



MINUTES  
PLANNING & ZONING COMMISSION MEETING OF MARCH 7, 2017



**CALL TO ORDER:**

Vice Chair Prothro called the meeting to order at 7:21 p.m. on March 7, 2017.

**COMMISSIONERS**

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

**CITY STAFF**

BESTER MUNYARADZI	SENIOR PLANNER
EMMA CHETUYA	PLANNER
JULIE DOSHER	CITY ATTORNEY
KELLEY FRAZIER	DEVELOPMENT COORDINATOR

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

**CONSENT AGENDA:** Items listed under the consent agenda are considered routine and are generally enacted in one motion. The exception to this rule is that a Commission member may request one or more items to be removed from the consent agenda for separate discussion and action.

1. Consider approval of minutes from the February 7, 2017 meeting.
2. HLPC 17-03 Discuss and Consider a Certificate of Appropriateness to install an 8' tall wrought iron fence, demolish the existing corrugated iron sheet portion of the building, add an overhead door and replace the existing barn doors at the property located at 420 E. Main Street.
3. HLPC 17-04 Discuss and Consider a Certificate of Appropriateness to repair front porch flooring and under frame, add decorative wood trim, star brackets, and spandrels to columns, replace hand railings on front porch entrance, add hand railings on side porch entrance and replace all 6 porch columns at the property located at 301 N. Dallas Avenue.

**A MOTION WAS MADE BY COMMISSIONER AGUILAR AND SECONDED BY COMMISSIONER HILL TO APPROVE ITEMS 1-3 ON THE CONSENT AGENDA**

**AYES: PROTHRO, HILL, AGUILAR**  
**NAYS:**

**THE MOTION CARRIED 3 to 0.**

4. HLPC 17-05 Discuss and Consider a Certificate of Appropriateness to remove and replace stucco with new stucco on north face of building at the property located at 132 E. First Street.

Planner Emma Chetuya read the staff report into the record.

**A MOTION WAS MADE BY COMMISSIONER AGUILAR AND SECONDED BY COMMISSIONER HILL TO APPROVE A CERTIFICATE OF APPROPRIATENESS TO REMOVE AND REPLACE STUCCO WITH NEW STUCCO ON NORTH FACE OF BUILDING AT THE PROPERTY LOCATED AT 132 E. FIRST STREET.**

**AYES: PROTHRO, HILL, AGUILAR**  
**NAYS:**

**THE MOTION CARRIED 3 to 0.**

**PUBLIC HEARING:**

5. 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.

Senior Planner Bester Munyaradzi read the staff report into the record.

Hani Elkady, 3120 Ashwood Court, Richardson Texas, indicated that if the item cannot be approved today, the request would be to table this item to ensure that the appropriate changes can be made to allow this item to be approved.

**A MOTION WAS MADE BY COMMISSIONER AGUILAR AND SECONDED BY COMMISSIONER HILL TO TABLE THE ITEM 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 PENDING THE UPDATE TO THE COMPREHENSIVE PLAN.**

**AYES: PROTHRO, HILL, AGUILAR**  
**NAYS:**

**THE MOTION CARRIED 3 to 0.**

6. PS 17-05 Conduct a Public Hearing and consider a Replat for Cedardale Highlands Addition subdividing Lot 11, Block C into two lots. It is described as Lot 11, Block C in Cedardale Highlands Addition, in the City of Lancaster, Dallas County, Texas.

Planner Emma Chetuya read the staff report into the record.

**A MOTION WAS MADE BY COMMISSIONER AGUILAR AND SECONDED BY COMMISSIONER HILL TO OPEN THE PUBLIC HEARING.**

**AYES: PROTHRO, HILL, AGUILAR**  
**NAYS:**

**THE MOTION CARRIED 3 to 0.**

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

**AYES: PROTHRO, HILL, AGUILAR**  
**NAYS:**

**THE MOTION CARRIED 3 to 0.**

**A MOTION WAS MADE BY COMMISSIONER HILL AND SECONDED BY COMMISSIONER AGUILAR TO APPROVE A REPLAT FOR CEDARDALE HIGHLANDS ADDITION SUBDIVIDING LOT 11, BLOCK C INTO TWO LOTS. IT IS DESCRIBED AS LOT 11, BLOCK C IN CEDARDALE HIGHLANDS ADDITION, IN THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS.**

**AYES: PROTHRO, HILL, AGUILAR**

**NAYS:**

**THE MOTION CARRIED 3 to 0.**

7. PS 17-07 Conduct a Public Hearing and consider a Replat for Hernandez Heights Addition subdividing Lot 1, Block F into five lots. It is described as Lot 1, Block F in Hernandez Heights Addition, in the City of Lancaster, Dallas County, Texas.

Planner Emma Chetuya read the staff report into the record.

**A MOTION WAS MADE BY COMMISSIONER AGUILAR AND SECONDED BY COMMISSIONER HILL TO OPEN THE PUBLIC HEARING.**

**AYES: PROTHRO, HILL, AGUILAR**

**NAYS:**

**THE MOTION CARRIED 3 to 0.**

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

**AYES: PROTHRO, HILL, AGUILAR**

**NAYS:**

**THE MOTION CARRIED 3 to 0.**

**A MOTION WAS MADE BY COMMISSIONER AGUILAR AND SECONDED BY COMMISSIONER HILL TO APPROVE A REPLAT FOR HERNANDEZ HEIGHTS ADDITION SUBDIVIDING LOT 1, BLOCK F INTO FIVE LOTS. IT IS DESCRIBED AS LOT 1, BLOCK F IN HERNANDEZ HEIGHTS ADDITION, IN THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS.**

**AYES: PROTHRO, HILL, AGUILAR**

**NAYS:**

**THE MOTION CARRIED 3 to 0.**

**ACTION ITEM:**

8. PS17-03 Consider a Preliminary Residential Plat for Millbrook East Phase 3A, being 78 residential lots and two open space lots on approximately 17.49 acres, the property is located at the northern side of Randolph Street and left side of Chapman Drive. The property is described as a tract of land situated in the William Rawlings Survey Abstract No. 1200, City of Lancaster in Dallas County, Texas.

**A MOTION WAS MADE BY COMMISSIONER AGUILAR AND SECONDED BY COMMISSIONER HILL TO APPROVE A PRELIMINARY RESIDENTIAL PLAT FOR MILLBROOK EAST PHASE 3A, BEING 78 RESIDENTIAL LOTS AND TWO OPEN SPACE LOTS ON APPROXIMATELY 17.49 ACRES, THE PROPERTY IS LOCATED AT THE NORTHERN SIDE OF RANDOLPH STREET AND LEFT SIDE OF CHAPMAN DRIVE. THE PROPERTY IS DESCRIBED AS A TRACT OF LAND SITUATED IN THE WILLIAM RAWLINGS SURVEY ABSTRACT NO. 1200, CITY OF LANCASTER IN DALLAS COUNTY, TEXAS.**

**AYES: PROTHRO, HILL, AGUILAR  
NAYS:**

**THE MOTION CARRIED 3 to 0.**

9. PS 17- 04 Consider a Preliminary Residential Plat for Millbrook East Phase 3B, being 79 residential lots and one drainage and detention easement lot on approximately 14.9 acres, the property is located on the north side of Pin Oak Lane and west side of N Bluegrove Road. The property is described as a tract of land situated in the William Rawlings Survey Abstract No. 1200, City of Lancaster in Dallas County, Texas.

**A MOTION WAS MADE BY COMMISSIONER AGUILAR AND SECONDED BY COMMISSIONER HILL TO APPROVE A PRELIMINARY RESIDENTIAL PLAT FOR MILLBROOK EAST PHASE 3B, BEING 79 RESIDENTIAL LOTS AND ONE DRAINAGE AND DETENTION EASEMENT LOT ON APPROXIMATELY 14.9 ACRES, THE PROPERTY IS LOCATED ON THE NORTH SIDE OF PIN OAK LANE AND WEST SIDE OF N BLUEGROVE ROAD. THE PROPERTY IS DESCRIBED AS A TRACT OF LAND SITUATED IN THE WILLIAM RAWLINGS SURVEY ABSTRACT NO. 1200, CITY OF LANCASTER IN DALLAS COUNTY, TEXAS.**

**AYES: PROTHRO, HILL, AGUILAR  
NAYS:**

**THE MOTION CARRIED 3 to 0.**

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

Senior Planner Bester Munyaradzi read the staff report into the record.

Commissioner Hill asked why this item was being heard a second time.

Kelley Frazier, Development Coordinator explained that the re-appointments were left off of the previous agenda and therefore the remaining appointments need to be made.

Commissioner Prothro asked about the attendance of the re-appointments.

Development Coordinator Frazier stated the both members requesting re-appointment have excellent attendance.

A MOTION WAS MADE BY COMMISSIONER HILL AND SECONDED BY COMMISSIONER AGUILAR TO RE-APPOINT DEE HINKLE AS A REGULAR MEMBER AND PATRICIA SIEGFREID-GILES AS A REGULAR MEMBER TO THE HISTORIC LANDMARK PRESERVATION COMMITTEE.

AYES: PROTHOR, HILL, AGUILAR  
NAYS:

THE MOTION CARRIED 3 to 0.

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

AYES: HILL, AGUILAR, JOHNSON  
NAYS: NONE

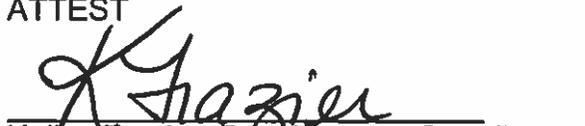
THE MOTION CARRIED 3 to 0.

THE MEETING WAS ADJOURNED AT 8:18 P.M.



Marvin Earle, Chair

ATTEST

  
Kelley Frazier, Development Coordinator