

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, NOVEMBER 4, 1996, AT 6:00 P.M. IN THE COUNCIL CHAMBERS AT CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

The meeting was called to order at 6:00 p.m. with the following present:

Chairman	Robert Larsen
Vice Chairman	Pat Lopez
Commissioner	Emil Beltz
Commissioner	Marshall Eggers
Commissioner	Randy Patro
Commissioner	Mary Starr
Assistant City Manager	Richard Burdine
City Engineer	John Hargrove
Secretary	Judy Highburger

Commissioner Jeffery O'Brien was absent.

II. APPROVAL OF MINUTES: Minutes of October 21, 1996.

A motion was made by Vice Chairman Pat Lopez, and seconded by Commissioner Randy Patro to approve the Minutes.

Motion passed 4 to 0.

Commissioners Marshall Eggers and Mary Starr arrived at 6:03 p.m.

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - SPECIFIC USE NO. 45.
Request of Larry D. and Teresa A. Hood, owners, for an amendment to the Land Use and Urban Development Ordinance of said City for a Specific Use Permit to allow animal husbandry in a Single Family Dwelling District (R-1) on the following described property, to-wit:

Lot 16 being 6.0 acres of land of the East One-Half (E ½) of the Northwest One-Quarter (NW ¼) of Section 15, H.T. & B.R.R. Co. Survey, Abstract 241, Brazoria County, Texas, as shown by plat of partition recorded in Vol 441, Pg. 265, Deed Records, Brazoria County, Texas (6725 Fite Road).

Ms. Teresa A. Hood, owner, was present seeking approval of Specific Use No. 45.

Assistant City Manager Richard Burdine said staff recommends approval.

Discussion ensued with the Commission questioning Ms. Hood as to the amount and type of animals being on the property. Ms. Hood stated the use would be for horses and cattle. Mr. Burdine said the Ordinance allows 12 horses and 12 cattle on 6 acres.

Commissioners concerns ranged from following the Ordinance as it is stated, to being more lenient with the number of animals. Mr. Burdine asked Ms. Hood how many cattle does she have now, to which she replied there were 10. Mr. Burdine also asked Ms. Hood that if she was restricted to a total of 12 animals, would that be a problem. Ms. Hood said no. Mr. Burdine said she could have 12 horses and 12 cows, for a total of 24.

Commissioner Patro said when the Ordinance was written, the area was all open land, and the Commission should have the right to regulate Specific Uses since the area is in the City now and is residential.

Mr. Burdine said the City has an Animal Control Ordinance that is restrictive as to the number of animals allowed, however; the Specific Use Ordinance does give broad authority to add more restrictive conditions on its uses.

Commissioner Patro made a motion to accept Specific Use No. 45 and limit the number of cattle and horses to no more that a total of 12.

There was no more discussion. Motion failed for lack of a second.

Commissioner Starr made a motion to accept the Specific Use, and limit the number of combined animals to never exceed 18.

There was no discussion.

Commissioner Mary Starr amended the motion, seconded by Vice Chairman Lopez to approve Specific Use No. 45 as it stands.

Motion passed 4 to 2. Commissioner Patro and Chairman Robert Larsen voted nay.

B. CONSIDERATION AND POSSIBLE ACTION - Landscape Plan of Standard Polymers, Inc., 8521 Industrial Drive, Lot 12, Brazoria County Industrial Park, Pearland, Texas.

Ms. Sue Stringer was present representing the owners, seeking approval of the Landscape Plan of Standard Polymers, Inc.

C. CONSIDERATION AND POSSIBLE ACTION - Landscape Plan of Claws and Paws Veterinary Hospital, F.M. 518, Pearland, Texas. Being 0.7317 acres of land situated in the W.D.C. Hall Survey, Abstract 70, in the City of Pearland, Brazoria County, Texas (2556 Broadway).

Mr. and Dr. Julie Weikel, owners, were present requesting approval of the Landscape Plan of Claws and Paws.

Mr. Burdine said both landscape plans satisfy the requirements of the Ordinance, and suggested the Commission join both plans under one motion.

Commissioner Emil Beltz made a motion, seconded by Commissioner Starr to joining Item B and C under one motion.

Motion passed 6 to 0.

Commissioner Beltz made a motion, seconded by Commissioner Starr, to approve Landscape Plan of Standard Polymers, Inc., and the Landscape Plan of Claws and Paws Veterinary Hospital.

Motion passed 6 to 0.

D. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Partial Replat of Lots 2 thru 8, Block 1, of a Replat of a Portion of Mimosa Acres, Blocks 1, 2, 3, 4, & 5, Pearland, Brazoria County, Texas. Being a 1.6123 acre tract out of a replat of a portion of Mimosa Acres, Block 1, as recorded in Vol. 17, Page 131-132, Plat records of Brazoria County, Texas, lying in the R.B. Lyle Survey A-543, as recorded in Vol. 7, page 15-16, Brazoria County Deed Records dated July 28, 1955, Brazoria County, Texas.

Mr. Luther Cunningham, Agent, representing the owners, was present requesting approval of the final plat.

Mr. John Hargrove, City Engineer, informed the Commission the purpose of this request is to abandon the original pipeline building setback lines, and he recommends acceptance with the note that Commissioner Starr's name be added on the final plat.

A motion was made by Commissioner Starr, and seconded by Commissioner Beltz, to approve the Final Plat of Partial Replat of Lots 2 thru 8, Block 1 of a Replat of a Portion of Mimosa Acres, with the above-stated note.

Motion passed 6 to 0.

- E. CONSIDERATION AND POSSIBLE ACTION** - Preliminary Plat of Southwyck, Section Nine, Phase II, being 19.0 acres of land containing 67 lots, (70' X 120' typ.), and three reserves in three blocks out of the H.T. & B.R.R. Survey A-309, Brazoria County, Texas.

Mr. Greg Coleman and Mr. Randy Riley were present representing Beazer Homes, USA, Inc., and seeking approval of the Preliminary Plat of Southwyck, Section 9, Phase 2.

Mr. Burdine had a few comments of corrections before final plat submittal:

1. The disclosure and limited warranty be removed;
2. request 20' building line on the cul-de-sac;
3. and, provide a letter of variance commensurate with plat of Phase I.

Mr. Hargrove recommended approval with the following stipulations:

1. The title block acreage of reserves needs to be numbered;
2. streets need to show right-of-way widths;
3. need to provide a 10' road side UE;
4. several HL&P street light easement changes need to be made;
5. and, the vicinity map needs to show scale.

A motion was made by Commissioner Starr, and seconded by Commissioner Eggers, to approve the Preliminary Plat of Southwyck, Section 9, Phase 2 with the above-stated stipulations.

Motion passed 6 to 0.

- F. CONSIDERATION AND POSSIBLE ACTION** - Final Plat of Crystal Lake Subdivision, Section Two. Being 21.295 acres of land out of the H.T.& B.R.R. Company Survey, Abstract 506, Brazoria County, Texas.

Variance request to use a 10' side aggregate side setback between houses.

Mr. Manny DePau and Mr. Jack Beard were present representing JNT, Inc., owner, and requesting approval of the Final Plat of Crystal Lake, Section Two.

Mr. Burdine had a few comments that need correcting before final plat submittal.

1. The disclosure and limited warranty removed on final plat;
2. need to request 20' building line on the cul-de-sac;
3. and, need a letter of variance to be commensurate with the plat of Phase 1.

Mr. Hargrove recommended approval with the corrected spelling of Commissioner Starr's name.

A motion was made by Vice Chairman Lopez, and seconded by Commissioner Starr to approve the Final Plat of Crystal Lake, Section Two.

Motion passed 6 to 0.

- G. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Rick Acres, 2.9388 acres out of Lots 20, 21, & 22, George W. Jenkins Subdivision, Vol. 2, Pg. 20 BCPR, James T. Perry & Emily Austin League, A-111, Pearland, Brazoria County, Texas.**

There was no representative present.

A motion was made by Vice Chairman Lopez, and seconded by Commissioner Patro to table the Final Plat of Rick Acres.

Motion passed 6 to 0.

- H. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of Oakbrook Estates, Section Three, and a partial replat of Oakbrook Estates, Section One, a subdivision of 5.9329 acres out of the W.D.C. Hall League, Abstract No. A-70, Pearland, Brazoria County, Texas.**

Mr. Al Lentz was present representing Oakbrook Estates, Limited, and asking for approval of the Preliminary Plat of Oakbrook Estates, Section Three.

Mr. Hargrove recommended approval of the plat subject to changes on the final plat:

1. Need a Hold Harmless Agreement on the pipeline;
2. need a variance request on length of cul-de-sacs;
3. provide a street light south of Lot 1;

4. Branch Hill Drive name needs to be changed for addressing purposes even though it is a continuation;
5. plat needs to show street name break near curve C3;
6. and, end of cul-de-sac 90 degrees east, needs a name ending in "Court" after the new name of Branch Hill Drive.

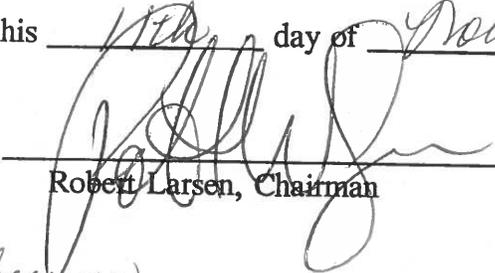
A motion was made by Commissioner Patro, and seconded by Commissioner Eggers to approve the Preliminary Plat of Oakbrook Estates, Section Three.

Motion passed 6 to 0.

IV. NEXT MEETING DATE: Monday, November 11, 1996; 6:30 p.m.

V. ADJOURNED: 6:35 p.m.

Minutes approved as submitted this 11th day of November
A.D., 1996.



Robert Larsen, Chairman

ATTEST:



Judy Highburger, Secretary

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, NOVEMBER 4, 1996, AT 6:00 P.M. IN THE SECOND FLOOR CONFERENCE ROOM, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

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IV. NEXT MEETING DATE: Monday, November 11, 1996; 6:30 p.m., Joint Public Hearing.

V. ADJOURNMENT

Posted: 1st Day of November, A.D., 1996

11:30 (A.M./P.M.)

Removed: 5th Day of November, A.D., 1996

ZONE CHANGE APPLICATION
REVISED 3/5/96

Change in Zoning Classification from: R1 to: S

Change in Regulations in Section #: _____

Specific Use for: * _____

Property address:

Lot: 16 Block: X ABST. 241 Abstract 24 Subdivision: _____

Metes & Bounds Description:
(unplatted property only; attach survey) SEE SURVEY

Tax I.D. number:

Proposed use of land within requested designation:

Animal Husbandry

Record owner's name: LARRY D. & TERESA A. HOOD

Owner's mailing address: 6725 Fite Rd. Pearland, TX 77584

Owner's telephone number: 713-997-7624

Agent's name:

Agent's mailing address:

Agent's telephone number:

PETITION: As owner/agent, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland. *On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such use may be incompatible with current and future uses on properties in my vicinity.

Owner's signature: Larry D. Hood

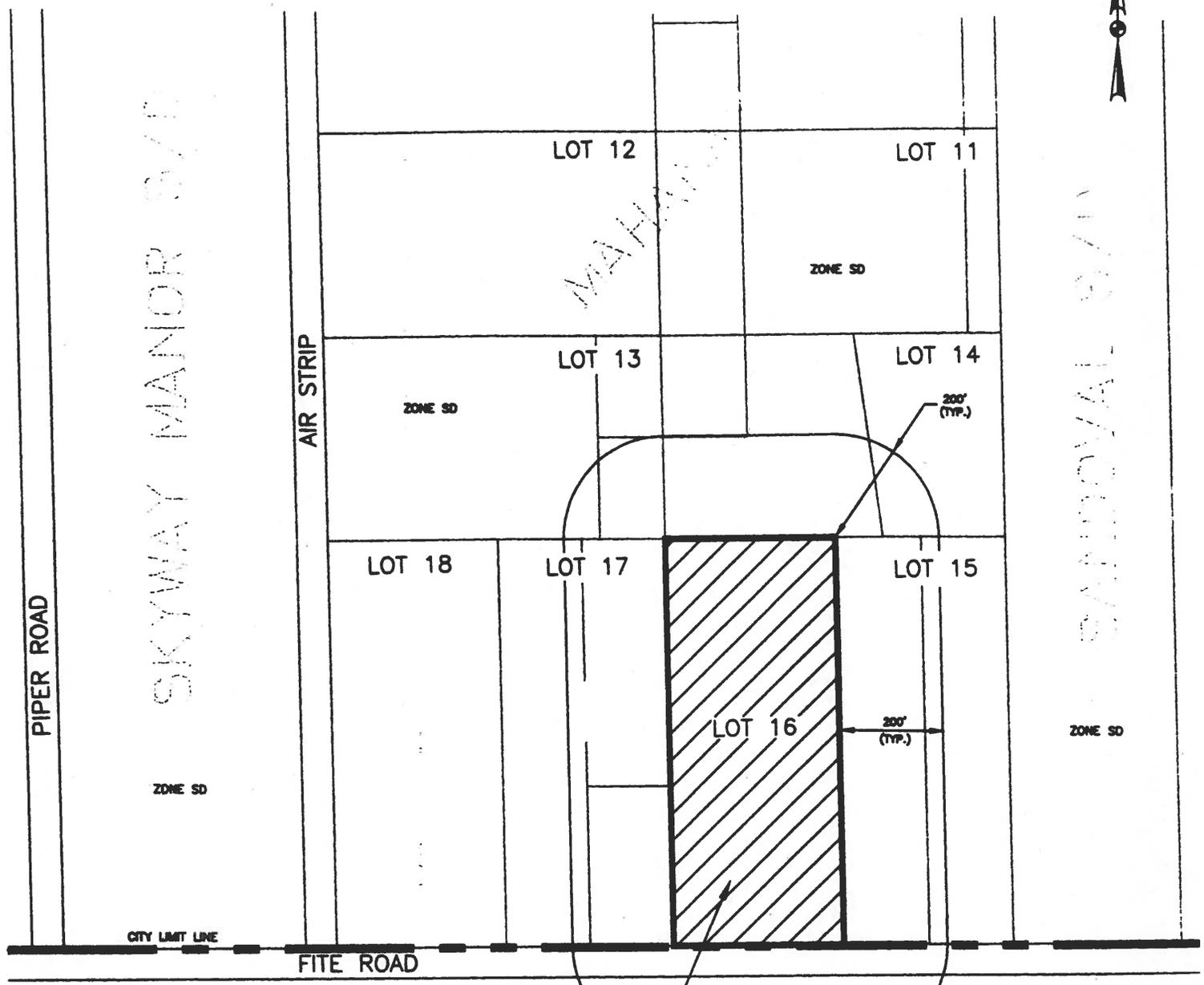
Agent's signature:

Fees paid: \$ N/C

Date paid:

Received by: JH

Application number: 45



6.000 ACRES
6725 FITE ROAD

S SPECIFIC USE PERMIT
SD SUBURBAN DISTRICT
R-1 LOW DENSITY SINGLE FAMILY DWELLING DISTRICT

 City of Pearland, Texas		
LARRY & TERESA HOOD		
ZONE CHANGE FROM R-1 TO S		
Job No.:	Scale:	SHEET 1 OF 1
Date: AUG., 1996	HORIZ: 1" = 300' VERT: 1" =	
Drawn By: J.E.B.	CAD FILE:	
Checked By: J. HARGROVE	96-1173A	

R. R. CO

23	45	67	89	20
25	47	68	90	21
29	298	75	389	28
32	OAK	81	COVEY	35
35	56	82	83	35
42	64	86	87	42
44	66	88	19	42

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50

Ruby Kincaid
1085/36 25.90

Edwin H. Harris
552/261 35.93

KINCAID DR.

Kirby Runge
Mar. B. Miller

Alfred C. Hrbacek

Jon G. Hawk
Tr. 1294/887
9.389

John P. Smith, Jr.
1766/931 35.00

John P. Smith, Jr.
1557/819 35.00

L.M. Smith
96-778 9

Petro Chem Transport
1318/842 8

Elaine St. Germain, Jr.
1760 27 13.30

Jon G. Hawk
1266 742 13.31

Jose Rodriguez RODRIGUEZ
826

WEST CHESTER ESTATES

SKYWAY MANOR

PIPER ST.

MANVEL RD.

FM 1128

Ed. R. Spradley
1286/3
12.0

M. R. Rogers, Jr.
1697/683 16.61

Donald R. Cate
983/130
941/133

R. Furlow
966/40

Bill Holley
1777/189

E.W. Eilo et ux
SANDOVAL
1282/84

A-24

Laura Massey
708/108
772/74 154.0

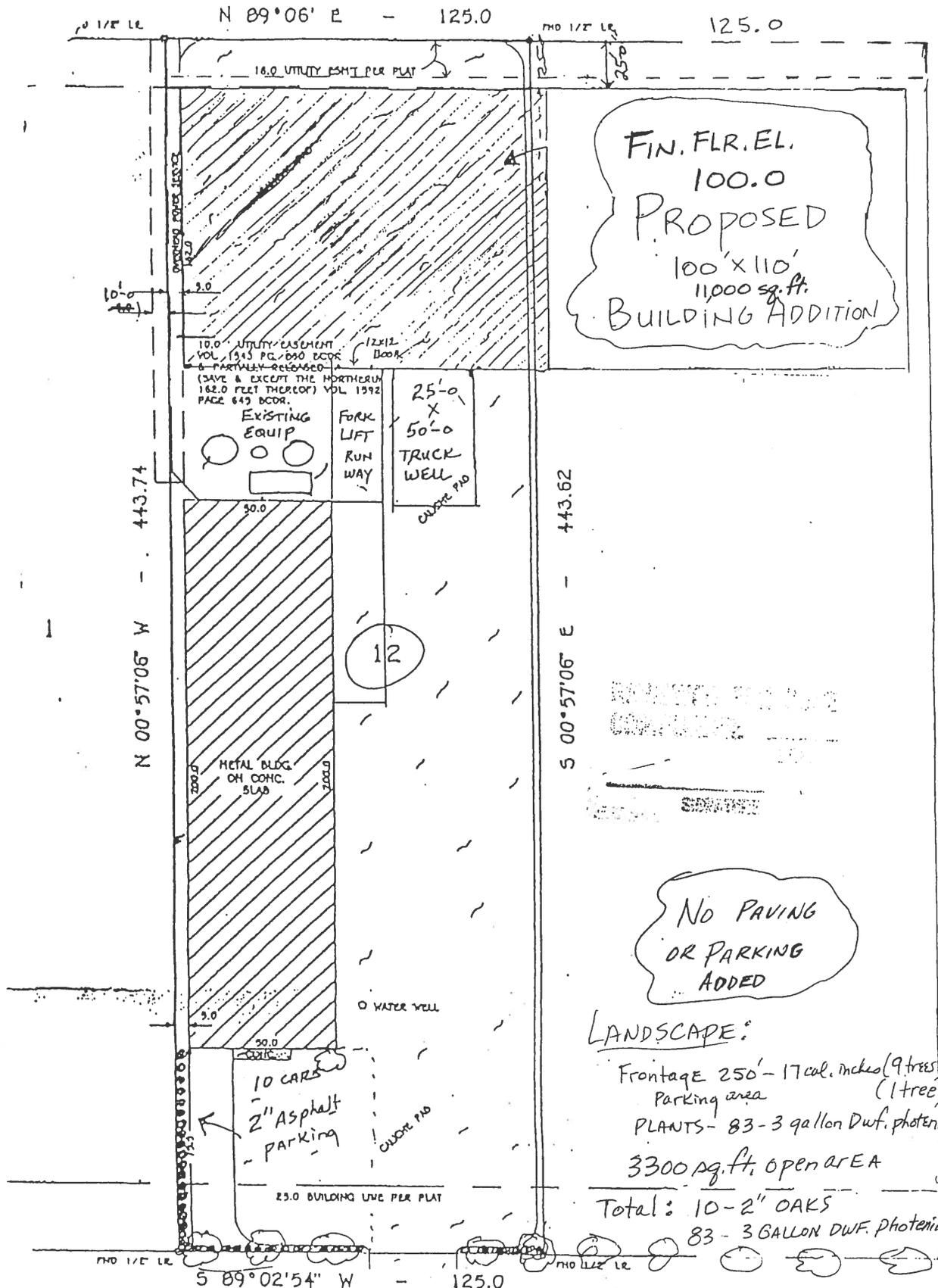
John R. Massey
708/109 160.0

GEO. C. SMITH

Harrison Oil Co. & Stanolind Oil Co.

A-546

E. H. Harris
1068/188
20.0



FIN. FLR. EL.
100.0
PROPOSED
100' x 110'
11,000 sq. ft.
BUILDING ADDITION

NO PAVING
OR PARKING
ADDED

LANDSCAPE:
Frontage 250' - 17 cal. inches (9 trees)
Parking area (1 tree)
PLANTS - 83 - 3 gallon Dwf. photenid
3300 sq. ft. open area
Total: 10 - 2" OAKS
83 - 3 GALLON DWF. photenid

8521 INDUSTRIAL DRIVE (60.0 R.O.W.)

* LANDSCAPE PLAN

* SITE PLAN

* DRAINAGE PLAN

STANDARD
POLYMERS

COURTNEY BIDES, INC.
713 4632393
TOTAL P. 02

MEMORANDUM

To: Planning & Zoning Commission

From: Richard Burdine, Assistant City Manager 

Subject: Pearland Area Homebuilders and Developers' Subdivision Directional Signs Program

Date: November 4, 1996

Attached are the slides from the presentation I made to the Commission several weeks ago and a draft of proposed ordinance provisions to achieve the program. This item is scheduled for a Joint Public Hearing of the Commission and City Council on Monday, November 11, 1996, at 6:30 p.m. in the City Hall Council Chamber.

Please call me if you have any suggestions or questions.

Thanks.

Pearland Area Homebuilders and Developers'

Subdivision Directional Signs Program

Builders, developers, the City, the Chamber and Clean Pearland working together to solve problems:

- ✓ Illegal "bandit" signs proliferating, becoming ineffective and confusing for potential homebuyers.
- ✓ Pearland's appearance not that of a "Master Planned Community."
- ✓ No Pearland area builders identity for marketing in the greater Houston area.

The Subdivision Directional Signs Program promotes consistent appearance and theme:

- ✓ On signs from the city limit all the way to subdivision lots.
- ✓ In map brochures at information centers, in newspapers and on the Internet.
- ✓ In a Pearland Area Homebuilders logo.

The Subdivision Directional Signs Program focuses on:

- ✓ Key community entry points to familiarize prospective homebuyers with the program's standard sign format.
- ✓ "Decision point" intersections within main corridors.
- ✓ Identifying information centers along main corridors.

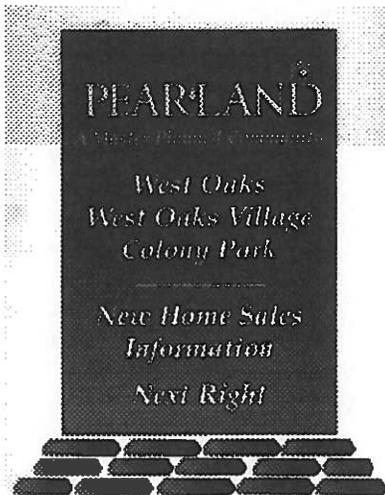
Proposed Subdivision Directional Signs at key entry points (16' by 32', one-sided ground signs):

- ✓ Entry sign near the FM 518 exit from SH 288.
- ✓ Entry sign on Dixie Farm Road near northeast city limit.
- ✓ Entry sign on North Main Street (SH 35) near north city limit.



Proposed Subdivision Directional Signs within main corridors (12' by 8', two-sided ground signs):

- ✓ Main corridors are FM 518, SH 288, SH 35, Dixie Farm Road, and future Oiler Drive and Centennial Blvd.
- ✓ Only program directional signs would be visible from main corridors.
- ✓ Total program signs limited to 16.



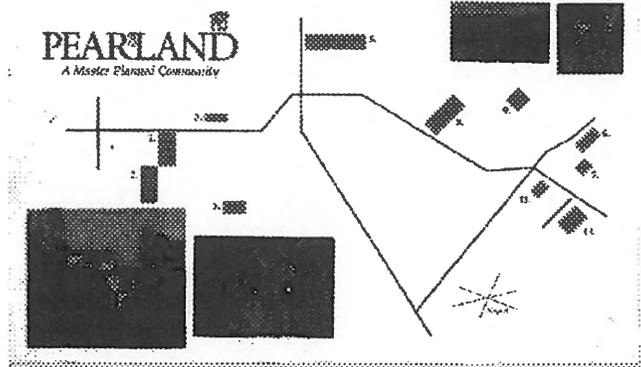
Proposed on-site "New Home Information Center" signs (8' by 4', two-sided ground signs):

- ✓ Only attractive, well-run businesses with friendly employees would be designated as Information Centers.
- ✓ The number of Information Center signs would be limited to 10.

Some potential Information Centers are Busy Bee, Shell stations, Race Trac and bank 24 hour tellers



Information Center map brochure to be a professional, full-color piece (front):



Information Center map brochure to list subdivisions with price ranges (back):

PEARLAND
A Master Planned Community
Subdivisions & Home Builders

- | | | |
|--|--|---|
| 1. West Oaks
40000 - 45000
West Oaks Homes | 5. Wilshire Court
40000 - 45000
Wilshire Homes | 10. Lakeside Center
40000 - 45000
Lakeside Homes |
| 2. West Oaks Village
40000 - 45000
West Oaks Homes | 6. Oak Woods
40000 - 45000
Oak Woods Homes | 11. Oak Estates
40000 - 45000
Oak Estates Homes |
| 3. Colony Park
40000 - 45000
Colony Park Homes | 7. Huntington
40000 - 45000
Huntington Homes | 12. Royal Oaks
40000 - 45000
Royal Oaks Homes |
| 4. Cobblestone
40000 - 45000
Cobblestone Homes | 8. Parkway Court
40000 - 45000
Parkway Court Homes | 13. Sunset Lakes
40000 - 45000
Sunset Lakes Homes |
| | 9. Grand Oaks, Heritage Vii
40000 - 45000
Grand Oaks Homes | |

Subdivision Directional Signs Program details:

- ✓ Builders & developers to pay all costs.
- ✓ Builders will remove old off-site signs (approx. 30) visible from main corridors upon program implementation.
- ✓ The ordinance authorizing the program would “sunset” after 3 years, unless extended by City Council action.

Next steps for the Subdivision Directional Signs Program:

- ✓ Complete draft ordinance.
- ✓ Schedule and hold joint P&Z / City Council Public Hearing.
- ✓ Approval of ordinance.
- ✓ Implement directional signs program.

EXHIBIT "A"

This document describes a comprehensive subdivision directional signs program, as proposed by the Pearland Area Homebuilders and Developers (PAH&D). It is an exhibit to their application for a Specific Use Permit, as may be granted by the City Council in accordance with Section 23 - SPECIFIC USE PERMIT REGULATIONS, of the Land Use and Urban Development Ordinance No. 509, as amended.

Off-site builder/subdivision directional signs are currently allowed under Section 22.17(1) of the Land Use and Urban Development Ordinance No. 509, which provides:

(1) One builder/subdivision sign may be located at the main entrance of any new subdivision. Four (4) additional directional signs may be located off-site at appropriate locations.

It is common for a single builder to be active in more than one subdivision and for more than one builder to be active in a single subdivision. The sheer number of builders and subdivisions in the Pearland area has resulted in a proliferation of off-site directional signs along major thoroughfares. Off-site signs generally direct prospective home buyers by identification of builder names, rather than by subdivision names.

PAH&D proposes a comprehensive subdivision directional signs program intended to direct prospective home buyers to new residential subdivisions by the safest and most direct routes available. The program would replace existing off-site directional signs with clear and consistent signs (See Exhibit B), thereby reducing the likelihood of motor vehicle accidents caused by confused newcomers making haphazard driving decisions.

A comprehensive program will also enhance the appearance of the city, as seen by newcomers driving on major thoroughfares. Because the signs are directional in nature, no advertising for individual builders or developers would be permitted.

Off-site directional signs are proposed for three types of locations - community entries, at intersections and other key points along major corridors, and at Information Centers within the major corridors. Approximately 30 existing off-site directional signs will be removed voluntarily and all new signs must conform to the proposed program. Chart 1. (Attached) illustrates the proposed locations, size and number of each type of directional sign.

Major corridors are defined as the area within five hundred feet (500') of the right-of-way of SH288 from Clear Creek to the City's southern extraterritorial jurisdiction (ETJ) boundary, Broadway (FM 518) from the east city limit to SH288, Main Street from Clear

Creek to the southern ETJ boundary, Dixie Farm Road from the northeast city limit to Main Street, Oiler Drive from Main Street to Centennial Boulevard and Centennial Boulevard from Oiler Drive to Blackhawk Boulevard.

Community entry ground signs would be located in the vicinity of the SH288 and FM518 intersection, on Dixie Farm Road near the city limit and on North Main (SH35) near the city limit. Community entry signs would be 16 feet tall and 32 feet wide (one-sided). The number of community entry signs is limited to three (3). Existing billboards may also be utilized by the program and are not affected under this proposal.

Subdivision Directional Signs would be located within main corridors at key intersections and decision points. These signs would be 12 feet tall and 8 feet wide (two-sided). The number of subdivision directional signs is limited to sixteen (16).

New Home Information Center Signs would be located at businesses within the major corridors. These signs would be 4 feet tall and 8 feet wide (two-sided). The number of subdivision directional signs is limited to ten (10).

Cost of the program is to be paid by the PAH&D. The program would end three years from the date the Specific Use Permit is granted by the City Council. Extension or renewal of the program would require approval of a new Specific Use Permit by the City Council. All signs erected under the program would be removed upon expiration of the permit and could not be used for other purposes, i.e., general billboard-type advertising or advertising of a business upon which property the sign is erected.