

MINUTES
PLANNING & ZONING COMMISSION MEETING OF JUNE 6, 2017

Commissioners Present:

Racheal Hill – Acting Chair
Isabel Aguilar
Cynthia Johnson

Commissioners Absence:

Jeremy Reed

City Staff:

Bester Munyaradzi, Senior Planner
Emma Chetuya, Planner
Terrence Welch, City Attorney
Kelley Frazier, Development Coordinator

Call to order:

Acting Chair Hill called the meeting to order at 7:26 p.m. on June 6, 2017.

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 April 4, 2017.

MOTION: Commissioner Johnson made a motion, and seconded by Commissioner Aguilar to postpone approval of the minutes pending corrections to consent item 1. The vote was cast 3 for, 0 against [Reed absent]

2. HLPC 17-10 Discuss and Consider a Certificate of Appropriateness to install a carport on the property located on the southwest corner of East Seventh Street and North Jefferson Street. The property is more specifically addressed as 226 East 7th Street.

Commissioner Aguilar requested this item be pulled for individual consideration.

MOTION: Commissioner Aguilar made a motion, and seconded by Commissioner Johnson to deny a certificate of appropriateness to install a carport on the property located on the southwest corner of East Seventh Street and North Jefferson Street. The property is more specifically addressed as 226 East 7th Street. The vote was cast 3 for, 0 against [Reed absent]

Public Hearing:

3. 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.

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

Acting Chair Hill opened the public hearing

There were no speakers for this item.

MOTION: Commissioner Aguilar made a motion and seconded by Commissioner Johnson to close the public hearing. The vote was cast 3 for, 0 against [Reed absent]

MOTION: Commissioner Aguilar made a motion, and seconded by Commissioner Johnson to approve M17-01 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 as presented. The vote was cast 3 for, 0 against [Reed absent]

4. **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, spoke on behalf of the applicant to further explain the application.

Acting Chair Hill opened the public hearing.

There were no speakers for this item.

MOTION: Commissioner Aguilar made a motion and seconded by Commissioner Johnson to close the public hearing. The vote was cast 3 for, 0 against [Reed absent]

MOTION: Commissioner Aguilar made a motion, and seconded by Commissioner Johnson to approve Z16-13 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 as presented with the modification of the hours from 6 am-6 pm to 8 am-6 pm. The vote was cast 3 for, 0 against [Reed absent]

5. **Z17-03 Conduct a Public Hearing and consider a Specific Use Permit (SUP) to allow marble and granite fabrication in an existing building at 3300 Daniieldale Road, on approximately 1.6 acre tract of land and further described as Lots 25-29, Block A of Brownlee Park Addition, Lancaster, Dallas County, Texas**

Planner Emma Chetuya read the staff report into the record.

Peter Kavanaugh, 1620 Handley, Dallas Texas, spoke on behalf of the applicant to further explain the application.

Acting Chair Hill opened the public hearing.

There were no speakers for this item.

MOTION: Commissioner Aguilar made a motion and seconded by Commissioner Johnson to close the public hearing. The vote was cast 3 for, 0 against [Reed absent]

MOTION: Commissioner Aguilar made a motion, and seconded by Commissioner Johnson to approve Z17-03 a Specific Use Permit (Sup) to allow Marble and Granite Fabrication in an existing building at 3300 Daniieldale Road, on approximately 1.6 acre tract of land and further described as Lots 25-29, Block A of Brownlee Park Addition, Lancaster, Dallas County, Texas. The vote was cast 3 for, 0 against [Reed absent]

6. **Z17-04 Conduct a Public Hearing and Consider a rezoning request from A-O Agricultural-Open to SF-5 Single Family Residential. The property is approximately 5.9 acres of land, located on the northwest corner of Bear Creek Road and South Houston School Road, is described in the Charles H. Bernard Abstract,128 PG 020, Tract 27, Lancaster, Dallas County, Texas.**

Planner Emma Chetuya read the staff report into the record.

Acting Chair Hill opened the public hearing.

There were no speakers for this item.

MOTION: Commissioner Aguilar made a motion and seconded by Commissioner Johnson to close the public hearing. The vote was cast 3 for, 0 against [Reed absent].

MOTION: Commissioner Johnson made a motion, and seconded by Commissioner Aguilar to approve a rezoning request from A-O Agricultural-Open to SF-5 Single Family Residential. The property is approximately 5.9 acres of land, located on the northwest corner of Bear Creek Road and South Houston School Road, is described in the Charles H. Bernard Abstract, 128 pg 020, tract 27, Lancaster, Dallas County, Texas. The vote was cast 3 for, 0 against [Reed absent].

7. **M17-06 Consider a Request for a Special Exception to a minimum 20% stone requirement on industrial building exterior walls to be located at the northwest corner of Houston School Road and Wintergreen Road and specifically addressed as 2675 – 2765 N. Houston School Road, Lancaster, TX.**

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

Travis Baxter, 2121 North Akard Street, Dallas Texas, spoke in support of the application.

Acting Chair Hill opened the public hearing.

There were no speakers for this item.

MOTION: Commissioner Aguilar made a motion and seconded by Commissioner Johnson to close the public hearing. The vote was cast 3 for, 0 against [Reed absent].

MOTION: Commissioner Johnson made a motion, and seconded by Commissioner Aguilar to approve M17-06 a Special Exception to a minimum 20% stone requirement on industrial building exterior walls to be located at the northwest corner of Houston School Road and Wintergreen Road and specifically addressed as 2675 – 2765 N. Houston School Road, Lancaster, TX. The vote was cast 3 for, 0 against [Reed absent].

8. **M17-07 Conduct Public Hearing and Consider making a recommendation to the City Council to amend and/or repeal and replace the current Tree Preservation Ordinance Article 14.900 and Landscape Standards Article 14.800.**

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

Consulting Arborist Matt Grubishich, Director of Operations and Urban Forestry for the Texas Tree Foundation presented the proposed changes to the Commission.

Acting Chair Hill opened the public hearing.

Lee Schmidt, 844 East Belt Line Road, Lancaster Texas, asked where the rationale for giving credit for the building footprint and not for the parking area. Mr. Grubishich stated that provision is to prevent over parking on lots just to be able to remove trees. Next Mr. Schmidt asked how these proposed changes would affect his property development.

Jerry Giles, 102 West 7th Street, Lancaster TX, talked about how important it is for a city to have a strong tree ordinance.

Thomas Hillsman, 220 Spring Valley Road, Dallas, Texas, talked about how Eastern Red Cedar's should not be a protected tree, that they are toxic to plants, animals and the environment. They grow like weeds and are an invasive species. They are also are a fire hazard.

MOTION: Commissioner Aguilar made a motion and seconded by Commissioner Johnson to close the public hearing. The vote was cast 3 for, 0 against [Reed absent].

MOTION: Commissioner Aguilar made a motion, and seconded by Commissioner Johnson to recommend approval of the proposed amendments to article 14.800 as presented. The vote was cast 3 for, 0 against [Reed absent].

MOTION: Commissioner Aguilar made a motion, and seconded by Commissioner Johnson to recommend approval of the proposed amendments to article 14.900 as presented with the following modifications: 14.901 Option B selected with modification to the language. In the definitions sections, a modification to language regarding Heritage Tree and Historic Tree definitions, Specimen Tree would be modified to say that in Sub-Part B all trees of all species having a minimum diameter of 24 inches. Unprotected Trees definitions chose Option C with notations for mesquite, eastern red cedar. Hackberry/Sugarberry Species for less than 24 inches in diameter need to be added to allow those to be unprotected. 14.903 Agriculture owners portion to be considered at our June 20, 2017 meeting. 14.904 Tree survey submittal requirements – removal of registered surveyor. 14.907(b) Amend planning and development services director to read parks and recreation director. Payments in lieu of replacement choose option be for \$160 14.908 Reference to placing replacement trees on other private property needs to be reworded to say other suitable locations where replacement trees be replanted. The vote was cast 3 for, 0 against [Reed absent].

MOTION: Commissioner Aguilar made a motion and seconded by Commissioner Johnson to postpone the final consideration regarding the Tree Preservation Ordinance pending further information regarding the Agriculture portion of the city. The vote was cast 3 for, 0 against [Reed absent].

MOTION: Commissioner Aguilar made a motion, and seconded by Commissioner Johnson to adjourn the meeting. The vote was cast 3 for, 0 against [Reed absent].

THE MEETING WAS ADJOURNED AT 10:45 P.M.


Racheal Hill, Acting Chair

ATTEST


Kelley Frazier, Development Coordinator