

**City of Lockhart
Planning and Zoning Commission
January 13, 2016**

MINUTES

Members Present: Philip Ruiz, Bill Faust, Phil McBride, Manuel Oliva, Adam Rodriguez, Steve Visage, Christine Black

Members Absent: None

Staff Present: Dan Gibson, Christine Banda

Visitors/Citizens Addressing the Commission: Tim Clark

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:02 p.m.

2. Elect Chair and Vice-Chair for 2016.

Commissioner Faust nominated Commissioner McBride as Chair. Commissioner Rodriguez nominated Commissioner Ruiz as Chair.

Commissioner Faust moved to approve the nomination of Commissioner McBride as Chair. Commissioner Black seconded, and the motion passed by a vote of 4-2.

Commissioner Rodriguez moved to nominate Commissioner Ruiz as Vice-Chair, and Commissioner McBride agreed.

Commissioner Faust moved to approve the nomination of Commissioner Ruiz as Vice-Chair. Commissioner Rodriguez seconded, and the motion passed by a vote of 6-0.

3. Citizen comments not related to a public hearing item. None

[Commissioner Oliva arrived at 7:07pm.]

4. Consider the Minutes of the December 9, 2015 meeting.

Commissioner Faust moved to approve the December 9, 2015, minutes. Commissioner Visage seconded, and the motion passed by a vote of 7-0.

5. SUP-16-01. Hold a PUBLIC HEARING and consider a request by Tim Clark for a Specific Use Permit to allow a High Profile Sign (30 feet tall) for a new vehicle dealership on 5.017 acres in the Ester Berry Survey, Abstract No. 1, located at 2330 South Colorado Street (US 183).

Mr. Gibson explained that Lockhart Motors Ford dealership would like to install a 30-foot tall, illuminated, high profile free-standing sign at their new location. The CHB zoning of the property requires a specific use permit for high profile signs, which are greater than 20 feet tall up to a maximum of 30 feet. He presented photographs of the sign location taken from various vantage

points to illustrate the possible impacts of a 30-foot lighted sign on the adjacent Summerside subdivision, as well as the precedent that would be set considering that all other free-standing signs along Colorado Street in that area were medium profile signs no taller than 20 feet, which are allowed by-right.

Chair McBride opened the public hearing and asked the applicant to come forward.

Tim Clark of 2616 Rolling Ridge Road, addressed the letter that was included in the commissioners' agenda packet. He said that the curve in Colorado Street heading south toward the location of the new dealership, along with the increasing speed limit, would make a 20-foot tall sign more difficult to see than a 30-foot tall sign for drivers approaching the dealership. The 30-foot tall sign would provide more time for drivers to reduce their speed.

Commissioner Visage asked how tall the current Ford sign is.

Mr. Clark said that it is 25 feet.

Commissioner McBride asked if the parking lot lights would be turned off at a certain time.

Mr. Clark said that the parking lot lights would not be turned off, but that the free-standing sign would be turned off by 10 pm.

Commissioner Ruiz said that his major concern is the precedent that would be set, since there are currently very few high profile signs in the city, and that there needed to be extenuating circumstances to justify departing from the medium profile standard that has prevailed thus far.

Chair McBride closed the public hearing and asked for the staff recommendation.

Mr. Gibson recommended approval if the Commission was satisfied that a high profile sign is justified and that it would not be a nuisance to nearby residents. He suggested that if the SUP is approved it could be subject to a limitation on how long the sign can be illuminated at night.

Commissioner Faust moved to approve SUP-16-01 subject to a condition that illumination of the sign be turned off by 10:00pm every night. Commissioner Oliva seconded, and the motion passed by a vote of 7-0.

6. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.

Mr. Gibson informed the Commission that an application for a specific use permit had been submitted for their January 27 meeting.

7. Adjourn.

Commissioner Oliva moved to adjourn, and Commissioner Visage seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:47 p.m.

Approved: 1-27-2016
(date)
Philip McBride
~~Philip Ruiz~~, Chairman
Philip McBride

Christine Banda
Christine Banda, Recording Secretary