

**STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH**

On this the 18th day of February 2016 the City Council of the City of Corinth, Texas met in a Workshop Session at 5:30 pm at the Corinth City Hall, located at 3300 Corinth Parkway, Corinth, Texas. The meeting date, time place and purpose as required by Title 5, Subtitle A, Chapter 551, Subchapter C, Section 551.041, Government Code, with the following members to wit:

Members Present:

Bill Heidemann, Mayor
Joe Harrison, Mayor Pro-Tem
Scott Garber
Don Glockel
Sam Burke

Members Absent:

Lowell Johnson

Staff Members Present:

Lee Ann Bunselmeyer, Acting City Manager
Fred Gibbs, Director of Planning and Development Services
Jason Alexander, Economic Development Director
Kim Pence, City Secretary
Debra Drayovitch, City Attorney
Curtis Birt, Fire Chief
Chief Walthall, Police Chief
Jeremy Booker, Certified Building Official
Brenton Copeland, Technology Services

CALL TO ORDER FOR WORKSHOP:

Mayor Heidemann called the meeting to order at 5:30 pm.

1. Discuss Regular Meeting Items on Regular Session Agenda, including the consideration of executive session items as set forth in the Executive Session agenda items below.

Business Item #6

Councilmember Glockel – The pages aren't numbered in your stuff, but if you can find "Performance Base Standards", it's 1, 2, 3, 4. That's the same as page 18. The next page is 5-8 in the "Performance Base Standards", I guess it's overall, same as page 19. When you get to page, what I think is 13, and it talks about I-35, it has a yellow stripe across the top, is that the 1st of I-35? I'm assuming that's just generalities.

Fred Gibbs, Director of Planning and Development Services – The Performance Base applies to either 35 or 2181, 2499 monument signs. They have the ability to pick out of these eight performance standards to apply to any of those signs and the monument signs.

Councilmember Glockel – So if you look at the first thing that talks about I-35, it's got kind of a greenish pop and yellow page 13, if you look at 20, it is also monument signs performance based I-35, but it's different. Is it by any chance 2499?

Fred Gibbs, Director of Planning and Development Services – They are both correct, they have two different types of signs. On one page I can approve, under my authority, I can go from 9-15 foot with four performance standards.

Councilmember Glockel – This is with three performance standards from the Council. If you go to window signs, which is page 26, what does this sentence mean? This material, what is that referring to?

Fred Gibbs, Director of Planning and Development Services – It keeps people from going in and buying a piece of poster board, handwriting a sign and put it up on the window. Sometimes we have the individuals that like to get the cardboard, write something on it and say “for sale”, it’s for those types of things.

Councilmember Glockel – When it says no cardboard or posters, most of our city and Denton, that’s how they advertise, with cardboard posters. Is this prohibited?

Fred Gibbs, Director of Planning and Development Services – I’d have to go and ask the tenant what those particular signs are made of.

Councilmember Glockel - They’re made out of cardboard. Most all that I’ve looked at, there are pages I’ve looked at and they’re cardboard.

Fred Gibbs, Director of Planning and Development Services – My interpretation would be a piece of cardboard from a box not that particular sign.

Councilmember Glockel – Poor such materials are prohibited, paper signs, posters, foil, newspapers, cardboard and other such materials are prohibited.

Fred Gibbs, Director of Planning and Development Services - Cardboard to me is a pizza box. We can be more specific with that if we need to.

Councilmember Garber – My interpretation of what these signs are if they’re cardboard, perhaps maybe they’re card stock board and not corrugated. Cardboard vs. corrugated board.

Councilmember Glockel – I agree, or other such materials. That covers it all. When you go to your proposed window sign regulation your examples, you use 7-11, you have 3 windows here and the legend depicts a window, there are 4 pieces of glass in it, you chose that as a window, in your example is that glass below it?

Fred Gibbs, Director of Planning and Development Services - Yes, typically on a store front. Yes, this entire is the glass. Since the bottom third in this example there’s nothing that’s allowed in the bottom third.

Councilmember Glockel – Your example right over here to the right, I thought that for a while until I read your example and it talks about that Texas Two Step is exactly, almost exactly by math, the bottom third vacant then it fills the next third and the top third is open. It’s almost a 4’ window and that’s only 1 square out of those 4. So it looks to me like you’re using each window as a bottom third. Each piece of glass, the bottom third must be clear according to your example.

Fred Gibbs, Director of Planning and Development Services – Our intent is anything of this whole face, the bottom third of this area cannot have a sign placed. We’re reserving the bottom portions of this elevation to not have any signs and the calculation would start above that bottom third of this particular area. Then you do the aggregate of the entire area as well.

Councilmember Glockel – The intent I understood was the visibility for both your officers, the general public could see in and say I’m not going into this, I’m going home. Your officers can see in. If in this example, if you have 3.5’ to 4’ on the bottom, and that you want to leave open. The window in a car is

about 40 inches. Now the part that's open is below the window of the car, I can see in a very few feet because of the angle, where you're allowing the next 1/3 to be covered. I think there's too many tangibles, I really think that we should not dictate by so many inches from the bottom of this window up because if you look in this conglomeration of things, the window design varies so drastically. You go to Harley-Davidson, their windows go all the way to the plate. You go to Discount Tires same deal. You go to 3 different CVSs and all 3's window designs are different. If we say that the bottom 1/3 of something needs to open and the next 1/3 can be a sign, we're defeating the purpose. I think we need to have something more general saying we need an ability to see in and see what's going on in your building, whether or not that is 4 ft. from the ground. Our CVS windows are 8 ft., so you're dictating up there that 8 ft. above that, 1/3 of that can be open, there's no purpose. But if it was glass down here then maybe we ought to be saying something between 40" and 6' needs to be open so if an officer walks up they can see in and a person can see out, a customer can see a conflict going on? I applied your scale to these buildings and they don't fit any of them. There are 2 7-11s in the packet and almost all of them stack merchandise down below. In this 7-11 it doesn't have a sign in it, it has cokes and firewood stacked against it. I don't know how we can enforce.

Fred Gibbs, Director of Planning and Development Services – I totally agree, whenever the 7-11 project came before Council, Council directed us at that time to look at some window signage for it. It was a challenge to try and come up with something that is applicable for everybody.

Councilmember Glockel - I agree, it fits that window. If you look at an 8' window, so why would you not consider the bottom part of this window like Discount Tire, it's just one piece of glass. When you go to Discount Tire, you can dictate that they can't put anything in the window, but the bigger buildings all have curtains? They pull the curtains on the east side on 35. You still can't see in. I don't know how you can enforce it.

Fred Gibbs, Director of Planning and Development Services- I don't disagree, it will be very challenging for us. You're going to be driving by and looking, is that lower 1/3 covered? It is going to be very difficult to enforce.

Councilmember Glockel – Debra, there's an officer in Denton on the Crime Control group and what they're doing is, they're going to the new places and they work with the person and try to get them to leave something open so they can see in. Every one of these is different.

Chief Walthall – We talk to new businesses owner or current business owners about crime prevention tips. That is one of the things we discuss with them is not drawing curtains where we can't see in the business when somebody is coming in. Somebody should be able to see a portion of the business where people are at all the time. Nobody enforces the signage to my knowledge.

Fred Gibbs, Director of Planning and Development Services- It will be difficult to enforce that with the amount of businesses, the amount of store fronts that the city has and that the city is going to have. If Council wants to scrap that whole idea of the window signage, I'm perfectly fine with it. We just try to come up with a good solution based on the direction we were given at the time.

Councilmember Glockel – If we had some wordage, that gave us a view for safety, in their facility wherever it failed based on the design of that building, work with them on that.

Fred Gibbs, Director of Planning and Development Services- If Council wants to us to get rid of that and approach it in a different way, we certainly can look at that as well.

Mayor Heidemann – I think we're talking more about safety here than anything else.

Councilmember Glockel – And this one includes the windows above the door. We talked about that in last session.

Fred Gibbs, Director of Planning and Development Services- This is the slideshow we did in the workshop, these are the different options we proposed to Council. We set it on the 25/10% scenario. That's what those are. We wanted to get that old information so you could refer back to it.

Councilmember Glockel – When we talk about the number of signs, page 11 of 44. A warehouse could very easily take up a small block and have a business that has three streets and we say in this ordinance, the site may have no more than one sign on each street in which the site has frontage with a maximum of two. I don't know why we have the maximum of two because you could very easily have something with three sides. I would strike that myself. The number of signs under 5A.

Councilmember Glockel – When you go to page 40 of 44 is the same as 41 of 44, just laid out different.

Fred Gibbs, Director of Planning and Development Services – We were just trying to give them some guidelines, some examples, so when they ask what you mean by the performance standards we give them pictures so they can understand how they're incorporated.

Councilmember Harrison – I don't see CVS Pharmacy putting anything in their window. We gave them 4' signs out on the wall and we gave them all entrances around the building there's "prescriptions" here and there. I don't know why they would put anything on the window in the 1st place.

Fred Gibbs, Director of Planning and Development Services – We're not tied to any of these, if Council wants to revisit the window signage, it was a challenge trying to come up with what fits the best we could. The 7-11 site is really what brought up the window signage in the Council meeting, we had a really difficult time trying to come up with what's applicable for everybody and there really isn't. There's so many different designs of store fronts. There's going to be some discretion in there.

Councilmember Burke – What would the enforceability issues be with when you just have the window signs could not so obscure the interior of the stores to affect public safety or to prevent law enforcement from affectively patrolling the area? Is that so vague it's unenforceable? Is that really the heart of the matter? We don't want to micromanage the how people layout their window signs.

Fred Gibbs, Director of Planning and Development Services – It would be hard on Code Enforcement. The amount of businesses that have store fronts that try to have the sign companies find them a calculation of each sign and how it's broken up per window.

Debra Drayovitch, City Attorney – Those ordinance violations are Class C misdemeanors and a lot of times, there are easier ways. If you just want to leave the top, however many feet, but again, I see the pictures you have really illustrate it well. Might I suggest if the goal is crime prevention and it's not intended as a punitive measure that wording along those lines might be easy just to work with the businesses to achieve the goal of safety. It's pretty vague if I were to prosecute it.

Councilmember Burke – A Class C misdemeanor is not putting anybody in jail. It's vague.

Councilmember Harrison – Is there anything critical on this that has to be done immediately? Why don't we just table it and get some questions answered and look at it a different way rather than going into Council and developing it on the fly behind the podium.

Councilmember Burke – I'm sorry I was late, did anybody have any issues with the rest of it? Other than the window?

Debra Drayovitch, City Attorney – Yes.

Fred Gibbs, Director of Planning and Development Services – I would urge if Council feels comfortable with the rest of it to move forward with that and we can certainly come back and revisit that if Council wants to because we're having to process a lot of variances and some of these can be addressed. I have some businesses that are waiting for this type of ordinance to be approved, this way I can limit some of the variances that may come before Council. If Council feels comfortable with the rest of it, I would ask if they consider at least those, we can come back and strike that and come back and revisit it.

Mayor Heidemann – Table the window signs?

Councilmember Burke – We can make a motion to approve the whole thing and make an amendment to strike out the sections with regards to window signs. Strike the whole thing out, pass the rest of it and come back and deal with them.

Councilmember Garber – Can someone bring these pictures back to that workshop? It's very good work.

Mayor Heidemann - Do you pretty much have your answers on what we're going to do?

Fred Gibbs, Director of Planning and Development Services – Yes.

Business Item #8

Councilmember Glockel – Section 3.03 of the City Charter, Qualifications. The section required the candidate of Council to have a residency in the City for 1-year. That's the minimum requirement. The date of which the residency is measured and thus may exceed the maximum length of the residence required? Or minimum? If we don't know when it starts, we may exceed the maximum that the state requires?

Debra Drayovitch, City Attorney – The maximum that the state allows. It's where you start the measurement day. I can see on exhibit A, there's a strike through missing. Right now what we have is the section 3.03 states that you have to have, as a candidate, you have to have resided in the City for 1 year; The question is where do you start measuring that one year? Where do you stop? Is it a runoff election? Is it Election Day? Is it from when you file? We actually had a candidate that it was unclear as to whether or not he satisfied that. The statute, the election code says, the default is 6 months, but if you are a home-ruled city, you can adopt a residency requirement for up to 12 months immediately preceding Election Day. Does that help?

Councilmember Glockel – I don't have a problem. I think we ought to have a date set so we know what it is. So we can qualify somebody or disqualify somebody. I'm looking at the term maximum length of residency requirements set forth in the Texas Election Code, the maximum?

Councilmember Burke – It's confusing because it's the maximum of the minimum. In other words, you can only set the minimum requirement of residency for so long, you can't make it 5 years, you can only make it 12 months preceding the election. That makes it confusing. The minimum requirements can only be so long. We're trying to make ours consistent with the state law.

Debra Drayovitch, City Attorney – If it didn't say anything, it would be six months.

Councilmember Glockel - Ok, that makes sense. Thank you. On the City Mayor, we talked about in the past, it says "Mayor must recommend all board appointments", we chose to use the words "shall" or "may". If you go over to what's in the Charter, what got written in the Charter under the Mayor is "If desired".

Debra Drayovitch, City Attorney – That's the proposed amendment, because we would have to re-write, and I'll be happy to do so, but right now the 3.01C of your Charter says "the Mayor shall", The elected at large be presiding officer "shall" only vote in the event of a tie, the Mayor "shall" require a vote of a

majority of all members if the Mayor objects to an ordinance and the Mayor “shall” recommend appointments to boards and commissions.

Councilmember Glockel – That’s the old way and I’m sorry I misread it. It’s “shall” to “may”, he doesn’t have to appoint somebody, but he can. That’s what we’re trying to change.

Debra Drayovitch, City Attorney – If desired, he may.

Councilmember Glockel – The potential amendment was to change the word “shall” to “may”, when we go over here, it says, Mayor to recommend appointments to the board and commission if desired. It’s different than what this is. Go to the ballot proposition, proposition 2, Mayor Recommendations, “if desired” and here we said the word was supposed to be “may”.

Debra Drayovitch, City Attorney – I thank you for pointing that out. Actually the staff report is the same for when I gave my presentation and then after that I drafted the ballet and the proposition and the wording and did not conform them.

Mayor Heidemann – What should it be?

Debra Drayovitch, City Attorney – If desired. It’s in the ordinance, the staff report is from that meeting before you all had given authorization to prepare the amendments.

Mayor Heidemann recessed the Workshop Session at 6:05 p.m.

Mayor Heidemann convened into Executive Session at 6:06 p.m. The Mayor and City Council met in Executive Session from 6:06 p.m. until 6:45 p.m.

ADJOURNED:

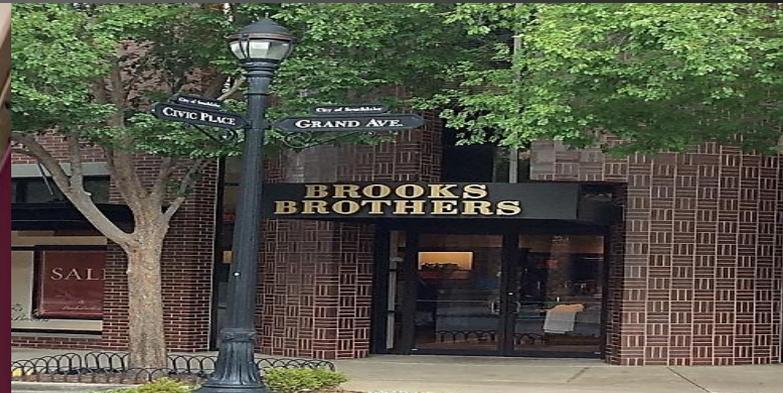
Mayor Heidemann adjourned the meeting at 6:47 p.m.

AYES: All

Meeting adjourned.

Approved by Council on the 17 day of March, 2016

Kimberly Pence
Kimberly Pence, City Secretary
City of Corinth, Texas



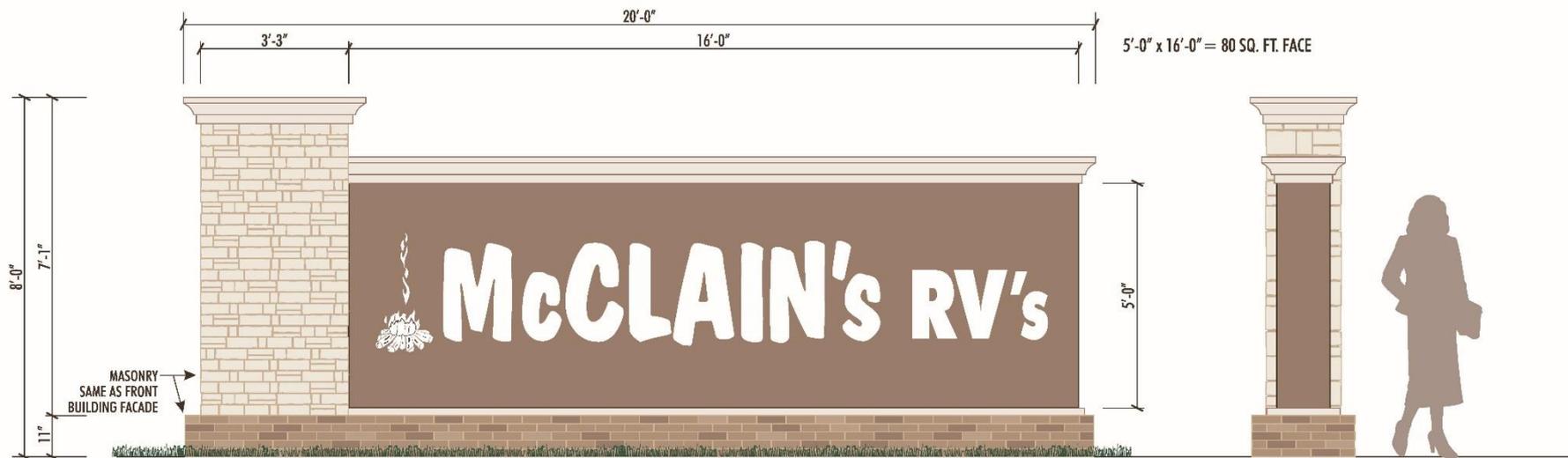
SIGN ORDINANCE

ANALYSIS

<ul style="list-style-type: none">• Arlington	<ul style="list-style-type: none">• Little Elm
<ul style="list-style-type: none">• Carrollton	<ul style="list-style-type: none">• Mc Kinney
<ul style="list-style-type: none">• Euless	<ul style="list-style-type: none">• Mc Kinney (Craig Ranch)
<ul style="list-style-type: none">• Frisco	<ul style="list-style-type: none">• Southlake
<ul style="list-style-type: none">• Houston	<ul style="list-style-type: none">• The Woodlands

MONUMENT SIGNS

1-35E	EXISTING	PROPOSED
Type Allowed	Monument	Monument
Max. Height	5'	8'
Max. Size	100 SF	160 SF
Max. Sign Face	50 SF	80 SF
Max. Sign Structure	70 SF	100 SF
Setback	15'	15'
Approval	Permit	Permit
Number	1 Per St. Frontage	1 Per St. Frontage/1 for Corner Lots
Material	Bases Same as Front Bldg. Façade or Stone or Brick/Sculpted Aluminum Panels	Bases Same as Front Bldg. Façade or Stone or Brick/Sculpted Aluminum Panels/Matte/Non-Reflective Material, Finished Hardwoods, Softwoods, Metals or Glass
Landscaping	N/A	1:1 Ratio Around Sign Base or Greater
Lighting	Internal Lighting for Sculpted Aluminum Panels or A Ground Lighting Source if Light and Supporting Structure not Visible from R.O.W	Internal Lighting for Sculpted Aluminum Panels or Exterior Shielded Directed Top or Ground Mounted Spotlights
Min. Separation	500'	500'
Lettering/Design	Min. 6" Ht. for Letters or Logos Sign Text and Graphics Min. of 6" from Outer Limits of Sign Structure	Min. 6" Ht. for Letters or Logos Sign Text and Graphics Min. of 6" from Outer Limits of Sign Structure Sign Face Framed by Min. 6" Brick, Stone or Masonry Matching Front Façade of Bldg.



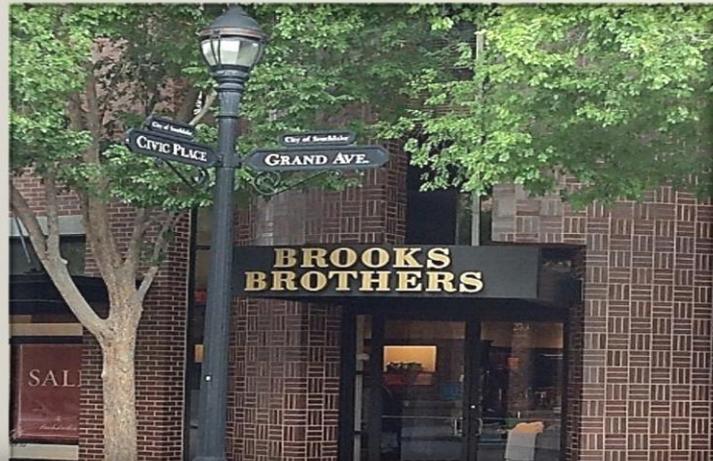
PROPOSED MONUMENT SIGNS - INTERSTATE 35E

SIGN ILLUSTRATED IS ONLY AN EXAMPLE OF WHAT MAY BE ACCOMPLISHED UNDER THE CURRENT REGULATIONS (SHOWN BELOW); DIMENSIONS SHOWN ARE VARIABLE

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LOCATION	TYPE ALLOWED	MAX. OVERALL HEIGHT	MAX. SIZE	MAX. SIGN FACE	MAX. SIGN STRUCTURE	SETBACK	APPROVAL	QUANTITY	MATERIAL	LIGHTING	LANDSCAPING	MIN. SEPARATION	DESIGN
INTERSTATE 35E	MONUMENT	8'	160 SQ. FT.	80 SQ. FT.	100 SQ. FT.	15'	PERMIT	1 PER STREET FRONTAGE/ 1 FOR CORNER LOTS	SAME AS FRONT BUILDING FACADE	EXTERNAL SHIELDED, DIRECTED TOP OR GROUND-MOUNTED SPOTLIGHTS	1:1 RATIO AROUND SIGN BASE OR GREATER	500 FEET	6" MIN. TEXT/GRAPHICS FROM SIGN STRUCTURE; 6" MIN. MATCHING SIGN FACE FRAMING MATERIAL





SIGN DESIGN GUIDELINES

INTENT

The following sign guidelines are intended to promote orderly, compatible, creative signage that promotes local businesses by clearly and effectively advertising the location and brand while reducing visual clutter within the City of Corinth. Development of the site should reflect an orchestration of well thought out cohesive plans, including landscaping, lighting, exterior elements, architecture as well as signage.

Objectives

- Acknowledge that most signs are designed and located to assist drivers and pedestrians in orientation and identification of activities or uses.
- Provide merchants with a way to effectively communicate without creating sign clutter.
- Recognize that visual clutter leads to a decline in the City's appearance, a decline in property values, and a decline in the effectiveness of the signs.
- Maintain aesthetics by encouraging creative, innovative signs within the City particularly along major corridors.
- Encourage the integration of signs with the surrounding environment that respects the scale of development, landscaping, lighting, and building design and materials.

PERFORMANCE BASED

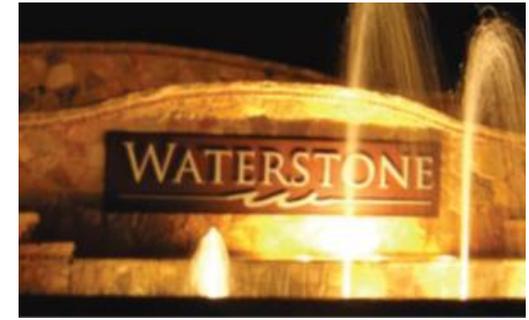


Character

Signs should reflect the overall character of the development and the surrounding buildings and structures. Sign styles and types should be consistent throughout the development and contribute to the architecture and design of the development.

Creative signage helps to differentiate the site and contributes to the overall appearance and excitement of the development.

Materials



Design

High-quality, creative signs that enhance the development and the surrounding area are encouraged. Primary design elements, architectural features and materials of the buildings in which the signs are located should be used.

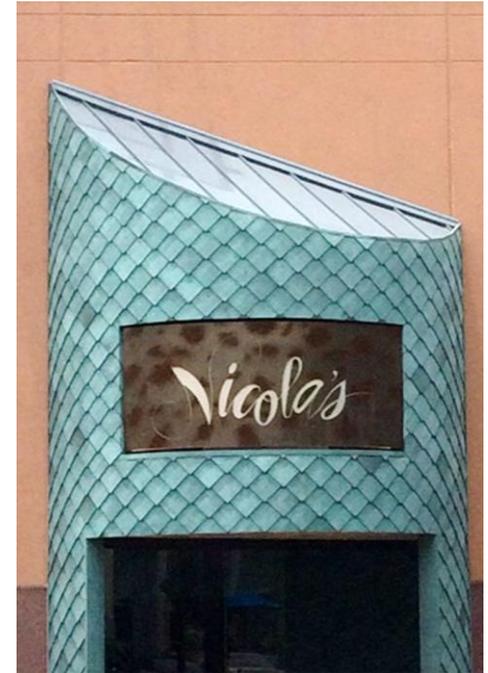


LIGHTING

Careful consideration should be given in determining whether lighting is necessary. Inappropriate or unnecessary lighting can obscure the message on a sign, while well-placed, projected light can help convey and enhance the message.

Appropriate, coordinated and complimentary colors should be used with respect to the architectural design and finishes of the buildings on the property. Color of lettering and background should be carefully selected along with font style so the message is easily read by both drivers and pedestrians alike.

The greater the contrast between the background and the letters, the greater the legibility of the message on the sign.



COLOR



TEXT

A brief, concise message will also be more effective, faster and easier to read. More elaborate font styles are difficult to read. Select font styles that are simple with a limited number of letters or styles.

Logos and universal pictographic images or symbols are easily recognizable and can be more effective than words. Sign graphics should be expressive of the business and the business brand or identity.



ILLUM.	LTR STYLE	LTR CLR	BACK-GRND CLR	LEGIB. INDEX	
				UPR & LWR CASE	ALL CAPS
External	Helvetica	Blk	Wh	29	25
External	Helvetica	Y	Gr	26	22
External	Helvetica	Wh	Blk	26	22
External	Clarendon	Blk	Wh	28	24
External	Clarendon	Y	Gr	31	26
External	Clarendon	Wh	Blk	24	20
Internal Translucent	Helvetica	Blk	Wh	29	25
Internal Translucent	Helvetica	Y	Gr	37	31
Internal Translucent	Clarendon	Blk	Wh	31	26
Internal Translucent	Clarendon	Y	Gr	37	31
Internal Opaque	Helvetica	Wh	Blk	34	29
Internal Opaque	Helvetica	Y	Gr	37	31
Internal Opaque	Clarendon	Wh	Blk	36	30
Internal Opaque	Clarendon	Y	Gr	37	28

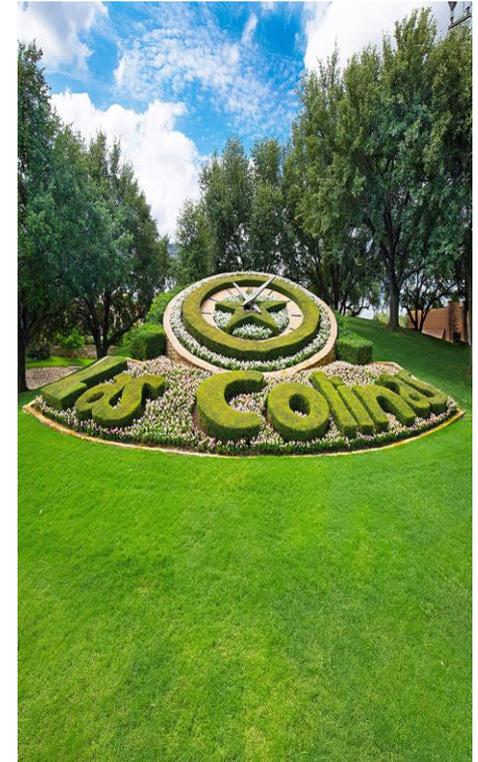


LANDSCAPING

Landscaping around the base of the sign should be incorporated into the overall sign design plan and landscape plan.

Landscaping should have a ratio of 1:1 for ground area to sign area.

Plant species and flowers should be selected with acceptable growing heights and with compatible or complimentary colors in mind.



PERFORMANCE BASED STANDARDS

1. Architectural Materials Matching the Building



2. Architectural Features Matching the Building



3. Architectural Design Matching the Building



4. External Lighting, Shielded, Directed, Spot Light Fixtures



5. Landscape Ratio of Greater than 1:1 for Ground Area to Sign Area



6. Contrasting Sign Colors



7. Simple Font Styles with Limited Text or Logos

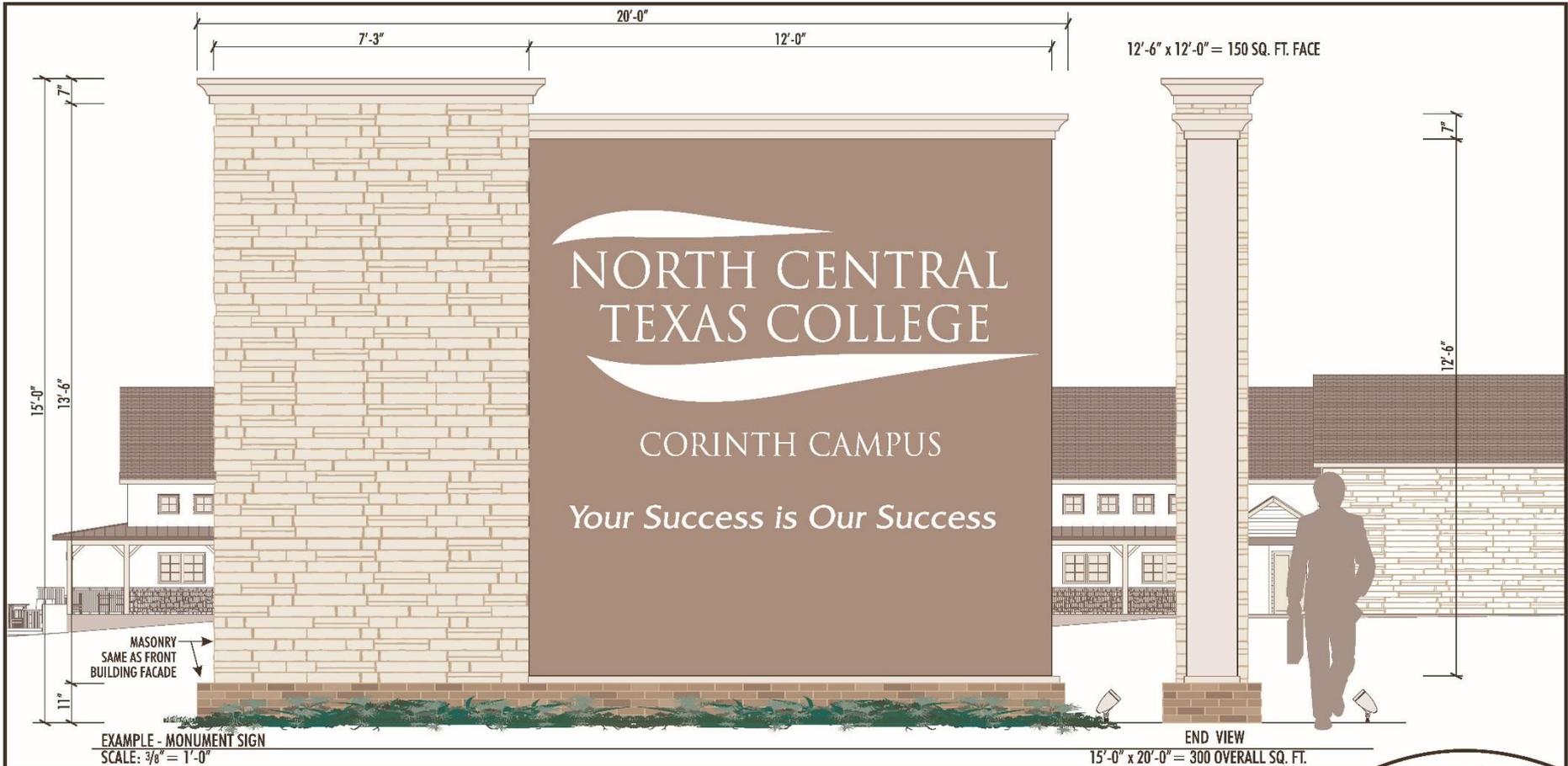


8. Specific Panel Size for Individual Tenants



MONUMENT SIGNS (Performance Based)

1-35E	EXISTING	PROPOSED
Type Allowed	Monument	Monument
Max. Height	5'	9'-15'
Max. Size	100 SF	Up to 300 SF
Max. Sign Face	50 SF	Up to 150 SF
Max. Sign Structure	70 SF	Up to 170 SF
Setback	15'	15'
Approval	Permit	Permit/Performance Based /Dir. Of Planning
Number	1 Per St. Frontage	1 Per St. Frontage/1 for Corner Lots
Material	Bases Same as Front Bldg. Façade or Stone or Brick/Sculpted Aluminum Panels	Bases Same as Front Bldg. Façade or Stone or Brick/Sculpted Aluminum Panels/Matte/Non-Reflective Material, Finished Hardwoods, Softwoods, Metals or Glass
Landscaping	N/A	Greater than 1:1 Ratio Around Sign Base
Lighting	Internal Lighting for Sculpted Aluminum Panels or A Ground Lighting Source if Light and Supporting Structure not Visible from R.O.W	Internal Lighting for Sculpted Aluminum Panels or Exterior Shielded Directed Top or Ground Mounted Spotlights
Min. Separation	500'	500'
Lettering/Design	Min. 6" Ht. for Letters or Logos Sign Text and Graphics Min. of 6" from Outer Limits of Sign Structure	Min. 6" Ht. for Letters or Logos Sign Text and Graphics Min. of 6" from Outer Limits of Sign Structure Sign Face Framed by Min. 6" Brick, Stone or Masonry Matching Front Façade of Bldg.



PROPOSED MONUMENT SIGNS - INTERSTATE 35E - PERFORMANCE-BASED ENHANCEMENTS

SIGN ILLUSTRATED IS ONLY AN EXAMPLE OF WHAT MAY BE ACCOMPLISHED UNDER THE CURRENT REGULATIONS (SHOWN BELOW); DIMENSIONS SHOWN ARE VARIABLE

LOCATION	TYPE ALLOWED	MAX. OVERALL HEIGHT	MAX. SIZE	MAX. SIGN FACE	MAX. SIGN STRUCTURE	SETBACK	APPROVAL	QUANTITY	MATERIAL	LIGHTING	LANDSCAPING	MIN. SEPARATION	DESIGN	SAMPLE REF. CHART
INTERSTATE 35E	MONUMENT	15'	300 SQ. FT.	150 SQ. FT.	170 SQ. FT.	15'	PERFORMANCE BASED/ DIR. OF PLANNING	1 PER STREET FRONTAGE/ 1 FOR CORNER LOTS	SAME AS FRONT BUILDING FACADE	EXTERNAL SHIELDED, DIRECTED TOP OR GROUND-MOUNTED SPOTLIGHTS	GREATER THAN 1:1 RATIO AROUND SIGN BASE	500 FEET	6" MIN. TEXT/GRAPHICS FROM SIGN STRUCTURE; 6" MIN. MATCHING SIGN FACE FRAMING MATERIAL	SEE: 1, 2, 3 & 6



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PremierBank
Texas
A Branch of Providence Bank

1115 Main Street

Invitation
Park
Professional Offices

Premier Bank
Texas

16 + 64 = 80 TOTAL FACE SQ. FT.



ID. SECTION: 9 3/4" x 19'-8" = 16 SQ. FT.
TENANT SECTION: 4'-0" x 16'-0" = 64 SQ. FT.



EXAMPLE - MONUMENT SIGN
SCALE: 3/8" = 1'-0"

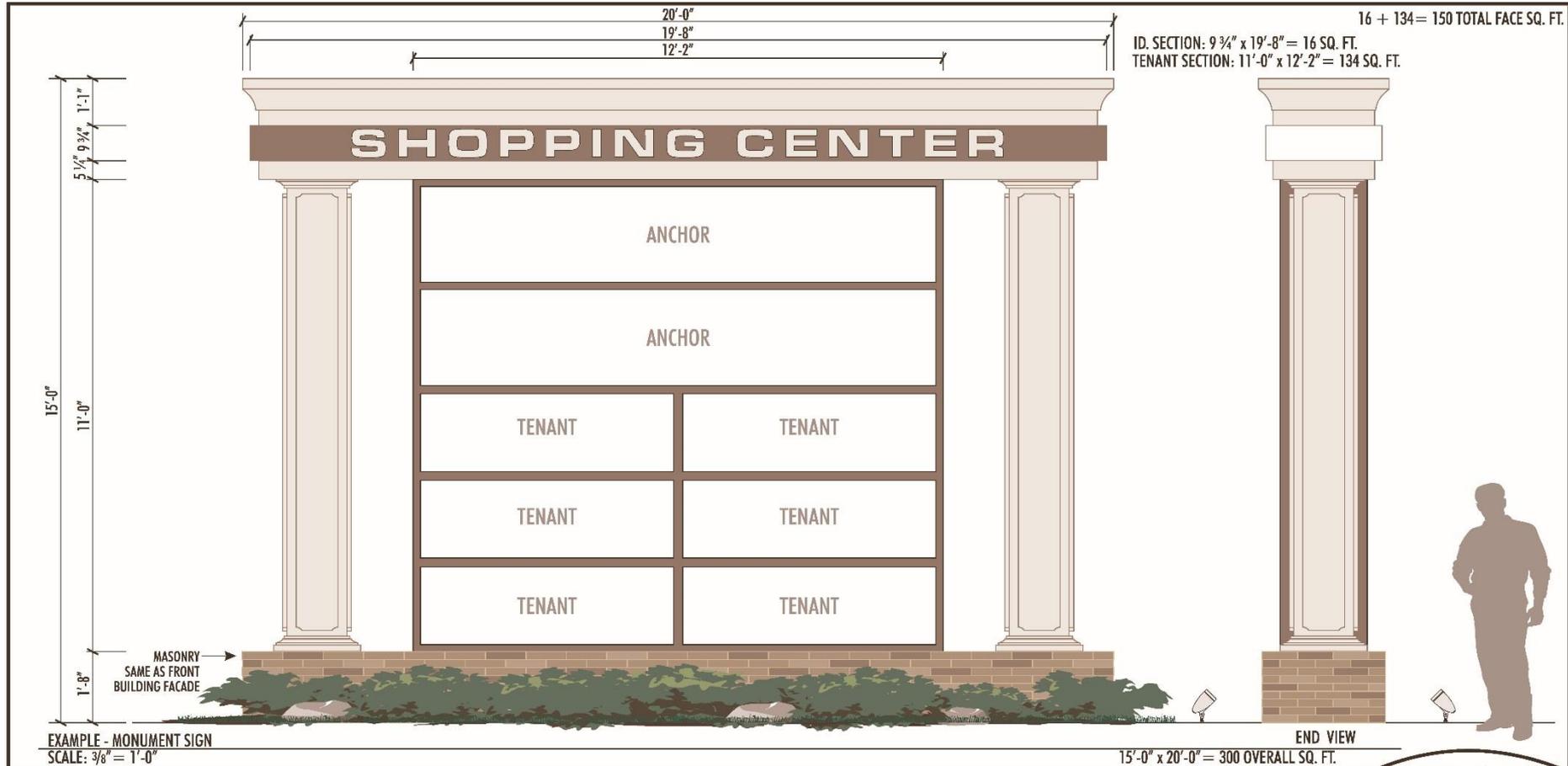
8'-0" x 20'-0" = 160 OVERALL SQ. FT.

PROPOSED MULTI-TENANT SIGNS - INTERSTATE 35E

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LOCATION	TYPE ALLOWED	MAX. OVERALL HEIGHT	MAX. SIZE	MAX. SIGN FACE	MAX. SIGN STRUCTURE	SETBACK	APPROVAL	QUANTITY	MATERIAL	LIGHTING	LANDSCAPING	MIN. SEPARATION	DESIGN
INTERSTATE 35E	MONUMENT (ELECTRONIC MESSAGE CENTERS PROHIBITED)	8'	160 SQ. FT.	80 SQ. FT.	100 SQ. FT.	15'	PERMIT	1 PER STREET FRONTAGE/ 1 FOR CORNER LOTS	SAME AS FRONT BUILDING FACADE	EXTERNAL SHIELDED, DIRECTED TOP OR GROUND-MOUNTED SPOTLIGHTS	1:1 RATIO AROUND SIGN BASE OR GREATER	500 FEET	6" MIN. TEXT/GRAPHICS FROM SIGN STRUCTURE; 6" MIN. MATCHING SIGN FACE FRAMING MATERIAL





PROPOSED MULTI-TENANT SIGNS - INTERSTATE 35E - PERFORMANCE-BASED ENHANCEMENTS

SIGN ILLUSTRATED IS ONLY AN EXAMPLE OF WHAT MAY BE ACCOMPLISHED UNDER THE CURRENT REGULATIONS (SHOWN BELOW), DIMENSIONS SHOWN ARE VARIABLE

LOCATION	TYPE ALLOWED	MAX. OVERALL HEIGHT	MAX. SIZE	MAX. SIGN FACE	MAX. SIGN STRUCTURE	SETBACK	APPROVAL	QUANTITY	MATERIAL	LIGHTING	LANDSCAPING	MIN. SEPARATION	DESIGN	SAMPLE REF. CHART
INTERSTATE 35E	MONUMENT (ELECTRONIC MESSAGE CENTERS PROHIBITED)	15'	300 SQ. FT.	150 SQ. FT.	170 SQ. FT.	15'	PERFORMANCE BASED/ DIR. OF PLANNING	1 PER STREET FRONTAGE/ 1 FOR CORNER LOTS	SAME AS FRONT BUILDING FACADE	EXTERNAL SHIELDED, DIRECTED TOP OR GROUND-MOUNTED SPOTLIGHTS	GREATER THAN 1:1 RATIO AROUND SIGN BASE	500 FEET	6" MIN. TEXT/GRAPHICS FROM SIGN STRUCTURE; 6" MIN. MATCHING SIGN FACE FRAMING MATERIAL	SEE: 1, 2, 3, 6 & 8



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PERFORMANCE BASED STANDARDS

1. Architectural Materials Matching the Building



2. Architectural Features Matching the Building



3. Architectural Design Matching the Building



4. External Lighting, Shielded, Directed, Spot Light Fixtures



5. Landscape Ratio of Greater than 1:1 for Ground Area to Sign Area



6. Contrasting Sign Colors



7. Simple Font Styles with Limited Text or Logos



8. Specific Panel Size for Individual Tenants

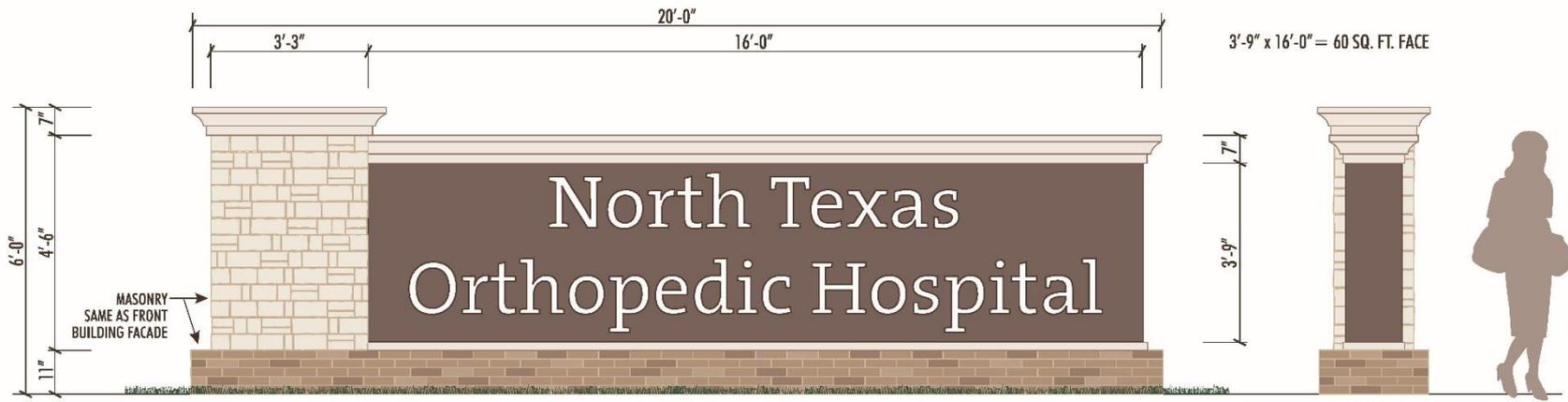


MONUMENT SIGNS (Performance Based)

1-35E	EXISTING	PROPOSED
Type Allowed	Monument	Monument
Max. Height	5'	16'-20'
Max. Size	100 SF	Up to 400 SF
Max. Sign Face	50 SF	Up to 200 SF
Max. Sign Structure	70 SF	Up to 220 SF
Setback	15'	15'
Approval	Permit	Permit/Performance Based/Variance to City Council
Number	1 Per St. Frontage	1 Per St. Frontage/1 for Corner Lots
Material	Bases Same as Front Bldg. Façade or Stone or Brick/Sculpted Aluminum Panels	Bases Same as Front Bldg. Façade or Stone or Brick/Sculpted Aluminum Panels/Matte/Non-Reflective Material, Finished Hardwoods, Softwoods, Metals or Glass
Landscaping	N/A	Greater than 1:1 Ratio Around Sign Base
Lighting	Internal Lighting for Sculpted Aluminum Panels or A Ground Lighting Source if Light and Supporting Structure not Visible from R.O.W	Internal Lighting for Sculpted Aluminum Panels or Exterior Shielded Directed Top or Ground Mounted Spotlights
Min. Separation	500'	500'
Lettering/Design	Min. 6" Ht. for Letters or Logos Sign Text and Graphics Min. of 6" from Outer Limits of Sign Structure	Min. 6" Ht. for Letters or Logos Sign Text and Graphics Min. of 6" from Outer Limits of Sign Structure Sign Face Framed by Min. 6" Brick, Stone or Masonry Matching Front Façade of Bldg.

MONUMENT SIGNS

FM 2499/FM 2181	EXISTING	PROPOSED
Type Allowed	Monument	Monument
Max. Height	5'	6'
Max. Size	100 SF	120 SF
Max. Sign Face	50 SF	60 SF
Max. Sign Structure	70 SF	80 SF
Setback	15'	15'
Approval	Permit	Permit
Number	1 Per St. Frontage	1 Per St. Frontage/1 for Corner Lots
Material	Bases Same as Front Bldg. Façade or Stone or Brick/Sculpted Aluminum Panels	Bases Same as Front Bldg. Façade or Stone or Brick/Sculpted Aluminum Panels/Matte/Non-Reflective Material, Finished Hardwoods, Softwoods, Metals or Glass
Landscaping	N/A	1:1 Ratio Around Sign Base or Greater
Lighting	Internal Lighting for Sculpted Aluminum Panels or A Ground Lighting Source if Light and Supporting Structure not Visible from R.O.W	Internal Lighting for Sculpted Aluminum Panels or Exterior Shielded Directed Top or Ground Mounted Spotlights
Min. Separation	500'	500'
Lettering/Design	Min. 6" Ht. for Letters or Logos Sign Text and Graphics Min. of 6" from Outer Limits of Sign Structure	Min. 6" Ht. for Letters or Logos Sign Text and Graphics Min. of 6" from Outer Limits of Sign Structure Sign Face Framed by Min. 6" Brick, Stone or Masonry Matching Front Façade of Bldg.



EXAMPLE - MONUMENT SIGN
SCALE: 3/8" = 1'-0"

END VIEW
6'-0" x 20'-0" = 120 OVERALL SQ. FT.

PROPOSED MONUMENT SIGNS - 2499/2181

SIGN ILLUSTRATED IS ONLY AN EXAMPLE OF WHAT MAY BE ACCOMPLISHED UNDER THE CURRENT REGULATIONS (SHOWN BELOW); DIMENSIONS SHOWN ARE VARIABLE

LOCATION	TYPE ALLOWED	MAX. OVERALL HEIGHT	MAX. SIZE	MAX. SIGN FACE	MAX. SIGN STRUCTURE	SETBACK	APPROVAL	QUANTITY	MATERIAL	LIGHTING	LANDSCAPING	MIN. SEPARATION	DESIGN
2499 OR 2181	MONUMENT	6'	120 SQ. FT.	60 SQ. FT.	80 SQ. FT.	15'	PERMIT	1 PER STREET FRONTAGE/ 1 FOR CORNER LOTS	SAME AS FRONT BUILDING FACADE	EXTERNAL SHIELDED, DIRECTED TOP OR GROUND-MOUNTED SPOTLIGHTS	1:1 RATIO AROUND SIGN BASE OR GREATER	500 FEET	6" MIN. TEXT/GRAPHICS FROM SIGN STRUCTURE; 6" MIN. MATCHING SIGN FACE FRAMING MATERIAL



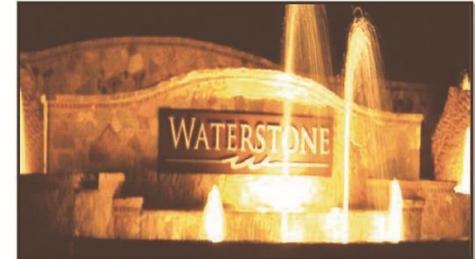
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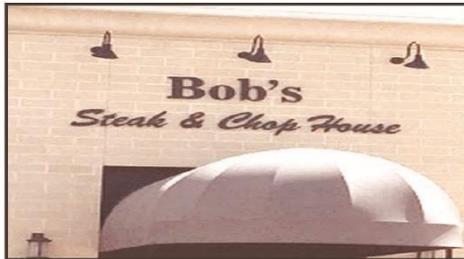
1- Architectural Materials Matching the Building



2- Architectural Features Matching the Building



3- Architectural Design Matching the Building



4- External Lighting, Shielded, Directed, Spot Light Fixtures



5- Landscape Ratio of greater than 1:1 for Ground Area to Sign Area



6- Contrasting Sign Colors



7- Simple Fonts with Limited Text or Logos

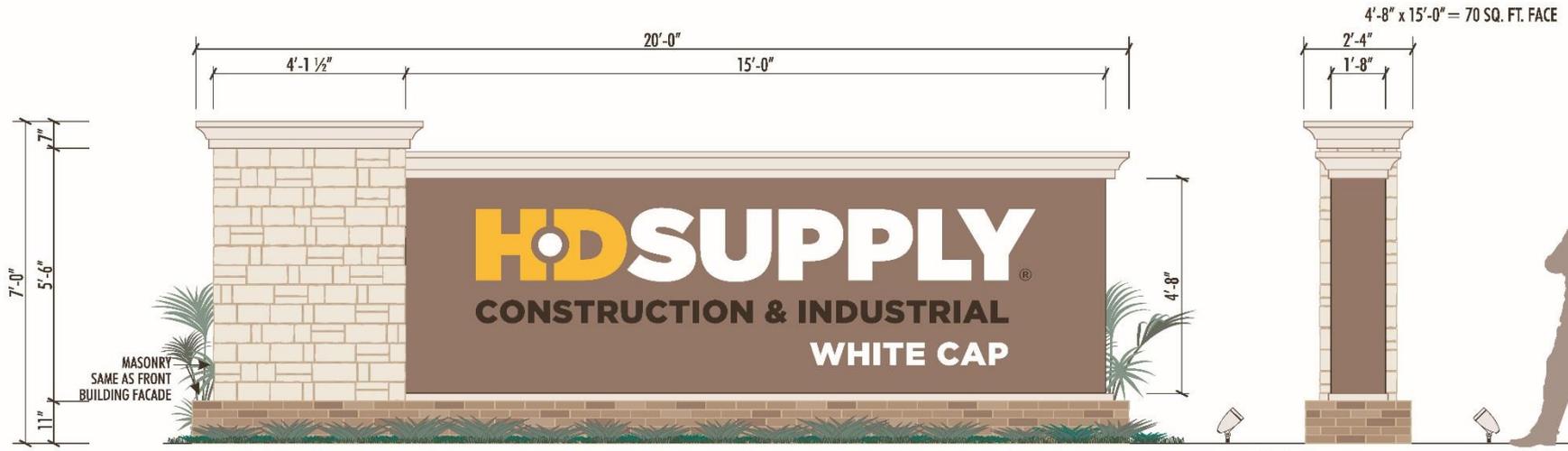


8- Specific Panel Size for Individual Tenants



MONUMENT SIGNS (Performance Based)

FM 2499/FM 2181	EXISTING	PROPOSED
Type Allowed	Monument	Monument
Max. Height	5'	7'
Max. Size	100 SF	140 SF
Max. Sign Face	50 SF	70 SF
Max. Sign Structure	70 SF	90 SF
Setback	15'	15'
Approval	Permit	Permit/Performance Based/Dir. Of Planning
Number	1 Per St. Frontage	1 Per St. Frontage/1 for Corner Lots
Material	Bases Same as Front Bldg. Façade or Stone or Brick/Sculpted Aluminum Panels	Bases Same as Front Bldg. Façade or Stone or Brick/Sculpted Aluminum Panels/Matte/Non-Reflective Material, Finished Hardwoods, Softwoods, Metals or Glass
Landscaping	N/A	Greater than 1:1 Ratio Around Sign Base
Lighting	Internal Lighting for Sculpted Aluminum Panels or A Ground Lighting Source if Light and Supporting Structure not Visible from R.O.W	Internal Lighting for Sculpted Aluminum Panels or Exterior Shielded Directed Top or Ground Mounted Spotlights
Min. Separation	500'	500'
Lettering/Design	Min. 6" Ht. for Letters or Logos Sign Text and Graphics Min. of 6" from Outer Limits of Sign Structure	Min. 6" Ht. for Letters or Logos Sign Text and Graphics Min. of 6" from Outer Limits of Sign Structure Sign Face Framed by Min. 6" Brick, Stone or Masonry Matching Front Façade of Bldg.



EXAMPLE - MONUMENT SIGN
SCALE: 3/8" = 1'-0"

END VIEW
7'-0" x 20'-0" = 140 OVERALL SQ. FT.

PROPOSED MONUMENT SIGNS - 2499/2181 - PERFORMANCE-BASED ENHANCEMENTS

SIGN ILLUSTRATED IS ONLY AN EXAMPLE OF WHAT MAY BE ACCOMPLISHED UNDER THE CURRENT REGULATIONS (SHOWN BELOW); DIMENSIONS SHOWN ARE VARIABLE

LOCATION	TYPE ALLOWED	MAX. OVERALL HEIGHT	MAX. SIZE	MAX. SIGN FACE	MAX. SIGN STRUCTURE	SETBACK	APPROVAL	QUANTITY	MATERIAL	LIGHTING	LANDSCAPING	MIN. SEPARATION	DESIGN	SAMPLE REF. CHART
2499 OR 2181	MONUMENT	7'	140 SQ. FT.	70 SQ. FT.	90 SQ. FT.	15'	PERFORMANCE BASED/ DIR. OF PLANNING	1 PER STREET FRONTAGE/ 1 FOR CORNER LOTS	SAME AS FRONT BUILDING FACADE	EXTERNAL SHIELDED, DIRECTED TOP OR GROUND-MOUNTED SPOTLIGHTS	GREATER THAN 1:1 RATIO AROUND SIGN BASE	500 FEET	6" MIN. TEXT/GRAPHICS FROM SIGN STRUCTURE; 6" MIN. MATCHING SIGN FACE FRAMING MATERIAL	SEE: 1, 2, 3 & 6

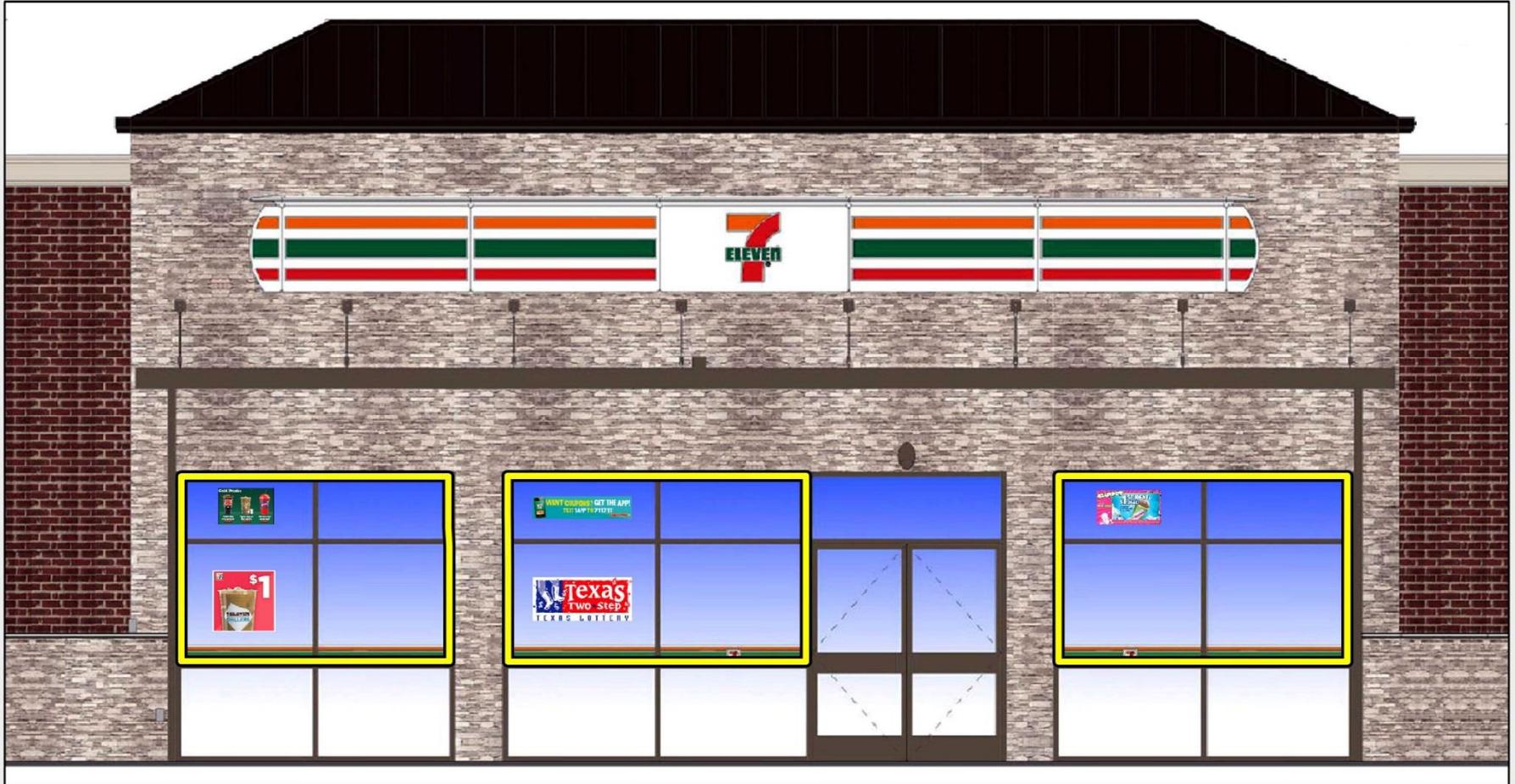


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WINDOW SIGNS

City-Wide	PROPOSED
Min. Ltr/Logo Ht.	6"
Max. Letter/Logo Ht.	10" excluding leading capital letters
Max. Sign Area (Sales/In-Store Promotions, etc.)	Option 1: 25% or < per window, plus 10% or < total aggregate
	Option 2: 20% or < per window, plus 10% or < total aggregate
	Option 3: 20% or < per window, plus 5% or < total aggregate
	Option 4: 25% or < per window, plus 5% or < total aggregate
Approval	Permit
Material	Paper signs, posters, foil, newspaper, cardboard and other such materials prohibited
Lighting	Illuminated signs displayed within a business must be placed on a wall in a location where they are not primarily visible from the outside of the building
Placement/Location Allowed	<p>1st Floor of Bldg only</p> <p>Name or logo of tenant allowed on primary entry door 3' min. from any exterior glass or other transparent material</p> <p>No signs located within bottom 1/3 of windows or doors</p> <p>Bus address only may be located on surface of glass above primary entry door</p>
Number (Not counted in Max. Area percentages)	1 "Open Sign" (2 Sf or <) – Front Door or adj. only
	1 White, Vinyl Die-Cut or "engraved look" of the registered name/and or Logo (2 sf or <) – Front Door only
	<p>1 set of white, vinyl die-cut or "engraved look" letters noting hours of operation/emergency contact info and 1 set of credit card id stickers (1 sf or <)</p> <p>1 "Now Hiring" Sign – Front Door or adjacent</p>
	1 Set of White, Vinyl Die-Cut or "engraved look" letters with address (2 sf or <) – Front Door or window above
Electronic Message	Shall not blink, strobe, fade, flash, oscillate, scroll, intermit. turn on or off or move in any manner

Proposed Window Sign Regulation Examples



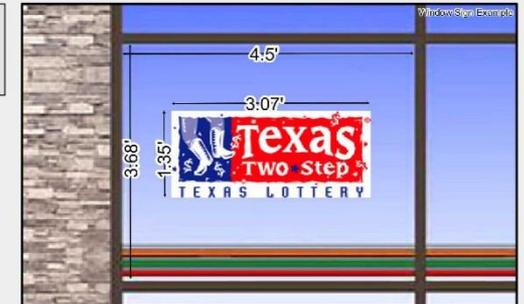
Proposed Window Sign Regulations:

Max Sign Area - Option 1
25% or less of the total area of window
and
10% or less of the total aggregate

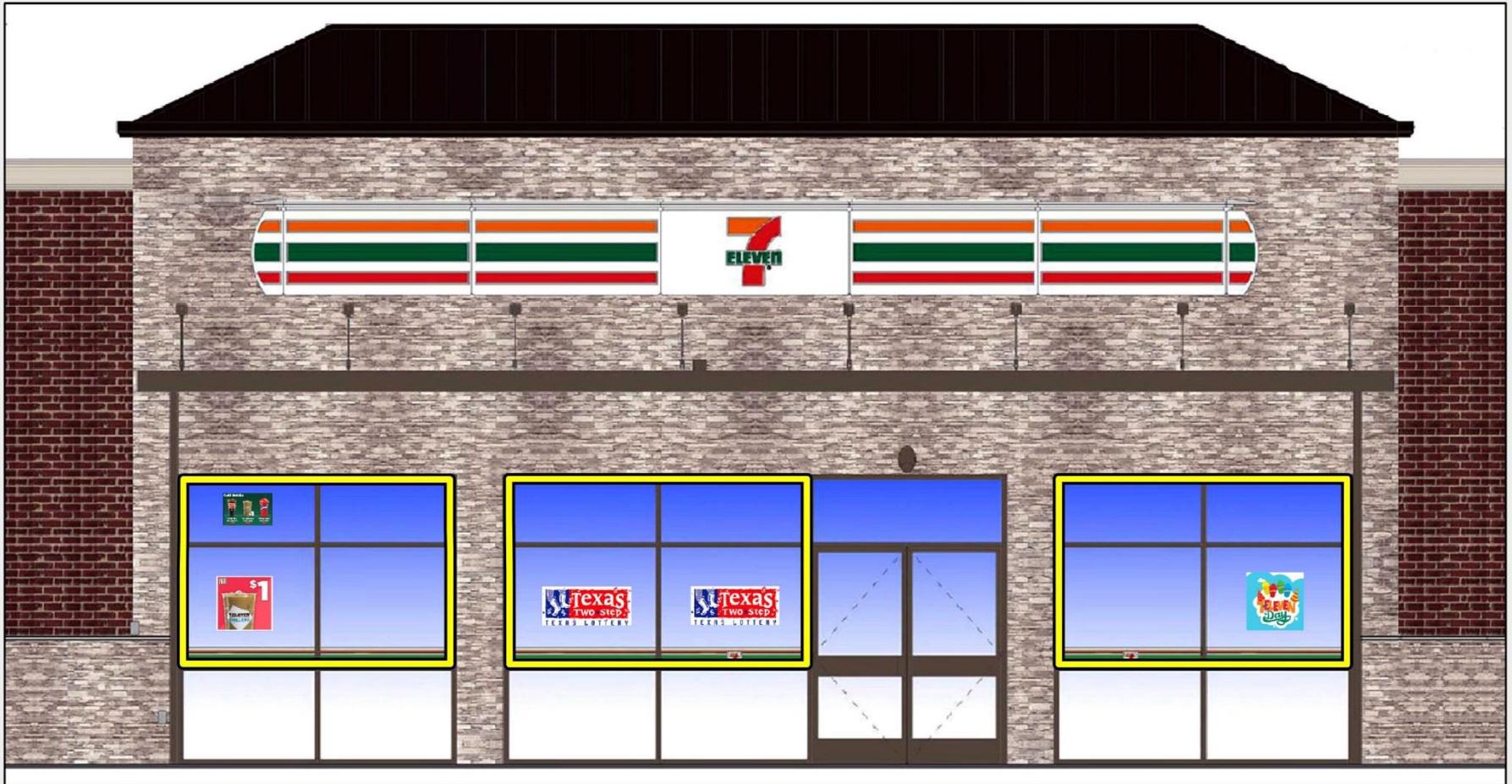
No signs located within bottom 1/3 of windows or doors.

Legend

 Windows allowed to have signs



Proposed Window Sign Regulation Examples



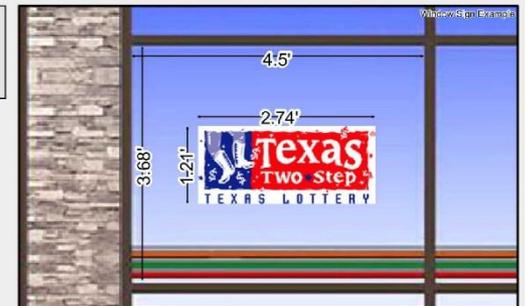
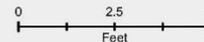
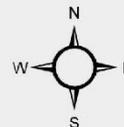
Proposed Window Sign Regulations:

Max Sign Area - Option 2
20% or less of the total area of window
and
10% or less of the total aggregate

No signs located within bottom 1/3 of windows or doors.

Legend

 Windows allowed to have signs



Proposed Window Sign Regulation Examples



Proposed Window Sign Regulations:

Max Sign Area - Option 3
20% or less of the total area of window
and
5% or less of the total aggregate

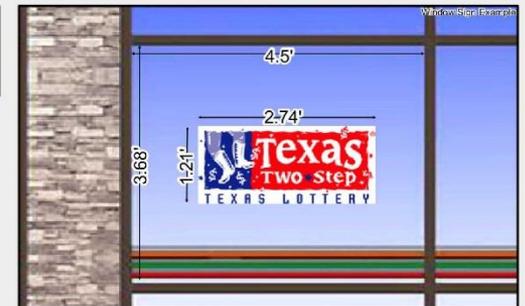
No signs located within bottom 1/3 of windows or doors.

Legend

 Windows allowed to have signs



0 2.5 5
Feet



Proposed Window Sign Regulation Examples



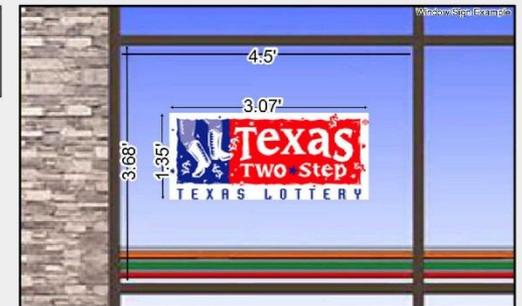
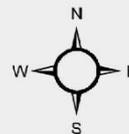
Proposed Window Sign Regulations:

Max Sign Area - Option 4
 25% or less of the total area of window
 and
 5% or less of the total aggregate

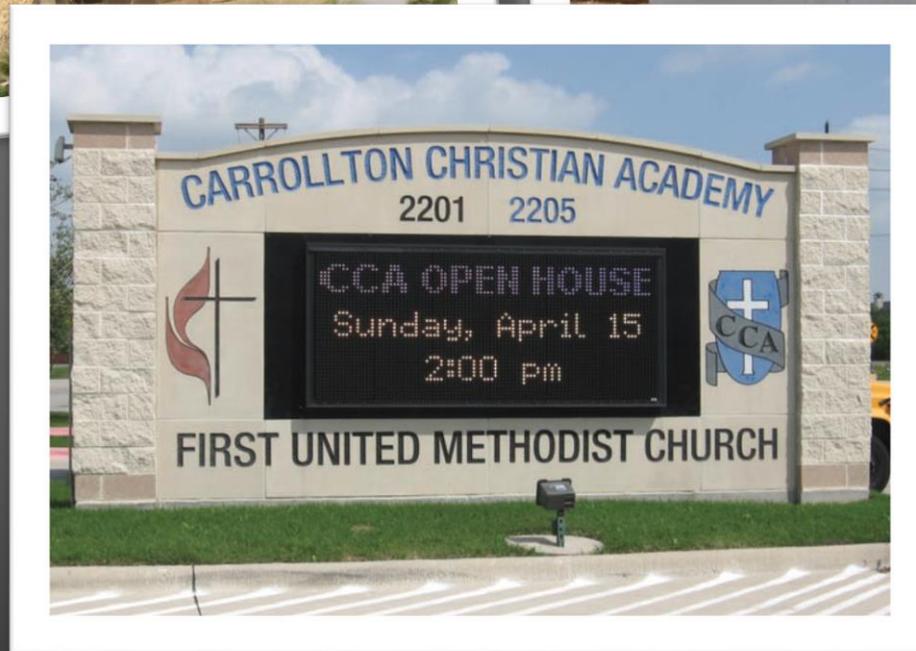
No signs located within bottom 1/3 of windows or doors.

Legend

 Windows allowed to have signs



CHANGEABLE ELECTRONIC MESSAGE CENTER SIGNS (EMCS)



CHANGEABLE ELECTRONIC MESSAGE CENTER SIGNS (EMCS)

I-35E	EXISTING	PROPOSED
Type 	Monument	Monument
Max. Letter/Logo Ht.	N/A	1" per 36' distance or 18" min.
Sign Area	N/A	75% of overall sign, not to exceed 50 SF
Max. Number	N/A	1 EMC per lot
Approval	Permit	Permit
Placement	Monument Signs	Freeways and Arterials Exception: Relig. Assemblies, Educ. Facil., Gov. Admin., Civic Bldgs, Public Parks fronting on Collectors (7 AM-9 PM only)
Illumination	5 min. or longer static message display No moving, flashing, intermittent lighting, changing colors, revolving or similar < .3 footcandles above natural ambient light at time of measurement	12 sec. min. static message display Message must change simultaneously on entire sign face Shall not be animated, flash, travel, blink, fade, change color, revolve or scroll; No video < .3 footcandles above natural ambient light at time of measurement Variable message transition instantaneously to static Auto dimming technology; auto adjust brightness based on ambient light
Resid. Adj.	Lighting must be shielded from view; indirect light shall not exceed ½ lumen measured from any PL if within 150 ft. of SF Resid. Zoned Prop.	Lighting must be shielded from view; indirect light shall not exceed ½ lumen measured from any PL if within 150 ft. of SF Resid. Zoned Prop.

WALL SIGNS

4. Number of Attached Signs

- a. All businesses shall be allowed one registered logo and/or name of the registered business (Sign Attached) ~~per tenant space~~ per street frontage.

5. Attached Sign Width

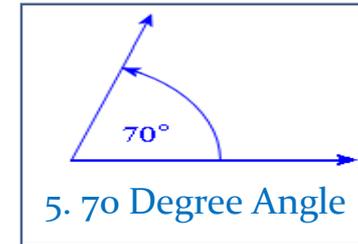
- a. The width of an attached sign may not exceed the middle fifty percent (50%) of the width of any ~~building or~~ lease space. (Ex. Aldi and Firestone)

NON-CONFORMING

All signs that are lawfully in existence on the effective date of this UDC may exist in their present form, but no such signs shall be altered or moved unless a Sign Building Permit is issued pursuant to the provisions of this UDC. A non-conforming sign may be maintained.

The right to continue all nonconforming signs shall cease and such sign shall be removed whenever:

1. Approved application for certificate of occupancy or a certificate of occupancy for a change of business or ownership is issued.
2. Change of occupancy classification occurs.
3. Sign is altered, moved or relocated without a permit.
4. Sign is destroyed and the cost to repair exceeds 60% of the replacement cost.
5. Sign leans such that an angle between the sign and the ground is 70° or less.
6. Sign that has fallen onto the ground.



APPEALS

B. Hearing of an Appeal

The City Manager shall hear the appeal ~~at a City Council meeting~~ as soon as practicable thereafter to determine whether the decision of the Building Official was in accordance with all ordinances and regulations. The decision of the City Manager shall be final.

PROHIBITED SIGNS

LIGHT DISPLAYS

- Signs with revolving beams, beacon of lights and/or search lights.
- Signs with a light resembling an emergency vehicle.
- Signs resembling a traffic control signal, whether current traffic control signal or one of an older design.
- Signs with high intensity light.
- Flashing, scrolling/running, strobe and similar lighting.
- Lighting that outlines and/or details building walls and structures.

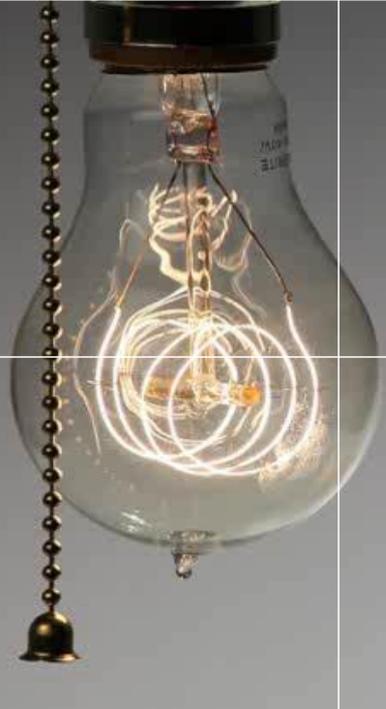
PROHIBITED SIGNS

Motion Signs

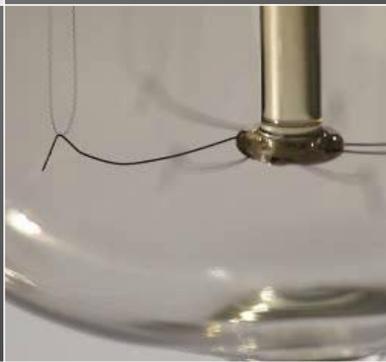
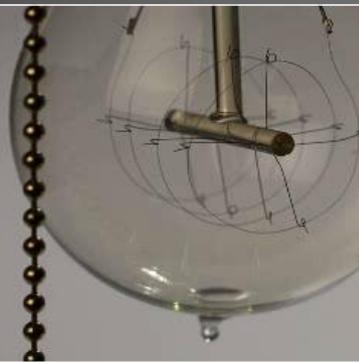
- Signs which have motion, including signs in which the whole sign moves or in which a portion of the sign moves.

Reflective Signs

- Reflective signs, with exception of governmental or safety signs.



Questions



NEXT STEPS/DIRECTION?

