

MINUTES
PLANNING & ZONING COMMISSION MEETING OF AUGUST 1, 2017

Commissioners Present:

Racheal Hill – Chair
Cynthia Johnson
Jeremy Reed

Absent:

Isabel Aguilar – Vice Chair

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 7:00 p.m. on August 1, 2017.

ACTION:

- 1. PS 17-10 Discuss and consider a request for approval of a Preliminary Plat for Carona Addition, being two (2) commercial lots on approximately 2.55 acres, located on the northeast corner of Interstate Highway 35E and Daniieldale Road. The property is described as a tract of land situated in the Silas B. Runyon Survey, Abstract No.1199, City of Lancaster, Dallas County, Texas.**

Planner Emma Chetuya stated this is a request for approval of a preliminary plat to create two (2) lots and associated mutual access easement for the purpose of developing a hotel on Lot 1 and plans to sell Lot 2 to a major restaurant chain. The brand for the hotel is a Sleep Inn & Suites and Mainstay Suites. There will be no extended stay. Access into the property will be provided from Interstate 35E Service Road and Daniieldale Road. The applicant will be responsible for all utilities and infrastructure necessary for development. The preliminary plat was reviewed by the City Engineer and there are no comments at this time. The plat is in substantial conformance with the subdivision regulations. Final Plat approval, substantial completion of utilities and infrastructure, and subsequent acceptance of infrastructure will be required prior to the recording of the proposed plat. Staff recommends approval of this preliminary plat.

Dave Peterson, 8405 Dawson Drive, Plano, TX was present to answer questions. Commissioner Reed asked if the applicant or owner spoken with any prospective restaurants regarding the restaurant parcel. Mr. Peterson indicated that the only conversation has been with a listing agent who has spoken with brokers regarding the restaurant parcel.

Chair Hill thanked the applicant for considering Lancaster as its location as this is a need in our community.

MOTION: Commissioner Reed made a motion, and seconded by Commissioner Johnson to approve item 1. The vote was cast 3 for, 0 against [Aguilar absent].

- 2. PS 17-14 Discuss and consider a preliminary plat for Universal Door Meditation Center, being 1 lot on approximately 5.95 acres of land located approximately 270 feet south of Beltline Road and east of North Houston School Road. The property is described as a tract of land situated in the B.B.B. & C. Railroad Survey, Abstract No. 1520, in the City of Lancaster, Dallas County, Texas.**

Planner Emma Chetuya stated this is a request for preliminary plat approval of one lot and dedication of associated street rights-of-way for the purpose of building a meditation center along with associated infrastructure. The proposed lot meets the requirements of the zoning district and conforms to the City's Subdivision Regulations. Primary access to the property will be provided through existing North Houston School Road and 20' of right-of-way will be dedicated on the east side of North Houston School Road. The applicant will be responsible for

all utilities and infrastructure necessary for the development. The plat has been reviewed by the City Engineer and there are no comments at this time. Final plat approval, substantial completion of utilities and infrastructure, and subsequent acceptance of infrastructure will be required prior to the recording of the proposed plat. Staff recommends approval of this preliminary plat.

Commissioner Johnson asked if the zoning would be changed based on this plat application and also please explain what a convent is. Ms. Chetuya explained a convent is a religious institution where monks or pastors gather together to stay and serve in a building to serve society. Ms. Munyaradzi indicated that use is the only use on our Use Chart that fits the requested use and this property is within the Mill's Branch Planned Development District (PD) and was grandfathered when the Mill's Branch PD was created.

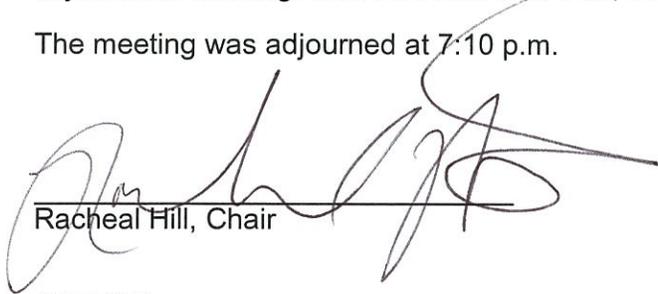
Commissioner Reed asked if this property is currently being used as a convent at the moment. Ms. Chetuya indicated that it was not. Mr. Reed indicated that the Comprehensive Use Plan shows this property as Low-Density Residential versus Agriculture Open and that this particular use is allowed in Agriculture Open and not allowed in Low-Density Residential. Is it common to approve a zoning use that is contrary to the Comprehensive Plan? Ms. Munyaradzi indicated that it is common in this instance because they are not requesting a zoning change at this time. If they were seeking a rezoning then we would indicate that it is in conflict with the Comprehensive Plan. Mr. Welch indicated that in general existing zoning supersedes the Comprehensive Plan, however if a zoning change is requested then they are required to comply with the Comprehensive Plan.

Commissioner Johnson indicated that she was excited about this development and it shows more diversity in the City of Lancaster.

MOTION: Commissioner Johnson made a motion, and seconded by Commissioner Reed to approve item 2. The vote was cast 3 for, 0 against [Aguilar absent].

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

The meeting was adjourned at 7:10 p.m.



Racheal Hill, Chair

ATTEST



Kelley Frazier, Development Coordinator