

## MINUTES

### PLANNING & ZONING COMMISSION REGULAR MEETING OF APRIL 2, 2019

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 2, 2019 at 7:00 p.m. with a quorum present to-wit:

#### Commissioners Present:

Ty G. Jones, Vice-Chair  
Isabel Aguilar  
Ernest Casey  
Lawrence Prothro  
Tamika Whitfield, Alternate

#### Commissioners Absent:

Jeremy Reed, Chair

#### City Staff:

Bester Munyaradzi, Senior Planner  
Emma Chetuya, Planner

#### Call to order:

Vice-Chair Ty G. Jones called the meeting to order at 7:00 p.m. on April 2, 2019.

#### CONSENT AGENDA:

Vice-Chair Ty G. Jones read the consent agenda.

1. **Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on March 5, 2019.**
2. **PS19-08 Consider a replat combining Lots 1, 2, 3 and 26 Block B, into Lot 1A Brownlee Park No. 2 Addition Block B within the William Howerton Survey, Abstract No. 559, Lancaster, Dallas County, Texas.**

**MOTION:** Commissioner Aguilar made a motion, seconded by Commissioner Casey to approve consent items 1 and 2. The vote was cast 5 for, 0 against. [Reed absent]

#### PUBLIC HEARING:

3. **Z19-06 Conduct a public hearing and consider a Specific Use Permit (SUP) request for a group home at a property located south of West Wintergreen Road and approximately 280 feet west of Dizzy Dean Road. The property is addressed as 930 West Wintergreen Road and is located within the Archibald M. Lavender Survey, Abstract 634 City of Lancaster, Dallas County, Texas.**

Staff requested to withdraw this item.

Commissioner Aguilar asked staff why they chose to withdraw the item. Senior Planner Munyaradzi explained that after discussing with the City Attorney the Specific Use Permit did not meet the City and State distance requirements.

Commissioner Aguilar asked once the item is withdrawn if it will be removed from the agenda. Senior Planner Munyaradzi confirmed that would be the closure of the item.

**MOTION:** Commissioner Casey made a motion, seconded by Commissioner Aguilar to withdraw item 3 from consideration. The vote was cast 5 for, 0 against. [Reed absent]

4. **Z19-08 Conduct a public hearing and consider a rezoning request from Agricultural Open (A-O) to Single Family-Estate (SF-E). The property is located south of Lomita Drive and east of Meadowlark Lane and is addressed as 1640 Meadowlark Lane. It is further described as Lot 12, Block 3 in Abstract No. 128 CH Barnard Survey, Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that this a request to rezone the subject property from Agriculture Open (AO) to SF-E (Single Family Estate) for the development of a single family home. The current zoning only allows for agricultural uses and a single-family dwelling on at least five (5) acres. The proposed zoning change would allow up to one (1) dwelling units per acre. Properties to the north, south, east and west are occupied and currently zoned AO and are surrounded by built homes. Based on the analysis of the five (5) criteria that must be taken into consideration when reviewing a zoning change application the proposed zoning change request will integrate appropriately as the area is envisioned for single-family home development and is consistent with the Comprehensive Plan.

Vice-Chair Ty G. Jones opened the public hearing.

Elias Gomez, 3701 North Washington Street, Dallas, TX 75211, the applicant spoke in favor of this item.

**MOTION:** Commissioner Aguilar made a motion, seconded by Commissioner Casey to close the public hearing. The vote was cast 5 for, 0 against. [Reed absent]

Commissioner Aguilar asked staff if there are water and sewer services available considering the surrounding lots are currently agriculture. Planner Chetuya noted that water and sewer lines, are currently existing to serve this property. Commissioner Prothro commented he had driven by the property and confirmed there were other residences nearby.

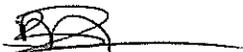
Commissioner Aguilar asked about the reference to the 2016 Comprehensive Plan in regards to the current property being rezoned. Planner Chetuya explained that this property was not inclusive of the previous designations but that it did fit into the Rural Living designation in the 2016 Comprehensive Plan. Senior Planner Munyaradzi added that this area was one of the areas that did not change with the 2016 Comprehensive Plan as City Council did not think it needed to be changed.

**MOTION:** Commissioner Aguilar made a motion, seconded by Commissioner Casey to approve item 4. The vote was cast 5 for, 0 against. [Reed absent]

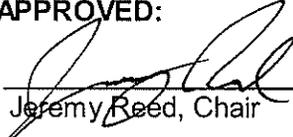
**MOTION:** Commissioner Aguilar made a motion, seconded by Commissioner Casey to adjourn. The vote was cast 5 for, 0 against. [Reed absent]

The meeting was adjourned at 7:10 p.m.

**ATTEST:**

  
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Bester Munyaradzi, Senior Planner

**APPROVED:**

  
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Jeremy Reed, Chair