

## MINUTES

### PLANNING & ZONING COMMISSION REGULAR MEETING OF MARCH 6, 2018

The Planning and Zoning Commission of the City of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall on March 6, 2018 at 7:00 p.m. with a quorum present to-wit:

#### Commissioners Present:

Cynthia Johnson  
Jeremy Reed  
Karen Collins

#### Commissioners Absent:

Vice Chair Isabel Aguilar

#### City Staff:

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

#### Call to order:

Chair Hill called the meeting to order at 7:00 p.m. on March 6, 2018.

#### Consent Agenda:

Chair Hill read the consent agenda.

1. **Consider approval of minutes from the Planning and Zoning Regular Meeting on January 2, 2018.**

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

#### **PUBLIC HEARING:**

2. **Z17-11 Conduct a Public Hearing and consider a rezoning request from SF-6 Single Family Residential to Light Industrial (LI) for Logistics and Distribution uses. The property is approximately 21.43 acres on the southeast corner of Oak Farms Boulevard and I-20 Frontage Road and is further described as Daniieldale Resubdivision, being recorded in Volume 35, Page 213, Lancaster, Dallas County, Texas.**

Planner Emma Chetuya stated that the item in questions was tabled to the February 6, 2018 Planning and Zoning Commission meeting during the January 2, 2018, Planning and Zoning Commission meeting. The applicant requested that this item be postponed to the March 6, 2018 Planning and Zoning Commission meeting to allow the applicant time to put together straight zoning change documents for a straight zoning request; thereby replacing the applicant's initial Planned Development request. The applicant is requesting a change in zoning from SF-6 Single Family Residential to Light Industrial (LI) for Logistics and Distribution uses. The properties to the north and east are developed with warehousing and logistics buildings and the property to the west is vacant with a PD that permits a 34.96 acre

office/warehouse use. This property serves as a prime location for this development as it is in the southeast quadrant of Interstate 20 and Interstate 35. The Future Land Use map designates this area as Logistics/Distribution. Such a place type encourages uses related to Logistics/Distribution include transportation related distribution centers, technology/data centers and flex office. This request is consistent with the Future Land Use map therefore staff recommends approval of this item as presented.

Commissioner Collins asked for clarification on how the current Comprehensive Plan is in line with this request as it is adjacent to Residentially zoned properties. Ms. Chetuya that in 2016 the vision for this property was changed Logistics and Distribution uses so currently the vision for this property is Transportation related Distribution Centers, Technology Centers, Data Centers and flex offices. The secondary uses include supporting logistics suppliers, retail, office uses, incubators, training facilities, civic and institutional uses in addition to parks. Currently our Development Code requires that any Industrial or Commercial building that are adjacent to Residential districts needs to install a 6 foot screening wall along with any noise attenuation devices to screen the more intense use from the Residential use.

Commissioner Johnson inquired as to whether the Commission could propose another type of zoning versus the one being purposed? City Attorney Mr. Welch stated that the Public Hearing notices that went out only indicated the zoning that the applicant is requesting and if the applicant were to agree to a different zoning he would need to start this process over so that proper notices could be mailed out.

Commissioner Collins asked if the Comprehensive Plan states a limit to the number of distributions centers allowed in currently established residential areas. Ms. Chetuya stated that there was no limit indicated that she is aware of.

Commissioner Reed inquired as to the reasoning between requesting a Planned Development District to now requesting a straight zoning change. Ms. Chetuya stated that with the Planned Development District it allows for waivers to some requirements however with the straight zoning change they are required to adhere to all the regulations applicable to that zoning district.

Commissioner Johns asked if there would be additional standards in regards to the residential adjacency in the Light Industrial District. Ms. Chetuya stated that the applicant would be required to install a 6 foot screening wall requirements along with the noise attenuation requirements to ensure that the noise level isn't raised in the residential district which can be satisfied with berms, additional walls, or landscaping to protect the residential properties. Commissioner Reed asked if these items would be required prior to issuance of a Certificate of Occupancy. Ms. Chetuya stated that these items are required prior to a Site Plan approval.

Commissioner Johnson opened the public hearing.

Jeff Jackson – 3829 Patman St, Lancaster TX – asked “how this zoning change will affect the property taxes?” Mr. Welch stated that it is impossible for the Commission to determine how this will affect your property values, however this is in alignment with the Comprehensive

Plan, therefore, it is in line with the City of Lancaster's vision for the city. Mr. Jackson asked if Patman will remain a dead-end street as it is now. Senior Planner Munyaradzi stated that Patman will remain as it is now with no changes. Mr. Jackson asked where the entrance and exit for the business will be. Ms. Munyaradzi stated that while the applicant may be able to answer that question it will be reviewed in detail with the Site Plan submittal. Mr. Jackson asked if this rezoning will affect the zoning of his property. Ms. Munyaradzi stated that this rezoning does not affect the zoning of the residential properties. That zoning will remain the same.

Dedra Moore – 3809 Patman Street, Lancaster TX – stated that Waters Street did not get a screening wall adjacent to the industrial along their back fence so she wanted to make sure that there would be a wall with this development. Commissioner Reed stated that when these two types of business are adjacent to each other there is a screening wall required by the Development Code.

Mr. Jackson asked if the applicant has a time frame for starting the work on this project. Ms. Chetuya stated we do not have that information at this time.

Serina Franklin – 3819 Patman Street, Lancaster TX – Do the neighbors have an opportunity to cast a vote on this project? Ms. Munyaradzi stated that the public hearing process is the opportunity for the community to voice their opinions as well as the opportunity that will be available at the City Council meeting regarding this item. Ms. Franklin stated she is opposed to the development because there is plenty of vacant land where this use would be allowed along with other Industrial areas nearby with vacancies. There is no reason for this use to need to come to our neighborhood. Also when we will we know how our taxes will be affected by this development. Commissioner Johnson stated that we have no way of knowing the future and what will occur at that time.

Sherry Jackson – 3829 Patman St, Lancaster TX – I don't have a problem with his development, however, I am directly adjacent to this property. His property line is on my property line. He can build whatever he would like as long as my property is respected and as a neighbor I am respected. The notice we were given doesn't give enough information to understand whether we are in favor or against this project. Is the screening wall going to be on my property? Am I now going to walk out of home to a brick wall?

Thomas Hillsman, 6519 Westgate Dr, Dallas, TX – We will respect the neighbors, we built the South Point property adjacent to this property. We don't know what will happen with the taxes but nothing else will change on your property. My hope is that this project will help the City's tax base so that the residential burden of the tax base will continue to go down. At this time we don't know what the building will look like, however we plan on having all of the dock doors facing I-20 and not facing the neighborhood at all.

Lee Schmidt, 844 E Belt Line Rd, Lancaster TX – There are time limits as to when we can drop a load by City Ordinance. The ability to make repairs to your home will not be affected by this zoning change. The tax burden on the residential should continue to go down with more of these types of development.

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

Commissioner Reed asked if the applicant has a time frame for the process of construction. Mr. Hillsman stated at the moment they do not have a time frame as this development will be market driven.

Commissioner Collins asked if there is a plan for the current vacant distribution centers. Ms. Munyaradzi indicated that this item was not on our agenda currently and we would not be able to discuss it at this time.

Commissioner Johnson asked how this development will increase the safety and health of the City and the neighbors to this project. Mr. Hillsman stated that the Development Code has guidelines that will insure that the development is the least intrusive as possible and that City Staff does an excellent job on enforcing the regulations to ensure that all the neighbors and development are protected. Commissioner Johnson asked if they were doing anything in addition to the required by the City Code. Mr. Hillsman stated that by only allowing the dock doors to face the highway and not the residence he is going above and beyond what is required by the Code.

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

**ACTION:**

**3. Discuss and consider annual appointment to the City of Lancaster Historic Landmark Preservation Committee (HLPC).**

Commissioner Johnson stated that some of the applications in the packets are incomplete and would like current applications for all applicants.

Commissioner Reed stated that he would like to see the applicants indicate on their application what position they actually qualify for.

**MOTION:** Commissioner Johnson made a motion, and seconded by Commissioner Reed to move table item 3 until we receive current applications to the April 3, 2018 Planning and Zoning Regular Meeting. The vote was cast 3 for, 0 against. [Aguilar absent]

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

The meeting was adjourned at 7:46 p.m.

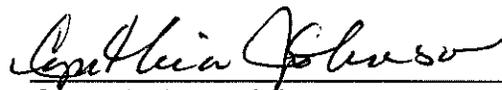
**ATTEST:**



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Bester Munyaradzi, Senior Planner

**APPROVED:**



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Commissioner Johnson