

MINUTES

PLANNING & ZONING COMMISSION REGULAR MEETING OF NOVEMBER 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 November 3, 2020 at 7:15 p.m. with a quorum present to-wit:

Commissioners Present:

Isabel Aguilar, Chair
Temika Whitfield, Vice Chair
Lawrence Prothro
Taryn Walker

City Staff:

Vicki Coleman, Director of Development Services
Bester Munyaradzi, Senior Planner
Emma Chetuya, Planner
Alexandra Schrader, Planning Technician

Call to order:

Chair Aguilar called the meeting to order at 7:26 p.m. on November 3, 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.

CONSENT AGENDA:

Chair Aguilar read the consent agenda.

1. Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on October 6, 2020.
2. PS21-01 Consider a request for approval of a replat for Park 20 subdividing Lot 2 into two (2) lots; Lots 2A and 2B on approximately 35.7 acres addressed as 3201 North Houston School Road. The property is described as a tract of land situated in the William Howerton Survey, Abstract No. 559 City of Lancaster, Dallas County, Texas.

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Walker to approve the consent agenda. The vote was cast 4 for, 0 against.

ACTION

3. HLPC20-11 Discuss and consider a Certificate of Appropriateness (COA) for the construction of a 3,113 square foot home on the property addressed as 415 South Dallas Avenue, Lancaster, Dallas County, Texas.

Senior Planner Munyaradzi gave the staff report and stated that the request was to construct a new single story craftsman style home. The proposed home meets the general criteria that should be assessed when considering the construction of a new home in the Historic Overlay District. It complements and is compatible with adjacent dwellings in the general area. On October 13, 2020, the HLPC recommended approval of the request with conditions noted in the staff report. Staff concurs with the HLPC's recommendation.

Chair Aguilar asked if staff recommended denial to use vinyl windows. Senior Planner Munyaradzi clarified that the HLPC recommended using wood-clad windows on the front and sides of the home with vinyl on the back because the back of the home is not visible from the street.

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Walker to approve the Historic Landmark Preservation Committee's recommendation for item 3. The vote was cast 4 for, 0 against.

4. **HLPC20-13 Discuss and consider a Certificate of Appropriateness (COA) to replace the existing wood fence on the property addressed as 210 South Henry Street, Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi gave the staff report and stated that this was a request to replace the existing wood fence. The current wood fence is damaged and needs repair in several places. The proposed fence will be wood, six feet in height on all sides and will be weather treated. The request is in compliance with the Historic Overlay District regulations. On September 24, 2020, the Historic Landmark Preservation Committee recommended approval of the request to replace the existing wood fence. Staff concurs with the HLPC's recommendation.

Vice Chair Whitfield asked if the new fence would be the same height as the existing fence and if it follows regulations. Senior Planner Munyaradzi confirmed.

MOTION: Commissioner Walker made a motion, seconded by Vice Chair Whitfield to approve item 4. The vote was cast 4 for, 0 against.

5. **HLPC20-14 Discuss and consider a Certificate of Appropriateness (COA) for the replacement of eight (8) windows on the property addressed as 189 Historic Town Square, Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi gave the staff report and stated that the applicant was requesting to replace eight aluminum framed windows with strong, low maintenance and energy efficient windows. The size of the window openings will remain the same. On October 13, 2020, the HLPC recommended approval to replace the windows. Staff concurs with the HLPC's recommendation.

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Walker to approve item 5. The vote was cast 4 for, 0 against.

6. **DP21-01 Discuss and consider the following (a.) site plan submittal and (b.) exception request to the architectural design standards for a cold storage facility and accessory uses on the property addressed as 901 Greene Road and described**

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as being a 161.967 acre tract of land situated in the Samuel Keller Survey, Abstract No. 720, City of Lancaster, Dallas County, Texas.

Planner Chetuya gave the staff report and stated that this was a request to approve a site plan for a cold storage distribution center and accessory uses on the subject site. The building will be 735,000 square feet on approximately 161.967 acres of land. There will be accessory structures such as a truck maintenance building, pallet processing building, diesel fuel station for the trucks, a guard house and fuel island. These uses are permitted by right in the Logistics Port A sub-district. There will be adequate screening of the trucks and tractors provided by living plant materials such as berms and trees. The site plan also reflects adequate pedestrian accessible routes and the flow of safe vehicular traffic throughout the site.

There is a 17.879 acres "L" shaped tract to the west of the subject site and staff recommends this tract be incorporated into the development to avoid the creation of an undevelopable tract of land in between the proposed development and the residential properties to the west.

The PD requires building facades over one hundred feet long facing public rights of way or residential property shall break up massing of buildings by dividing building into smaller components with a minimum of three of the following elements:

1. Articulating details around doors, windows, balconies, plate lines, providing details such as "belly-bands," recessed design elements, interesting cornice treatment details, exposed expansion joints, reveals, change in texture, or other such methods of visual relief;
2. Avoiding long, repetitive, monotonous facades - particularly those that repeat the same design element several times along the same elevation;
3. Use of darker building color and varied wall treatments;
4. Varying roof lines which is vertical articulation
5. Change of wall plane which is horizontal articulation

The applicant is requesting an exception to the architectural design regulations on the north, east, and south sides of the building as they all face a street. According to the applicant, it is important for the proposed refrigerated facility to have smooth uninterrupted facades that are thermally efficient. Although three of the five architectural requirements will not be met, the applicant will provide a combination of white and light-gray panels and further breakdown the facade of the building elevations. There will be naturally occurring roof changes and massing. Staff recommends approval of the exception request to the architectural design standards on the condition that the combination of colors be used and there be a breakdown of the facade to create visual relief throughout the building.

The applicant is also requesting five special exceptions that will go before the City Council and Sign Control Board. The other four requests that will go before City Council are:

1. To permit a building taller than the maximum allowed (The PD permits a max height of 75' and the request is for a maximum of 114');
2. To waive the requirement for rooftop screening due to safety concerns;
3. To waive the requirement of having to screen the dumpsters with an opaque screening wall due to other screening methods being utilized; and

4. To waive the requirement for tractors and trailers to be screened from view sufficient to block the view of vehicles from a street.

Staff emphasizes and encourages the applicant to incorporate the L shaped tract of land to the west into the development and recommends approval of the site plan subject to the following conditions: (1) architectural standard number 1 be met; (2) approval of the special exception request for the wall sign; (3) approval of the four requests that will go before City Council.

Chair Aguilar asked for clarification on staff's recommendation and if it was in compliance with the Comprehensive Plan. Planner Chetuya clarified that staff recommends approval of the site plan with encouragement that the L shaped tract be included and the recommendation is in compliance with the Comprehensive Plan and the PD because the uses are permitted by right.

Chair Aguilar asked if the exception request went outside guidelines. Planner Chetuya stated that the applicant requested to not meet the guidelines because they must meet 3 of the 5 listed architectural standards for the PD. Planner Chetuya stated that the applicant was using light gray and white panels and providing naturally-occurring articulation, but staff is recommending that the applicant incorporate more of the required architectural standards. Planner Chetuya stated that the applicant made the exception request due to the nature of the cold storage business.

Chair Aguilar asked if there were other cold storage facilities in the city. Planner Chetuya confirmed that there were cold storage facilities in the city including the Midpoint project. Chair Aguilar asked if the Midpoint facility requested exceptions. Senior Planner Munyaradzi stated that Midpoint did not request exceptions but the exceptions depend on the nature of the business.

Vice Chair Whitfield asked if granting exceptions allows the applicants to make additional changes. Planner Chetuya stated that the applicant must adhere to what was approved.

Commissioner Walker asked when the exceptions were scheduled to go before City Council. Planner Chetuya stated that they should be on the November 30th meeting.

Chair Aguilar stated that she suggested following staff's recommendation for the L shaped tract of land. Senior Planner Munyaradzi stated that the City cannot require the applicant to include the L shaped tract of land in their development.

Commissioner Walker asked for clarification on the request to include the L shaped tract. Senior Planner Munyaradzi stated that the L shaped tract would be undevelopable due to the existing residential and new development.

MOTION: Vice Chair Whitfield made a motion to deny item 6. The motion failed due to lack of second.

Chair Aguilar asked the applicant if they would consider the L shaped tract. Jesse Conrad, applicant with Manhard Consulting, 12225 Greenville Ave #1000, Dallas, Texas, stated that the tract was owned by a different party and was not under consideration.

Daniel Yudchitz, architect, 730 2nd Ave South Suite 1300, Minneapolis, Minnesota, stated that he was available to answer questions.

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Senior Planner Munyaradzi stated that the site plan was before the Commission due to the PD requiring development over 10 acres to be reviewed by the Commission. Senior Planner Munyaradzi stated that exceptions should be evaluated on a case by case basis.

Director Coleman clarified that the items before the Planning and Zoning Commission were the site plan and request for architectural standard number 1 to be met by implementing articulation and a combination of off-white colors to create visual relief.

Commissioner Prothro asked if there were berms or landscaping to block the view of vehicles. Mr. Conrad confirmed that there was a proposed four foot berm with landscaping along the Pleasant Run Road frontage and side of the tract.

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Walker to follow staff's recommendation for item 6. The vote was cast 3 for, 1 against [Whitfield].

7. **DP21-01 Discuss and consider (a.) site plan submittal for a distribution center; (b) landscape plan exception request; (c) exception to the articulation; and (d.) parking exception request on the properties addressed as 1720 East Belt Line Road, 900 South Sunrise Road, and 2300 East Belt Line Road. These are four (4) tracts of land totaling approximately 292 acres in the City of Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that this was a request to approve a site plan package for a distribution center on the subject site. The building will be approximately 2,229,480 square feet on approximately 292 acres of land. This use is permitted by right in the Logistics Port B sub-district. The site plan shows adequate screening of the trucks and tractors by means of living plant materials such as berms and trees. Sidewalks will be built along Belt Line Road and Sunrise Road and the site plan has sufficient pedestrian accessible routes.

The PD requires that all plants used for the project must originate from the Approved Plant List and that "No single species of tree or plant material shall comprise more than 30% of the cumulative total of plantings on a site." According to the applicant, there are only two evergreen species on the approved plant list. The applicant requested to use three additional evergreen species (Arizona Cypress, Eastern Red Cedar, and Afghan Pine) to meet the 30% diversity of plant species requirement. Because evergreen trees have a large canopy and will be used as screening for the trucks and trailers, staff recommends approval of their request to use plant species which are not on the approved plant list.

The PD requires that building facades over one hundred feet long facing public right of way or residential property shall break up massing of buildings by dividing building into smaller components with a minimum of three of the architectural design standard requirements. The applicant requested an exception to the architectural design regulations on the proposed building. They are meeting requirement number three of the architectural design standards which calls for the use of dark building colors and varied wall treatments. The rest of the architectural design standards are not fully met. The applicant contends that the building is set back greater than 100 feet from the right-of-way and that is sufficient to provide a buffer from the street. While the vertical articulation does not meet the vertical articulation requirements, vertical changes in roof lines do exist in the building creating variance in roof heights between the three building volumes across

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the north and south facades. Adding the articulations help to avoid long, repetitive, monotonous facades that repeat the same design element along the same elevations. This is especially important as the proposed building is very large. As such, staff recommends the applicant meet a minimum of two more of the architectural design regulations as stipulated in the PD.

The PD requires one space per two thousand square feet of building area. Buildings in excess of one hundred thousand square feet or users with specific parking needs may provide an independent parking study to the Planning and Zoning Commission. The applicant is required to provide 1,115 parking spaces but are providing 2,117 vehicular parking spaces. This is 1,002 parking spaces over the required number of parking spaces. According to the applicant, there are a total of four shifts during the week and weekend with a total of 3,500 total employees. In order to create an organized shift change with employees coming and leaving the site, the extra parking is needed. Parking lots for the trucks and the employee vehicles will be completely independent, including separate access points to the public right of way to avoid the mixing of trucks and associates on the site.

Staff recommends (a) approval of the site plan; (b) approval of the landscape exception request; (c) approval of the articulation special exception request on condition that the applicant meet a minimum of two of the architectural design standards; and (d) approval of additional parking request to ensure seamless flow of traffic during shift change.

Chair Aguilar asked if staff recommended approval of the site plan with the addition of two more architectural standards. Planner Chetuya confirmed.

Chair Aguilar asked the applicant if they are able to meet the minimum of three architectural design standards. Aaron Haschel, architect, 8831 Keystone Crossing, Indianapolis, Indiana, stated that landscape screening will obscure the north façade of the building so additional articulation would not be visible from the right of way. Mr. Haschel stated that there is currently some vertical articulation but due to the building size, articulation becomes repetitive. Mr. Haschel stated that they are complying with the dark paint requirement and are willing to add vertical articulation and work with staff to find a solution appropriate to the building's size.

MOTION: Commissioner Walker made a motion, seconded by Commissioner Prothro for approval to follow staff's recommendation for item 7. The vote was cast 3 for, 1 against.

MOTION: Commissioner Prothro made a motion, seconded by Vice Chair Whitfield to adjourn. The vote was cast 4 for, 0 against.

The meeting was adjourned at 8:20 p.m.

ATTEST:



Bester Munyaradzi, Senior Planner

APPROVED:



Isabel Aguilar, Chair