Garland met in regular session on Monday, July 11, 2011, at 7:00 p.m. in the Council Chambers at City Hall with the following members present:

Commissioner	Stan Luckie
Commissioner	Louis Moore
Commissioner	Wayne Dalton
Commissioner	Paul Hoffman
Commissioner	Truett Welborn
Chairman	Scott Roberts
Commissioner	Robert Vera
Commissioner	Scott LeMay
Commissioner	Christopher Ott

STAFF PRESENT

Asst. City Attorney	Mike Betz
Asst. Director	Anita Russelmann
Secretary	Brenda Owens
Staff	Maxwell Fisher
Staff	Chasidy Allen

CALL TO ORDER

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

MINUTES

Approval of the Minutes for the regular meeting of June 27, 2011

Motion was made by Commissioner Moore, seconded by Commissioner LeMay to **approve** the Minutes of the June 27, 2011 meeting. **Motion carried: 8 Ayes, 0 Nays, Commissioner Dalton abstained due to absence from the June 27th meeting.**

ZONING

Consideration of the application of Fourth Avenue Investments, requesting approval of 1) a change of zoning from Planned Development (PD) District 85-49 for Multi-Uses (Light Industrial, Multi-Family, and Office) to a Planned Development (PD) District for Single Family Uses and 2) a Concept Plan. The property is located north of Belt Line Road, east of Wagon Wheel Road, and southwest of North Garland Avenue. (File 11-19)

Speaking on behalf of Fourth Avenue Investments was Shane Jordan, 5016 Tennyson Pkwy,

Plano, TX 75024. He gave a brief presentation about the request and was available for questions.

Representing the builder, Paul Taylor Homes, was William Dower, 2204 Pembroke, Denton. He also gave a brief presentation regarding the quality and size of the homes proposed and was available for questions.

The discussion centered on the request by the applicant for 10% of the homes to be 1700 to 1900 square feet.

Motion was made by Commissioner LeMay, seconded by Commissioner Moore to **approve** the change of zoning to a Planned Development for Single Family Uses and a Concept Plan as recommended by staff, with the exception that 10% of the homes be allowed to be 1700 to 1900 square feet as requested by the applicant. **Motion carried: 9 Ayes, 0 Nays.**

Hold a public hearing and consider amending Section 30.104 (A) and (B), and Section 30.108 (A) and (B) of the City of Garland Code of Ordinances (Article VI) Sign Regulations, and Section 34.21 (C) (2) (a) and (b) and Section 34.21 (D) (1) (a) and (b) of the Development Standards for SH190, IH30, and IH635 Corridors regarding electronic signs in residential and non-residential zoning districts. (File 11-20)

City of Garland staff, Chasidy Allen, gave a brief outline of current sign regulations and the need for changes to meet current technology.

Several business owners and representatives of sign companies spoke in support of changes to the regulations regarding electronic signs. They were:

Jack Birdsong, 354 E I 30, Garland

Barb Onstot, Datatronic Control Inc., 5130 Dexham Rd, Rowlett

Barry Wilson, Wilson Auto Repair, 3135 Saturn Rd, Garland

Paul Mayer, Chamber of Commerce, 6309 Chelsea Way, Garland

Matt Wilson, 3201 Manor Way, Dallas

There was a discussion regarding the proper distance from which measurements of light intensity should be taken and the unit of measure with which this should be done. There was also discussion about the current and future sign technology and the need to keep the standards current.

Motion was made by Commissioner Dalton, seconded by Commissioner Moore to **approve** the changes recommended by staff, with the following exceptions: 1) Remove the prohibition of electronic video screens but prohibit live, recorded, streaming video; 2) Each message shall be displayed for at least eight (8) seconds and allow up to three (3) seconds of animation within that period as the message transitions to the next message. Each message shall be static for at least five (5) seconds; and 3) allow up to four (4) hours following notification by the Building Official to correct the sign should a malfunction occur or to reduce the intensity of the sign to a level that will be acceptable for traffic safety. The motion included a request for more research regarding appropriate luminance levels and lighting measurements including foot candles and NITS to

evaluate which method should be used in measuring the illumination of the electronic message center signs. **Motion carried: 9 Ayes, 0 Nays.**

ADJOURNMENT

With no further business to come before the Plan Commission, the meeting was adjourned at 8:30 p.m.

The City of Garland, Texas

Approved:

Scott Roberts _____
Chairman

Attest:

Brenda Owens _____
Secretary