

CALL TO ORDER:

Commissioner Hill called the meeting to order at 7:01 p.m. on February 7, 2017.

COMMISSIONERS

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

CITY STAFF

SAMANTHA GOWANS
KELLEY FRAZIER
SHAI ROOS
BESTER MUNYARADZI
EMMA CHETUYA

CITY ATTORNEY
DEVELOPMENT COORDINATOR
PLANNING CONSULTANT (STANTEC)
SENIOR PLANNER
PLANNER

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. Consider approval of minutes from the December 13, 2016 meeting.
2. HLPC 17-01 Discuss and Consider a Certificate of Appropriateness to repair, replace and extend the existing concrete driveway at the property located at 508 North Dallas Avenue.

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

**AYES: AGUILAR, HILL, JOHNSON
NAYS: NONE**

THE MOTION CARRIED 3 to 0.

PUBLIC HEARING:

3. Z16-12 Conduct a Public Hearing and consider a rezoning request from SF-6 Single Family Residential to NS Neighborhood Service at 1009 Lancaster Hutchins Road, Lancaster, TX, consisting of an approximately 1.46-acre tract, being a portion of Lots 4 and 5, Eastside Acres Addition, Lancaster, Dallas County, Texas.

Shai Roos read the staff report into record.

Ambros Awanni with Apostolic Truth Church, the applicant, explained how this facility would not only be a church but it would also house a GED program along with Drug and Alcohol Counseling and after school tutoring for students to help the citizens of Lancaster.

Alfred Wiley, 1774 Willet Drive Lancaster stated that if there are already churches on this street in this zoning along with the other community uses then why isn't this use going to be allowed.

Tom Barnett – the neighborhood isn't opposed to another church, it is the changing of the Single Family District to a Neighborhood Services District and all the other uses that would be allowed at that location.

A MOTION WAS MADE BY COMMISSIONER JOHNSON AND SECONDED BY COMMISSIONER AGUILAR TO CLOSE THE PUBLIC HEARING.

**AYES: HILL, AGUILAR, JOHNSON
NAYS: NONE**

THE MOTION CARRIED 3 to 0.

Commissioner Hill stated that since we now have an adopted Comprehensive Plan we need to make sure we follow that plan and avoid the problems what we have had in the past with spot zoning.

Commissioner Aguilar mentioned while the type of assistance they are trying to provide while not part of the request are necessary services in our city and would be helpful in another district where it is currently allowed.

A MOTION WAS MADE BY COMMISSIONER JOHNSON AND SECONDED BY COMMISSIONER AGUILAR TO RECOMMEND DENIAL OF THE REZONING REQUEST FROM SF-6 SINGLE FAMILY RESIDENTIAL TO NS NEIGHBORHOOD SERVICE AT 1009 LANCASTER HUTCHINS ROAD, LANCASTER, TX, CONSISTING OF AN APPROXIMATELY 1.46-ACRE TRACT, BEING A PORTION OF LOTS 4 AND 5, EASTSIDE ACRES ADDITION, LANCASTER, DALLAS COUNTY, TEXAS.

**AYES: HILL, AGUILAR, JOHNSON
NAYS: NONE**

THE MOTION CARRIED 3 to 0.

4. Z16-13 Conduct a Public Hearing and consider a Specific Use Permit (SUP) for a car wash at 2665 North Dallas Avenue, Lancaster, TX, consisting of an approximately 0.097acre tract, further described as a portion of M.M. Miller Abstract 874, Lancaster, Dallas County, Texas.

Shai Roos read the staff report into record.

Hani Elkady 2625 North Dallas Avenue, Lancaster TX, the applicant, this car wash will be a state of the art car wash that will only use reclaimed water to wash the cars, so it is very energy efficient. Adjacent to the existing car wash it will match the existing buildings and will be a benefit to this area.

A MOTION WAS MADE BY COMMISSIONER AGUILAR AND SECONDED BY COMMISSIONER JOHNSON TO CLOSE THE PUBLIC HEARING.

**AYES: HILL, AGUILAR, JOHNSON
NAYS: NONE**

THE MOTION CARRIED 3 to 0.

A MOTION WAS MADE BY COMMISSIONER AGUILAR AND SECONDED BY COMMISSIONER JOHNSON TO POSTPONE THE REQUEST TO CONSIDER A SPECIFIC USE PERMIT (SUP) FOR A CAR WASH AT 2665 NORTH DALLAS AVENUE, LANCASTER, TX, CONSISTING OF AN APPROXIMATELY 0.097ACRE

TRACT, FURTHER DESCRIBED AS A PORTION OF M.M. MILLER ABSTRACT 874, LANCASTER, DALLAS COUNTY, TEXAS UNTIL THE MARCH 7TH HEARING TO ALLOW STAFF TO EXPLORE THE EXISTING COMPREHENSIVE PLAN TO DETERMINE WHY IT RECOMMENDS SUBURBAN NEIGHBORHOOD CONSIDERING THE EXISTING USES IN THIS AREA.

**AYES: HILL, AGUILAR, JOHNSON
NAYS: NONE**

THE MOTION CARRIED 3 to 0.

5. Z17-02 Conduct a Public Hearing and consider a rezoning request from A-0-Agricultural Open District to CH - Commercial Highway District at 1620 S. Interstate Highway 35E, Lancaster, TX, consisting of Block 2 Lots 3 and 4 of the Stillmeadow subdivision, Lancaster, Dallas County, Texas.

Shai Roos read the staff report into record.

A MOTION WAS MADE BY COMMISSIONER AGUILAR AND SECONDED BY COMMISSIONER JOHNSON TO CLOSE THE PUBLIC HEARING.

**AYES: HILL, AGUILAR, JOHNSON
NAYS: NONE**

THE MOTION CARRIED 3 to 0.

A MOTION WAS MADE BY COMMISSIONER AGUILAR AND SECONDED BY COMMISSIONER JOHNSON TO APPROVE THE REZONING REQUEST FROM A-0-AGRICULTURAL OPEN DISTRICT TO CH - COMMERCIAL HIGHWAY DISTRICT AT 1620 S. INTERSTATE HIGHWAY 35E, LANCASTER, TX, CONSISTING OF BLOCK 2 LOTS 3 AND 4 OF THE STILLMEADOW SUBDIVISION, LANCASTER, DALLAS COUNTY, TEXAS.

**AYES: HILL, AGUILAR, JOHNSON
NAYS: NONE**

THE MOTION CARRIED 3 to 0.

ACTION ITEM:

7. Discuss and consider Historic Landmark Preservation Committee member nomination recommendations.

A MOTION WAS MADE BY COMMISSIONER JOHNSON AND WAS WITHDRAWN TO APPOINT CHERYL WRIGHT AS A REGULAR MEMBER AND MINDY GUINN AS THE ALTERNATE MEMBER.

A MOTION WAS MADE BY COMMISSIONER AGUILAR AND FAILED FOR A SECOND TO DELAY ANY APPOINTMENTS UNTIL THE APPLICANTS COULD BE INTERVIEWED.

A MOTION WAS MADE BY COMMISSIONER HILL AND SECONDED BY COMMISSIONER JOHNSON TO APPOINT MINDY TRULY AS A REGULAR MEMBER AND MARY GUINN AS AN ALTERNATE MEMBER TO THE HISTORIC LANDMARK PRESERVATION COMMITTEE.

