



REGULAR MEETING MINUTES
PLANNING & ZONING COMMISSION
CITY OF LANCASTER, TEXAS
TUESDAY, APRIL 24, 2012



CALL TO ORDER:

Chair Colton called the meeting to order at 7:01 p.m. on April 24, 2012.

COMMISSIONERS

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

CITY STAFF

NATHANIEL BARNETT
JULIE PANDYA

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 March 6, 2012 Regular Meeting Minutes.

Chair Colton entertained a motion for the consent agenda.

COMMISSIONER PROTHRO MADE THE MOTION TO APPROVE THE MINUTES FROM MARCH 6TH, SECONDED BY COMMISSIONER MITCHELL.

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

THE MOTION CARRIED 4-0.

ACTION

2. **M12-02** Consider a request for a Sign Exception for the width and area of a pole sign located at 786 North Interstate 35E and doing business as Taco Cabana.

Senior Planner Nathaniel Barnett gave a presentation stating that the applicant had returned to request the width of the existing pole sign after receiving approval to raise the sign in height at a previous meeting.

The applicant, Zeke Bullock with Barnett Signs, gave a general explanation of the dimensions of the proposed sign. Chair Colton had questions about the size of the sign. Vice Chair Wright asked the purpose of the sign. Mr. Bullock stated that it was for better



**REGULAR MEETING MINUTES
PLANNING & ZONING COMMISSION
CITY OF LANCASTER, TEXAS
TUESDAY, APRIL 24, 2012**



382

visibility. Chair Colton stated that another option could also be advertising on the blue TxDOT highway signs.

Chair Colton entertained a motion for the action item.

COMMISSIONER PROTHRO MADE THE MOTION TO APPROVE THE SIGN EXCEPTION, SECONDED BY VICE CHAIR WRIGHT.

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

THE MOTION CARRIED 4-0.

3. **M12-03** Consider a request for a Special Exception for wood siding on accessory structures located at 1971 West Pleasant Run Road and doing business as Peaceful Images Child Development Center.

Senior Planner Nathaniel Barnett gave a presentation explaining the request by the applicant to utilize wood siding for their accessory structures. Senior Planner Barnett stated that the structures were set back a great distance from the street. There are five accessory structures of about 160 square feet that do not have masonry siding as required by the Lancaster Development Code (LDC). The applicant would like to utilize the wood siding in multiple colors for educational purposes. Chair Colton asked about the height of the fence that separates the subject property and the residential use. Senior Planner Barnett stated that they can be viewed over the fence. Chair Colton asked if there had been any complaints regarding the structures from the residential area. Senior Planner Barnett stated that he had not received any complaints regarding the structures.

The applicant, Roy Mack at 742 Millcreek Road, gave information on the rationale for the use of the alternative materials for the accessory structures. Mr. Mack stated that he was unaware of the requirement to gain approval for non-masonry siding but hoped that the commission would grant him approval for his concept. Commissioner Mitchell asked if these were for educational purposes only. Mr. Mack stated that they were. Vice Chair Wright asked if anyone would be housed in these structures. Mr. Mack stated that these structures would only be used as temporary training areas and not house anyone.

Chair Colton entertained a motion for the action item.

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

**AYES: COLTON, MITCHELL, PROTHRO
NAYES: WRIGHT**

THE MOTION CARRIED 3-1.



REGULAR MEETING MINUTES
PLANNING & ZONING COMMISSION
CITY OF LANCASTER, TEXAS
TUESDAY, APRIL 24, 2012



383

PUBLIC HEARING

4. **Z12-03** Conduct a Public Hearing and Consider a Request for a Specific Use Permit for a Minor Auto Repair use for Property Generally Located at the Southwest Corner of the intersection of Daniieldale Road and Balomede Avenue and addressed as 3300 Daniieldale Road and 3359 Balomede Avenue.

Senior Planner Nathaniel Barnett gave the presentation regarding the request for a SUP to allow a minor auto repair use. Senior Planner Barnett stated that the applicant wanted to use an existing vacant building for the repairing of bumpers from automobiles. He stated that there would be no toxic chemicals used with this use. Chair Colton asked about the parking for the facility. Senior Planner Barnett stated that the subject property has more than the required parking that existed already. Chair Colton asked about a stipulation of a timeframe for the SUP to have the use reviewed periodically. Senior Planner Barnett stated that the commission has the ability to recommend to Council a timeframe to review a use that has the potential to have negative impacts. The commissioners determined that a two-year renewal of the SUP would be appropriate for the use due to the type of work to be done and the surrounding uses that could cause a proliferation of auto-related uses in the Daniieldale corridor.

Chair Colton entertained a motion for the action item.

COMMISSIONER MITCHELL MADE THE MOTION TO APPROVE THE SUP WITH A TWO-YEAR RENEWAL, SECONDED BY COMMISSIONER PROTHRO.

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

THE MOTION CARRIED 4-0.

Chair Colton entertained a motion to adjourn.

A MOTION WAS MADE BY CHAIR COLTON AND SECONDED BY VICE CHAIR WRIGHT TO ADJOURN.

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

THE MOTION CARRIED 4-0.



REGULAR MEETING MINUTES
PLANNING & ZONING COMMISSION
CITY OF LANCASTER, TEXAS
TUESDAY, APRIL 24, 2012



384

Meeting was adjourned at 7:53 p.m.


Mary Jane Colton, Chair

ATTEST

Nathaniel Barnett, Senior Planner