

MINUTES

PLANNING & ZONING COMMISSION REGULAR MEETING OF OCTOBER 2, 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 October 2, 2018 at 7:00 p.m. with a quorum present to-wit:

Commissioners Present:

Cynthia Johnson, Acting Chair
Karen Collins, arrived after consent agenda
Ty Jones
Ernest Casey

Commissioners Absent:

Jeremy Reed

City Staff:

Bester Munyaradzi, Senior Planner
Emma Chetuya, Planner
Terry Welch, Attorney

Call to order:

Acting Chair Johnson called the meeting to order at 7:00 p.m. on October 2, 2018.

CONSENT AGENDA:

Acting Chair Johnson read the consent agenda.

- 1. Consider approval of minutes from the Planning and Zoning Commission Meeting held on September 4, 2018.**
- 2. PS18-23 Discuss and consider a request for approval of a final plat for Millbrook East Phase 3A, being 78 residential lots and 2 open space lots on approximately 17.49 acres located 520 feet south of Pleasant Run Road, approximately 165 feet east of Rawlins Drive and approximately 90 feet west of Chapman Drive. The property is described as a tract of land that is situated in the William Rawlins Survey, Abstract No. 1200 in the City of Lancaster, Dallas County, Texas.**

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

- 3. Z18-14 Conduct a public hearing and consider a Specific Use Permit (SUP) request for a commercial daycare at a property addressed as 200 Rea Avenue; Lots 59 and 60, in Interurban Heights Addition Subdivision located in the City of Lancaster, Dallas County, Texas.**

Planner Chetuya spoke on item 3 and stated the request is to operate a commercial daycare at 200 Rea Avenue, New Harmony Christian Church. There will be 68 children from ages 0-12 years and eight (8) rotating teachers. The hours of operation will be from 6:00 a.m. to 7:00 p.m. Although 200 Rea Avenue is located in a Residential zoning district, the neighboring properties to the north and east are zoned retail while the properties to the south and west are zoned single family residential (SF-6). Also, she shared that the Lancaster Development Code (LDC) requires that all daycares obtain a Specific Use Permit (SUP) in order to operate in all Residential zoning districts. As a result of staff's assessment of

the site, accessibility and traffic movement in and around the site, staff believed that this site meets the intent of the LDC and would cause minimal, if any, nuisance to surrounding neighborhoods and the general area. However, the drive loading area deteriorated and the paint is Planning and Zoning

Commission Regular Meeting October 2, 2018 worn out, as shown on the "Site Rendering." Staff recommended the applicant repaired the paving on the parking lot and re-stripe the drive loading area. Therefore, staff recommended approval of item 3 .

Commissioner Jones asked from staff when the painting of the parking area must be completed. Planner Chetuya stated that it would have to be completed prior to obtaining permits.

Commissioner Casey inquired the number of children and staff members and if the ratio of staff members to children are in compliant to State requirements. Planner Chetuya confirmed.

Acting Chair Johnson opened the public hearing.

Donnell Wilson, 3028 Pickett Fence Drive, Applicant and Pastor of New Harmony Christian Church spoke in favor of item 3. He explained that the church had operated a daycare before but had not been in operation since 2009. He noted that their clients have been asking them to re-open the daycare.

Commissioner Casey asked the applicant the area the children will use to exercise. Applicant Wilson explained that the church has a lot adjacent to the building that is of adequate size for the children to play, as well as, playground equipment. He stated that the play area is fenced in. Senior Planner Munyaradzi stated that the State also regulates fences for daycares and that the State requires daycare operators to obtain State permits as well.

Acting Chair Johnson asked if Fire Marshall has to inspect the subject property. Senior Planner Munyaradzi confirmed and shared that the Fire Marshall conducts annual inspections.

David LeFleur, 645 Francis Street, spoke in favor of item 3.

Acting Chair Johnson asked the applicant if there would be a curriculum in place or if the operation was primarily a daycare. Applicant Wilson confirmed that there will be a curriculum in place, which will be administered by a Director, his wife, who is licensed by the State to do so.

Commissioner Jones informed the applicant that the Lancaster Independent School District (LISD) is extending professional development services to daycare operators in Lancaster.

Acting Chair Johnson closed the public hearing.

MOTION: Commissioner Collins made a motion, seconded by Commissioner Jones to approve item 3 with staff specifications. The vote was cast 4 for, 0 against [Reed absent].

MOTION: Commissioner Jones made a motion, seconded by Commissioner Collins to adjourn. The vote was cast 4 for, 0 against [Reed absent].

The meeting was adjourned at 7:11 p.m.

ATTEST:



Bester Munyaradzi, Senior Planner

APPROVED:



Cynthia Johnson, Acting Chair