



**REGULAR MEETING MINUTES
PLANNING & ZONING COMMISSION
CITY OF LANCASTER, TEXAS
TUESDAY, JULY 2, 2013**



420

CALL TO ORDER:

Chair Wright called the meeting to order at 7:00 p.m. on July 2, 2013.

COMMISSIONERS

**QUINNIE WRIGHT, CHAIR
JAMES MITCHELL - ABSENT
LAWRENCE PROTHRO, VICE CHAIR
GENEVIVE ROBINSON - ABSENT
TOM BARNETT**

CITY STAFF

RONA STRINGFELLOW

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

**SURUPA SEN
JULIE DOSHER**

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

There was no citizen comment received.

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.

Chair Wright read the consent agenda into the record.

1. Consideration of the January 8, 2013 Regular Meeting Minutes.
2. Consideration of the April 9, 2013 Regular Meeting Minutes.

Chair Wright entertained a motion.

**VICE CHAIR PROTHRO MADE THE MOTION TO APPROVE THE CONSENT AGENDA,
SECONDED BY COMMISSIONER BARNETT.**

**AYES: BARNETT, PROTHRO, WRIGHT
NAYES: NONE**

THE MOTION CARRIED 3-0.

ACTION

3. **M13-01** Consider and discuss a request for Sign Exception for proposed Quik Trip fueling station at South-East corner of Houston School Road and IH-20E. Exceptions are



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requested for size of the monument sign, maximum number of pole signs allowed per frontage, and height and size of the pole signs.

Chair Wright introduced the item.

Senior Planner Surupa Sen gave a presentation stating that the applicant is requesting exceptions to the Sign Ordinance (2009-08-20) to allow for the following variations:

1. **Monument Sign** - City of Lancaster Sign Ordinance (2009-08-20) Section 14.1204.h Monument Signs allows one free standing monument sign for single tenant building use, not to exceed a maximum area of fifty (50) square feet. The proposal is requesting monument sign of eighty nine (89) square feet area, an increase of thirty nine (39) square feet.
2. **Pole Sign** - City of Lancaster Sign Ordinance (2009-08-20) Section 14.1204.i – Pole Signs allows maximum one (1) pole sign per 600 feet of property frontage. Quik Trip is requesting one pole sign with their 560 square feet frontage facing Interstate 20.
3. **Pole Sign** - City of Lancaster Sign Ordinance (2009-08-20) Section 14.1204.i – Pole Signs allows maximum thirty (30) feet height from ground level to top of sign structure. Proposed exception is requesting seventy (70) feet tall pole signs, forty (40) feet higher than the maximum height allowed by Ordinance.
4. **Pole Sign** - City of Lancaster Sign Ordinance (2009-08-20) Section 14.1204.i – Pole Signs allows maximum 225 square feet sign area and the proposal is requesting 301 square feet sign area, an increase of 78 square feet.

Ms. Sen also explained that the Lancaster Planning and Zoning Commission acting as the Sign Control Board has the final approving authority over Sign Exception requests.

Quik Trip has a unique site condition that requires the taller pole sign. The project site is next to the elevated freeway corridor, which doesn't allow visibility from the freeway via a thirty feet tall sign. This is due to level difference between the freeway and the Quik Trip property. Granting an exception for the proposed Quik Trip pole sign would be consistent with other pole signs along the corridor. Staff recommends approval of the exception request.

Chair Wright asked if there were any questions of staff. None were asked.

Jake Petras, Developer for Quik Trip Corporation, 1120 N. Industrial Blvd., Euless, Texas, stated that the reasons for the request are the hardships of the elevated freeway, the unique ramp on eastbound freeway that limits visibility and for fair competition with the competitor, Exxon, which is across the street.

Chair Wright asked if there were any questions of applicant.

Vice Chair Prothro asked why there is a need to expand the monument sign. Mr. Petras stated that it is important to make sure that the gas prices are visible to traffic. Vice Chair Prothro believes that this will create a "sign war" between Exxon and Quik Trip. Senior Planner Surupa Sen helped to clarify that the applicant isn't asking for a bigger sign, they are asking for a taller sign due the elevated freeway blocking visibility for this site. Chair Wright entertained a motion.



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VICE CHAIR PROTHRO MADE THE MOTION TO APPROVE M13-01, SECONDED BY COMMISSIONER BARNETT.

AYES: BARNETT, PROTHRO, WRIGHT
NAYES: NONE

THE MOTION CARRIED 3-0.

PUBLIC HEARING

4. **Z13-01** Conduct a Public Hearing and consider a rezoning request from PD-MU, Planned Development-Mixed Use to PD-LI – Planned Development-Light Industrial. The property is located at North-West corner of Telephone Road and N Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas

Surupa Sen, Senior Planner, stated that staff has requested that this item be removed from the Commissioner's consideration at this time and postponed for a later date. No further actions are requested from the Commissioner's at this time.

Chair Wright entertained a motion to adjourn.

A MOTION WAS MADE BY VICE CHAIR PROTHRO AND SECONDED BY COMMISSIONER BARNETT TO ADJOURN.

AYES: BARNETT, PROTHRO, WRIGHT
NAYES: NONE

THE MOTION CARRIED 3-0

Meeting was adjourned at 7:19 p.m.



Quinnie Wright, Chair

ATTEST



Surupa Sen, Senior Planner