

MINUTES

PLANNING & ZONING COMMISSION SPECIAL MEETING OF JANUARY 19, 2021

The Planning and Zoning Commission of the City of Lancaster, Texas, met in a Special Session in the Council Chambers of City Hall on January 19, 2021 at 7:00 p.m. with a quorum present to-wit:

Commissioners Present: (City Hall and Virtual)

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

Commissioners Absent:

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 7:00 p.m. on January 19, 2021.

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.

Gina Garcia, applicant for item 2, 104 Dove Hill Circle, Red Oak, Texas, spoke in support of the item.

Steve Homeyer, applicant for item 1, 206 Elm St. Suite 105, Lewisville, Texas, stated that he is available to answer questions.

CONSENT AGENDA:

Chair Aguilar read the consent agenda.

1. HLPC21-10A Discuss and consider a Certificate of Appropriateness (COA) to construct a monument sign on the properties addressed as 109 and 131 West First Street, Lancaster, Dallas County, Texas.
2. HLPC21-05 Discuss and consider a Certificate of Appropriateness (COA) for the construction of a 2,269 square feet home on the property addressed as 605 North Henry Street, Lancaster, Dallas County, Texas.

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

PUBLIC HEARING:

3. **Z21-02 Conduct a public hearing and consider a Specific Use Permit (SUP) request for aircraft hangars on the property addressed as 1338 Ferris Road. The property is approximately 13.3 acres in size and is described as a tract of land situated in the Edwin L. Patton Survey, Abstract No. 1116, in the City of Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that this is a request to consider an SUP for aircraft hangars at the subject site. The property is located in the Lanport Overlay District: Commerce subdistrict and requires that an airport, heliport or landing field uses obtain an SUP prior to operating. According to the applicant, approximately six acres of the property will be used by Airborne Imaging for maintenance and operation hangars with the potential for other future facilities. Approximately seven acres will be developed into large hangars that would be used for maintenance, aircraft, aircraft storage facilities and other aircraft commercial operations. Furthermore, the applicant seeks to apply to the Texas Department of Transportation (TxDOT) for a Through-the-Fence agreement (TTF) which provides a private landowner with direct access to a public airport facility and an approval by the City is required to demonstrate support of the applicant's concept to TxDOT.

The applicant appeared before the Airport Advisory Board on January 12, 2021 to discuss the development plan and the consideration of a TTF agreement. The Airport Advisory Board (AAB) recommended approval of the development plan as presented and to consider terms of the TTF agreement.

Based on an analysis of the five considerations that must be taken into consideration when reviewing a change in zoning application, the SUP for airport hangars will positively impact adjacent properties as surrounding uses are affiliated with aviation uses. Staff recommends support of the SUP request as presented.

Commissioner Prothro asked why an SUP was required for this use. Planner Chetuya stated that this property is privately owned adjacent to the airport so it is not part of the existing airport. She stated that the property is in the Lanport Overlay District which requires an SUP for any airport, heliport, or landing field uses.

Commissioner Prothro asked about surrounding owner concerns. Planner Chetuya referenced the letter in the agenda and indicated that there was no further communication besides the letter.

Chair Aguilar asked about the use. Planner Chetuya stated that six (6) acres of the property will be used for maintenance and seven (7) acres will be large hangars for maintenance and aircraft storage. Planner Chetuya stated that the uses are in alignment with the purpose of aircraft hangars.

Chair Aguilar opened the public hearing.

David Valaer, applicant, 6310 Stinson St, Plano, Texas, spoke in support of the item.

Chair Aguilar stated that she would entertain a motion to close the public hearing.

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Vice Chair Whitfield asked for clarification on the zoning. Mr. Valaer stated that the property is zoned as commercial and the proposed use is consistent with the Airport Master Plan.

Commissioner Murphy asked if there were multiple residents in opposition to the request. Planner Chetuya stated that the same resident submitted multiple letters in opposition. She stated that there were four properties within 200 feet of the subject site, and the person in opposition owns two of the four properties so there is 50% opposition to the request.

Vice Chair Whitfield asked how far the resident in opposition is from the subject property. Planner Chetuya stated that there is a home directly south of the property, but the home would be considered legal non-conforming as it is in the Lanport Overlay which does not permit residential.

Vice Chair Whitfield asked how far the airport was from this property. Planner Chetuya stated that the airport is directly north and stated that this will be a private use. Vice Chair Whitfield asked if there was affiliation with the airport. Planner Chetuya stated that the applicant will apply for a TTF agreement with the City airport in order to have access.

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Murphy to deny item 3. The vote was cast 2 for, 2 against (Aguilar and Whitfield against, Walker absent). The motion failed.

Mr. Valaer stated that the City would receive economic benefit from the development.

Commissioner Prothro asked why an SUP was required if the use is supported by the Airport Master Plan. Senior Planner Munyaradzi stated that an SUP application is generally an allowed use but must go through the review process to ensure it is appropriate for the location.

Vice Chair Whitfield asked if the applicant could change the layout without approval. Senior Planner Munyaradzi stated that the application would go before City Council next, then the applicant would be required to submit a site plan package which is reviewed administratively.

Chair Aguilar asked if there were prior approvals and agreements with the City. Director Coleman stated that the item before the Commission was an SUP for the land use, and there were two separate items that would later go before the City Council if the SUP was approved.

MOTION: Commissioner Murphy made a motion, seconded by Vice Chair Whitfield to approve item 3. The vote was cast 3 for, 1 against (Prothro against, Walker absent).

ACTION:

4. **Discuss and consider annual appointments to the City of Lancaster Historic Landmark Preservation Committee.**

Senior Planner Munyaradzi requested that the item be tabled to the next Planning and Zoning Commission meeting because there may have been more applications received since the agenda was posted.

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

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

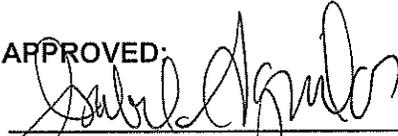
The meeting was adjourned at 7:31 p.m.

ATTEST:



Bester Munyaradzi, Senior Planner

APPROVED:



Isabel Aguilar, Chair