

MINUTES

PLANNING & ZONING COMMISSION REGULAR MEETING OF DECEMBER 3, 2019

The Planning and Zoning Commission of the City of Lancaster, Texas, met in a called Regular Session in the Council Chambers of City Hall on December 3, 2019, at 7:00 p.m. with a quorum present to-wit:

Commissioners Present:

Jeremy Reed, Chair
Tamika Whitfield, Alternate
Lawrence Prothro
Isabel Aguilar
Ernest Casey

Commissioners Absent:

Ty G. Jones, Vice-Chair

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 December 3, 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. HLPC19-06 Discuss and consider a Certificate of Appropriateness (COA) for the construction of a new 1,976 square feet live-work unit on the property located at 202 South State Street, Lancaster, Dallas County, Texas.**
- 2. Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on November 5, 2019.**
- 3. PS20-01 Consider a request for approval of a preliminary plat for Bear Creek Ranch Phase 3, being 211 residential lots and 5 open spaces on approximately 47.05 acres located approximately 833 feet east of the southern city limit boundary, west of McBride Road, and approximately 800 feet north of East Reindeer Road. The property is described as a tract of land situated in the Samuel T. Bledsoe Survey, Abstract No. 120, in the City of Lancaster, Dallas County, Texas.**

MOTION: Commissioner Aguilar made a motion, seconded by Commissioner Casey to approve items 1, 2 and 3. The vote was cast 5 for, 0 against. [Jones absent]

4. **PS20-03 Conduct a public hearing and consider a residential replat for Cedardale Highlands Addition, subdividing Lot 1 into two (2) lots; Lots 1A and 2A, Block D on a .46 acre tract. It is located on the northeast corner of Percy Street and Cedardale Road. The property is described as Lot 1, Block D of the Cedardale Highlands Addition, situated in the Robert Simonton Survey Abstract No. 1277, City of Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that this is a request for approval of a residential replat to subdivide one (1) lot (Lot 1, Block D) into two (2) lots: Lot 1A and 2A on .46 acre for the purpose of building single family homes. Access to the properties will be provided from Percy Street. Staff recommends approval of the replat as presented. The applicant will be responsible for all utilities and infrastructure necessary for development. The plat is in substantial conformance with the subdivision regulations and the Engineering Division has reviewed the plat and concur with the approval of the replat.

Chair Reed opened the public hearing.

There were no speakers.

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

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

5. **PS20-04 Conduct a public hearing and consider a residential replat for Original Town of Lancaster, subdividing a portion of Lot 4 into two (2) lots; Lots 4A and 4B Block 75 on a .31 acre lot. The property is located on the northwest corner of East 5th Street and North Henry Street and is addressed as 603 North Henry Street. The property is described as a portion of Lot 4 Block 75 of the Original Town of Lancaster, situated in the Robert Simonton Survey, Abstract No. 1277, City of Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that This is a request for approval of a residential replat to subdivide one (1) lot (a portion of Lot 4, Block 75) into two (2) lots: Lots 4A and 4B for the purpose of building single family homes. The lot is located in the Historic District and must receive approval from the Historic Landmark Preservation Committee and the Planning and Zoning Commission before any construction. Access to the properties will be provided from North Henry Street. The plat is in substantial conformance with the subdivision regulations and the Engineering Division has reviewed the plat and concur with the approval of the replat.

Chair Reed opened the public hearing.

There were no speakers.

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

Chair Reed asked if the proposed lots met the minimum size requirement for the zoning district.

Planner Chetuya stated that there are no minimum lot size requirements in the City of Lancaster and the proposed lots meet the minimum density requirements.

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

6. Discuss and consider appointments to the City of Lancaster Historic Landmark Preservation Committee (HLPC).

MOTION: Commissioner Aguilar made a motion, seconded by Commissioner Prothro to nominate Amy Glover as a regular member. The vote was cast 5 for, 0 against. [Jones absent]

MOTION: Commissioner Aguilar made a motion, seconded by Commissioner Prothro to nominate Estelle Hernandez as a regular member. The vote was cast 5 for, 0 against. [Jones absent]

MOTION: Commissioner Aguilar made a motion, seconded by Commissioner Prothro to nominate Paul Wiseman as an alternate member. The vote was cast 5 for, 0 against. [Jones absent]

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

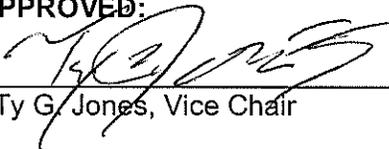
The meeting was adjourned at 7:21 p.m.

ATTEST:



Bester Munyaradzi, Senior Planner

APPROVED:



Ty G. Jones, Vice Chair