



**REGULAR MEETING MINUTES
PLANNING & ZONING COMMISSION
CITY OF LANCASTER, TEXAS
TUESDAY, MARCH 6, 2012**



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CALL TO ORDER:

Chair Colton called the meeting to order at 7:00 p.m. on March 6, 2012.

COMMISSIONERS

**MARY JANE COLTON, CHAIR
QUINNIE WRIGHT, VICE CHAIR – absent
MARIAN ELKINS – absent
JAMES MITCHELL
LAWRENCE PROTHRO**

CITY STAFF

**RONA STRINGFELLOW-GOVAN
NATHANIEL BARNETT
JULIE PANDYA**

**DIRECTOR OF 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)

CONSENT AGENDA: Items listed under the consent agenda are considered routine and are generally enacted in one motion. The exception to this rule is that a Commission member may request one or more items to be removed from the consent agenda for separate discussion and action.

1. Consideration of the February 7, 2012 Regular Meeting Minutes.

Chair Colton entertained a motion for the consent agenda.

COMMISSIONER PROTHRO MADE THE MOTION TO APPROVE THE MINUTES FROM FEBRUARY 7TH, SECONDED BY COMMISSIONER MITCHELL.

**AYES: COLTON, MITCHELL, PROTHRO
NAYES: NONE**

THE MOTION CARRIED 3-0.

ACTION

2. **HLPC12-01** Consider a Certificate of Appropriateness to allow a modification to an existing garage located at 105 E. Fifth Street.

Senior Planner Nathaniel Barnett gave a presentation regarding the request to add a garage door to an existing garage in the historic district. The applicant is also proposing to add a carriage light to the exterior of the structure. He mentioned that the Historic Landmark Preservation Committee had recommended approval of the additions.

Chair Colton entertained a motion for the action item.



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COMMISSIONER PROTHRO MADE THE MOTION TO APPROVE CERTIFICATE OF APPROPRIATENESS, SECONDED BY COMMISSIONER MITCHELL.

**AYES: COLTON, MITCHELL, PROTHRO
NAYES: NONE**

THE MOTION CARRIED 3-0.

3. **M12-02** Consider a request for a Sign Exception to the height of a sign located at 786 North Interstate 35E.

Senior Planner Nathaniel Barnett gave the presentation regarding the request to increase the height of the pole sign for the Taco Cabana restaurant. He stated that other pole signs in the immediate area are 80' tall and the applicant would like to have the same consideration. Senior Planner Barnett stated that if approved, the applicant would still need to obtain a building permit and submit engineered plans showing the sign would be able to withstand wind speeds up to 90 miles per hour.

Chair Colton asked why did the other establishments request higher signs? Senior Planner Barnett stated that the location of the establishments in the lower-lying area next to the interstate brought about the request to have taller signs so that travelers could see them from the highway. The applicant, Zeke Bullock with Barnett Signs at 4250 Action Drive, Mesquite, Tx, showed some pictures of the existing conditions and why the company is asking for the increased height.

The applicant mentioned at the meeting that the sign area would increase as well. Commissioner Mitchell asked if the applicant would have to come back to get approval for a larger sign size. City Attorney Pandya stated that they would.

Chair Colton entertained a motion for the action item.

COMMISSIONER PROTHRO MADE THE MOTION TO APPROVE THE SIGN EXCEPTION, SECONDED BY COMMISSIONER MITCHELL.

**AYES: COLTON, MITCHELL, PROTHRO
NAYES: NONE**

THE MOTION CARRIED 3-0.

DISCUSSION

4. Capital Improvements Advisory Committee update and discussion of the Draft Roadway Impact Fee Update.

Senior Planner Nathaniel Barnett stated that the original meeting for the public hearing of the CIAC had been postponed until a future date to give more time to review the documents being



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prepared by the consultants. Senior Planner Barnett gave a copy of the Roadway Draft Impact Fee Study to each member. A copy of the Water/Wastewater Draft Impact Fee Study was not yet complete. He informed the commissioner that this would allow them extra time to review the documents before the public hearing.

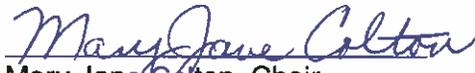
Chair Colton entertained a motion to adjourn.

A MOTION WAS MADE BY COMMISSIONER MITCHELL AND SECONDED BY COMMISSIONER PROTHRO TO ADJOURN.

**AYES: COLTON, MITCHELL, PROTHRO
NAYES: NONE**

THE MOTION CARRIED 3-0.

Meeting was adjourned at 7:26 p.m.


Mary Jane Colton, Chair

ATTEST


Nathaniel Barnett, Senior Planner

