REGULAR MEETING MINUTES
PLANNING & ZONING COMMISSION
WORK SESSION AND REGULAR MEETING
CITY OF LANCASTER, TEXAS
TUESDAY, October 20, 2015, 7:00 P.M.

CALL TO ORDER:
The City Planning and Zoning Commission of the City of Lancaster, Texas met in the Council Chambers at City Hall on October 20, 2015 at 7:00 p.m. with a quorum to-wit:

COMMISSIONERS

LAWRENCE PROTHRO, VICE CHAIR
TOM BARNETT, JR., COMMISSIONER
RACHEAL HILL, COMMISSIONER

CITY STAFF

RONA STRINGFELLOW	**PLANNING CONSULTANT**
FABRICE KABONA	**ACTING DIRECTOR**
JULIE DOSHER	**CITY ATTORNEY**

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

Chair Prothro invited anyone wishing to speak to come forward stated their name and address. He informed that citizens will be allowed to speak only on matters included on the agenda. Each speaker will be allowed to speak for three (3) minutes.

There were no citizen comments.

ACTION ITEM

1. Consider approval of minutes from the Planning and Zoning Commission meetings held on September 1st, and June 30th, October 21st, August 19th of 2015. January 14, 2014, November 5, 2013, September 24, September 3, and October 1st, August 8th, August 6th and July 2, 2013.

   Chair Prothro entertained a motion.

A motion was made by Chair Prothro and seconded by Commissioner Barnett to approve the meeting minutes.

AYES: Prothro, Barnett and Hill
NAYES: None

The motion carried 3-0.

PUBLIC HEARING

2. Discuss and consider an application rezoning request from LI Light Industrial and AO Agricultural Open Space to a PD Planned Development on approximately 59 acres on the NW corner of Danieldale Road and North Houston School Road further described as Abstract Silas B. Runyon 1199.

Commissioners received the staff report presentation from Brian Guenzel, Planning Consultant and addressed questions brought forward by the Commissioners. During the presentation, Mr. Guenzel identified three design issues:

1) Maximum height of the building;
2) Truck court oriented along thoroughfare; and
3) Articulation both horizontal and vertical.

Commissioners received a presentation from the applicant, Brad Copeland, and addressed questions brought forward by the Commissioners.

Chair Prothro requested that the sidewalks be added along the Danieldale, Houston School Road, and Southpointe sides of the building.

Chair Prothro opened the public hearing and asked if anyone wished to speak either in favor or in opposition of item #2.

Two Lancaster residents spoke in favor of the item. No one spoke against it.

Attorney Dosher summarized the conditions upon which the board would approve the application as follows:

- Add sidewalks along Danieldale, Houston School Road, and Southpointe
- Revise the burm to create line of sight above the truck doors from the southbound lanes along Houston School Road.
- Developers and the City shall come to a mutually acceptable agreement regarding acceleration and declaration turn lanes at property entry points along Houston School Road.

There being no questions, Chair Prothro entertained a motion to close the public hearing.

A motion was made by Commissioner Barnett and seconded by Commissioner Hill.

AYES: Prothro, Barnett, Hill
NAYES: None

The motion carried 3-0.

Chair Prothro invited the opportunity for discussion. There being no further discussion, Chair Prothro entertained a motion to provide a recommendation.

A motion was made by Commissioner Hill to approve Z15-05 with stated conditions and seconded by Commissioner Barnett.

AYES: Prothro, Barnett, Hill
NAYES: None

The motion carried 3-0.

With no further questions, Chair Prothro entertained a motion to adjourn.

A motion was made by Commissioner Barnett and seconded by Commissioner Hill.

AYES: Prothro, Barnett, Hill
NAYES: None

The motion carried 3-0.

The meeting adjourned at 8:15 p.m.

Lawrence Prothro, Chair

ATTEST

Fabrice Kabona, Acting Director