

MINUTES

PLANNING & ZONING COMMISSION SPECIAL MEETING OF JUNE 9, 2020

The Planning and Zoning Commission of the City of Lancaster, Texas, met in a Special Session in the Council Chambers of City Hall on June 9, 2020 at 7:00 p.m. with a quorum present to-wit:

Commissioners Present:

Isabel Aguilar, Acting Chair
Lawrence Prothro
Temika Whitfield
Angela Murphy, Alternate

Commissioners Absent:

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 June 9, 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.

Courtney Coates, 1400 Everman Parkway, Fort Worth, Texas, was a pre-registered citizen before the call to order to speak on items 2 and 3. Mr. Coates stated that he was present to speak on the items.

Elizabeth McIlrath, 1200 Mistletoe Drive, Fort Worth, Texas, was a pre-registered citizen before the call to order to speak on item 4. She stated she will be speaking on the item later with regards to the Parks and Open Space Masterplan.

Patricia Jones, 2028 Godiva Street, was a pre-registered citizen before the call to order to speak on item 2. Ms. Jones stated her opposition to the construction of townhomes in the Anderson Farms subdivision.

Felicia Roberson, 2008 Godiva Street, was a pre-registered citizen before the call to order to speak on item 2. Ms. Roberson stated her opposition to the construction of townhomes in the Anderson Farms subdivision.

CONSENT AGENDA:

Acting Chair Aguilar read the consent agenda.

1. Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on June 2, 2020.

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Whitfield to approve consent item 1. The vote was cast 4 for, 0 against. [Casey absent]

PUBLIC HEARING:

2. **Z20-06 Conduct a public hearing and consider a zoning change from Agricultural Open District (AO) to Town House Residential District (TH-16) for the property addressed as 1801 West Wintergreen Road and located south of Anderson Farms Subdivision and north of Wintergreen Road. The property is approximately 8.8 acres described as a tract of land situated in the W. Fleming Survey, Abstract No. 466, in the City of Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that this is a request to rezone the subject property from Agricultural Open to Town House Residential for 80 townhomes. The proposed square footage for the dwelling areas would range from 1,634 square feet to 1,696 square feet two story buildings. Townhomes would be internally served by private streets and will have one open space. Based upon analysis of the five considerations that must be taken into consideration when reviewing a zoning change, the proposed zoning change request to TH-16 is not appropriate as the proposed zoning district allows dense residential development with small building areas which is not consistent with the Future Land Use Plan or the Comprehensive Plan. The proposed zoning district is also not consistent with the Future Land Use Plan's requirements for densities ranging from 2 to 8 units per acre, and is contrary to the City Council's goals and objectives to promote quality housing that is higher than workforce starter homes. The proposed development lacks desirable amenities with only one open space. The attached elevation plan does not have visual appeal and appears like a two-story apartment complex. Staff recommends denial of the request as presented.

Commissioner Prothro asked staff what the Comprehensive Plan's designation was and if it included TH-16. Planner Chetuya responded that the Comprehensive Plan designated this area "Suburban Neighborhood" which does mention townhomes in the proposed land uses, but TH-16 exceeds the required density of 2 to 8 units per acre.

Acting Chair Aguilar opened the public hearing.

Project engineer, Courtney Coates, 1400 Everman Parkway, Fort Worth, Texas, spoke in support of item 2. Mr. Coates stated that the applicant was willing to reduce the density to 8 units per acre to align with the Comprehensive Plan and allow for around 10% of the property to become open space for parks. He stated that the proposal is gated to ensure value of the homes.

Commissioner Whitfield asked Mr. Coates if they were aware of the 8 unit per acre requirement. Mr. Coates stated that there was an internal miscommunication about the number of proposed townhomes.

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Commissioner Whitfield inquired into whether the applicant and/or any member of their team members had reached out to the surrounding neighborhoods regarding the proposed project. Mr. Coates noted that he had not and was not sure if his other team members had reached out to neighboring communities.

Due to technical difficulties, Ms. Medlock was unable to speak; but did record her opposition to item 2.

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

Commissioner Whitfield expressed concern about the developer not being available to answer questions about reducing density. Senior Planner Munyaradzi stated that if TH-16 zoning was approved for this site, the developer would have the right to proceed with a higher density development.

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Whitfield to deny item 2. The vote was cast 4 for, 0 against. [Casey absent]

3. **Z20-06 Conduct a public hearing and consider a zoning change from Agricultural Open District (AO) to Single Family Residential (SF-2) for the properties addressed as 1875 and 1901 West Wintergreen Road located south of Anderson Farms Subdivision and north of Wintergreen Road. The properties are approximately 1.1 acres described as a tract of land situated in the W. Fleming Survey, Abstract No. 466, in the City of Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that this is a request to rezone the subject property from AO to SF-2. There are two existing homes on the properties which total approximately 1.1 acres in size. Based upon analysis of the 5 considerations that must be taken into consideration when reviewing a zoning change, the proposed zoning change request to SF-2 is appropriate as it is consistent with the Future Land Use Plan of the Comprehensive Plan and City Council goals and objectives. Staff recommends approval of the request as presented.

Acting Chair Aguilar asked staff if the addresses were in the same subdivision discussed in item 2. Planner Chetuya stated that items 2 and 3 were part of the same tract of land.

Commissioner Whitfield asked the purpose of rezoning the two lots to SF-2. Planner Chetuya stated that the homes were not currently in compliance with AO density requirements and SF-2 zoning would be compliant with the current density.

Acting Chair Aguilar opened the public hearing.

Courtney Coates, 1400 Everman Parkway, Fort Worth, Texas, stated that he was available to answer questions.

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

Commissioner Whitfield asked if changing the zoning would allow for additional development in the area. Senior Planner Munyaradzi stated that changing the zoning would only put the two subject properties into compliance.

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Whitfield to approve item 3 as presented. The vote was cast 4 for, 0 against. [Casey absent]

4. **M19-02 Conduct a public hearing and consider a recommendation to amend and update Chapter 7; Parks, Recreation & Open Space of the Comprehensive Master Plan to the City Council.**

Senior Planner Munyaradzi gave the staff report and stated that Article 14.100, Section 14.209 (b) of the Lancaster Development Code requires the Planning and Zoning Commission to advise City Council and make recommendations concerning amendments to the Comprehensive Plan. In the 2018-2019 City Council Strategic planning session, City Council identified an objective to update the Parks, Recreation and Open Space master plan. The current master plan was adopted in 2006, while industry standards suggest updating master plans every ten years. The adoption of the 2016 Comprehensive Plan prioritized the need to update the master plan. In August 2018, Dunaway Associates was selected to update the current master plan. Dunaway Associates will make a presentation to the Commission regarding the Parks, Recreation and Open Space master plan update for the Commission's consideration and recommendation to City Council. Staff recommends approval of amendments and updates of Chapter 7: Parks, Recreation and Open Space of the 2016 Comprehensive Master Plan.

Landscape architect, Elizabeth McIlrath, Dunaway Associates, made a presentation regarding the update to the Parks, Recreation, and Open Space master plan.

Commissioner Whitfield asked Ms. McIlrath if she or Dunaway Associates worked on the 2006 Parks, Recreation and Open Space Master Plan. Ms. McIlrath said both she and Dunaway Associates were new to the project.

Commissioner Whitfield asked Ms. McIlrath if there were already identified funding sources for the project. Ms. McIlrath stated that there are many grant opportunities that would be available. Philip Neeley stated that funding will be strategically addressed yearly on the basis of the master plan.

Commissioner Prothro asked if they considered how much revenue could be brought into the City by some "low priority" items. Ms. McIlrath stated that low priority items could be moved up the rank if they would be beneficial to the City. Senior Planner Munyaradzi added that the ranking was also driven by citizen survey results.

Acting Chair Aguilar opened the public hearing.

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There were no speakers.

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

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Whitfield to approve item 4 as presented. The vote was cast 4 for, 0 against. [Casey absent]

ACTION:

5. **Discuss and consider election of a Chair for the Planning and Zoning Commission.**

MOTION: Commissioner Prothro made a motion, seconded by Acting Chair Aguilar to appoint Isabel Aguilar as Chair. The vote was cast 4 for, 0 against. [Casey absent]

6. **Discuss and consider election of a Vice-Chair for the Planning and Zoning Commission.**

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Whitfield to appoint Temika Whitfield as Vice-Chair. The vote was cast 4 for, 0 against. [Casey absent]

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

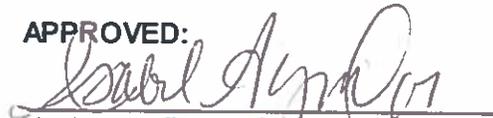
The meeting was adjourned at 8:13 p.m.

ATTEST:



Bester Munyaradzi, Senior Planner

APPROVED:


Isabel Aguilar, Acting Chair