



**NOTICE OF REGULAR MEETING AGENDA
SIGN CONTROL BOARD
MUNICIPAL CENTER CITY COUNCIL CHAMBERS
211 N. HENRY STREET, LANCASTER, TEXAS**



Tuesday, April 4, 2023 -7:15 PM

CALL TO ORDER

CITIZENS' COMMENTS:

At this time citizens who have pre-registered before the call to order will be allowed to speak on any matter other than personnel matters or matters under litigation, for a length of time not to exceed three minutes. No Board member action or discussion may take place on a matter until such matter has been placed on an agenda and posted in accordance with law.

PUBLIC TESTIMONY:

At this time citizens who have pre-registered before the call to order will be allowed to speak on consent or action items on the agenda, with the exception of public hearings, for a length of time not to exceed three minutes. Anyone desiring to speak on an item scheduled for a public hearing is requested to hold their comments until the public hearing on that item.

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 Board Member or Commission Member may request one or more items to be removed from the consent agenda for separate discussion and action.

1. Consider approval of minutes for the Lancaster Sign Control Board Regular Meeting held on February 7, 2023.

ACTION:

2. SCB23-1 Discuss and consider variance requests to Section 14.1204 (h) (3) - Monument Signs, of the Sign Regulations for the property located at 3030 N. Dallas Avenue, City of Lancaster, Dallas County, Texas.

ADJOURNMENT

ACCESSIBILITY STATEMENT: Meetings of the Lancaster Boards and Commissions are held in municipal facilities and are wheelchair-accessible. For sign interpretive services, call the City Secretary's office, 972-218-1311, or TDD 1-800-735-2989, at least 72 hours prior to the meeting. Reasonable accommodation will be made to assist your needs.

PURSUANT TO SECTION 30.06 PENAL CODE (TRESPASS BY HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.

CONFORME A LA SECCION 30.06 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO 411, CODIGO DEL

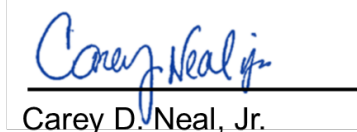
GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO OCULTADA.

PURSUANT TO SECTION 30.07 PENAL CODE (TRESPASS BY HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.

CONFORME A LA SECCION 30.07 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO AL AIRE LIBRE CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO H, CAPITULO 411, CODIGO DE GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO AL AIRE LIBRE.

Certificate

I hereby certify the above Notice of Meeting was posted at Lancaster City Hall on March 31, 2023, @ 5:44 p.m. and copies thereof were provided to the Sign Control Board members.



Carey D. Neal, Jr.

Assistant City Manager

CITY OF LANCASTER BOARDS AND COMMISSIONS

Sign Control Board

Item 1.

Meeting Date: 04/04/2023

Policy Statement: This request supports the City Council 2022-2023 Policy Agenda

Goal(s): Financially Sound Government
Healthy, Safe & Engaged Community
Sound Infrastructure
Quality Development
Professional and Committed City Workforce

Submitted by: Nyliah Acosta, Planning Manager

Agenda Caption:

Consider approval of minutes for the Lancaster Sign Control Board Regular Meeting held on February 7, 2023.

Background:

Attached for your review and consideration are minutes from the Sign Control Board Regular Meeting held on February 7, 2023.

Attachments

Draft Minutes 02.07.2023

CITY OF LANCASTER BOARDS AND COMMISSIONS

Sign Control Board

Item 2.

Meeting Date: 04/04/2023

Policy Statement: This request supports the City Council 2022-2023 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Nyliah Acosta, Planning Manager

Agenda Caption:

SCB23-1 Discuss and consider variance requests to Section 14.1204 (h) (3) - Monument Signs, of the Sign Regulations for the property located at 3030 N. Dallas Avenue, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is located on the east side of Dallas Avenue south of Telephone Road and is addressed as 3030 N. Dallas Avenue, Lancaster, TX. The portion of this property within the City of Lancaster limits is 38.11 acres.
2. **Current Zoning:** The subject property is zoned Single Family Residential-5 (SF-5).
3. **Adjacent Properties:**
 - North: Vacant Undeveloped
 - South: Lancaster High School
 - East: City of Dallas
 - West: Neighborhood Services (Vacant Undeveloped Lot)
4. **Comprehensive Plan Compatibility:** The Future Land Use Plan of the Comprehensive Plan designates this site as Mixed Use. Institutional uses are compatible within the Mixed Use category.

Operational Considerations:

The applicant is requesting an exception to Section 14.1204 (h) (3)- Monument Signs, of the Sign Regulations, to allow for the construction of a sign that is 141"x 151", 147.07 square feet (including the base of the sign) and 12 feet tall (not including the foundation). The size of the sign, excluding the base, is 109"x151" and 113.52 square feet. Currently, the Sign Ordinance limits monument signs to a maximum area of fifty (50) square feet and a maximum height of ten (10) feet.

The proposed monument sign will be located at Dallas College's most northern entrance along Dallas Avenue. The proposed sign would replace the College's existing freestanding sign structure. The new monument sign will be internally illuminated with a changeable electronic message board. Previously, Lancaster ISD was granted a sign variance for the stadium. The proposed Cedar Valley College sign is similar in scale to the ISD sign, and will create a uniform appearance along N. Dallas Avenue.

As part of the City's continued beautification efforts, staff is recommending a 10-foot landscape strip be planted around the sign. Per Section 14.808- General Maintenance, of the Lancaster Development Code (LDC), "The owner, tenant and/or their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. The owner, tenant and/or their agent is responsible for regular mowing,

edging, pruning, fertilizing, watering, weeding and other such activities common to the maintenance of landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. Landscaped areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year".

Failure to maintain any landscape area in compliance with the landscape requirements outlined in the LDC, is considered a violation and shall be subject to penalties.

Public Information Considerations:

This item is being considered at a Regular Meeting of the Sign Control Board noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. The Sign Control Board may approve the exception request, as presented.
2. The Sign Control Board may approve the request with conditions, and state those conditions.
3. The Sign Control Board may deny the request

Recommendation:

Staff recommends approval as presented with the condition that: 1) Only one monument sign with a maximum sign area as 109"x151" and 113.52 square feet shall be allowed on the site; and 2) A minimum 10-foot landscape strip be planted and maintained around the monument sign.

Attachments

Location Map

Exhibits
