

MINUTES

PLANNING & ZONING COMMISSION REGULAR MEETING OF MARCH 3, 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 March 3, 2020, at 7:00 p.m. with a quorum present to-wit:

Commissioners Present:

Isabel Aguilar, Acting Chair
Lawrence Prothro
Tamika Whitfield
Ernest Casey
Angela Murhpy, Alternate

Commissioners Absent:

Ty G. Jones, Vice-Chair

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 March 3, 2020.

Public Testimony:

At this time citizens who have pre-registered before the call to order will be allowed to speak on any 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.

Dee Hinkle was a pre-registered citizen before the call to order to speak on item 5.

CONSENT AGENDA:

Acting Chair Aguilar requested to move Item 5 from the action item to the consent portion of the agenda.

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Whitfield to move action item 5 to the consent agenda. The vote was cast 5 for, 0 against. [Jones absent]

Acting Chair Aguilar read the consent agenda.

1. HLPC 20-02 Discuss and consider a Certificate of Appropriateness to install a wrought iron fence, wrought iron gate, and wood fence on the properties addressed as 620 and 626 South Dallas Avenue, Lancaster, Dallas County, Texas.
2. HLPC 20-03 Discuss and consider a Certificate of Appropriateness to remove three (3) windows and replace them with siding; replace four (4) windows with new windows; replace two (2) doors with new doors and remove (1) door and replace with siding on a house located at 311 East Cedar Street, Lancaster, Dallas County, Texas.
5. Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on February 4, 2020.

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

PUBLIC HEARING:

- 3. Z20-03 Conduct a public hearing and consider a Specific Use Permit (SUP) for an in-home daycare at the property addressed as 1335 Pennsylvania Avenue; Lot 25 Block E in Boardwalk Phase 1 Subdivision. The property is located in Jonathan L. Samson Survey, Abstract No. 1311 in the City of Lancaster, Dallas County, Texas.**

This is a request of an in-home daycare for up to 12 children. The applicant currently has six (6) children in the home (three – 2 year olds, two – 1 year olds and one – 3 year old). The in-home daycare has been licensed since July 2018, and has been in operation since August 2018. As noted above, the LDC requires in-home daycares to obtain a Specific Use Permit (SUP) in all residential zoning districts. The applicant is therefore seeking to bring the business into compliance with the City's requirements. The subject property is in an alley served residential neighborhood and residents use alleys in and out of their properties leaving Pennsylvania Avenue free for traffic dropping off and picking up children for this in-home daycare. There are two (2) outside employees that assist with the in-home daycare. The in-home daycare is operational Monday through Friday 6:00 a.m. – 6:00 p.m. Staff recommends approval of the request for the SUP with the following conditions: 1) Less than six children under the age of two and half years old being kept on the first floor with a level of exit discharge. 2) If more than five children under the age of two and half years old are kept on the premise, an automatic fire sprinkler system is required. 3) Compliance with Home Occupation Regulations. 4) Confirmation by Animal Services that all animals kept on-site meet state and local regulations regarding immunizations and microchipping.

Commissioner Prothro asked if there have been prior violations for the in-home daycare.

Planner Chetuya stated that staff is not aware of any violations.

Commissioner Prothro asked why aren't all in-home daycares required to install fire sprinkler systems.

Senior Planner Munyaradzi stated that a fire sprinkler is cost prohibitive for in-home daycare operators and the reason why there is a requirement for fire sprinkler systems only if there are more than 5 children under the age of two and half years.

Acting Chair Aguilar asked if there are any inspections to follow up on the in-home daycares.

Senior Planner Munyaradzi stated that the Fire Marshall does perform an annual fire inspection for in-home daycares.

Acting Chair Aguilar opened the public hearing.

No one spoke.

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

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

4. **Z20-04 Conduct a public hearing and consider an amendment to the existing Lancaster Mills General Development Plan (Resolution 2005-10-92) to allow modifications to the development criteria. The property is located south of Redbud Street and Main Street, west of Stewart Street, north of Belt Line Road, approximately 720 feet east of Belt Line Road, and is about 60.59 acres in size. The property is more particularly described as property located in the Bader Survey, Abstract No. 172 in the City of Lancaster, Dallas County, Texas. Staff recommends this item be postponed to the April 7, 2020 Planning and Zoning meeting.**

Staff requested that this item be postponed to April 7, 2020 meeting.

Acting Chair Aguilar opened the public hearing.

Dee Hinkle, 105 E. 5th Street Lancaster, shared her concerns regarding Lancaster Mills (Agenda item 5).

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

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Whitfield to postpone the item to the April 7, 2020 Planning and Zoning meeting and that the information that was referenced by Dee Hinkle be included in the next packet. The vote was cast 5 for, 0 against. [Jones absent]

6. **Discuss and consider appointment of one (1) regular member to the City of Lancaster Historic Landmark Preservation Committee (HLPC).**

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Casey to recommend Mark Riggs as a candidate for HLPC. The vote was cast 5 for, 0 against. [Jones absent]

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

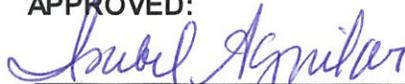
The meeting was adjourned at 7:23 p.m.

ATTEST:



Bester Munyaradzi, Senior Planner

APPROVED:



Isabel Aguilar, Acting Chair