

MINUTES
CITY OF CEDAR PARK SIGN CONTROL BOARD
SPECIAL CALLED MEETING
WEDNESDAY, APRIL 23, 2007, 6:30 P.M.
CEDAR PARK LIBRARY - 550 DISCOVERY BOULEVARD

BOARD MEMBERS

RICHARD KEITH
BOB MARSTILLER

ALAN R. YORE, Chairman

DAVID POWERS
KEVIN HAYWOOD

ALTERNATES

KELLY TROY
VACANT

VACANT
VACANT

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1. CALL TO ORDER: 6:30 P.M.
Meeting called to order at 6:30 p.m.
Staff present: Mark Lewis, Building Inspections Director, and Duane Smith, Planning Director
 2. ROLL CALL
All members and alternate present
 3. APPROVAL OF MINUTES: (NONE)
No action taken
 4. DISCUSSION AND POSSIBLE ACTION
 - A. Adoption of Rules and Procedures
Staff explained the standard Rules & Procedures adopted by each Board and Commission serving the City of Cedar Park. This is the first meeting of the Sign Control Board.

Motion to adopt the Sign Control Board Rules and Procedures

Movant: Bob Marstiller
Second: David Powers
Vote: 5:0 Motion passes

Staff explained the procedures required the board to appoint a chair, vice chair and a secretary.

Motion to appoint Alan Yore as Chair of the Sign Control Board

Movant: David Powers

Second: Bob Marsteller

Vote: 4:0:1 with Alan Yore abstaining from vote. Motion passes

Motion to appoint David Powers as Vice Chair of the Sign Control Board

Movant: Richard Keith

Second: Kevin Haywood

Vote: 5:0 Motion passes

Motion to appoint Kevin Haywood as the Secretary of the Sign Control Board

Movant: David Powers

Second: Richard Keith

Vote: 5:0 Motion passes

** The Board recessed from 6:36 p.m. to 6:45 p.m. pending the applicant's arrival

5. SPECIAL EXCEPTION REQUESTS

A. Custom Sign Creations

Consider A Request for a special exception to Article 13.01.011 of the City of Cedar Park Code of Ordinance: Sign Standards and Permits to allow two pylon signs instead of the required monument signs, to allow a sign height of twenty (20) feet instead of the required eight (8) feet, and to allow twelve (12) square feet of signage per tenant instead of the required eight feet.

Applicant: Custom Sign Creations; Agent: Andrew Leffler

Staff Resource Person: Mark Lewis, Building Inspections Director

1) Public Hearing

Mark Lewis, Building Inspections Director, explained the function of the Board. The City of Cedar Park Code of Ordinances, Section 13.01.023 authorizes the Sign Control Board, subject to certain restrictions, to grant special exceptions to ordinance requirements. Mr. Lewis addressed the restrictions and exception criteria in order for the Board to grant special exceptions. The applicant's request does not satisfy all the conditions necessary for the approval of the variance. Mr. Lewis briefly discussed the applicant's request.

Mr. Lewis stated the elements of the request are not responsive to the ordinance. The request to construct a pylon sign can not be approved under the special exception process. Pylon signs are a non-allowed type of signage that can only be allowed if the ordinance is amended by Council to allow this. Regarding the elements dealing with height and size, there

appears to be no hardship based on restricted area, topography or physical features of the subject property. Granting the exception would appear to impair the purpose and the intent of the sign ordinance.

Mr. Andy Leffler, Custom Sign Creations, addressed the Board regarding his written appeal for a variance of the sign ordinance. He stated a sign is needed for visibility for tenants. There are approximately six tenants. With the speed limit on RM 1431 a larger sign is needed for drivers to be able to see. Also, the adjacent shopping center has a larger sign and overshadows the area in question.

Peter Barlin, Owner, reiterated the current sign ordinance would be an issue with the speed of traffic on RM 1431. Also, patrons would need to drive down an incline, or hill, to enter the driveway into the complex. Drivers will be concentrating on the curb line, and not paying attention to small signage. The variance is to emphasis safety and visibility.

General Discussion followed regarding the request for a variance: items discussed were the first and second sign, size requirements of each and the location. The State requirements for signage on a state highway were addressed. Maximum height, pylon signs and the legal non-conforming sign of the adjacent complex were discussed. The proposed sign schematic was presented to the Board.

Mr. Barlin addressed the disadvantage of having to build up the 8ft distance to meet the road grade and addressed the expense of the foundation.

Mr. Lewis, Building Inspections Director, stated the ordinance is applied city-wide and includes other areas that have faced the same issue successfully.

Mr. Yore opened the Public Hearing for Citizen Comment.
No citizen comment was received and the Public Hearing was closed.

- 2) Consider action on special exception request.

Motion to deny the request for a pylon sign.

Movant: Richard Keith
Second: David Powers
Vote: 5:0 Motion passes

Mr. Lewis, addressed a point of clarification for the board regarding the grade level and street level measurements, and the height restrictions in the sign ordinance.

Motion to deny the applicant's request for a sign variance to allow for twenty feet in overall height.

Movant: Richard Keith
Second: David Powers
Vote: 5:0 Motion passes

Motion to deny the applicant's request for a tenant sign area of 12 sq. ft. per tenant.

Movant: David Powers
Second: Richard Keith
Vote: 5:0 Motion passes

6. BOARD MEMBER AND STAFF COMMENTS
Mr. Lewis sate the applicant has ten days to appeal the process. This must be filed with the City Secretary
7. ADJOURNMENT
Meeting adjourned at 7:40 p.m.

PASSED AND APPROVED THIS 1st DAY OF AUGUST, 2007

Alan Yore, Chair

ATTEST:

Kevin Haywood
Secretary

MINUTES
CITY OF CEDAR PARK SIGN CONTROL BOARD
SPECIAL CALLED MEETING
WEDNESDAY, AUGUST 1, 2007, 6:30 P.M.
CEDAR PARK LIBRARY - 550 DISCOVERY BOULEVARD

BOARD MEMBERS

RICHARD KEITH
BOB MARSTILLER

ALAN R. YORE, Chairman

DAVID POWERS
KEVIN HAYWOOD

ALTERNATES

KELLY TROY
VACANT

VACANT
VACANT

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1. CALL TO ORDER: 6:30 P.M.
Meeting called to order at 6:30 p.m.
Staff present: Mark Lewis, Building Inspections Director, and Duane Smith, Planning Director
 2. ROLL CALL
Four members
 3. APPROVAL OF MINUTES:
Motion from Chairman Yore to approve minutes from Special Called Meeting dated April 23, 2007.

Movant: David Powers
Second: Richard Keith
Vote: 4:0 Motion passes
 4. DISCUSSION AND POSSIBLE ACTION
NONE
 5. SPECIAL EXCEPTION REQUESTS
 - A. Cedar Park Regional Medical Center – 1401 Medical Parkway
Consider A Request for a special exception to Article 13.01.011 of the City of Cedar Park Code of Ordinance: Sign Standards and Permits to allow an increase in monument sign height from eight feet to 11 feet, four inches and an increase in sign area from 24 square feet to 48 sq ft.
Applicant: Cedar Park Regional Medical Center; Agent: David Klein
Staff Resource Person: Mark Lewis, Building Inspections Director
 - 1) Public Hearing
Mark Lewis, Building Inspections Director, explained the function of the Board. The City of Cedar Park Code of Ordinances, Section 13.01.023 authorizes the Sign Control Board, subject to certain restrictions, to grant special exceptions to ordinance requirements. Mr. Lewis addressed the restrictions and exception criteria in order for the Board to grant special

exceptions. Mr. Lewis stated that the applicant's request appears to satisfy all the conditions necessary for the approval of the special exception. Mr. Lewis briefly discussed the applicant's request.

Regarding the elements dealing with the height and size and the setback requirements, he agreed with the applicant that a hardship does apply in this case due to the unique property use and mentioning the overall concern for public safety.

Mr. David Klein, M.D, Cedar Park Regional Medical Center, addressed the Board regarding his written appeal for a special exception of the sign ordinance. He stated the exception is needed for visibility reasons in order for patients to locate the entrance to avoid a possible delay for needed medical treatment.

General Discussion followed: regarding the request for a special exception: items discussed were the adjacent properties, easement concerns, and demographics. The proposed sign schematic was presented to the Board.

Mr. Alan Yore opened the Public Hearing for Citizen Comment.
No citizens were present to comment and the Public Hearing was closed.

- 2) Consider action on special exception request.

Motion to approve the applicant's request for a special exception to the sign overall height of 11ft and area increase to 48 ft.

Movant: Richard Keith
Second: David Powers
Vote: 4:0 Motion passes

- B) Village Bell Shopping Center – 201 S. Bell Blvd.
Consider A Request for a special exception to Article 13.01.011 of the City of Cedar Park Code of Ordinance: Sign Standards and Permits to allow a reduction in setback for a monument sign.

Applicant: City of Cedar Park Staff
Staff Resource Person: Mark Lewis, Building Inspections Director

- 1) Public Hearing
Mr. Lewis stated the elements of the request are consistent with the ordinance standards. Regarding the elements dealing with the setback requirements, he stated a hardship does apply in this case due to the unique triangular shape of the property in addition to the elevation of the adjacent property limiting visibility of a sign. He also discussed the conditions that have changed in development in the area concerning odd shaped lots and elevation conditions. In addition, the new conforming monument sign would be replacing a legal non-conforming pole sign.

General Discussion followed: regarding the request for a special exception: items discussed were the visibility concerns, easement concerns, and demographics. The proposed sign schematic was presented to the Board.

Mr. Lewis, Building Inspections Director, stated the city staff is only recommending a not to exceed limit to allow a setback of not less than 2 ft. The overall height and area of the proposed sign does comply with the City's Sign Ordinance. Staff would be conducting a full review, therefore making sure that the sign would not encroach into any designated utility easements or right-of-way.

Mr. Alan Yore opened the Public Hearing for Citizen Comment.
No citizens were present to comment and the Public Hearing was closed.

- 2) Consider action on special exception request.

Motion to approve the applicant's request for a special exception to the reduction in setback not to exceed 2ft.

Movant: David Powers
Second: Kevin Haywood
Vote: 4:0 Motion passes

- C) Yello Corner School – 751 S. Bell Blvd.

Consider A Request for a special exception to Article 13.01.011 of the City of Cedar Park Code of Ordinance: Sign Standards and Permits to allow a reduction in setback for a monument sign.

Applicant: City of Cedar Park Staff

Staff Resource Person: Mark Lewis, Building Inspections Director

- 1) Public Hearing

Mr. Lewis stated the elements of the request are consistent with ordinance requirements and will help define access of the driveway. Regarding the elements dealing with the setback requirements, he stated a hardship does apply in this case due to the unique property conditions in addition to the topography of the lot, explaining that the lot sharply slopes towards the rear affecting the overall building placement on the property. He also discussed the flood plain that is located in the rear of the property.

General Discussion followed: regarding the request for a special exception: items discussed were the visibility concerns, easement concerns, and demographics. The proposed sign schematic was presented to the Board.

Mr. Lewis, Building Inspections Director, stated the city staff is only recommending a not to exceed limit to allow a setback of not less than 2 ft. The overall height and area of the proposed sign does comply with the City's Sign Ordinance. Staff would be conducting a full review, therefore

making sure that the sign would not encroach into any designated utility easements or right-of-way.

Mr. Alan Yore opened the Public Hearing for Citizen Comment.
No citizens were present to comment and the Public Hearing was closed.

- 2) Consider action on special exception request.

Motion to approve the applicant's request for a special exception to the reduction in setback not to exceed 2ft.

Movant: Richard Keith
Second: David Powers
Vote: 4:0 Motion passes

6. BOARD MEMBER AND STAFF COMMENTS

Mr. Lewis stated the applicant has ten days to appeal the process. This must be filed with the City Secretary.

Alan Yore made a request to move the board meetings to 6:45 due to the constraints in travel time getting to the regularly scheduled 6:30 meetings.

7. ADJOURNMENT

Meeting adjourned at 7:15 p.m.

PASSED AND APPROVED THIS 1st DAY OF AUGUST, 2007

Alan Yore, Chair

ATTEST:

Kevin Haywood
Secretary