

PLANNING & ZONING COMMISSION WORK SESSION
February 3, 2009

COMMISSIONERS PRESENT

James Duggan, Chairman
Jim Norton, 1st Vice Chair
Maggie Armstrong, 2nd Vice Chair
Michael Coleman
Tracey Dry
Jeff Bulla
Christopher Caso

COMMISSIONER ABSENT

Craig Perry

STAFF PRESENT

Tom Elgin, Development Review Manager
Paige Mims, Assistant City Secretary
Selso Mata, Chief Building Official
Cliff Bormann, Assistant Building Official
Anthony Han, Supervisor Over Plan Review
Robert Whitley, Co-Compliance Representative

The Planning & Zoning Commission Work Session was called to order by Chairman Duggan at 6:37 p.m.

Selso Mata, Chief Building Official, summarized the discussion from the February 2, 2009, Planning & Zoning Commission meeting, and presented information requested by the Commission. After a brief discussion with staff regarding murals, roof signs, light standard banners, inflatable signs, streamers, sail-type banners, and pennants, Chairman Duggan opened the meeting to public comments.

Mr. Gary Palmore with the Greater DFW Sign Association offered assistance from his organization with the drafting of potential amendments.

Steve Hefner, of AMREIT, presented an example of a tenant not being able to get sufficient business sign area commensurate with the size of the lease space. Mr. Hefner discussed the desire to have additional sign types be made available for retailers, such as overhead signs that span a driveway, and banner signs on light standards. The Commission discussed this with staff, and requested staff to research potential alternatives to address the additional signage.

Octavio Ortiz, a representative of Taubman Company, requested that the Commission not reduce the sign types and/or sign area available. Mr. Ortiz suggested that property managers have the ability to manage their tenant signs in an overall sign area parameter established within the sign ordinance.

Joe Skibbie from the Chamber of Commerce spoke to the Commission about not creating more bureaucracy and asked that they exercise cost consciousness in their decisionmaking.

Chairman Duggan concluded the public comment. There being no further discussion, the meeting was adjourned at 7:56 p.m.

Planning & Zoning Commissioner

xc: Honorable Mayor and City Council
Thomas H. Muehlenbeck, City Manager