

MINUTES

PLANNING & ZONING COMMISSION REGULAR MEETING OF OCTOBER 3, 2017

The Planning and Zoning Commission of the City of Lancaster, Texas, met in a Regular Session in the City Council Chambers of City Hall on October 3, 2017 at 7:00 p.m. with a quorum present to-wit:

Commissioners Present:

Chair Racheal Hill
Vice Chair Isabel Aguilar
Cynthia Johnson
Jeremy Reed
Karen Collins (arrived following consent item)

City Staff:

Bester Munyaradzi, Senior Planner
Emma Chetuya, Planner
Terrence Welch, City Attorney
Kelley Frazier, Development Coordinator
Dale Jackson, Building Official

Call to order:

Chair Hill called the meeting to order at 7:00 p.m. on October 3, 2017.

Consent Agenda:

Chair Hill read the consent agenda.

1. **Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on July 11, 2017.**
2. **Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on August 1, 2017.**
3. **Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on September 5, 2017.**

Commissioner Johnson asked that the July 11, 2017 minutes be changed to reflect 4 votes instead of 5 on item number 3.

Commissioner Aguilar requested that the September 5, 2017 minutes reflect Chair Hill's title as "Chair" and remove "Acting Chair".

MOTION: Vice Chair Aguilar made a motion, and seconded by Commissioner Johnson to approve consent items 1 through 3 - with the suggested changes to the July 11, 2017 minutes and the September 5, 2017 minutes. The vote was cast 4 for, 0 against [Collins absent].

PUBLIC HEARING:

4. **Z17-07 Conduct a Public Hearing and consider a rezoning request from Planned Development- Neighborhood Services (PD-NS) to Light Industrial (LI). The property is approximately 6.52 acres of land, located on the northeast corner of Balmorhea Drive and N. Dallas Avenue. The property is addressed as 3700 N. Dallas Avenue and described as Lot 2R, Block A, VanTrust I-20 Logistics Addition in the Smith Elkins Survey, Abstract number 430 City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi stated that item 4 is a request for rezoning request from Planned Development-Neighborhood Services (PD-NS) to Light Industrial (LI). The property was rezoned in 2013 from (LI) to NS as part of a total of 44.08 acres of land on the northeast side of N. Dallas Avenue and Balmorhea Drive. The applicant is requesting to rezone the property from the existing PD-NS zoning to LI. The Comprehensive Future Land Use Plan designates this area as Logistics/Distribution and the zoning change request is consistent with the Comprehensive Plan. The proposed warehouse is compatible with the warehouse uses to the north, east and west of this site. The requested zoning is consistent with the City's vision for the area and meets five (5) considerations that must be made when deciding on a zoning change application as presented in the staff report. Therefore, staff recommends approval of the request as submitted.

Commissioner Johnson asked if applicant was aware of the need for a zoning change prior to purchasing the property. Senior Planner Munyaradzi indicated that the property owner originally came in for a zoning change in 2013 for the 44.08 acres. However, since 2013, the applicant has decided that it would be more appropriate for the requested area to be zoned Light Industrial which is compliant with the Comprehensive Plan.

Chair Hill opened the public hearing.

Chris McCluskey, 16000 Dallas Parkway Suite 285, Dallas, TX shared his appreciation to staff and Commissioners.

MOTION: Vice Chair Aguilar made a motion and seconded by Commissioner Reed to close the public hearing. The vote was cast 5 for, 0 against.

MOTION: Commissioner Reed made a motion, and seconded by Vice Chair Aguilar to approve item 4. The vote was cast 5 for, 0 against.

5. **Z 17-08 Conduct a Public Hearing and consider a rezoning request from Commercial Highway (CH) to Planned Development-Commercial Highway (PD-CH) to allow an extended stay hotel located on the northeast corner of Interstate Highway 35E and Daniieldale Road and contains approximately 2.55 acres of land. The property is more particularly described as a tract of land situated in the Silas B. Runyon Survey, Abstract No.1199, City of Lancaster, Dallas County, Texas.**

Planner Chetuya shared that item 5 is a rezoning request from Commercial Highway (CH) to Planned Development-Commercial Highway (PD-CH) for the purpose of allowing 50% of the Sleep Inn/Mainstay Hotel to permit for extended stay guests and 50% of the hotel to allow for hotel guests. While a Hotel use is allowed in the CH zoning district, a Residence Hotel use is not allowed in CH zoning. The developer is proposing to include kitchenettes in 50% of the rooms on the property. The inclusion of the kitchenettes would cause those rooms to be classified as a Residence Hotel. To accommodate the needs of this particular hotel request, a rezoning is required. Planner Chetuya shared the five factors to be considered when a zoning change is requested. With the recent addition of a conference room to the plan being considered, the development standards will be amended to allow for a 635 square foot conference room. Therefore, there will be an amendment to the site plan which includes 4 off-site parking spaces; in addition, to the nine parking spaces. Staff recommends approval of the request.

Vice Chair Aguilar inquired if item 5 would be two separate hotels under one company. Planner Chetuya confirmed Vice Chair Aguilar's inquiry.

Vice Chair Aguilar inquired about the intended audience for this hotel. Planner Chetuya indicated item 5 would be intended for business travelers.

Vice Chair Aguilar requested from staff if the extended stay hotel would keep the appearance of the surrounding businesses. Planner Chetuya replied the branded hotel will maintain their brand while meeting the City's guidelines.

Chair Hill opened the public hearing.

Jeff Carona, 5401 N. Central Expressway, Suite 310, Dallas, Texas, shared his appreciation to staff and Commissioners. He reiterated that the proposed hotels were two hotels under one roof.

Laura Villa, 3525 Cumberland St, inquired if the zoning change would affect residential taxes. Chair Hill acknowledged the inquiry and shared that the Commissioners are unable to answer her question.

MOTION: Vice Chair Aguilar made a motion, seconded by Commissioner Reed to close the public hearing. The vote was cast 5 for, 0 against.

Vice Chair Aguilar indicated that while she is in favor with the growth and development of the City, but is concerned that this property could become unsafe and wants to ensure that City staff stays with the property for safety reasons.

MOTION: Commissioner Reed made a motion, and seconded by Vice Chair Aguilar to approve item 5 with the revised site plan and amended development standards as presented. The vote was cast 5 for, 0 against.

6. **Discuss and consider an off-site parking agreement between Lots 1 and 2. Lots 1 and 2 are respectively addressed as 3508 N and 3504 N I-35E in Block 1 of the Carona Addition. The property is more particularly described as a tract of land situated in the Silas B. Runyon Survey, Abstract No.1199, City of Lancaster, Dallas County, Texas.**

Emma Chetuya, Planner shared that the applicant is requesting approval of an off-site parking agreement allowing Lot 1 to use 13 parking stalls from Lot 2 in order to meet the 84 parking space requirement for the hotel. The City's parking requirements states that hotels need 1 parking space for each unit plus 50% of the requirement for accessory uses such as restaurants and meeting rooms. She added that 4 spaces will be added on to Lot 2 for the proposed restaurant or retail use in the future. The parking requirements states that restaurants shall have 1 parking space for each 100 square feet, or 1 for each 4 seats, whichever is greater. Also, the requirements states that retail stores shall have 1 parking space for each 250 square feet. Staff recommends approval of the off-site parking agreement to meet the hotel parking needs.

MOTION: Vice Chair Aguilar made a motion, and seconded by Commissioner Reed to approve item 6. The vote was cast 5 for, 0 against.

MOTION: Commissioner Johnson made a motion, and seconded by Vice Chair Aguilar to adjourn the meeting. The vote was cast 5 for, 0 against.

The meeting was adjourned at 7:25 p.m.

ATTEST:



Bester Munyaradzi, Senior Planner

APPROVED:



Rachael Hill, Chair