

**MINUTES OF PLANNING AND ZONING COMMISSION  
FOR AUGUST 10, 2004**

**MEMBERS PRESENT: David Wright, Bill Williams, John Gage and Jan Russell**

**MEMBERS ABSENT: Randy Jones, Tom Carson and Lupe Lozano**

**STAFF PRESENT: Carlos Vigil, Roy Lewis and Marcia McLaughlin**

**VISITORS PRESENT: List**

**MEETING OPENED: 4:15 P.M. MEETING ADJOURNED: 4:56 P.M.**

**The First item of business was to call the meeting to order.**

**The Second item of business: Citizen Comments – none were presented.**

**The Third item of business: Approval of the minutes from the meeting of August 10, 2004.**

Mrs. Russell made a motion to approve the minutes as written, with a second by Dr. Gage.

The motion carried by the following vote: AYES: Russell, Gage, Williams & Wright: NAYS: None: ABSENT: Jones, Lozano & Carson: ABSTENTION: None.

**The Fourth item of business:**

**Variance** - to consider and make a recommendation for a sign variance for real estate directional signs submitted by Simpson Homes. Case # PZ-20-04.

After a presentation by staff and Mark Simpson of Simpson Homes, the Commissioners made a recommendation to approve the request for temporary signs. The real estate signs will be placed on Friday morning work hours until 8:00 P. M. Sunday and the signs should be removed by 6:00 A. M. on Monday. Mr. Simpson's request was due to the subdivision location and the difficulty of finding the location. He hopes that the directional real estate signs will guide traffic from I-35 through the city and to the subdivision location. Mr. Simpson will obtain signed agreements with each property owner where a sign will be placed.

Mr. Wright made a motion to approve this request with a second by Mrs. Russell and with the following stipulations:

1. Approval of 50 signs, if more are required, an application and approval must be granted by Planning & Zoning.
2. Written permission from each property owner.
3. Mr. Williams added that the signs need to be of a consistent size and need to be set out and picked up at the agreed specified time.
4. Mr. Vigil added to the motion, that a site plan must be submitted with the issuance of a sign permit for these signs.

The motion carried by the following vote: AYES: Russell, Gage, Williams & Wright: NAYS: None: ABSENT: Jones, Lozano & Carson: ABSTENTION: None.

**The Fifth item of business was:**

**Zoning District Change** - to consider and make a recommendation for a rezoning from Single Family-3 (SF-3) to Mobile Home (MH) for the property, Block 21, lots 5 & 6, of the Peery Addition, request submitted by Ms. Sharon Blakeley, Case # PZ-21-04

The applicant withdrew this case.

**The Sixth item of business was:**

**Tattoo and Body Piercing Studio Ordinance** - to consider and make a recommendation to adopt an ordinance to regulate Tattoo and Body Piercing Studios and to adopt the State of Texas, Department of Health Rules, Regulations and Laws that govern these operations.

Staff presented an outline of the ordinance to regulate tattoo studios by restricting the use to Heavy Industrial (I-2) and Light Industrial (I-1). It was mentioned that this regulation will supercede the I-35 Corridor Ordinance and therefore allow this use in the I-35 Corridor.

After some discussion the Commissioners recommended that the City Attorney research this regulation before taking action.

Mr. Wright made a motion to table until the City Attorney could research this item in more detail, with a second by Mrs. Russell.

The motion carried by the following vote: AYES: Russell, Gage, Williams & Wright: NAYS: None: ABSENT: Jones, Lozano & Carson: ABSTENTION: None.

**The Seventh item of business was:**

**Grand Avenue Overlay District Ordinance** – to consider and make a recommendation to adopt an ordinance to regulate future development along Grand Avenue with an Overlay District.

After a presentation by staff, the Commissioners discussed some of the elements of this regulation. It was agreed that this ordinance will regulate future development more than existing uses, however the Commissioners talked about creating an orderly compatible development. It was recommended that the set back requirements be studied further and also determine how much vacant land is available for future development. This information will be presented at the next meeting.

No action taken.

**The Eighth item of business was:**

**Sign Ordinance** - to consider and make a recommendation to amend the Sign Code Ordinance.

After a presentation by staff, the commissioners discussed including regulations for shopping center signs and building signs. Staff will outline the changes to the sign ordinance and present to the Commissioners at the next meeting.

No action taken.

**The Ninth item of business was:**

**Staff Report**

Mr. Williams reported on the water park negotiations.

**The Tenth item of business was:**

**Adjourn @ 4:56 P. M.**