



**REGULAR MEETING MINUTES
PLANNING & ZONING COMMISSION
CITY OF LANCASTER, TEXAS
TUESDAY, JUNE 30, 2015**



CALL TO ORDER:

Chair Prothro called the meeting to order at 7:02 p.m. on June 30, 2015.

COMMISSIONERS

**LAWRENCE PROTHRO, CHAIR
MARVIN EARLE
RACHEAL HILL
TOM BARNETT JR.
GENEVIEVE ROBINSON - absent**

CITY STAFF

**MIKE GRACE, AICP
JULIE DOSHER**

**DIRECTOR OF DEVELOPMENT SERVICES
CITY ATTORNEY**

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

ACTION

Chair Prothro explained the process and rules for the public to speak regarding public hearings.

1. **Z15-02 - Conduct a Public Hearing and Consider an amendment to the Future Land Use Map and a rezoning request from SF-4 – Single Family Residential to TH-16 Town House residential detached on the addresses of 1616-1642 W. Main Street located within the Enchanted Forest Subdivision, Block H, Lots 1-5, within the City of Lancaster, Dallas County, Texas.**

Director of Development Services Mike Grace gave the Staff presentation. He explained that the Planning and Zoning Commission held a May 14, 2015 Work Session to discuss the above proposed zoning request and provided direction to staff to move forward with the rezoning request ahead of the adoption of the updated Comprehensive Plan in the Fall of 2015. He also noted that the City of Lancaster is currently in the process of updating its Comprehensive Plan with an expected Fall 2015 completion and adoption.

Member Earle asked what variables staff used to evaluate the request.

Director Grace explained that compatibility with surrounding uses, current Comprehensive Plan designation of low single-family uses, higher density nature of town home uses and that an approved zoning request would create a conflict with the current Comprehensive Plan. He also explained that changes to the land use designation are not expected for this location in the forthcoming update to the Comprehensive Plan.

Chair Prothro asked if there were any questions for staff. None were asked.



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Chair Prothro then asked if the applicant was present.

Chair Prothro opened the Public Hearing.

Chair Prothro then asked if anyone wanted to speak in favor of the proposal. No one speak in favor.

Chair Prothro then asked if anyone wanted to speak in opposition.

8 residents spoke in opposition.

Chair Prothro stated if no one else wished to speak Chair would entertain a motion to close the public hearing.

COMMISSIONER EARLE MADE MOTION TO CLOSE, 2ND BY COMMISSIONER BARNETT.

AYES: EARLE, BARNETT, HILL, PROTHRO

NAYES: NONE

Chair Prothro stated that public hearing has been closed.

Chair Prothro asked if there were any questions of staff, applicant or the public speakers. Commissioner Hill asked if the subject area is still being planned as being read as a low density area in the Comprehensive Plan update.

Director Grace confirmed that it is.

Chair Prothro asked if the Commission had any discussion; Commissioner Barnett suggested that they continue forward with low density for the subject area.

Chair Prothro that the city has been working on an update to the Comprehensive Plan and they should not deviate from a plan that's still in the process of being updated.

Attorney Julie Doshier stated that a motion for approval or denial of the zoning request was needed.

Chair requested a motion to recommend approval or denial Z15-02.

COMMISSIONER EARLE MADE MOTION TO ACCEPT STAFF'S RECOMMENDATION TO DENY THE APPLICATION. COMMISSIONER HILL SECONDED.

AYES: EARLE, BARNETT, HILL, PROTHRO

NAYES: NONE

THE MOTION CARRIED 4-0.

Commissioner Earle noted that he lived in the general vicinity, but still voting.



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Chair asked for motion to adjourn.

COMMISSIONER BARNETT MADE MOTION TO ACCEPT STAFF'S RECOMMENDATION TO DENY THE APPLICATION. COMMISSIONER EARLE SECONDED.

**AYES: EARLE, BARNETT, HILL, PROTHRO
NAYES: NONE**

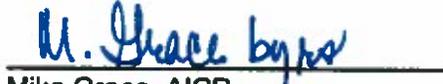
THE MOTION CARRIED 4-0.

Meeting was adjourned at 7:22 p.m.



Lawrence Prothro, Chair

ATTEST



Mike Grace, AICP
Director

