

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF APRIL 6, 2021

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall and virtually on April 6, 2021, at 7:00 p.m. with a quorum present to-wit:

Commissioners Present (City Hall & Virtual):

Isabel Aguilar, Chair (Virtual)
Temika Whitfield, Vice Chair (City Hall)
Lawrence Prothro (Virtual)
Angela Murphy (Virtual)

Commissioners Absent:

Taryn Walker

City Staff Present (City Hall):

Vicki Coleman, Director of Development Services
Bester Munyaradzi, Senior Planner
Emma Chetuya, Planner
Alexandra Schrader, Planning Technician
Carey Neal, Assistant City Manager

Call to Order

Vice Chair Whitfield called the meeting to order at 7:04 p.m. on April 6, 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.

There were no speakers.

CONSENT AGENDA:

Vice Chair Whitfield read the consent agenda

1. Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on March 2, 2021.
2. PS21-10 Consider approval of a preliminary plat for Landmark Lancaster Lot 1, Block 1 being a 23.271 acre tract of land located approximately 200 feet south of I-20 Service Road and approximately 360 feet north of Springfield Street. The property is situated in the S.B. Runyon Survey, Abstract No. 1199, City of Lancaster, Dallas County, Texas.
3. PS21-11 Consider a preliminary plat for Lancaster Mills Phases 1-6, being 305 residential lots, 25 open space lots, and two (2) commercial lots located south of Redbud Street and Main Street, west of Stewart Street and north of Belt Line Road, and is approximately 61.08 acres in size. The property is more particularly described as

being located in the Engleberd Bader Survey, Abstract No. 172, City of Lancaster, Dallas County, Texas.

4. **PS21-12 Consider a request for approval of a preliminary plat for Pleasant Run Estates Phase 1B, being 114 residential lots and one (1) park site lot on approximately 29.07 acres generally located 1,350 feet north of West Pleasant Run Road, west of Chapman Drive, 1,300 feet south of West Wintergreen Road and 1,600 feet east of North Houston School Road. The property is described as a tract of land that is situated in the William Fleming Survey, Abstract No. 466 in the City of 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:

5. **PS21-09 Conduct a public hearing and consider a residential replat for Lancaster Gardens Addition, subdividing Lot 17 into three (3) lots; Lots 17A, 17B, and 17C Block C on a .75 acre lot. The property is addressed as 4221 Elkins Avenue and is located approximately 1,600 feet south of Cedardale Road and west of Elkins Avenue. The property is described as Lot 17 Block C Lancaster Gardens Addition, situated in the Smith Elkins Survey, Abstract No. 430, City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi stated that this is a request to subdivide one lot into three lots to build single family homes. The plat is in substantial conformance with the subdivision regulations. There were no letters regarding this request. Staff recommends approval of the replat as presented.

Vice Chair Whitfield opened the public hearing.

No speakers.

MOTION: Vice Chair Whitfield made a motion, seconded by Commissioner Murphy to close the public hearing. The vote was cast 4 for, 0 against (Walker absent).

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

6. **Z21-04 Conduct a public hearing and consider a zoning change from Agricultural-Open (AO) to Single-Family-Estate (SF-E) for the property located on the east side of Meadowlark Lane and southeast of Lomita Drive and is addressed as 1720 Meadowlark Lane. The property is approximately 1.12 acres and is further described as a tract of land in the C.H. Barnard Survey, Abstract No. 128, City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi stated that this is a request to rezone the property from Agricultural-Open to Single Family Estate to build a single family home. The property is currently zoned Agricultural Open and is a 1.1 acre lot. The Agricultural Open density allows one unit per 5 acres, therefore the current zoning will not allow the applicant to build a single family home on the property. The proposed Single Family Estate zoning will allow one unit per acre. The proposed zoning is consistent with the Future Land Use Plan. There was one letter received in support and no letters in opposition. Staff recommends approval of the zoning request as presented.

Vice Chair Whitfield opened the public hearing.

Oscar Castillo, applicant, 4618 Harper Dr, Mesquite, Texas, stated that he is applying to change the zoning in order to build a home for his family.

MOTION: Chair Aguilar made a motion, seconded by Commissioner Murphy to close the public hearing. The vote was cast 4 for, 0 against (Walker absent).

Commissioner Prothro asked if the request was consistent with the Comprehensive Plan. Senior Planner Munyaradzi confirmed.

Vice Chair Whitfield asked if there was a previous disagreement with this request. Senior Planner Munyaradzi stated that most undeveloped land is zoned Agricultural Open and will be rezoned at some point, but the rezoning must be consistent with the Comprehensive Plan. She stated that the current zoning does not allow them to build a home because A-O zoning requires the lot to be at least 5 acres but the property is 1.1 acre.

MOTION: Commissioner Murphy made a motion, seconded by Chair Aguilar to approve item 6. The vote was cast 4 for, 0 against (Walker absent).

7. **Z21-05 Conduct a public hearing and consider a Specific Use Permit (SUP) for a car wash use at 631 West Pleasant Run Road, located at the northeast corner of West Pleasant Run Road and Dewberry Boulevard. The property is approximately 1.07 acres and is further described as Tract 20 & 21 and M.M. Miller Abstract 874, PG 236, City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi stated that this is a request for a Specific Use Permit for a car wash. Car wash uses are allowed in the Retail zoning district but must obtain a SUP because of the potential adverse impact it could have on surrounding properties and uses. The Lancaster Development Code states that where car wash and fuel dispensing facilities are within 300 feet but greater than 150 feet of a residential district, the Planning and Zoning Commission may require wing walls, landscape screens, and/or other design elements to screen and minimize the impact of such facilities regarding distance from residential districts. The proposed car wash shares the same property line with the Pleasant Village Apartments to the north thereby failing to meet the required 150 feet away from the residential district to the north. The applicant is also not providing landscape screens, and/or other design elements to screen and minimize the impact of the car wash. In addition, the proposed car wash is within 1.5 miles of 3 other car washes. Staff does not recommend the car wash on this site due to the proximity to the residential property to the north, lack of landscape screens or other design elements to minimize its impact on the residential district and the high concentration of similar businesses within 1.5 miles. There were no letters received in support of or opposition to the request. Staff recommends denial of the request.

Vice Chair Whitfield opened the public hearing.

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Saidrick Jackson, applicant, 1245 Boysenberry Drive, Desoto, Texas, stated that they are proposing to open a car wash and eatery. Mr. Jackson asked staff what was mentioned about potential negative impacts. Senior Planner Munyaradzi stated that staff did not recommend approval due to the proximity to residential, lack of landscaping and other elements, and the concentration of car washes in the area.

Mr. Jackson stated that they are trying to beautify the corner and work with the local community including several youth groups that could hold fundraisers at the business. Mr. Jackson stated that he was unaware of staff's recommendation prior to making the application.

MOTION: Chair Aguilar made a motion, seconded by Commissioner Murphy to close the public hearing.

Chair Aguilar asked the staff if there was effective communication between the applicant and the City. Senior Planner Munyaradzi stated that we held a pre-application meeting when the applicant was informed that staff could not support the application due to the same reasons.

Commissioner Murphy stated that the applicant mentioned an eatery but she did not see the eatery on the site plan. Senior Planner Munyaradzi stated that the eatery was supposed to be corrected because any use on site should be related to or accessory to the car wash.

Commissioner Prothro asked what the current zoning was. Senior Planner Munyaradzi stated that it was zoned Retail which permits a car wash with an SUP. Senior Planner Munyaradzi stated that SUPs are required when a use could possibly have a negative impact to determine whether or not the use is appropriate for the site.

Commissioner Prothro stated that in his experience, car washes were negative developments that could be problematic for emergency services.

Vice Chair Whitfield asked about the proximity requirement between the car wash and residential. Senior Planner Munyaradzi stated that the LDC requires at least 150 feet of distance between car washes and residential uses. Senior Planner Munyaradzi stated that the car wash shared a property line with the apartments to the north so there was no distance between the uses and the applicant was not providing the additional elements listed in the LDC to limit the impact. Senior Planner Munyaradzi stated that staff based the recommendation on City policies and regulations, but applicants have the right to apply.

Chair Aguilar stated that she appreciates the applicant trying to bring new business to the City, but there are policies in place that have to remain consistent. Commissioner Prothro stated that it is the Planning and Zoning Commission's responsibility to uphold the Comprehensive Plan.

MOTION: Chair Aguilar made a motion, seconded by Commissioner Murphy to follow staff's recommendation for item 7. The vote was cast 4 for, 0 against (Walker absent).

8. **Z21-06 Conduct a public hearing and consider an amendment to Planned Development District No. 26 (PD-26) to allow modifications to the design criteria for Phase 3 of the Rolling Meadows subdivision. The property is located north of Belt Line Road and east of Rolling Hills Place and is approximately 21.14 acres in size. The property is more particularly described as property located in the Valentine Wampler Survey, Abstract**

No. 1546, G.K. Sneed Survey, Abstract No. 1278 and J.M. Rawlins Survey, Abstract No. 1208 in the City of Lancaster, Dallas County, Texas.

Planner Chetuya stated that this is a request to amend the PD to allow certain floor plans to be approved as part of this development. The key design feature of the plans is to create front elevation interest by having the living space recessed from the garage to create porches and recessed entries. No other changes are proposed for this PD that was approved by City Council in 2019. Staff recommends approval of the Carolina (Elevation C), Dogwood (Elevation ES), Wisteria (Elevations A & B), Magnolia (Elevations F, CS, AS, & A), and Dewberry (Elevations C, CS, & D). Although these plans may have garages that project past the front façade of the home or are flush with the front façade, these plans have unique design features. They promote front elevation interest providing large porches, high roof pitches and variation in materials. They also present new single family home designs that are uncommon to Lancaster. Staff recommends approval of the aforementioned floor plans.

Vice Chair Whitfield opened the public hearing.

Randall Curington, applicant, 6750 Hillcrest Plaza, Suite 318, Dallas, Texas, stated that the previous PD was approved to have all living areas equal to or projecting past the garage.

Don Dykstra, president of Bloomfield Homes, 1050 E Hwy 114, Southlake, Texas, stated that the PD requirements only permit the less expensive, simpler home designs. Mr. Dykstra stated that they were applying to offer as many plans as possible and if the majority of the plans were not approved, the subdivision would likely consist of the plans already permitted under the PD.

MOTION: Chair Aguilar made a motion, seconded by Commissioner Murphy to close the public hearing. The vote was cast 4 for, 0 against (Walker absent).

Chair Aguilar asked about the LDC garage placement requirement. Planner Chetuya stated that the staff report mentioned the LDC requirement as a reference to what was permitted in the rest of the City. Planner Chetuya stated that the PD was approved in 2019 and allowed garages to be recessed 2 feet from the front façade of the home.

Chair Aguilar asked if there was a downside to amending the PD. Planner Chetuya stated that staff recommended approval of several of the floorplans because of their unique design features. Planner Chetuya stated that the Planning and Zoning Commission could include additional floorplans in the recommendation to City Council if desired.

Vice Chair Whitfield asked about the floorplans that were not included in the recommendation. Planner Chetuya stated that the excluded floorplans were common in Lancaster.

Chair Aguilar expressed concern about making exceptions to the LDC requirements. Commissioner Prothro stated that following staff's recommendation would allow for more diverse housing plans and the applicant could reapply with different plans in the future if needed.

MOTION: Commissioner Murphy made a motion, seconded by Chair Aguilar to follow staff's recommendation. The vote was cast 4 for, 0 against (Walker absent).

ACTION:

9. **DP21-14A Discuss and consider a site plan submittal for a warehouse distribution center for the property located on the southeast corner of Jefferson Street and Wintergreen Road addressed as 500 East Wintergreen Road. The property is described as a tract of land situated in the Thomas A. Phillips Survey Abstract No. 1123, City of Lancaster, Dallas County, Texas.**

Planner Chetuya stated that this is a request to approve a site plan for a warehouse distribution center on the subject site. The building will be approximately 449,000 square feet on approximately 28.875 acres of land. The use is permitted by right in the Logistics Port B subdistrict. The site plan shows adequate screening of trucks and tractors by means of living plant materials such as shrubs and trees. The 2020 Streetscape Master Plan identifies a 10 feet high gateway feature on the northwest corner of this site which signifies a minor intersection within the City. The developer will install the required gateway feature. The site is in compliance with the Logistics Port PD. Staff recommends approval of the site plan.

MOTION: Chair Aguilar made a motion, seconded by Commissioner Prothro to approve item 9. The vote was cast 4 for, 0 against (Walker absent).

10. **DP21-14B Discuss and consider a landscape exception request for a proposed warehouse distribution center for the property located on the southeast corner of Jefferson Street and wintergreen Road addressed as 500 East Wintergreen Road. The property is described as a tract of land situated in the Thomas A. Phillips Survey Abstract No. 1123, City of Lancaster, Dallas County, Texas.**

Planner Chetuya stated that according to the Logistics Port PD, plants used to satisfy the landscape requirements shall originate from the approved plant list. The applicant is requesting the use of three additional species (the Arizona Cypress, Eastern Red Cedar, and Mexican Feather grass) in order to enhance the truck screening and site landscaping. The Arizona Cypress and Eastern Red Cedar are evergreen trees which have a large canopy and will be used as screening for the loading docks and trucks. The Mexican Feather grass is a large ground cover that will assist in providing sufficient screening and enhance the landscaping. According to Texas SmartScape, all three of the plants are drought tolerant and the Eastern Red Cedar and Mexican Feather grass are native to Texas. Staff recommends approval of the request to use the additional plant species.

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

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

The meeting was adjourned at 8:15 PM.

ATTEST:



Bester Munyaradzi, Senior Planner

APPROVED:



Temika Whitfield Vice Chair