

MINUTES

PLANNING & ZONING COMMISSION REGULAR MEETING OF December 1, 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 December 1, 2020 at 7:00 p.m. with a quorum present to-wit:

Commissioners Present:

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

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 7:00 p.m. on December 1, 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 November 3, 2020.
2. PS21-02 Consider a preliminary plat approval for Southridge Industrial Park Lot 1, Block A being 292.081 acres of land on the properties addressed as 1720 & 2300 (assigned to two tracts) East Belt Line Road and 900 South Sunrise Road, located in the A. Dowdy Survey, Abstract No. 388, ML Swing Survey, Abstract No. 1444, and the M. Lavender Survey, Abstract No. 766. These are four (4) tracts of land in the City of Lancaster, Dallas County, Texas.
3. PS21-03 Consider a preliminary plat approval for Westridge Industrial Park Lot 1, Block A being 167.256 acres of land on the property addressed as 901 Greene Road and described as being a tract of land situated in the Samuel Keller Survey, Abstract No. 720, City of Lancaster, Dallas County, Texas.
4. HLPC21-01 Consider a Certificate of Appropriateness (COA) for the addition of a "receiving garage" at the property addressed as 425 North Dallas Avenue, City of Lancaster, Dallas County, Texas.

5. **HLPC21-02 Consider a Certificate of Appropriateness (COA) to install a wood fence on the property addressed as 111 East 3rd Street, City of Lancaster, Dallas County, Texas.**
6. **HLPC21-03 Consider a Certificate of Appropriateness (COA) for the installation of a wood fence on the property addressed as 214 West Main Street, City of Lancaster, Dallas County, Texas.**
7. **HLPC21-04 Consider a Certificate of Appropriateness (COA) to (a) replace windows, (b) replace siding, (c) install colonial style doors, (d) renovate existing guest house, (e) construct a detached garage, (f) install a wood and metal fence, (g) pave existing driveway and add front walk, (h) install a parking pad, and (i) remove two (2) accessory structures at the property addressed as 206 E. Pecan Street, City of Lancaster, Dallas County, Texas.**
8. **HLPC20-10 Consider a Certificate of Appropriateness (COA) to construct ten townhomes on the properties addressed as 131 and 109 West First Street, Lancaster, Dallas County, Texas.**

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

PUBLIC HEARING

9. **M21-06 Conduct a public hearing and consider a request to repeal Ordinance 2011-02-04 that granted a Specific Use Permit (SUP) for an aerial park commercial amusement facility on the property located approximately 3,250 feet west of the intersection of West Belt Line Road and South Dallas Avenue. The property is addressed as 660 West Belt Line Road and is described as being a 19.839 acres tract of land situated in the Adam C. Haugh Survey, Abstract No. 593, in the City of Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that this is a request to rescind the SUP for an aerial park commercial amusement facility that was approved in 2011 on the subject site. The purpose of repealing this ordinance is that the owner no longer wishes to develop the site as a commercial amusement facility. The applicant intends to develop estate homes in the future. Zoning case Z21-01 is an accompanying item to this miscellaneous request. Staff recommends approval of the request as presented.

Chair Aguilar opened the public hearing.

Deric Salser, applicant, 345 New Hope Road, Sunnyvale, Texas, stated that he is available to answer questions.

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

MOTION: Vice Chair Whitfield made a motion, seconded by Commissioner Murphy to approve item 9. The vote was cast 5 for, 0 against.

10. **Z21-01 Conduct a public hearing and consider a zoning change from Light Industrial (LI) with a Specific Use Permit (SUP) for an aerial park commercial amusement facility to Single-Family Estate (SF-E) for the property located approximately 3,250 feet west of the intersection of West Belt Line Road and South Dallas Avenue. The property is addressed as 660 West Belt Line Road and is described as being a 19.839 acres tract of land situated in the Adam C. Haugh Survey, Abstract No. 593, 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 LI with an SUP for an aerial park commercial amusement facility to SF-E for the purpose of developing a community of estate homes in the future. The current zoning only allows for a commercial amusement park. The proposed zoning change would allow for one dwelling unit per acre. This is a companion item to the preceding item of M21-06 to rescind Ordinance 2011-02-04. Staff recommends approval of the request as presented.

Chair Aguilar asked if the zoning change is consistent with the Comprehensive Plan. Planner Chetuya confirmed that the Future Land Use Plan designates this area as Rural Living.

Chair Aguilar opened the public hearing.

Deric Salser, applicant, stated that the property owner intends to build estate homes on the property, starting with his own residence. Mr. Salser stated that the property owner would like to acquire adjacent property to increase the size of the development.

MOTION: Vice Chair Whitfield made a motion, seconded by Commissioner Murphy to close the public hearing. The vote was cast 5 for, 0 against.

MOTION: Vice Chair Whitfield made a motion, seconded by Commissioner Murphy to approve item 10. The vote was cast 5 for, 0 against.

11. **M21-05 Conduct a public hearing and consider a request to repeal Ordinance No. 01-94 a Specific Use Permit (SUP) for indoor amusement on the properties addressed as 723 and 727 West Pleasant Run Road. The properties are 1.65 acres and are described as Lots 3A and 3B Block A in the Bellaire Acres Addition, M.M. Miller Survey, Abstract No. 874, in the City of Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that this is a request to rescind the SUP for indoor amusement on the subject site. The purpose of repealing the ordinance is the owner does not intend to develop the site for indoor amusement but intends to add 3,928 square feet of retail to the existing laundromat at 727 W Pleasant Run Road. Staff recommends approval of the request as presented.

Planning and Zoning Commission
December 1, 2020
Page 4 of 4

Chair Aguilar opened the public hearing.

Fred and Dyvonne Brooks, 2307 Wisdom Crest, Heath, Texas, stated that the SUP was in place when he purchased the property, and he believed the property used to be a fast food restaurant with an indoor amusement use but the indoor amusement is no longer part of the building. Ms. Brooks stated that the retail development will be an addition to the existing laundromat.

MOTION: Vice Chair Whitfield made a motion, seconded by Commissioner Murphy to close the public hearing. The vote was cast 5 for, 0 against.

MOTION: Commissioner Walker made a motion, seconded by Vice Chair Whitfield to approve item 11. The vote was cast 5 for, 0 against.

MOTION: Commissioner Prothro made a motion, seconded by Vice Chair Whitfield to adjourn. The vote was cast 5 for, 0 against.

The meeting was adjourned at 7:24 p.m.

ATTEST:



Bester Munnyradzi, Senior Planner

APPROVED:



Isabel Aguilar, Chair