



REGULAR MEETING MINUTES
PLANNING & ZONING COMMISSION
CITY OF LANCASTER, TEXAS
TUESDAY, JULY 12, 2016



492

CALL TO ORDER:

Commissioner Hill called the meeting to order at 7:00 p.m. on July 12, 2016.

COMMISSIONERS

MARVIN EARLE – CHAIR - Absent
LAWRENCE PROTHRO, VICE CHAIR - Absent
ISABEL AGUILAR
RACHEAL HILL (CHAIR PRO TEM)
CYNTHIA JOHNSON

CITY STAFF

RONA STRINGFELLOW
DEBORAH BUNTON

ASSISTANT CITY MANAGER
BOARD SECRETARY

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 June 7, 2016.

A MOTION WAS MADE BY COMMISSIONER AGUILAR SECONDED BY COMMISSIONER JOHNSON TO APPROVE THE MINUTES AS SUBMITTED.

AYES: HILL, AGUILAR, JOHNSON
NAYS:

THE MOTION CARRIED 3- 0.

PUBLIC HEARING:

2. **Z 16-06** Conduct a public hearing and consider an Amendment to the City of Lancaster's Comprehensive Plan's Future Land Use Map from agricultural uses to uses suitable for light industrial and a rezoning request from A-O Agricultural-Open to LI Light Industrial. The property is approximately 19.676 acres of land that is located on the south side of Wintergreen Road just west of the intersection of Houston School Road and Wintergreen Road. The legal description of the property is Tract I and Tract II of First Baptist Church of Dallas located in the Maraday Parks Survey, Abstract No. 1120, Lancaster, Dallas County, Texas.

ACM Stringfellow read the Staff Report into the record and states the applicant would like to postpone this case to the August 2, 2016 Planning and Zoning Commission meeting to allow additional time to review the update to the pending Comprehensive Plan. Staff would like the Commission to postpone the public hearing until that date.

Commissioner Aguilar asked what the future plans for this property are.

ACM Stringfellow noted that the current zoning of this property is Agriculture-Open Space. The new Comprehensive Plan that is not yet adopted shows this property as Suburban Mixed-Use, because we have had several meetings on this Comprehensive Plan and have all indicated that this property should be Suburban Mixed-Use and not Light Industrial.

Commissioner Aguilar noted that there is another property across the street for Bus Storage as well. Do they want to expand?

ACM Stringfellow responded Dallas County is currently seeking another property to lease their Bus Storage Facility from. They do not currently own the property across the street where the current facility is located. They are looking to expand to a couple of different sites.

Commissioner Hill asked what the schedule is for the Comprehensive Plan.

ACM Stringfellow mentioned we are looking at a joint work session of the Planning and Zoning Commission and City Council in August and potentially a Planning and Zoning Commission meeting in August and then City Council in September but we are still ironing out those dates with the consultant.

Commissioner Johnson asked if there was a draft of the Comprehensive Plan.

ACM Stringfellow responded yes there is, and it be sent out prior to the Joint Work Session.

Commissioner Hill asked that while she understands that there is an update of the Comprehensive Plan coming but what does the current Comprehensive Plan say about this property.

ACM Stringfellow responded by saying that the current Comprehensive Plan states it is appropriate for this property to be zoned Light Industrial.

Commissioner Aguilar asked what the potential negative impacts are.

ACM Stringfellow mentioned that there was a little piece of property that is just north of here that was Retail but the property was zoned Light Industrial and several of comments were made to staff through the City Council meeting and other citizens. Without having something that was uniquely suited through a Planned Development District it was very difficult to regulate the use. You could have Commercial Uses which could be your local convenience store, which is allowed in Light Industrial or you could have a Light Manufacturing Facility that could have some uses that are not necessarily conducive to being adjacent to Residential.

Commissioner Johnson asked a question regarding the property zoning south of Wintergreen Road. We discussed previously that no Warehousing/Industrial uses would be south of Wintergreen Road. Where did that information come from?

ACM Stringfellow responded saying that information came from the Comprehensive Plan update.

Commissioner Aguilar stated that currently that land is owned by First Baptist Church Dallas. Obviously right now the land doesn't bring any property value. If it becomes another bus facility what would that bring?

ACM Stringfellow stated it would depend on the look and how large the office area is. The office space requirement previously was smaller but the new one has larger requirements.

Commissioner Johnson will this item have the same item number when it comes back to us?

ACM Stringfellow stated it will have the same item number; we will bring forward more information regarding the Comprehensive Plan update because we will provide it to the applicant this evening.

Commissioner Johnson asked what type of bus facility this would be.

ACM Stringfellow responded it will be for Dallas County school buses.

Commissioner Aguilar asked if the Dallas County school buses are owned by a government entity.

ACM Stringfellow responded yes it is, and while one government entity cannot deny use to another government entity this property is being owned by First Baptist Church Dallas therefore the negative impact applies to them and not the governmental entity.

Karl Crowley, 900 Jackson Street, Dallas TX, I am not going into a long presentation because we are asking for it to be deferred but if you have any questions I would be happy to answer those at this time.

A MOTION WAS MADE BY COMMISSIONER AGUILAR AND SECONDED BY COMMISSIONER JOHNSON TO CONINUE THE PUBLIC HEARING TO AUGUST 2, 2106.

AYES: HILL, AGUILAR, JOHNSON

NAYS:

THE MOTION PASSED 3 to 0.

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

AYES: HILL, AGUILAR, JOHNSON

NAYS:

THE MOTION CARRIED 3 to 0.

THE MEETING WAS ADJOURNED AT 7:19 P.M.



Marvin Earle, Chair

ATTEST



for Rona Stringfellow, Assistant City Manager

