



**REGULAR MEETING MINUTES
PLANNING & ZONING COMMISSION
CITY OF LANCASTER, TEXAS
TUESDAY, AUGUST 6, 2013**



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CALL TO ORDER:

Chair Wright called the meeting to order at 7:00 p.m. on August 6, 2013.

COMMISSIONERS

**QUINNIE WRIGHT, CHAIR
JAMES MITCHELL - ABSENT
LAWRENCE PROTHRO, VICE CHAIR
GENEVIVE ROBINSON - ABSENT
TOM BARNETT**

CITY STAFF

RONA STRINGFELLOW

**SURUPA SEN
JULIE DOSHER**

**MANAGING DIRECTOR OF PUBLIC
WORKS/DEVELOPMENT SERVICES
SENIOR PLANNER
CITY ATTORNEY**

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

City Attorney, Julie Doshier clarified that anyone willing to speak may speak during the Citizens Comment section or if they chose to speak on the zoning change and comprehensive plan amendment request they may do so during the Public Hearing as well.

Jeff Melcher, 1520 Golden Grass, spoke against the zoning change request.

PUBLIC HEARING

1. **Z13-01** Conduct a Public Hearing and consider a comprehensive plan amendment to Light Industrial (LI) and a rezoning request from PD-MU, Planned Development-Mixed Use to PD-LI – Planned Development-Light Industrial. The property is located at North-West corner of Telephone Road and N Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas.

Senior Planner Surupa Sen introduced the item.

Senior Planner Surupa Sen gave a presentation stating that the applicant is requesting a zoning change from Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI). The property is located on the northwest corner of Telephone Road and Dallas Avenue. The property contains 251.31 acres of land and is currently undeveloped.

Ms. Sen informed Commission that on Wednesday, July 24, 2013, a notice for this public hearing appeared in the Focus Daily Newspaper. Notifications of this public hearing were mailed to all property owners that are within 200 feet of the subject property on July 24, 2013. Zoning signs were placed on the subject property. Of the one hundred and thirty-four (134) property owner notifications mailed, two (2) responses have been received in favor of



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this request and two (2) in opposition of this request. This application was postponed at the July 2nd Planning and Zoning Commission meeting. The application was scheduled again for July 23rd Planning and Zoning Commission meeting that got cancelled. Two public hearings were scheduled and notices were sent out accordingly. During these notice processes, a total of twelve (12) responses were received in favor of this request and thirteen (13) in opposition of this request.

A property owner who does not reside within the 200' notification area had requested a blank copy of the hearing notification and has gathered and submitted to the City 20 opposition responses for the July 2nd hearing and 24 opposition responses for the July 23rd public hearing.

Ms. Sen presented the application based on the Lancaster Development Code criteria, 1) Consistency with the Comprehensive Plan, 2) Potential Impact on Adjacent Development, 3) Availability of Utilities and Access, 4) Site Conditions, and 5) Timing of Development.

Ms. Sen discussed several aspects of the proposal in detail. The PD Ordinance has prohibited truck access on Telephone Road or Dizzy Dean Road. Enhanced setback, between 70 – 150 feet on the Telephone Road and Dizzy Dean Road side, two staggered rows of street trees, 3'-1' berm have been proposed to mitigate traffic, noise, and visual impact.

Chair Wright asked if there were any questions of staff. None were asked.

Commissioner Barnett enquired who will be maintaining the wood fence. Ms. Sen clarified that the wood fence, masonry fence, landscaping will be maintained by the property owners in perpetuity.

Chair Wright allowed the applicant to present their request to Commission.

Applicant, Mike Anderson, White Property Company explained the hardship they have been experiencing marketing this property for residential development. The main reason is that the property falls under Dallas ISD and prospective home builders are not interested in developing residences within Dallas ISD. The property owners even tried to move this property to Lancaster ISD but the request wasn't approved by state.

Kevin Kessler, 1999 Bryan Street, Jacobs Engineering presented the technical and economic factors related to this project. Job creation was discussed through this project.

Commissioner Prothro asked if the estimated job creation shall be concentrated within Lancaster residents. Applicant clarified that most of these newly created jobs will be for Lancaster residents.

Commissioner Barnett asked regarding the sidewalk along Telephone Road and Dizzy Dean Road. City Attorney Julie Doshier clarified that the Commission can put the recommendation on sidewalks in their motion.



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Chair Wright asked if there were any further questions of applicant or staff. None were asked. Chair Wright opened the public hearing.

- Vic Buchanon, 1243 Margaret Court spoke in favor of the application.

Following Citizens spoke in opposition of the request:

- Nancy Moffett, 2105 N Houston School Road
- Deborah Jackson, 1320 Bumble Bee Drive
- Casandra McCroy, 3133 Crimson Clover
- Chloe Riffin, 1123 Cresthaven Drive
- Thomas Owen, 1072 Bumble Bee
- Gregory Hutchinson, 2921 Paint Brush
- David L. Thomas, 1014 Hollow Oak
- William Purcell, 1020 Badger Run
- Jeff Melcher, 1520 Golden Grass
- Diana Melcher, 1520 Golden Grass
- Tyrone Echols, 1525 Honey Bee
- Frances Jordan, 1035 Mayflower Lane

After the citizens spoke the applicant was allowed for rebuttal.

Chair Wright entertained a motion to close the public hearing.

**VICE CHAIR PROTHRO MADE THE MOTION TO CLOSE THE PUBLIC HEARING,
SECONDED BY COMMISSIONER BARNETT.**

AYES: BARNETT, PROTHRO, WRIGHT

NAYES: NONE

THE MOTION CARRIED 3-0.

Chair Wright asked if there were any further questions of applicant or staff. None were asked.

Chair Wright entertained a motion.

**VICE CHAIR PROTHRO MADE THE MOTION TO APPROVE Z13-01, WITH STIPULATIONS
THAT THE MASONRY WALL BE BUILT ALONG TELEPHONE ROAD AND DIZZY DEAN
ROAD AND SIDEWALK BE BUILT ALONG TELEPHONE ROAD AND DIZZY DEAN ROAD,
SECONDED BY COMMISSIONER BARNETT.**

AYES: BARNETT, PROTHRO, WRIGHT

NAYES: NONE

THE MOTION CARRIED 3-0.



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Chair Wright entertained a motion to adjourn.

A MOTION TO ADJOURN WAS MADE BY VICE CHAIR PROTHRO AND SECONDED BY COMMISSIONER BARNETT TO ADJOURN.

**AYES: BARNETT, PROTHRO, WRIGHT
NAYES: NONE**

THE MOTION CARRIED 3-0

Meeting was adjourned at 8:35 p.m.

A handwritten signature in blue ink, appearing to read 'Quinnie Wright', written over a horizontal line.

Quinnie Wright, Chair

ATTEST

A handwritten signature in blue ink, appearing to read 'Surupa Sen', written over a horizontal line.

Surupa Sen, Senior Planner