

## MINUTES

### PLANNING & ZONING COMMISSION REGULAR MEETING OF APRIL 3, 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 April 3, 2018 at 7:00 p.m. with a quorum present to-wit:

#### Commissioners Present:

Cynthia Johnson  
Jeremy Reed  
Karen Collins

#### City Staff:

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

#### Call to order:

Commissioner Johnson called the meeting to order at 7:07 p.m. on April 3, 2018.

#### Consent Agenda:

Commissioner Johnson called read the consent agenda.

1. **Consider approval of minutes from the Planning and Zoning Regular Meeting on March 6, 2018.**

**MOTION:** Commissioner Reed made a motion, and seconded by Commissioner Collins to approve consent item 1 with the correction of Commissioner Johnson's name from Johns to Johnson on page 2. The vote was cast 3 for, 0 against.

#### **PUBLIC HEARING:**

2. **PS18-02 Conduct a Public Hearing and consider a request for approval of a Minor Replat for Camilo Addition subdividing two (2) lots, Lots 3 and 4 Block F, Cedardale Highlands Addition into three (3) lots , Lots 1, 2, and 3 Block F, Camilo Addition within the Robert Simonton Survey, Abstract number 1277, Lancaster, Dallas County, Texas.**

Senior Planner Bester Munyaradzi stated that the application is to consider a request for approval of a Minor Replat for subdividing two (2) lots, into three (3) lots. The property is currently zoned (SF-5) Single Family Residential. This request is in general conformance with the Subdivision Regulations and as such staff recommends approval of this minor replat as presented.

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

**MOTION:** Commissioner Reed made a motion, and seconded by Commissioner Collins to approve item 2. The vote was cast 3 for, 0 against.

3. **Z18-01 Conduct a Public Hearing and consider a zoning change request from Planned Development-Neighborhood Services (PD-NS) to Planned Development Light Industrial (PD-LI) on 3.6 acres on the southeast corner of the intersection of North Dallas Avenue and Balmorhea Drive. The property is addressed as 3500 North Dallas Avenue, further described as part of Lot 6 Block A, Van Trust I-20 Logistics Addition in the Smith Elkins Survey, Abstract number 430 City of Lancaster, Dallas County, Texas.**

Planner Emma Chetuya stated that this is an application to consider a zoning change from Planned Development-Neighborhood Services (PD-NS) to Planned Development - Light Industrial (PD-LI) on 3.6 acres on the southeast corner of the intersection of North Dallas Avenue and Balmorhea Drive for the purpose of accommodating part of a 220,000 s.f. industrial building along with required parking spaces as shown on the attached Concept Plan. The Comprehensive Plan shows this property is envisioned to be suitable for Logistics and Distribution uses which are suitable for creating and retaining a large floor plate, clean warehouse space and flex space. The zoning change request is consistent with the Comprehensive Plan therefore staff recommends approval of this request as presented.

Commissioner Johnson asked what it means that the request is to meet current market demands. Ms. Chetuya stated that statement was made by the applicant and not a part of the staffs research.

Commissioner Johnson opened the public hearing.

Dan Gallagher, Kimley Horn and Associates, 13455 Noel Rd, Dallas TX, stated that the intent of this zoning is to maintain a consistent zoning with the property to the south.

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

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

4. **Z18-04 Conduct a Public Hearing and consider a rezoning request from Agriculture Open (A-O) to Light Industrial (LI). The property is approximately 19.68 acres located; on the Southside of West Wintergreen Road and Eastside of Longhorn Drive. The property is specifically addressed as 2620 Wintergreen Road within the Maraday Parks Survey, Abstract 1120 City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi stated that the application is to consider a rezoning request from Agriculture Open (A-O) to Light Industrial (LI). The property is approximately 19.68 acres located on the Southside of West Wintergreen Road. The Future Land Use Plan of the Comprehensive Plan identifies this site as Suburban Mixed-Use Center. The Suburban Mixed-Use Center is intended to create regional destinations, including entertainment venues, regional oriented retail and lifestyle centers. Suburban Mixed-Use Center primary land uses include regional retail, urban residential, senior housing, hotels, professional office, restaurants, multi-tenant commercial, live/work/shop units. A similar request came before the City Council in October of 2016 and was denied. The requested zoning change is not consistent with the 2016 Comprehensive Plan therefore staff recommends denial of the zoning change request as presented.

Commissioner Johnson opened the public hearing.

Thomas Hillsman, 6519 Westgate Dr, Dallas TX, stated that while this application does not meet the Comprehensive Plan, it should have never been labeled on the Comprehensive Plan as Suburban Mixed Use. All of the surrounding properties to the north and west are all Light Industrial Uses mostly manufacturing uses currently while to the east there is a natural buffer of the creek between this property and the corner that is currently zoned Retail. This Logistics/Distribution Use would provide a buffer from the manufacturing uses to the west and the retail use to the east.

Commissioner Johnson stated her concern is regarding the residents that live very near this location and what the impact will be on their homes.

Commissioner Reed asked Mr. Hillsman if there were any reasons regarding the health, or welfare of the community that this zoning request should be approved. Mr. Hillsman stated that having people living adjacent to chemical towers and manufacturing facilities is not healthy and having a logistics facility at this location would protect them from that.

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

Commissioner Reed asked about the current zoning for the properties to the west. Ms. Munyaradzi stated that she believed that the properties to the west were all zoned Light Industrial.

Mr. Terrence Welch stated that the zoning must be in accordance with the Comprehensive Plan and anything approved in conflict with that plan would be violating state law. Therefore an amendment to the Comprehensive Plan would need to be made prior to the approval of this zoning change.

**MOTION:** Commissioner Reed made a motion, and seconded by Commissioner Johnson to recommend denial of item 4. The vote was cast 3 for, 0 against.

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

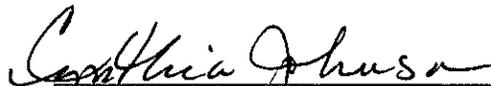
The meeting was adjourned at 7:48 p.m.

**ATTEST:**

**APPROVED:**



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Bester Munyaradzi, Senior Planner



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Commissioner Cynthia Johnson