

MINUTES

PLANNING & ZONING COMMISSION REGULAR MEETING OF MAY 5, 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 May 5, 2020 at 7:00 p.m. with a quorum present to-wit:

Commissioners Present:

Isabel Aguilar, Acting Chair
Tamika Whitfield
Lawrence Prothro

Commissioners Absent:

Ernest Casey
Angela Murphy, Alternate

City Staff:

Bester Munyaradzi, Senior Planner
Emma Chetuya, Planner

Call to order:

Acting Chair Aguilar called the meeting to order at 7:02 p.m. on May 5, 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 items 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.

Ed Kepner was a pre-registered citizen before the call to record his support for agenda item 5. He did not wish to speak.

K. David Belt was a pre-registered citizen before the call to record his support for agenda item 5. He did not wish to speak.

CONSENT AGENDA:

Acting Chair Aguilar read the consent agenda.

1. Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on April 7, 2020.
2. PS20-10 Consider approval of a Preliminary Plat dedicating a 30 feet rights-of-way along the west side of Bluegrove Road for Fuller 2 Plat Addition Lots 1 and 2 Block A being 18.3 acres of land located west of Bluegrove Road and approximately 300 feet south of Enchanted Lane. The property is addressed as 505 South Bluegrove Road and is described as being a tract of land out of the A. Eldridge Survey, Abstract No. 449, City of Lancaster, Dallas County, Texas.

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

PUBLIC HEARING:

3. **Z20-05 Conduct a public hearing and consider a zoning change from Agricultural Open (AO) to Retail (R) and a Specific Use Permit (SUP) for eight (8) fuel pumps for the property located on the northeast corner of North Houston School Road and West Pleasant Run Road. The property is addressed as 2281 West Pleasant Run Road and is described as being a 2.5 acre tract of land situated in the William Fleming Survey, Abstract Number 466, City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi stated that the applicant is requesting to postpone this item to the June 2, 2020 Planning and Zoning Commission meeting to allow more time to address staff comments. Staff recommended approval of the applicant's request to postpone.

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Whitfield to postpone item 3 to the June 2, 2020 Planning and Zoning Commission meeting. The vote was cast 3 for, 0 against. [Casey and Murphy absent]

4. **Z20-06 Conduct a public hearing and consider a zoning change from Agricultural Open District (AO) to Town House Residential District (TH-16) and Single Family Residential (SF-2) for the properties addressed as 1801, 1875, and 1901, and 1875 West Wintergreen Road and located south of Anderson Farms Subdivision and north of Wintergreen Road. The properties are approximately 10.8 acres described as tracts of land situated in the W. Fleming Survey, Abstract No. 466, in the City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi stated that the applicant is requesting to postpone this item to the June 2, 2020 Planning and Zoning Commission meeting to allow more time to address staff comments. Staff recommended approval of the applicant's request to postpone.

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Whitfield to postpone item 4 to the June 2, 2020 Planning and Zoning Commission meeting. The vote was cast 3 for, 0 against. [Casey and Murphy absent]

ACTION:

5. **M20-01 Discuss and consider an exception to the Off-Street Parking requirements of the Lancaster Development Code (LDC) for the proposed warehouse facility on the northeast corner of Dizzy Dean Drive and Telephone Road for Lot 1 Block B of Midpoint Logistics Center 2 Addition, City of Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that this is a request for an exception to Section 14.605 Off-Street Parking Requirements for a proposed warehouse building on the

northeast corner of Dizzy Dean Drive and Telephone Road. The building's minimum required parking spaces for the proposed facility is 392 spaces. The maximum number of parking spaces for the proposed facility is 431 parking spaces. The applicant is proposing to install 499 parking spaces which is 68 parking spaces over the maximum allowed. According to the applicant, the proposed building's tenant will have 450 employees on site at any one time and will operate at least two (2) to three (3) shifts per day with 250 to 300 employees per shift. The additional parking spaces will allow the traffic during the shift changes to operate smoothly. The applicant meets the minimum screening requirements for Dizzy Dean Drive and Telephone Road and exceeds the minimum permanent landscaping requirements. Staff recommends approval of the parking exception request based on the applicant's stated needs and enhanced landscaping.

Acting Chair Aguilar asked if there would be a negative impact to increasing the amount of parking. Planner Chetuya stated that there is a requirement in the Lancaster Development Code (LDC) that parking cannot exceed 10% of the minimum requirement in order to ensure a maximum amount of greenfield for the area. Planner Chetuya stated that the applicant exceeded the minimum landscape requirements of 20% by providing 23% and landscape screening.

Commissioner Prothro asked staff if there were water or runoff studies for the site. Planner Chetuya responded that floodplain and water concerns will be addressed during civil plan review by the Engineering Division which is done after exception request approval by the Planning and Zoning Commission.

Acting Chair Aguilar asked how the City assured that the applicant would provide 23% landscaping. Planner Chetuya responded that before a Certificate of Occupancy is issued, the City performs site inspections and ensures that the landscaping is installed according to the approved landscape plan.

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Whitfield to approve item 5. The vote was cast 3 for, 0 against. [Casey and Murphy absent]

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

The meeting was adjourned at 7:13 p.m.

ATTEST:



Bester Munyaradzi, Senior Planner

APPROVED:



Isabel Aguilar, Acting Chair