



Agenda Briefing

Date of Meeting: June 18, 2020

Submitting Department: Planning and Permits

Date Submitted: N/A

Prepared By: Sean Landis

Presenter: Sean Landis

Will there be a guest/visitor presenter who is not an employee?: Yes No

What is this person's first and last name and affiliation to this item?: Gloria Baker

Subject: Consider and take all appropriate action on a request for a Master Sign Plan for the property located at 2000-2100 State Hwy 146 (Miramar Shopping Center).

Type of Item: Ordinance Resolution Contract/Agreement Public Hearing Discussion & Direction

Executive Summary: The purpose of a master sign plan is to allow an applicant, subject to a recommendation from and Planning and Zoning Commission and approval of the city council, the option of designating an area that will define unique characteristics in all sign elements including type, design, and location based upon specific performance criteria. The goal of a master sign plan is to promote consistency among signs within a development thus creating visual harmony between signs, buildings, and other components of the property; enhance the compatibility of signs with the architectural and site design features within a development; and encourage signage that is in character with planned and existing uses thus creating a unique sense of place.

Background/Issue (What prompted this need?): Due to the TX-DOT expansion of State Hwy 146 the commercial center located at 2000-2100 State Hwy 146 (Miramar Shopping Center) lost their existing multi-tenant freestanding signs. The applicant is requesting for the second time approval of a Master Sign Plan that would allow for the replacement of the lost signage. It is the opinion of the property owner that the standards provided for within the proposed Master Sign Plan would enhance the appearance of the shopping center while improving the visibility of the businesses located within the shopping center.

As stated above, this is the second request made by the property owner for approval of a Master Sign Plan. The Planning and Zoning Commission at the October 17, 2019 Planning and Zoning Commission Meeting considered a request for a Master Sign Plan, which resulted in a recommendation to City Council for approval.

The vote was 4-2:

Nays: Picha, and Soich

Absent: Aguilar

City Council at their November 19, 2019 meeting considered the Master Sign Plan request. City Council voted by unanimous consent to deny the request. City Council as part of their deliberation stated that the replacement signage being requested was to large and should be designed more as a monument sign as required within the current sign ordinance.

Budget Analysis/Funding Comments: N/A

Expenditure Required: \$N/A

Budgeted Amount: \$N/A **Source of Funds/Funding Account:** N/A

Not Budgeted: If approved, the following will be included in the next Budget Amendment and \$N/A will be added to Revenue Account: N/A and \$N/A added to Expenditure Account: N/A

1295 Form Required? Yes No

Name of Applicant (if applicable) : Gloria Baker, SignCoAmerica, 7938 Wright Road, Houston, TX 77041

Legal Description/Location (if applicable): 2000-2100 State Hwy 146, Seabrook, TX 77586

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

Supporting Materials Attached:

1. Article 6, Sign Ordinance
2. Section 6.06 Master Sign Plan
3. Applicant's Sign Master Sign Plan Submittal Presentation
4. Completed Application
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

Recommended Placement on Agenda: New Business

Recommended Action:

Reviewed by Department Director, if applicable

Reviewed by Finance Director, if applicable

Reviewed by City Attorney, if applicable

Reviewed by Deputy City Manager

Reviewed by City Manager



Application for Land Development Permit

****Incomplete applications cannot be processed****

- Zoning Change Text Change Zoning Variance Planned Unit Development
 Conditional Use Permit Subdivision Plat Preliminary Final Amending
 Master Sign Plan

APPLICANT INFORMATION Check appropriate box(es)

Name: Reagan Vidal E-Mail: [REDACTED]
 Address: [REDACTED] Fax #: _____
 City: Dallas
 State: TX ZIP: [REDACTED] Phone: [REDACTED]

Applicant is Owner of property Agent for Owner Agent for Purchaser Purchaser City of

Seabrook If Applicant is acting on behalf of Owner in this application, signature below authorizes this application.

Owner(s): Miramar BelllineG, LLC Signature: [REDACTED]
 Date: 06/01/2020 Signature: [REDACTED]

Owner(s) Mailing address(es): Phone #: [REDACTED]
 Name: Reagan Vidal Name: _____
 Address: [REDACTED] Address: _____
 City: Dallas City: _____
 State: TX Zip: [REDACTED] State: _____ Zip: _____

PROPERTY INFORMATION

Property Address: 2000 Bayport Blvd, Seabrook TX 77586
 Legal Description: Lot _____ Block _____
 Addition _____
 (You may attached Metes & Bounds description from your Deed if available)

Current Zoning Classification: Commercial (Available from Building Department)
 Current Use of Property: Shopping Center (Be specific)
 Number of existing Driveways: 8
 General Dimensions of Property: Width: 805.50 Depth: 551 Land Area: 413.123 Sq. Feet: 413,123 Acres: 9.4839
 Adjoining Uses: North Commercial South Commercial
 East Residential West Commercial
 Adjacent Streets: North Hailea hDrive South El Mar Lane
 East Bahama Drive West Hwy 146

Is the property served with: City Water? Yes No City Sewer? Yes No

OWNER/AGENT AFFIDAVIT

I have read and understand this application. I have familiarized myself with the applicable regulations, ordinances, and procedures and submit this application and accompanying documentation for consideration by the Planning Commission, Board of Adjustment, or the City Council of the city. I certify that I am the legal owner or agent of the Owner and have written or other legal authority to make this application.

Signed: [REDACTED] Date: 6/01/2020

**ALL FEES MUST BE PAID AT THE TIME APPLICATION IS SUBMITTED
FEES ARE NON-REFUNDABLE OR TRANSFERABLE**