

## MINUTES

### PLANNING & ZONING COMMISSION REGULAR MEETING OF November 5, 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 November 5, 2019, at 7:00 p.m. with a quorum present to-wit:

#### **Commissioners Present:**

Jeremy Reed, Chair  
Ty G. Jones, Vice-Chair  
Tamika Whitfield, Alternate

#### **Commissioners Absent:**

Lawrence Prothro  
Isabel Aguilar  
Ernest Casey

#### **City Staff:**

Bester Munyaradzi, Senior Planner  
Emma Chetuya, Planner

#### **Call to order:**

Chair Reed called the meeting to order at 7:01 p.m. on November 5, 2019.

#### **PUBLIC TESTIMONY:**

At this time citizens who have pre-registered before the call to order will be allowed to speak on consent or action item on the agenda, with the exception of public hearings, for a length of time not to exceed three minutes. Anyone desiring to speak on an item scheduled for a public hearing is requested to hold their comments until the public hearing on that item.

There were no pre-registered citizens before the call to order.

#### **CONSENT AGENDA:**

Chair Reed read the consent agenda.

1. **Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on September 10, 2019.**

**MOTION:** Vice Chair Jones made a motion, seconded by Commissioner Whitfield to approve item 1. The vote was cast 3 for, 0 against. [Aguilar, Prothro and Casey absent]

#### **PUBLIC HEARING:**

2. **Z19-12 Conduct a public hearing and consider a Specific Use Permit (SUP) request for in-home daycare at a property addressed as 1440 Gentle Rain Drive; Lot 5, Block L in the 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 this is a request for an in-home daycare for up to 12 children. The in-home daycare currently has six (6) children; five (5) two (2) year olds and one (1) three (3) year old and has been in operation and registered since October 2008. The Lancaster Development Code

(LDC) requires all in-home day cares in all residential zoning districts to obtain a Specific Use Permit (SUP). The applicant is therefore seeking to bring the business into compliance with the City requirements. In-home day cares are classified as Home Occupation and required to meet Home Occupation regulations. The subject property is uses alleys in and out leaving Gentle Rain Drive free of traffic when dropping off and picking up children from this in-home daycare. Staff recommends approval of this request subject to stipulations specified in the staff report.

Commissioner Whitfield asked what the ratio of caretaker to child.

Planner Chetuya stated that the State allows up to 12 children for in home daycare according to State law.

Vice Chair Jones asked about the fire sprinkler system and monitoring of the number of children where it is required. Planner Chetuya stated that the Fire Marshal verifies such information before a permit from the Fire Department is administered.

Chair Reed opened the public hearing.

There were no speakers.

**MOTION:** Vice Chair Jones made a motion, seconded by Commissioner Whitfield to close the public hearing. The vote was cast 3 for, 0 against. [Aguilar, Prothro and Casey absent]

Vice Chair Jones stated the concerns regarding noise complaints at the property, parking and right-of-way issues. Senior Planner Munyaradzi stated there had not been any issues mentioned prior to the request of this SUP.

**MOTION:** Vice Chair Jones made a motion, seconded by Commissioner Whitfield to approve item 2 subject to stipulations stated in the staff report. The vote was cast 3 for, 0 against. [Aguilar, Prothro and Casey absent]

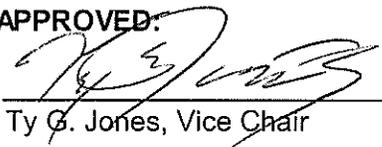
**MOTION:** Vice Chair Jones made a motion, seconded by Commissioner Whitfield to adjourn. The vote was cast 3 for, 0 against. [Aguilar, Prothro and Casey absent]

The meeting was adjourned at 7:09 p.m.

**ATTEST:**

  
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Bester Munyaradzi, Senior Planner

**APPROVED:**

  
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Ty G. Jones, Vice Chair