



MINUTES  
PLANNING & ZONING COMMISSION MEETING OF APRIL 4, 2017



**CALL TO ORDER:**

Chair Earle called the meeting to order at 7:01 p.m. on April 4, 2017.

**COMMISSIONERS**

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

**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 Planning and Zoning Commission Meeting held on March 7, 2017.
2. HLPC 17-02 Consider a Certificate of Appropriateness to construct a new home at the property located at 205 East 4th Street.
3. HLPC 17-08 Consider a Certificate of Appropriateness to erect a brick wall with its color matching the restaurant's building and install roofing for the protection of equipment and safety of building and employees at the property located at 121 Historic Town Square.

**A MOTION WAS MADE BY COMMISSIONER HILL AND SECONDED BY COMMISSIONER PROTHRO TO APPROVE THE CONSENT AGENDA**

**AYES: EARLE, PROTHRO, HILL, JOHNSON**

**NAYS:**

**THE MOTION CARRIED 4 to 0.**

**PUBLIC HEARING:**

4. M17-01 Conduct a Public Hearing and consider a request to amend a portion of the Comprehensive Land Use Plan map located on the west side of North Dallas Avenue from its intersection with Rutgers Drive; north to its intersection with Brookhaven Drive southward from Suburban Neighborhood Designation to Suburban Mixed-Use Designation.

Attorney Julie Doshier recommended this item be postponed due to an error in regards to the legal posting.

**ITEM POSTPONED TO THE MAY 2, 2017 PLANNING AND ZONING COMMISSION MEETING.**

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

**CHAIR OPENED THE PUBLIC HEARING.**

Irene Mejia, 1500 West Main, Lancaster TX, indicated she would be glad to see the carwash develop at this location. It would be an asset to the community.

**A MOTION WAS MADE BY COMMISSIONER PROTHO 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 0.097 ACRE TRACT, FURTHER DESCRIBED AS A PORTION OF M.M. MILLER ABSTRACT 874, LANCASTER, DALLAS COUNTY, TEXAS PENDING THE UPDATE TO THE COMPREHENSIVE PLAN TO THE MAY 2, 2017 PLANNING AND ZONING COMMISSION MEETING.**

**AYES: EARLE, PROTHRO, HILL, JOHNSON**

**NAYS:**

**THE MOTION CARRIED 4 to 0.**

6. M17-03 Discuss and consider a request to allow the use of tilt-up walls on the industrial building exterior walls on the property located at the southwest corner of Katy Street and E. Pleasant Run, as described as 1119 Katy Street, in the City of Lancaster, Dallas County, Texas.

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

Marco Mejia, 1515 Rebecca Lane, Lancaster TX, stated that Tilt-wall construction is structurally better and visually pleasing versus stone which can be a maintenance issue. Also we own several buildings across the street and we would like to match those existing buildings to create a homogeneous look down the street.

Commissioner Johnson expressed her concern of building more Industrial buildings near the residential area versus building them in the existing Industrial Park areas.

**A MOTION WAS MADE BY COMMISSIONER PROTHRO AND SECONDED BY COMMISSIONER HILL TO APPROVE M17-03 A REQUEST TO ALLOW THE USE OF TILT-UP WALLS ON THE INDUSTRIAL BUILDING EXTERIOR WALLS ON THE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF KATY STREET AND E. PLEASANT RUN, AS DESCRIBED AS 1119 KATY STREET, IN THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS.**

**AYES: EARLE, PROTHRO, HILL, JOHNSON**

**NAYS:**

**THE MOTION CARRIED 4 to 0.**

7. M17-04 Discuss and consider a request for parking reduction and use of other accent materials in lieu of 20% stone requirement on street facing facades. The subject property is located on the northwest corner of Houston School Road and Wintergreen Road, of the Lancaster City Park, in the City of Lancaster, Dallas County, Texas.

Senior Planner Bester Munyaradzi read the staff report into the record. The parking reduction portion was removed from the request by the applicant.

**A MOTION WAS MADE BY COMMISSIONER AGUILAR AND SECONDED BY COMMISSIONER HILL TO APPROVE M17-04 DISCUSS AND CONSIDER A REQUEST FOR USE OF OTHER ACCENT MATERIALS IN LIEU OF 20% STONE REQUIREMENT ON STREET FACING FACADES. THE SUBJECT PROPERTY IS LOCATED ON THE NORTHWEST CORNER OF HOUSTON SCHOOL ROAD AND WINTERGREEN ROAD, IN THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS.**

**AYES: EARLE, PROTHRO, HILL, JOHNSON  
NAYS:**

**THE MOTION CARRIED 4 to 0.**

8. PS 17-10 Discuss and consider a Preliminary Plat for Houston School Road Industrial Park on two lots approximately 68.4 acres, located at the northwest corner of Houston School Road and Wintergreen Road. The property is more particularly described as a tract of land situated in the William Howerton Survey Abstract No. 559, Lancaster, Dallas County, Texas.

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

**A MOTION WAS MADE BY COMMISSIONER HILL AND SECONDED BY COMMISSIONER PROTHRO TO APPROVE PS 17-10 DISCUSS AND CONSIDER A PRELIMINARY PLAT FOR HOUSTON SCHOOL ROAD INDUSTRIAL PARK ON TWO LOTS APPROXIMATELY 68.4 ACRES, LOCATED AT THE NORTHWEST CORNER OF HOUSTON SCHOOL ROAD AND WINTERGREEN ROAD. THE PROPERTY IS MORE PARTICULARLY DESCRIBED AS A TRACT OF LAND SITUATED IN THE WILLIAM HOWERTON SURVEY ABSTRACT NO. 559, LANCASTER, DALLAS COUNTY, TEXAS.**

**AYES: EARLE, PROTHRO, HILL, JOHNSON  
NAYS:**

**THE MOTION CARRIED 4 to 0.**

9. PS 17-11 Discuss and consider a Preliminary Plat for Springhill Suites located on Wintergreen and Interstate 35E, being two commercial lots on approximately 3.91 acres. The property is a tract of land situated in the Marady Parks Survey Abstract 1120, 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 APPROVE PS 17-11 DISCUSS AND CONSIDER A PRELIMINARY PLAT FOR SPRINGHILL SUITES LOCATED ON WINTERGREEN AND INTERSTATE 35E, BEING TWO COMMERCIAL LOTS ON APPROXIMATELY 3.91 ACRES. THE PROPERTY IS A TRACT OF LAND SITUATED IN THE MARADY PARKS SURVEY ABSTRACT 1120, IN THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS.**

**AYES: EARLE, PROTHRO, HILL, JOHNSON**  
**NAYS:**

**THE MOTION CARRIED 4 to 0.**

**ACTION:**  
**A MOTION WAS MADE BY COMMISSIONER HILL AND SECONDED BY COMMISSIONER PROTHRO TO ADJOURN THE MEETING.**

**AYES: EARLE, PROTHRO, HILL, JOHNSON**  
**NAYS:**

**THE MOTION CARRIED 4 to 0.**

**THE MEETING WAS ADJOURNED AT 7:45 P.M.**

  
Marvin Earle, Chair  
RACIAL HILL

ATTEST  
  
Kelley Frazier, Development Coordinator