



REGULAR MEETING MINUTES
PLANNING & ZONING COMMISSION
CITY OF LANCASTER, TEXAS
TUESDAY, JUNE 7, 2016



CALL TO ORDER:

Chair Earle called the meeting to order at 7:00 p.m. on June 7, 2016.

COMMISSIONERS

MARVIN EARLE - CHAIR
LAWRENCE PROTHRO, VICE CHAIR - Absent
ISABEL AGUILAR
RACHEAL HILL - Absent
CYNTHIA JOHNSON

CITY STAFF

RONA STRINGFELLOW
DEBORAH BUNTON

ASSISTANT CITY MANAGER
DEVELOPMENT SERVICES

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

NO COMMENTS WERE MADE

CONSENT AGENDA:

1. Approval of minutes from the Planning & Zoning Commission held May 2, 2016.
2. HLPC 16-05 Discuss and Consider a Certificate of Appropriateness to replace the windows and siding located at 203 West 4th Street.

A MOTION WAS MADE BY COMMISSIONER AGUILAR SECONDED BY COMMISSIONER JOHNSON TO APPROVE THE CONSENT AGENDA.

AYES: EARLE, AGUILAR, JOHNSON

NAYS:

THE MOTION CARRIED 3- 0.

PUBLIC HEARING:

3. **Z 16-03** Conduct a Public Hearing and Consider a rezoning request from R-Retail to LI-Light Industrial. The property contains 4.66 acres on the northwest corner of Wintergreen Road and North Houston School further described in the William Howerton Survey, Abstract Number 559, Dallas County, Texas, with said 4.66 acre tract being a portion of that certain tract of land as conveyed to Sandy/Mac Partners, Ltd., as recorded in Volume 2000046, Page 2036, Deed Records, Lancaster, Dallas County, Texas.

ACM Stringfellow provided the staff report. This is a request for a change in zoning from R-Retail to LI-Light Industrial for a 4.66 acre parcel. Pursuant to the Lancaster Development Code we are reviewing a zoning change utilizing five considerations when making a zoning change.

The first item is the consistency with the Comprehensive Plan. This zoning map identifies this site as Retail. The proposed change in zoning is not in compliance with the existing Comprehensive Plan designation for this parcel; however, the City has been in the process of updating the Comprehensive Plan and the area is recommended to be suitable for Light Industrial uses as well as mixed uses. This plan is in the draft form. The change in designation would be a natural extension of the existing Industrial designation in the areas along Houston School Road and Wintergreen Road. The Comprehensive Plan serves as a guide for future development, and as such, can be changed to accommodate the proposed change in zoning application should the Commission choose to recommend approval.

The potential impact on adjacent development is the next criteria. The properties to the north and west remain undeveloped, while there is a new residential subdivision to the east of the subject site. This subdivision is on the opposite side of Houston School Road, which has a 120-foot right-of-way and a 6-foot high screening wall on its western perimeter, which mitigates the impacts generated by the traffic on Houston School Road. Based upon a site visit and the variables listed above, staff does not foresee any potential negative impacts upon adjacent properties or developments because of this zoning application. In addition, the applicant would be responsible for providing screening in this area.

In evaluating availability of utilities and access, the subject site is located at the intersection of Houston School Road and Wintergreen Road, both of which are classified as major arterials in the Master Thoroughfare Plan. The subject site can be provided utilities from either Houston School Road or Wintergreen Road. Since this site can be accessed from two streets, the availability of utilities and access is sufficient for this site.

In evaluating site conditions such as vegetation, topography and flood plain, this site is developable because it is primarily an open flat field. A portion of the 100-year flood plain does pass through the site, but this will not keep this site from being developed.

In evaluating the timing of development as it relates to Lancaster's Capital Improvement Plan, Houston School Road has been improved and Wintergreen Road is scheduled to be improved over the next couple of years. The City will start improvements on Wintergreen Road sometime in 2018.

In conclusion, based upon an analysis of the five (5) considerations, staff has concluded that the proposed application will not have a negative impact upon the community, and that the proposed application meets the change in zoning application criteria Pursuant to Section 14.1101 of the Lancaster Development Code.

In this case staff recommends approval of the application.

Chair Earle, asked the Commissioners if they had any questions for City staff.

Commissioner Aguilar asked at the intersection of Wintergreen and Houston School Road is all this land classified as R- Retail and we are trying to move to LI- Light Industrial. ACM Stringfellow stated that is correct.

Commissioner Johnson asked in reference to the south side of the site, next to the Family Dollar is this Light Industrial. ACM Stringfellow stated that the land on Wintergreen is Retail.

Commissioner Aguilar asked if changing this zoning goes against the City's Comprehensive Plan. ACM Stringfellow stated that currently the City's Comprehensive plan is retail but when there are zoning requests, applicants can apply for an update to the Future Land Use Plan and their request can be made to the City and this committee.

Clyde Hargrove, 1350 Marlin Road, Lancaster, Texas provided an overview of the zoning request. This layout fits with the industrial land use that is already in the city. Mr. Hargrove stated he is a general partner of this property on Houston School Road and has owned this land for over 20 years and thinks that this would be a great fit for the entire northwest area of Houston School Road.

Chair Earle asked what type of landscaping amenities would this offer to the potential homeowners. Mr. Hargrove stated that in the site submittal he would include landscaping and berms the area.

Commissioner Johnson asked about the community and how this development will impact the neighborhood as well as traffic issues on Houston School Road. Additionally, she expressed concern about the services, traffic to the homes and school in this area. Mr. Hargrove stated that all of the area will be Light Industrial and not Retail development in this area which requires less services and traffic flow.

Chair Earle opened the public hearing and invited anyone to speak either in favor or against this request.

In opposition:

Angela Murphy, 2027 Stonewood, Lancaster, Texas stated her concern of how this will impact the community. Ms. Murphy is also concerned about the additional traffic in this area and how it will impact her house value. Chair Earle, asked Ms. Murphy when she purchased her home how many warehouses were located in the area. Ms. Murphy stated that only one warehouse in the area when she purchased her home.

Commissioner Johnson asked Mr. Hargrove if he is requesting any rebates in similar process of other areas. ACM Stringfellow stated that this request would be better answered through the Economic Development Department. This consideration is for the zoning but there are some incentives in order to locate businesses. Commissioner Aguilar asked is the zoning change for Light Industrial. ACM Stringfellow stated that this is correct.

A MOTION WAS MADE BY CHAIR EARLE TO CLOSE THE PUBLIC HEARING. A MOTION WAS MADE BY COMMISSIONER AGULAR AND SECONDED BY CHAIR EARLE TO APPROVE Z 16-03.

AYES: EARLE, AGUILAR

NAYS: JOHNSON

THE ITEM PASSED 2 to 1.

ACTION ITEMS

4. **PS 16-04** Consider a Final Plat for Southpointe Corporate Center Lots 1, 2, and 3, Block 2 and Lot 3R, Block 1 of land situated in the Silas B. Runyon Survey, Abstract No. 1199, City of Lancaster, Dallas County, Texas. The property is generally located approximately 1,411 feet West of the Intersection of Houston School Road and Southpointe Drive.

ACM Stringfellow provided the staff report. This is a request to plat Lots 1, 2, and 3, Block 2 and Lot 3R, Block 1, in which two industrial buildings are located within the Southpointe Corporate Center. The plat is generally in conformance with the preliminary plat. There is access into the site from Southpointe Drive, off of Houston School Road and Corporate Drive eastbound along the I-20 service road. Staff recommends approval of the plat.

The applicant is in attendance and can address any questions that the commission has for the applicant.

Brian Satagaj, 3803 Parkwood Boulevard, Suite 800 Frisco, Texas 75034 and I am the Civil Engineer on the project. The two buildings have already been finalized and have met the requirements.

A MOTION WAS MADE BY COMMISSIONER AGULAR AND SECONDED BY COMMISSIONER JOHNSON TO APPROVE PS 16-04.

AYES: EARLE, AGUILAR, JOHNSON

NAYS:

THE ITEM PASSED 3 to 0.

5. **PS 15-18** Consider a Final Plat for Southpointe Addition Lot 1A, Block A being a replat of Lot 1 and Lot 2, of land situated in the Contract Freighters, Inc. Addition being a 58.206 Acre tract out of the Silas B. Runyon, Abstract No. 1199, City of Lancaster, Dallas County, Texas. The property is generally located approximately 1,287 feet West of the Intersection of Houston School Road and Daniieldale Road.

ACM Stringfellow provided a staff report. This property used to be Conway Trucking Company and this is a request to approve the final plat for Southpointe Addition, Lot 1R, Block A. A total of 58.206 acres of land is being platted into 2 lots. The subject property is regulated under LI – Light Industrial.

This property is currently under construction for two industrial buildings. The plat is generally in conformance with the preliminary plat. The property has access from Daniieldale Road, which is currently under re-construction. Staff recommends approval of the plat as presented. The Planning and Zoning Commission has the final approval authority and can any questions.

Commissioner Aguilar asked in reference to the previous denial in June 2010 was because of the trucking company. ACM Stringfellow confirmed that this is correct. Commissioner Johnson asked what types of business will be coming into Lancaster. ACM Stringfellow stated that the business will be Light Industrial and not sure of the company that will be moving into this location.

A MOTION WAS MADE BY COMMISSIONER AGULAR AND SECONDED BY COMMISSIONER JOHNSON TO APPROVE PS 15-18.

AYES: EARLE, AGUILAR, JOHNSON

NAYS:

THE ITEM PASSED 3 to 0.

6. **PS 16-05** Consider a Final Replat for Van Trust I-20 Logistics Addition Lots 5 and 6, Block A, Being 17.756 Acres of land situated in the Smith Elkins Survey, Abstract No. 430, being a RePlat of Lot 1, Block A of the Ridge Logistics Center, City of Lancaster, Dallas County, Texas. The property is generally located on the Northeast corner of Telephone Road and Dallas Avenue (S.H. 342).

ACM Stringfellow provided the staff report. This is a request to Final replat Lots 5 and 6, Block A, VanTrust, I-20 Logistics Addition. A total of 17.756 acres of land is being platted into 2 lots in conformance with a recent survey. The subject site is regulated under R-Retail and LI-Light Industrial zoning standards.

Currently this property is undeveloped and a portion of this plat is generally in conformance with the preliminary plat. The property has access from North Dallas Avenue and Balmorhea Drive. The applicant is in attendance and can address any questions that the commission has for the applicant.

Jeffrey Dolian, 12750 Merit Drive, Suite 1000 Dallas, Texas and is the Developer on this project. Commissioner Johnson asked in terms of the landscaping with this request. ACM Stringfellow stated that this is the plat process to outline the lots and the streets and the development code in which all applicants must abide by. Including the entire infrastructure process is provided by the developer and they must address a development code.

Commissioner Aguilar asked in reference to the easements and why are the lots separated. ACM Stringfellow stated that it is a state regulated process.

A MOTION WAS MADE BY COMMISSIONER AGULAR AND SECONDED BY COMMISSIONER JOHNSON TO APPROVE PS 16-05.

AYES: EARLE, AGUILAR, JOHNSON

NAYS:

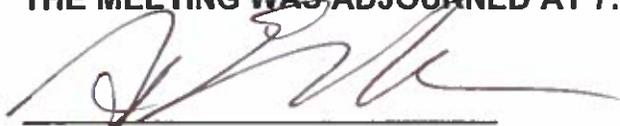
THE ITEM PASSED 3 to 0.

A MOTION WAS MADE BY COMMISSIONER AGUILAR AND SECONDED BY COMMISSIONER JOHNSON TO ADJOURN THE MEETING.

AYES: EARLE, AGUILAR, JOHNSON
NAYS: JOHNSON

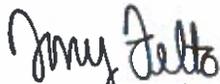
THE MOTION CARRIED 3 to 0.

THE MEETING WAS ADJOURNED AT 7:48 P.M.



Marvin Earle, Chair

ATTEST



fn Rona Stringfellow Assistant City Manager