



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 23, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: RQR-32956 - APPLICANT: LAMAR CENTRAL OUTDOOR -
OWNER: PARAMOUNT INVESTMENTS COMPANY**

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (U-0019-96).
2. This Special Use Permit shall be placed on an agenda closest to May 15, 2012 at which time the City Council may require the Off-Premise Sign (Billboard) be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign (Billboard) is removed.
3. The Off-Premise Sign (Billboard) and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign (Billboard).
4. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (U-0019-96) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is in response to a Required Review of an approved Special Use Permit (U-0019-96) for a 40-foot tall, 12-foot by 24-foot Off-Premise Sign (billboard) at 3227 Meade Avenue.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/28/80	The Board of Zoning Adjustment approved a request for a Variance (V-0055-80) to allow a watchmans apartment in an M zoning district on property located at 3227 Meade Avenue.
05/15/96	The City Council approved a request for a Special Use Permit (U-0019-96) for a 40-foot tall, 12-foot by 24-foot Off-Premise Sign (Billboard) at 3227 Meade Avenue. The Board of Zoning Adjustment recommended approval on 04/23/96.
<i>Related Building Permits/Business Licenses</i>	
06/19/96	A building permit (96012521) was issued for a 40-foot tall, 12-foot by 24-foot Off-Premise Sign (Billboard) at 3227 Meade Avenue. The permit was finalized on 10/15/96.
05/12/98	A building permit (98009937) was issued for a Non-Work Certificate of Occupancy at 3227 Meade Avenue, Suite #2A.
08/13/01	A building permit (01014648) was issued for a Non-Work Certificate of Occupancy at 3227 Meade Avenue, Suite #3A.
05/05/04	A building permit (04010932) was issued for a Non-Work Certificate of Occupancy at 3227 Meade Avenue, Suite #5A.
06/06/05	A business license (C11-07497) was issued for a Contractor at 3227 Meade Avenue, Suite #1B. The license is still active.
12/13/05	A business license (C11-07953) was issued for a Contractor at 3227 Meade Avenue, Suite #2A. The license is still active.
05/16/06	A business license (C11-07235) was issued for a Contractor at 3227 Meade Avenue, Suite #1A. The license is still active.
11/17/06	A business license (C11-07126) was issued for a Contractor at 3227 Meade Avenue, Suite #5A. The license is still active.
07/03/08	A business license (C11-08004) was issued for a Contractor at 3227 Meade Avenue, Suite #1A. The license is still active.
11/17/08	A business license (L33-01115) was issued for Lawn Maintenance Service at 3227 Meade Avenue, Suite #2A. The license is still active.

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<i>Pre-Application Meeting</i>
A pre-application meeting was not required, nor was one held.
<i>Neighborhood Meeting</i>
A neighborhood meeting was not required, nor was one held.

Field Check	
03/19/09	Staff conducted a field check of the subject site with the following observations: • The subject billboard had no embellishments, animated signage, or electronic displays. • The sign and supporting structure appeared in good condition • All structural elements have been properly screened from public view.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.04

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Offices	LI/R (Light Industry/Research)	M (Industrial)
North	Offices	LI/R (Light Industry/Research)	M (Industrial)
South	Warehouses	LI/R (Light Industry/Research)	M (Industrial)
East	Offices	LI/R (Light Industry/Research)	M (Industrial)
West	Mini-Storage Facility	LI/R (Light Industry/Research)	M (Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		Y
A-O (Airport Overlay) District (175 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

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DEVELOPMENT STANDARDS

Standards	Code Requirement	Provided	Compliance
Location	No Off-Premise Sign may be located within public right-of-way	Sign is not located in public right-of-way.	Y
Zoning	Off-Premise Signs are permitted in C-1, C-2, C-M, and M zoning districts only	The sign is located in an M (Industrial) zoning district.	Y
Area	No Off-Premise Sign shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	Sign is 288 square feet and does not have an embellishment.	Y
Height	No higher than 40 feet from grade at the point of construction: may be raised to a maximum of 55 feet with approval of the City Council if significantly obscured from view of travel lanes.	Sign is 40 feet tall	Y
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	Structural elements are properly screened from public view.	Y
Off-Premise Sign (Billboard)	At least 750 feet to another Off-Premise Sign along US-95 or at least 300 feet to another Off-premise Sign (if not along US-95)	Sign is located at least 300 feet from another Off-Premise Sign.	Y
Off-Premise Sign (Billboard)	At least 300 feet to the nearest property line of a lot in any R or U zoned districts.	Sign is at least 300 feet from property zoned for residential use.	Y
Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	The sign is permanently secured to the ground and is not located on property zoned for residential use.	Y

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ANALYSIS

This is the first request for a Required Review of an approved Special Use Permit (U-0019-96) for a 40-foot tall, 12-foot by 24-foot Off-Premise Sign (Billboard) at 3227 Meade Avenue. A research of the building permit activity revealed that a sign permit (96012521) was issued for the installation of a billboard sign, which received a final inspection on 10/15/96 under the address of 3227 Meade Avenue. During a site inspection, staff found the sign and supporting structure in good condition. There have been no significant changes in the surrounding land use since the installation of the sign.

FINDINGS

The sign is located in an M (Industrial) zoning district and is not within the Off-Premise Sign Exclusionary Zone. The sign and supporting structure are in good condition and are being properly maintained. Staff finds there is no adverse impact regarding the continued use of the sign at this time; therefore, staff recommends approval, subject to a three-year review.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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NOTICES MAILED 414

APPROVALS 0

PROTESTS 0