

MINUTES

PLANNING & ZONING COMMISSION REGULAR MEETING OF JUNE 4, 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 June 4, 2019 at 7:00 p.m. with a quorum present to-wit:

Commissioners Present:

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

Commissioners Absent:

None

City Staff:

Bester Munyaradzi, Senior Planner
Emma Chetuya, Planner

Call to order:

Chair Reed called the meeting to order at 7:00 p.m. on June 4, 2019.

CONSENT AGENDA:

Chair Reed read the consent agenda.

1. Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on May 7, 2019.

MOTION: Vice Chair Ty G. Jones made a motion, seconded by Commissioner Casey to approve consent item 1. The vote was cast 5 for, 0 against.

PUBLIC HEARING:

2. **Z19-09 Conduct a public hearing and consider a rezoning request from Single Family-Residential (SF-4) to Agricultural Open (A-O). The property is addressed as 225 South Houston School Road and it is further described as the eastern 3.953 acres of a 31.57 acre tract, more or less, contained in the Valley View Ranch Replat, depicted in the Dallas County Plat Books as Lots 1 through 4, Valley View Ranches, Part of Creek Wood Estates Unit No. 1 Addition, Filed 7-13-73, Volume 73138-835, with said property being generally located south of Dan Davis Drive and west of S. Houston School Road in the City of Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated the request is to rezone the subject property from Single Family Residential (SF-4) to Agricultural Open (A-O) for the development of an agricultural building on 3.77 acres of property. The applicant owns two contiguous properties; one 3.77 acre property that fronts Houston School Road zoned SF-4 and a 27.8 acre property zoned A-O behind the SF-4 piece. The applicant is seeking to match the zoning of the SF-4 piece with the rest of the property and a construct a 2,100 square foot agricultural building on the subject property, which is currently zoned SF-4. The SF-4 zoning district does not permit more than two (2) 225 square foot accessory buildings, however, this size restriction does not apply to buildings in the A-O zoning district that are associated with agricultural uses. Based upon the analysis of the five (5) criteria that must be taken into consideration when reviewing a change in zoning

application, the proposed zoning change request will integrate appropriately, as the area is envisioned to be rural in character and is consistent with the Comprehensive Plan.

Commissioner Aguilar asked for an example of what an agricultural building would be. Planner Chetuya stated a barn would be an example of an agricultural building. Commissioner Aguilar also asked if the zoning change would be consistent with the Comprehensive Plan. Planner Chetuya confirmed.

Comissioenr Prothro commented about the surrounding neighbors and their position in regards to the barn being constructed. Planner Chetuya stated property owner notifications were sent out and no responses were received.

Chair Reed opened the public hearing.

Keelronn Hatley, 225 S. Houston School Road, the applicant identified the proposed location of the barn on the location map.

Commissioner Aguilar asked Mr. Hatley if the barn would be used to house animals. Mr. Hatley stated it would be for storage of equipment with no animals. Commissioner Whitfield asked for confirmation that the equipment being stored is for agriculture uses and the applicant confirmed.

Mr. Hatley commented that the property was originally agriculture.

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Casey to close the public hearing. The vote was cast 5 for, 0 against.

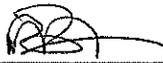
Chair Reed asked about the location of the barn as it relates to the difference in setbacks for agriculture and single family. Planner Chetuya stated that the front yard setback for agricultural buildings is 40 feet and the front yard setback for residential buildings is 30 feet.

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Casey to approve item 2. The vote was cast 5 for, 0 against.

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

The meeting was adjourned at 7:12 p.m.

ATTEST:



Bester Munyaradzi, Senior Planner

APPROVED:



Ty G. Jones, Vice Chair