

MINUTES

PLANNING & ZONING COMMISSION REGULAR MEETING OF NOVEMBER 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 November 6, 2018 at 7:00 p.m. with a quorum present to-wit:

Commissioners Present:

Jeremy Reed, Acting Chair
Ty Jones
Ernest Casey

Commissioners Absent:

Cynthia Johnson
Karen Collins

City Staff:

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

Call to order:

Acting Chair Reed called the meeting to order at 7:00 p.m. on November 6, 2018.

CONSENT AGENDA:

Acting Chair Reed read the consent agenda.

- 1. Consider approval of minutes from the Planning and Zoning Commission Meeting held on October 2, 2018.**
- 2. HLPC 18-12 Discuss and consider a Certificate of Appropriateness (COA) for the construction of a new fence on the property located at 721 N. Jefferson Street, Lancaster, Dallas County, Texas.**
- 3. PS18-26 Discuss and consider approval of a Preliminary Plat for Lancaster Adventure Park, being Lot 1, Block A, creating one lot on approximately 19.839 acres located south of Belt Line Road and approximately 1,320 feet east of Main Street. The property is described as a tract of land situated in the Adam C. Haught Survey, Abstract No. 593 in the City of Lancaster, Dallas County, Texas.**

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

ACTION:

- 4. M18-24 Discuss and consider an exception to the Off-Street Parking requirements of the Lancaster Development Code (LDC) for the proposed warehouse facility on the Northwest corner of Midpoint Drive and North Dallas Avenue (State Highway 342) to be located east of Dizzy Dean, approximately 2,270 feet north of Telephone Road and west of North Dallas Avenue. Lot 1, Block 1 of Midpoint Logistics Center Addition in the City of Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated the request is for an exception to Section 14.605, Off-Street Parking Requirements, of the Lancaster Development Code (LDC), which limits on-site parking to no more than ten percent (10%) over the required number of parking without the approval of an exception by the Planning and Zoning Commission. The purpose of this requirement is to limit the amount of greenfield converted to concrete. The building's minimum required parking spaces for the

proposed facility is 304 spaces and per the Lancaster Development Code (LDC) the maximum number of parking spaces allowed is no more than ten percent (10%) over the required number of parking spaces. The maximum number of parking spaces for the proposed facility is 335 spaces, and the applicant is proposing to install 510 parking spaces which is 175 parking spaces over the maximum allowed. According to the applicant, e-commerce and logistical tenants with multi shifts requires more parking spaces than traditional distribution facilities. The Lancaster Development Code (LDC) requires a minimum ten (10) feet landscape buffer between the property lines and all parking, paving or internal driveways. The applicant is exceeding the requirements by providing a 25 foot landscape setback, as well as, providing enhanced screening and landscaping for the increased parking spaces. Staff therefore recommends approval of item 4.

Acting Chair Reed asked staff if the landscaping and screening enhancements were meeting the intent of the Lancaster Development Code (LDC) in regards to limiting the amount of greenfield converted to concrete. Planner Chetuya stated that the applicant is exceeding the landscaping and screening requirements of the parking, in addition to providing the 25-foot landscape buffer which, meets the intent of the Lancaster Development Code (LDC).

MOTION: Commissioner Casey made a motion, seconded by Commissioner Jones to approve item 4. The vote was cast 3 for, 0 against [Collins and Johnson absent].

PUBLIC HEARING:

5. **PS18-25 Conduct a public hearing and consider a residential replat of Ocon Murga Addition, subdividing three (3) lots (Lots 3, 4 and 5 Block F) into four (4) lots (Lots 3A, 4A, 5A and 5B, Block F), on approximately 1.35 acres. These lots are located on the northeast corner of Baskin Drive and Wintergreen Road and are currently addressed as 1531 West Wintergreen Road and 2806 Baskin Drive. The properties are described as a tract of land situated in the Will-Kee Addition, Jonathan A. Samson Survey, Abstract No. 1311, City of Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that the request is for approval of a residential replat to subdivide three lots into four lots for the purpose of building single-family homes. That access to the properties will be provided from Baskin Drive and Wintergreen Road and that the applicant will be responsible for all utilities and infrastructure necessary for development. The applicant will also be dedicating 35 feet of right-of-way for the future expansion of Wintergreen Road. Engineering division reviewed the residential replat and there were no comments at this time. The plat is in substantial conformance with the subdivision regulations. Staff therefore recommends approval of item 5.

Acting Chair Reed opened the public hearing.

There were no speakers.

MOTION: Commissioner Jones made a motion, seconded by Commissioner Casey to close the public hearing. The vote was cast 3 for, 0 against [Collins and Johnson absent].

MOTION: Commissioner Jones made a motion, seconded by Commissioner Casey to approve item 5. The vote was cast 3 for, 0 against [Collins and Johnson absent].

- 6. Z18-15 Conduct a public hearing and consider a rezoning request from Agricultural Open (AO) to SF-E Single Family Residential Estate for a portion of the property located in Lancaster, Dallas County. The property is located on the south side of Raintree Drive and is approximately 1,000 feet east of Nokomis Road and is addressed as 1522 Raintree Drive. It is further described as Lot 20 in Abstract 765 Survey M.H. Lavender and Abstract 1356 M.H. Lavender Survey, Lancaster, Dallas and Ellis County, Texas respectively.**

Planner Chetuya gave the staff report and stated the request is to rezone the subject property at 1522 Raintree Drive from Agricultural Open (AO) to Single Family Residential Estate (SF-E) for the development of a single-family dwelling. The current zoning only allows for single-family development on five acres or more while the proposed zoning change would allow up to one dwelling unit per acre. The 2016 Comprehensive Plan and Future Land Use Map has designated this area as “Low Density Residential” or “Rural Living”, which is focused on areas within the community that have the ability to preserve the rural character, including estate type residences. In addition, she noted that properties to the East and South are currently vacant and zoned Agricultural Open (AO) indicating that the subject property would be an ideal location for a single family home. The single family residential estate designation is appropriate as most of the lots are more than one acre. As a result of staff’s assessment of the site the proposed zoning change request would integrate appropriately, as the area is envisioned for single-family development, in addition to being consistent with the 2016 Comprehensive Plan. Staff therefore recommends approval of item 6.

Acting Chair Reed opened the public hearing.

There were no speakers.

MOTION: Commissioner Jones made a motion, seconded by Commissioner Casey to close the public hearing. The vote was cast 3 for, 0 against [Collins and Johnson absent].

Commissioner Jones asked about the capacity of single-family homes that could be built around Nokomis Road. Planner Chetuya responded that the current zoning, Agricultural Open, only allows for single-family home development on at least five acres.

Acting Chair Reed asked if a second home would be possible to build. Planner Chetuya stated that a second home would not be possible to build as the Single Family Residential Estate designation only allows for one house per acre to be built.

MOTION: Commissioner Jones made a motion, seconded by Commissioner Casey to approve item 6. The vote was 3 for, 0 against [Collins and Johnson absent].

- 7. Z18-16 Conduct a public hearing and consider a Specific Use Permit (SUP) request for in-home daycare at a property addressed as 1405 Bumble Bee Drive; Lot 13 Block P in Meadowview Phase One Subdivision. The property is located within the J.L. Samson Survey, Abstract No. 1311 City of Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that the request is for an in-home daycare for up to twelve children ranging from ages 5 months to after school age children. This is a registered childcare home, which currently has eight children in the home. The ages of the children are one five month old, one 20 month old, three 3 year olds, one 4 year old, one 7 year old and one 12 year old. The in-home daycare has received State licensure and has been in operation since 2005. The Lancaster Development Code (LDC) requires in-home daycares to obtain a Specific Use Permit (SUP) in all

residential zoning districts; therefore, the applicant is looking to bring the business into compliance with the City of Lancaster's requirements. In addition, the applicant is currently in compliance with the home occupation regulations. Staff therefore recommends approval of item 7 with the following conditions:

1. Less than six (6) children under the age of 2 ½ years old must be kept on the first level with exit discharge.
2. If more than five (5) children under the age of 2 ½ years old are kept on the premises an automatic fire sprinkler system is required.
3. Compliance with home occupation regulations.
4. Confirmation from Animal Services that all animals kept on-site meet all the local and state regulations regarding any immunizations.

Commissioner Jones asked staff if there are other employees and if there was a bus that picks them up from school. Planner Chetuya stated the applicant is the only employee the applicant is allowed to have the amount of children she has according to the ratios set in place by the State.

Acting Chair Reed opened the public hearing.

Nora Porter, applicant, 1405 Bumble Bee Drive, stated that she is operating alone. Commissioner Jones asked the applicant if she picked up children from school. The applicant responded that she does pick up the children and that she has a van that she uses to pick the children up. She noted that the van can accommodate all of her children and that the State approved the use of the van.

Commissioner Reed asked the applicant if her home had an automated fire sprinkler and if she understood the provisions of the approval if she had a certain number of children under 2 ½ years old. The applicant stated that she did understand.

MOTION: Commissioner Jones made a motion, seconded by Commissioner Casey to close the public hearing. The vote was cast 3 for, 0 against [Collins and Johnson absent].

MOTION: Commissioner Jones made a motion, seconded by Commissioner Casey to approve item 7 with staff recommendations. The vote was cast 3 for, 0 against [Collins and Johnson absent].

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

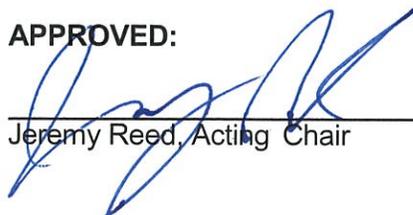
The meeting was adjourned at 7:20 p.m.

ATTEST:



Bester Munyaradzi, Senior Planner

APPROVED:



Jeremy Reed, Acting Chair