



**SPECIAL MEETING MINUTES
PLANNING & ZONING COMMISSION
CITY OF LANCASTER, TEXAS
TUESDAY, JANUARY 14, 2014**



444

CALL TO ORDER:

Vice-Chair Prothro called the meeting to order at 7:00 p.m. on January 14, 2014.

COMMISSIONERS

**QUINNIE WRIGHT, CHAIR - ABSENT
LAWRENCE PROTHRO, VICE CHAIR
GENEVIVE GREGORY
TOM BARNETT
MARVIN EARLE**

CITY STAFF

RONA STRINGFELLOW

**SURUPA SEN
ALEXIS G. ALLEN**

**MANAGING DIRECTOR OF PUBLIC
WORKS/DEVELOPMENT SERVICES
SENIOR PLANNER
CITY ATTORNEY**

CITIZENS COMMENTS: (At this time citizens will be allowed to speak only on matters contained on the Planning and Zoning Commission agenda)

Vice-Chair Prothro invited anyone wishing to speak to come forward state their name and address. She informed that citizens will be allowed to speak on matters included on the agenda.

No citizen comments were received.

CONSENT AGENDA:

There was no item on the consent agenda.

Senior Planner, Surupa Sen introduced the next action item on agenda.

ACTION

1. **PS13-12** Discuss and consider a Preliminary Plat for Lots 1 & 2, Block 1, Longhorn Business Park Section 6, situated in Marady Parks Survey, Abstract No. 1120, Page 345 an addition to the City of Lancaster, Dallas County, Texas. The property is located at the southwest corner of Fabrication Drive and East Longhorn Drive.

Senior Planner Surupa Sen gave a presentation stating that the property is located on the southwest corner of Fabrication and Longhorn Drive and is comprised of 11.0654 acres of land.

This is a request to Preliminary Plat Lots 1 & 2, Block 1, of Longhorn Business Park Section 6. Total 11.0654 acres tract of land is being divided into 2 lots. The property is zoned Light Industrial (LI) and is currently undeveloped. The purpose of this plat is to begin a process to develop one of the lots with a light manufacturing type facility. The property has access from Fabrication and Longhorn Drive.



**SPECIAL MEETING MINUTES
PLANNING & ZONING COMMISSION
CITY OF LANCASTER, TEXAS
TUESDAY, JANUARY 14, 2014**



445

Commissioner Earle requested the applicant to discuss more about the future development on this property.

Commissioner Applicant Lawrence Ringley, Ringley & Associates, 701 S. Street, McKinney, TX spoke as the surveyor on this application. Mr. Dale Crownover, owner of Texas Nameplate, Dallas, Texas answered Commissioner Earle's enquiry about the type of business. Texas Nameplate has been in business for 60 years and is manufacturer of nameplates. They are currently located in Dallas and have 44 employees. Texas Nameplate is looking to relocate and also expand their operation and the site in Lancaster will be conducive to their purposes. They are ISO 9000 certified and are the winner of Malcom Baldrige national quality award.

With no further comment/question Vice-Chair Prothro entertained a motion.

COMMISSIONER GREGORY MADE THE MOTION TO APPROVE PS13-12 PRELIMINARY PLAT FOR LOTS 1 & 2, BLOCK 1, LONGHORN BUSINESS PARK, SECONDED BY COMMISSIONER BARNETT.

**AYES: PROTHRO, NICHOLS, BARNETT, EARLE
NAYES: NONE**

THE MOTION CARRIED 4-0.

Vice-Chair Prothro introduced the next item on agenda.

PUBLIC HEARING

2. **M13-10** Conduct a Public Hearing and consider a text amendment to the Lancaster Code of Ordinances, Chapter 14, The Lancaster Development Code (Ordinance #2006-04-13), Article 14.1204 Sign Type Specifications, amending subsection K, Political Signs.

Vice-Chair Prothro entertained a motion to open the public hearing.

COMMISSIONER GREGORY MADE THE MOTION TO OPEN THE PUBLIC HEARING, SECONDED BY COMMISSIONER BARNETT.

**AYES: PROTHRO, NICHOLS, BARNETT, EARLE
NAYES: NONE**

THE MOTION CARRIED 4-0.

At this time staff was allowed to present the item to Commission.

Rona Stringfellow, Managing Director of Public Works and Development Services, provided a brief background on this amendment and described the particular section being amended.

On June 14, 2013, the Texas Legislature passed H.B. 259, modifying the Texas Election



**SPECIAL MEETING MINUTES
PLANNING & ZONING COMMISSION
CITY OF LANCASTER, TEXAS
TUESDAY, JANUARY 14, 2014**



446

Code and requiring a public entity that controls or owns a building used as a polling location, to allow electioneering on the premises subject to reasonable regulations. "Electioneering" includes the posting, use, or distribution of political signs or literature.

Section 14.1204 (k) of the City's current sign ordinance prohibits political signs on City property at any time. It is necessary to amend the sign ordinance to comply with the new law and set reasonable regulations for electioneering at a polling location that is City property. The Lancaster Veterans Memorial Library is used as a polling location during early voting and on Election Day.

Surupa Sen, Senior Planner, added that the library property is already platted as a separate lot. She also informed about the two public hearings, one during this Planning and Zoning Commission meeting and the second hearing will be at the January 27, 2014 City Council meeting when Council will make the final decision on this item.

Commissioner Earle enquired if the current lot will be sufficient for the City's growing needs for future 10 – 15 years. Rona Stringfellow, Managing Director of Public Works and Development Services explained that potentially in future their might be a new polling place, under current population, this polling location is the best choice.

Commissioner Barnett expressed concern that the sub-section title K should rather be section H on the amendment as per his review. Staff clarified that the LDC book Commissioner Barnett had for his review unfortunately had the older version of the Sign Ordinance and not the current Sign Ordinance. Under the current Sign Ordinance the correct sub-section title is K and not H.

With no further comment/question Vice-Chair Prothro entertained a motion to close the public hearing.

COMMISSIONER GREGORY MADE THE MOTION TO CLOSE THE PUBLIC HEARING, SECONDED BY COMMISSIONER EARLE.

**AYES: PROTHRO, NICHOLS, BARNETT, EARLE
NAYES: NONE**

THE MOTION CARRIED 4-0.

With no further comment/question Vice-Chair Prothro entertained a motion on M13-10.

COMMISSIONER GREGORY MADE THE MOTION TO APPROVE M13-10 TEXT AMENDMENT TO THE LANCASTER CODE OF ORDINANCES, CHAPTER 14, THE LANCASTER DEVELOPMENT CODE (ORDINANCE # 2006-04-13), ARTICLE 14.1204 SIGN TYPE SPECIFICATIONS, AMENDING SUBSECTION K, POLITICAL SIGNS, SECONDED BY COMMISSIONER BARNETT.

**AYES: PROTHRO, NICHOLS, BARNETT, EARLE
NAYES: NONE**



**SPECIAL MEETING MINUTES
PLANNING & ZONING COMMISSION
CITY OF LANCASTER, TEXAS
TUESDAY, JANUARY 14, 2014**



THE MOTION CARRIED 4-0.

Vice-Chair Prothro entertained a motion to adjourn.

A MOTION WAS MADE BY GREGORY AND SECONDED BY COMMISSIONER BARNETT TO ADJOURN.

AYES: PROTHRO, NICHOLS, BARNETT, EARLE

NAYES: NONE

THE MOTION CARRIED 4-0.

Meeting was adjourned at 7:35 p.m.

A handwritten signature in blue ink, appearing to read 'Lawrence Prothro', written over a horizontal line.

Lawrence Prothro, Vice-Chair

ATTEST

A handwritten signature in blue ink, appearing to read 'Surupa Sen', written over a horizontal line.

Surupa Sen, Senior Planner