

MINUTES

PLANNING & ZONING COMMISSION REGULAR MEETING OF MAY 1, 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 May 1, 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
Terrence Welch, City Attorney

Call to order:

Commissioner Johnson called the meeting to order at 7:00 p.m. on May 1, 2018.

CONSENT AGENDA:

Commissioner Johnson read the consent agenda.

1. **Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on April 3, 2018.**
2. **PS18-09 Discuss and consider a request for approval of a Replat for Springfield-Waters Addition, being Lot 1A, Block 1, combining three (3) lots into one (1) lot on approximately 1.29 acres, located south of Springfield Avenue and west of Cumberland Street and is specifically addressed as 3335 Springfield Avenue. The property is described as a tract of land situated in the Silas B. Runyan Survey, Abstract No. 1199, in the City of Lancaster, Dallas County, Texas**

MOTION: Commissioner Reed made a motion, and seconded by Commissioner Collins to approve consent items 1 through 2. The vote was cast 3 for, 0 against.

PUBLIC HEARING:

Commissioner Johnson read the Public Hearing agenda.

3. **M18-03 Conduct a Public Hearing and Consider an amendment to the City of Lancaster Comprehensive Plan and the Master Thoroughfare Plan, to remove the proposed N. Longhorn Drive collector (2 lanes) between West Drive and W. Wintergreen Road.**

Senior Planner Munyaradzi stated that the application is to consider a request to amend the Comprehensive Plan's Master Thoroughfare Plan, to remove the proposed N. Longhorn Drive, a two (2) lane collector between West Drive and W. Wintergreen Rd. In 2014, the City of Lancaster and the City of Dallas entered into an Inter-local agreement allowing the City of Dallas to construct a 96-inch water transmission pipeline namely the Southwest 120/96-inch Water Transmission Pipeline Project within the City of Lancaster. The 96-inch water pipe stretches from State Highway 342 all the way to I-35 E along Telephone Rd/W. Wintergreen Rd with a future pump station to be located on the north side of W. Wintergreen and E.

Longhorn Drive. The proposed N. Longhorn Drive collector will cross the 96-inch water and cuts through the middle of the proposed pump station site as noted before. The Inter-local agreement with the City of Dallas was executed in 2014; however the Master Thoroughfare Plan (MTP) was adopted in 2006 which requires amendment to the MTP to accommodate the Southwest Water Transmission Pipeline Project. Staff recommends approval of item as presented.

Commissioner Reed inquired whether the amendment was only for what is listed and not including changes to Pleasant Run Road. Senior Planner Munyaradzi stated that the request is to remove the proposed N. Longhorn Drive.

City Attorney Welch indicated that the approval was for the removal of proposed N. Longhorn Drive.

Commissioner Johnson asked whether the removal of the collector would impact any residents and Senior Planner Munyaradzi stated that the amendment would not impact residents as there is a proposal for a warehouse on the site which would be before the Planning and Zoning Commission at the June meeting.

Commissioner Johnson opened the public hearing.

There were no speakers.

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

ACTION

Commissioner Johnson read the action agenda.

4. HLPC18-01 Consider a Certificate of Appropriateness to replace the front doors at 103 Historic Town Square, Lancaster, Dallas County, Texas.

Commissioner Collins noted that she noticed that the property in question had an upgraded more modern look door and was wondering whether the intent was to preserve the historic cosmetics of the building or it was a function concern. Planner Chetuya stated that the application was a function concern as the old doors were not weathering well and hard to secure.

Applicant Clark noted that the doors were not modern but were almost a duplicate of the original doors that were installed 1913. She shared that the original doors were metal and glass and square shape. However, the replacement is almost exactly like the original doors.

Commissioner Reed asked the applicant why she installed the new doors without first getting the Certificate of Appropriateness (COA). The applicant blamed the negligence to senior moment and the fact that when she chaired the Historic Landmark Preservation Committee (HLPC) for 20 plus years, minor windows and doors replacement never used to come before Planning &

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Zoning Commission (P&Z). She stated that the doors were rotting on the bottom and never locked well.

Commissioner Johnson inquired concerns about renovations being completed prior to P&Z consideration and why the body is considering an application that has been completed. Planner Chetuya noted that the application was about due process and that there was no penalty that staff could impose on the applicant.

Commissioner Johnson inquired whether there was something that could be done in future to ensure that applications follow the process in the right way.

Commissioner Johnson further noted that HLPC had in the past approved renovations that were already done and conversations on making HLPC being more independent on their decisions and not have to come before P&Z especially when renovations were being done without coming before HLPC. Senior Planner Munyaradzi noted that P&Z has the authority to approve or deny a case from HLPC that comes before them in the same way the City Council can approve or deny items from P&Z. City Attorney Welch noted that it was technically a land development code and there could be a violation issue for someone who does not follow up. Commissioner Johnson stated that it could be a violation though the Commission was not taking it that way.

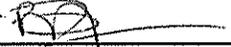
MOTION: Commissioner Reed made a motion, and seconded by Commissioner Collins to approve item 4. The vote was cast 3 for, 0 against.

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

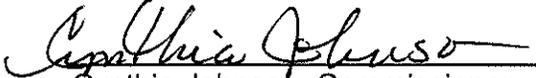
The meeting was adjourned at 7:18 p.m.

ATTEST:

APPROVED:



Bester Munyaradzi, Senior Planner



Cynthia Johnson, Commissioner