

Planning and Zoning Commission
Minutes February 4, 2013

STATE OF TEXAS §

COUNTY OF TARRANT §

TOWN OF PANTEGO §

The Planning and Zoning Commission of the Town of Pantego, Texas, met at 7:00 p.m. in the Betty Harrison Training Room, 1614 South Bowen Road, Pantego, on the 4th day of February 2013 with the following members present:

Stephen Smith
William Nolen
Fred Adair
Bill Holland
John Kushma

Chairman
Vice Chairman

constituting a quorum. Staff present was:

Chad Joyce
Katy Sutton

Community Development Director
P & Z Secretary

(The following items were considered in accordance with the official agenda posted on the 1st day of February 2013.)

REGULAR SESSION 7:00 P.M.

CALL TO ORDER AND GENERAL COMMENTS

Chairman Smith called the regular session to order at 7:00PM.

PLEDGE OF ALLEGIANCE

There was a moment of silence for the invocation. The Pledge of Allegiance was given.

APPROVAL OF MINUTES

1. Approval of January 7, 2013 Planning and Zoning Minutes.

Commissioner Holland moved to approve the January 7, 2013 Planning and Zoning Minutes. Commissioner Adair seconded the motion and the vote was unanimous. Chairman Smith declared the motion passed.

OLD BUSINESS

2. Discuss and consider any recommendation on Zoning Case Z-182, a proposed Special Use Permit as requested by SK Electric, Inc., for the permission to install an electronic message center on the property at 2615 W Pioneer Parkway, Block 1, Lot 2, of the Beech Addition, Pantego, Tarrant County Texas. The property is generally located northwest of the intersection of Bowen and W Pioneer Parkway.

Chairman Smith introduced the item and opened the public hearing.

Annie Part, 2217 Royal Lane, represents SK Electric, Inc. and spoke in favor of Z-182. SK Electric is requesting a red, green, and yellow LED sign to increase public awareness of the business. The initial plan is to install a pole sign, but the applicants have provided a second option if the submitted sign is

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rejected. The pole sign is 100 square feet. Ms. Part has stated that they have not examined Texas Department of Transportation's standards for signs that must be conformed to along a state highway.

John Choi, 2217 Royal Lane, also represents SK Electric, Inc. and spoke in favor of Z-182. He supports everything that Ms. Part said and stated that flexibility is necessary to have this zoning case approved.

Through discussion amongst the Commission, concerns were brought up about candelas and nits, meeting state regulations on signs and electronic messaging centers and the size of the sign. This particular sign would be allowed to be 4 feet by 18 feet to meet the proposed ordinance of 40% of 12%.

After the discussion, the applicants decided they would rather install a building sign after a city ordinance is passed instead of a pole sign that was initially proposed. Thus, Ms. Part will modify the sign proposal to address new sign requirements.

Commissioner Kushma then moved to table Zoning Case Z-182 to April in order to allow for an ordinance for sign requirements. Vice Chairman Nolen seconded the motion and it was passed unanimously.

Chairman Smith closed the public hearing.

NEW BUSINESS

3. Review and consider information on electronic message center requirements for the Town.

The Commission discussed with the Community Development Director about sign requirements. They discussed issues that should be taken into account for a sign ordinance including the degree of head turning for a sign, square footage, the different types of signs allowed, and where signs can be placed.

Community Development Director Chad Joyce spoke to the Commission about considerations and recommendations for a sign ordinance including having a max on percentage, max parameters, the placement of the sign, the size of the sign, TXDOT regulations, and AASHTO standards. He added that within the code new definitions will be created for electronic message centers under each type of sign and that temporary LED signs would need to be addressed when those signs become more popular.

Commissioner Kushma and Holland would like to create a sign ordinance and if the sign falls outside the ordinance then it becomes a Special Use Permit (SUP). Commissioner Adair would like to continue with SUPs because it will be difficult to capture all requirements needed for a sign ordinance. However, he stated that if there is an ordinance, it will need to make a reference to the percentage of the sign and elaborate on different types of signs for electronic messaging centers. Vice Chairman Nolen agreed with having a broad ordinance. Chairman Smith stated that he would like to write an ordinance focusing on the three types of signs that center on electronic messaging centers and include a requirement that only one per location is allowed especially for multi-tenant areas.

The Commission concluded the sign ordinance would need to address the size, placement, brightness, temporary signs, flashing distractions, a certificate of approval by the state and what district LED signs would be allowed in.

ADJOURNMENT

Chairman Smith declared the meeting adjourned at 8:22 p.m.

ATTEST:



Katy Sutton, Planning & Zoning Secretary





Stephen Smith, Chairman