

MINUTES

PLANNING & ZONING COMMISSION SPECIAL MEETING OF JULY 17, 2018

The Planning and Zoning Commission of the City of Lancaster, Texas, met in a Special Session in the Council Chambers of City Hall on July 17, 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
Ashley White, Associate City Attorney

Call to order:

Commissioner Johnson called the meeting to order at 7:05 p.m. on July 17, 2018.

CONSENT AGENDA:

1. **Consider approval of minutes from the Planning and Zoning Commission Special Meeting held on July 19, 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.

ACTION:

2. **HLPC18-03 Consider a Certificate of Appropriateness to replace plexiglass and glass windows with glass vinyl framed windows, replace wood doors with new steel doors; paint east wall of building with beige color; repair brick and mortar around entire building; repair rotted door frames, outside window sills and aprons and paint front of building with white and gray paint. The property is located at 137-143 Historic Town Square, Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that the applicant is requesting to repair the brick and mortar tuck points, rotted wood door frames with brick and mortar around the entire building located at the properties 137-143 Historic Town Square. The applicant is requesting to install vinyl sashed and wood trimming on the windows, refresh the paint on the building facing the square with beige paint on the east side of the building. The applicant is also requesting to keep the A/C units on the building as they were on the building before the applicant purchased the property. Staff concurs with HLPC recommendation.

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

3. **HLPC 18-04 Discuss and consider a Certificate of Appropriateness (COA) for the construction of a new 2,050 square feet home at the property located at 721 N. Jefferson Street, Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that the applicant is requesting to construct a new home on the property located at 721 N. Jefferson Street. The applicant is also proposing a

fence that will surround the home which will require the applicant to submit documents detailing the materials for proposed fence. The HLPC recommended approval of the request to approve the construction of the new home with the exception that the applicant submit documents detailing the materials for the proposed fence that will be surrounding the house. Staff concurs with HLPC's recommendation.

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

4. M18-04 Consider an amendment to the City of Lancaster's Comprehensive Plan the Future Land Use Plan regarding an approximately 19.7 acre property located on the south side 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 gave the staff report and stated that the applicant is requesting to amend the Future Land Use Plan of the City of Lancaster's Comprehensive Plan from Suburban Mixed-Use Center to Logistics/Distribution. The property is 19.7 acres located on the south side of West Wintergreen Road and east side of Longhorn Drive and is currently zoned Agriculture Open (A-O).

The Future Land Use Plan identifies this site as Suburban Mixed-Use Center which is intended to create regional destinations including entertainment venues, regional oriented retail and lifestyle centers. Expected land uses are regional retail, urban residential, senior housing, hotels, professional offices, restaurants, multi-tenant commercial, as well as, live/work/shop units. The proposed amendment is therefore not consistent with the Comprehensive Plan vision for the area.

The vision of the City Council as indicated by the approval of the Comprehensive Plan there is a commitment not to allow industrial uses south of West Wintergreen Road. The proposed amendment would also negatively impact the surrounding properties by limiting their ability to be developed as suburban mixed-use centers in accordance with the City's future vision. Amending the Comprehensive Plan in less than two years of adoption would also challenge the validity and credibility of a critical City ordinance. Staff therefore recommends denial of the requested amendment to the Future Land Use Plan of the Comprehensive Plan.

The applicant, Mr. Thomas Hillsman (6519 Westgate Drive, Dallas, TX 75254) stated that he purchased property in December 2016 under the presumption that the property would be appropriate for Light Industrial (LI). That he was not the owner prior to the Comprehensive Plan being adopted in October 2016 and contended that the development would not negatively impact the surrounding properties. In addition, Mr. Hillsman also noted that there are several other industrial uses in close proximity of his proposed development site and did not think that area could be developed as Suburban Mixed-Use Center.

Commissioner Johnson asked staff what the plan is for the area since it has been developed for industrial uses yet it is planned for Suburban Mixed-Use in the Comprehensive Plan. Senior Planner Munyaradzi noted that while current zoning does allow for industrial uses, staff is looking into the future and having Suburban Mixed-Use Center development along IH-35 corridor as opposed to more industrial uses in the area.

Commissioners Johnson remarked the importance of recognizing how zoning will benefit the citizens of Lancaster as opposed to accommodating developers. Commission Collin also noted the importance of aligning with the current Comprehensive Plan to achieve the vision of the City.

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

PUBLIC HEARING:

5. **Z18-02 Conduct a Public Hearing and consider a rezoning request from Agricultural Open (A-O) to Commercial Highway (CH) for a carwash, convenience store with fuel dispensers, laundromat, and a restaurant. The property is approximately 2.6 acres and is located on the southeast corner of Parkerville Road and I-35 East Service Road. The property is more particularly described as a tract of land situated in the Charles H. Bernard Survey Abstract No. 430, City of Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that the applicant is requesting to rezone the subject property from A-O to CH for the purpose of allowing a 3,397 square foot car wash, a 3,600 square foot convenience store with five (5) fuel dispensers, a deli and a 1,800 square foot restaurant development on the southeast corner of Parkerville Road and IH-35. The 2016 Comprehensive Plan identifies this site as suitable for commercial development and is consistent with the 2016 Future Land Use Map of the Comprehensive Plan. The zoning change request would positively impact adjacent properties and the applicant emphasized that the development will be a catalyst for other developments in the surrounding area. Staff recommends approval of the request as presented.

Commissioner Johnson asked how the City of Lancaster can ensure high quality development standards are met by proposed development and developers. Planning Chetuya noted that the guidelines and requirements are outlined in the Lancaster Development Code and that there are specific conditions staff have set in the Specific Use Permit (SUP) to ensure high quality development and any changes will have to be presented to the Planning and Zoning Commission and City Council for approval.

Commissioner Johnson opened the public hearing.

The applicant's representative, Mr. Dallas Cothrum (900 Jackson Street, Suite 640 Dallas, Texas 75202) spoke in support of the rezoning request on behalf of developer and stressed that the development standards of the proposed site would be beyond expectations and that the development would be beneficial to City of Lancaster through its multi-faceted mixed uses.

Commissioner Johnson commented that there is only one entrance and exit. Senior Planner Munyaradzi advised that the I-35E service road is under Texas Department of Transportation (TxDOT) purview and that TxDOT only allow limited entrance/exit from the service road.

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

MOTION: Commissioner Collins motioned to approve agenda item number 5 seconded by Commissioner Reed. The vote was cast 3 for, 0 against.

- 6. Z18-03 Conduct a Public Hearing and consider a Specific Use Permit (SUP) request for the whole site located on the southeast corner of Parkerville Road and I-35E Service Road for a Car Wash/Auto Detail use. The property is more particularly described as a tract of land situated in the Charles H. Bernard Survey Abstract No. 430, City of Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report stated that the applicant is requesting an SUP for the entire site located at the southeast corner of Parkerville Road and IH-35E Service Road for a 3,397 square feet car wash and is a companion item to zoning change request from Agriculture Open Space (A-O) to Commercial Highway (CH) for the same property. Car wash and auto detail uses require a SUP within the Commercial Highway zoning district. The City's Comprehensive Plan identifies site as suitable for commercial development and it is also consistent with the 2016 Future Land Use Map of the Comprehensive Plan. The land use along the IH-35E corridor is critical as it is the primary entryway into the City's western border and a main highway corridor in Lancaster. The proposed car wash is compatible and would fit in with the character of IH-35E corridor. Staff recommends approval with following conditions: no laundry mat located on the site, staff approved landscaping to be shown on renderings, staff approved gateway features per the Streetscape Master Plan and no trailer parking on-site.

Commissioner Johnson opened the public hearing.

Applicant's representative Mr. Cothrum spoke in favor of the SUP and reiterated that this development will act as a catalyst project; that they own and plan to develop property to the north in the future.

Commissioner Reed asked staff about conditions of SUP and the Lancaster Development Code as it pertains to convenience store window signs. He also asked if it is possible to add window signage amount or sign size as part of the development standards of SUP. Senior Planner Munyaradzi advised that per the Lancaster Development Code, the window signage is required to be 50% or less; that the applicant had not mentioned signs that would not meet the window sign requirements.

Mr. Cothrum noted that window signage would not be an issue for proposed site but would want the signage amount to be percentage-based as opposed to size and guaranteed that they would not have issues meeting requirements.

MOTION: Commissioner Johnson made a motion to close the public hearing. The vote was cast 3 for, 0 against.

MOTION: Commissioner Collins made a motion to approve item number 6 with conditions stated in the staff report, seconded by Commissioner Reed. The vote was cast 3 for, 0 against.

- 7. 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 gave the staff report and stated that agenda item number 7 is a companion to item number 4. It is a request to rezone from A-O to LI on 19.7 acres located on the south side 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 center. Expected land uses are regional retail, urban residential, senior housing, hotels, professional offices, restaurants, multi-tenant commercial, as well as, live/work/shop units. The requested zoning change is therefore not consistent with the 2016 Comprehensive Plan vision for the area. Note that a rezoning request to LI use was denied for the same property in October 2016. Staff recommends denial of the rezoning request as presented.

Commissioner Johnson opened the public hearing.

The applicant, Mr. Thomas Hillsman (6519 Westgate Drive, Dallas, TX 75254) reiterated the lack of desire to develop the proposed site as Suburban Mixed-Use Center and spoke in opposition of the denial to rezoning Agriculture (A-O) to Light Industrial (LI).

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

MOTION: Commissioner Reed made a motion to recommend denial item number 7 seconded by Commissioner Collins. The vote was cast 3 for, 0 against..

MOTION: Commissioner Johnson made a motion to adjourn seconded by Commissioner Reed.

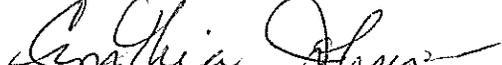
The meeting was adjourned at 8:03 p.m.

ATTEST:



Bester Munyaradzi, Senior Planner

APPROVED:



Cynthia Johnson, Commissioner