

MINUTES

PLANNING & ZONING COMMISSION REGULAR MEETING OF FEBRUARY 4, 2020

The Planning and Zoning Commission of the City of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall on February 4, 2020, at 7:00 p.m. with a quorum present to-wit:

Commissioners Present:

Isabel Aguilar
Lawrence Prothro
Tamika Whitfield
Angela Murhpy, Alternate

Commissioners Absent:

Ty G. Jones, Vice-Chair
Ernest Casey

City Staff:

Bester Munyaradzi, Senior Planner
Emma Chetuya, Planner

Call to order:

Acting Chair, Aguilar called the meeting to order at 7:00 p.m. on February 4, 2020.

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:

Commissioner Aguilar read the consent agenda.

1. Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on January 7, 2020.

MOTION: Commissioner Aguilar made a motion, seconded by Commissioner Whitfield to approve item

1. The vote was cast 4 for, 0 against. [Jones and Casey absent]

PUBLIC HEARING:

2. Z20-01 Conduct a Public Hearing and consider a Specific Use Permit (SUP) request for a gas station with eight (8) fuel dispensers and a self-service carwash; an exception for four (4) semi-truck fueling canopies; fuel dispensing facilities; fast food restaurant and convenience store to be located within 150 feet of a residential district in addition to landscape requirements exception at the southwest corner of West Wintergreen Road and North Houston School Road. The property is more particularly described as a tract of land situated in the Marady Parks Survey, Abstract No. 1120, City of Lancaster, Dallas County, Texas.

Senior Planner Munyaradzi gave the staff report and stated that this is a request to consider a Specific Use Permit for a gas station with eight fuel dispensers and a self-service carwash; an exception for four semi-truck fueling canopies; fuel dispensing facilities; fast food restaurant and convenience store to be located within 150 feet of a residential district in addition to an exception to certain landscape requirements. Staff recommends denial of the request because semi-truck fueling canopies would increase truck traffic at this retail corner, and trucks stopping for fueling would cause noise that would not be ideal within 150 feet of the residential uses to the east. The combination of a gas station, fast food

restaurant, convenience store would be disruptive to a peaceful and quiet environment deserved by citizens in the residential neighborhood to the east. The street yard trees placement and shrubbery count do not meet the minimum landscape requirements for Lots 1, 2 and 3 and deficient permanent landscaping on Lot 2 would be used to offset the negative effects noted above from the residential uses that are within 150 feet of the subject property. The City is currently updating the 2006 Streetscape Master plan, and the current plan calls for an entry feature at the subject property. While the Streetscape plan is underway, staff recommends that the applicant put money into an escrow account which will be used to build an entry feature that will be adopted with the updated Streetscape Master plan. The applicant is not willing to wait for the completion of the Streetscape Master plan update, and staff recommends that the applicant comply with putting money into an escrow account until the new Streetscape Plan is adopted. The applicant is requesting this item be postponed to the next Planning and Zoning meeting, and staff recommends denial for the request to postpone the item and recommends denial of the item.

Commissioner Aguilar opened the public hearing.

Kendra Larach, applicant, 2201 Main Street, Dallas, Texas stated that she would like to have a neighborhood meeting. She also stated that the applicant has agreed to build the gateway feature, but does not want to put money into an escrow account, and they are working with the landscape architect to complete the landscaping.

Commissioner Whitfield asked why the applicant had not addressed pertinent issues when they initially started the project.

Ms. Larach stated that truck fueling is not defined in the code, however, the client may remove truck fueling if need be.

Commissioner Prothro asked how the community is winning from this proposed project.

Ms. Larach noted that they are proposing a Popeye's restaurant with fueling and retail stores that would benefit the community.

Karl Crowley, applicant, 2201 Main Street, Dallas, Texas stated that Masterplan (the company applying for zoning change) only reaches out to neighborhoods if staff lets the applicant know that neighbors are opposed to the request.

Senior Planner Munyaradzi noted that staff is requesting for the applicant to put funds into an escrow account because the revised Streetscape Master Plan has not yet been finalized.

Ms. Larach, indicated that the applicant wants to sign a document that he is going to build the feature whenever the City Council adopts the revised Streetscape Master Plan.

Terry Welch, Attorney, stated that there seems to be a lot of issues with this project and only a month delay for this project does not seem to be sufficient enough time.

Robert Mitchell; 2111 Stonewood, Lancaster, Texas resident, noted that they are concerned about the noise, crime, light pollution, and it will be too busy. He stated that there are already warehouses on the north and this proposed project will be an eyesore.

Yolanda Mitchell; 2111 Stonewood, Lancaster, Texas resident, stated that she is worried about increased traffic and light pollution. That there are several fueling stations already and is opposed to the development on the property.

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Whitfield to close the public hearing. The vote was cast 3 for, 0 against. [Jones and Casey absent. Commissioner Murphy excused herself from this item]

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Aguilar to approve the request to postpone the request to the April 7th, 2020 Planning and Zoning meeting. The vote was cast 2 for, 1 against. [Jones and Casey absent. Commissioner Murphy recused herself from this item]

3. Z20-02 Conduct a public hearing and consider a zoning change from Agricultural Open (AO) to Planned Development Single Family Residential (PD-SF-4) for the property located on the west side of North Houston School Road; approximately 1,300 feet north of West Pleasant Run Road. The property is addressed as 1747 North Houston School Road and described as being a 31.3 acres tract of land situated in the Merada Park Survey, Abstract No. 1120, in the City of Lancaster, Dallas County, Texas.

Planner Chetuya gave the staff report and stated that this is a request to change the zoning on the property from AO to PD-SF-4 for the purpose of developing 132 residential lots and four (4) common areas. The current zoning only allows for agricultural uses and a single family dwelling on five (5) acres or more. The proposed zoning change would allow up to four (4) dwelling units per an acre. The proposed subdivision will be front loaded and the applicant is requesting seven (7) lots more than the maximum allowed number of lots in the SF-4 district. The City of Lancaster has an empty-nester regulation which requires 20% of residential lots in a subdivision to provide residential diversity to promote housing variety for differing life styles and needs. The applicant will satisfy this requirement by having 20% of the homes 1,650 square feet. Four (4) common area lots will be provided with a six (6) foot wide trail extending across the front portion of the subdivision and a playground with pavilion. The common area lots will be maintained by the Public Improvement District (PID). Staff recommends approval of the request subject to the stipulation that garages have a minimum of five feet setback from the front façade of the home or a porch which protrudes a maximum of five feet into the front setback.

Commissioner Aguilar opened the public hearing.

Pat Atkins; 3076 Hays Lane, Rockwall, Texas applicant, gave a presentation in support of the request.

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Whitfield to close the public hearing. The vote was cast 4 for, 0 against. [Jones and Casey absent]

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Whitfield to approve the item per staff recommendations. The vote was cast 4 for, 0 against. [Jones and Casey absent]

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Whitfield to adjourn. The vote was cast 4 for, 0 against. [Jones and Casey absent]

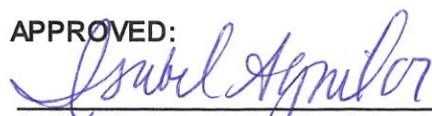
The meeting was adjourned at 8:00 p.m.

ATTEST:



Bester Munyaradzi, Senior Planner

APPROVED:



Isabel Aguilar, Acting Chair