

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF MAY 4, 2021

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall and virtually on May 4, 2021, at 7:00 p.m. with a quorum present to-wit:

Commissioners Present (City Hall & Virtual):

Isabel Aguilar, Chair (City Hall)
Temika Whitfield, Vice Chair (Virtual)
Lawrence Prothro (Virtual)
Angela Murphy (Virtual)
Taryn Walker (Arrived after the Consent Agenda)

City Staff Present (City Hall):

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 7:01 p.m. on May 4, 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:

Chair Aguilar read the consent agenda

1. Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on April 6, 2021.
2. HLPC21-09 Consider approval of a Certificate of Appropriateness (COA) to install a wood and metal fence on the property addressed as 615 North Dallas Avenue, City of Lancaster, Dallas County, Texas.
3. PS21-14 Consider approval of a preliminary plat for Rodriguez Addition, Lot 1 Block A being a 10.005 acres tract of land located on the southeast corner of McBride Road and Reindeer Road. The property is addressed as 507 East Reindeer Road and is described as being a tract of land situated in the Money Weatherford Survey, Abstract No. 1554, City of Lancaster, Dallas County, Texas.
4. PS21-15 Consider approval of a final plat for Martinez Juan O. Lot 1 Block 1 being approximately 5 acres of land located approximately 240 feet east of Prancer Street and north of Reindeer Road. The property is addressed as 713 East Reindeer Road and is

described as being a tract of land situated in the M. Weatherford Survey, Abstract No. 1554, City of Lancaster, Dallas County, Texas.

5. PS21-16 Consider approval of a replat for Belt Line Addition, subdividing Lot 1R into two (2) lots 1R1 and Lot 1R2 Block 1 on approximately 22.31 acres of land. The property is addressed as 130 North I-35 East and is situated in the V. Wampler Survey, Abstract No. 1546 and the G.K. Sneed Survey, Abstract No. 1278 in the City of Lancaster, Dallas County, Texas.
6. PS21-18 Consider approval of a final plat for Brewer & Son Homes, LLC. Lot 3 Block 1 being a .29 acre tract of land located approximately 325 feet east of North Lancaster Hutchins Road and north of Third Street. The property is addressed as 835 East Third Street and is described as being a tract of land situated in the Samuel Keller Survey, Abstract No. 720, City of Lancaster, Dallas County, Texas.
7. PS21-19 Consider approval of a preliminary plat for Midpoint Logistics Center Lot 3 Block B being 29.452 acres of land located approximately 1,000 feet north of Telephone Road and west of North Dallas Avenue. The property is described as being a tract of land situated in the Smith Elkins Survey, Abstract No. 430, 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:

8. M21-16 Conduct a public hearing and consider amendment to the City of Lancaster Comprehensive Plan's Future Land Use Plan regarding three (3) tracts of land addressed as 2700 & 2950 West Wintergreen Road and 2900 South Longhorn Drive situated in the M. Parks Survey, Abstract No. 1120, City of Lancaster, Dallas County, Texas.

Senior Planner Munyaradzi gave the staff report and stated that this is a request to amend the Future Land Use Plan of the Comprehensive Plan from Suburban Mixed-Use Center to Logistics/Distribution. The property is currently zoned Light Industrial and is part of a 97 acre deed restricted industrial park. 49.77 acres of this park is already developed with industrial uses and the applicant wants to build warehouses on the remaining 47.23 acres. With the Suburban Mixed-Use Center future land use designation, the applicant is limited to developing in accordance with the current industrial zoning district standards without the ability to seek exception from the standards. The applicant seeks to increase their building height and the exception request conflicts with the current Future Land Use Plan and therefore requires a Future Land Use Plan amendment. Staff supports the applicant's request for the following reasons: the existing Light Industrial zoning on the property, the current Light Industrial uses already developed within the industrial park site and the property is within an industrial park that has deed restrictions which only allow for light industrial uses. Staff recommends approval of the request as presented.

Chair Aguilar asked what uses were permitted in the Suburban Mixed Use designation. Senior Planner Munyaradzi stated that Suburban Mixed Use is intended to create regional destinations including regional retail, entertainment venues, and lifestyle centers. Director Coleman clarified that the properties were currently zoned Light Industrial so warehouses could be constructed by right, but exceptions could not be requested due to the current Future Land Use Plan designation.

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Chair Aguilar opened the public hearing.

Cantey Heath, applicant, Johnson Development Associates, Inc., 1919 McKinney Ave, Suite 100, Dallas, stated that he was available to answer questions.

Ryan Spears, project engineer, 2405 Mustang Dr, Grapevine, stated that he was available to answer questions and clarified that they were anticipating dedicating rights-of-way.

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

9. M21-18 Conduct a public hearing and consider an amendment to the Master Thoroughfare Plan of the City of Lancaster Comprehensive Plan relocating East Longhorn Drive to approximately 252 feet east of its current location.

Senior Planner Munyaradzi gave the staff report and stated that this is a request to amend the Master Thoroughfare Plan shifting Longhorn Drive to approximately 252 feet east of its current location. Longhorn Business Park contains a total of 97 acres of land with 49.77 acres already developed and 47.23 acres still vacant. The vacant property is composed of 3 tracts of land and east Longhorn Drive is currently located between 2 tracts on the west side and one tract on the east side. The current location of East Longhorn Drive makes development on the western strip difficult. The applicant proposes to shift East Longhorn Drive approximately 252 feet east and extend Fabrication Drive and South Longhorn Drive accordingly. The applicant is responsible for all costs associated with the road reconstruction and utility relocation. Staff supports the applicant's request to shift the location of East Longhorn Drive based on the following reasons: the shifting of East Longhorn Drive will assemble the fragmented vacant tracts of land for development, the road will continue serving properties that it has been serving, and the relocation will not have any adverse impact on neighboring industrial properties. Staff recommends approval of the request to amend the Master Thoroughfare Plan as presented.

Chair Aguilar opened the public hearing.

Ryan Spears, project engineer, 2405 Mustang Dr, Grapevine, stated that he was available to answer questions.

Cantey Heath, applicant, Johnson Development Associates, Inc., 1919 McKinney Ave, Suite 100, Dallas stated that he was available to answer questions.

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 Prothro made a motion, seconded by Vice Chair Whitfield to approve the item. The vote was cast 5 for, 0 against.

10. Z21-08 Conduct a public hearing and consider a Specific Use Permit (SUP) for a secondary living unit at 509 North Elm Street, located approximately 200 feet south of

West Fifth Street. The property is on the west side of Elm Street. The property is approximately .5 acre and is further described as Lot 24 (24.2) Block C in the Westridge Annex Subdivision, City of Lancaster, Dallas County, Texas.

Planner Chetuya gave the staff report and stated that this is a request for a Specific Use Permit for a secondary living unit on the property within the SF-6 zoning district. On December 31, 2020, the applicant applied for an accessory structure permit and it was approved on January 20, 2021. On March 19, 2021 the applicant attempted to pull a second water meter for the structure and it was determined that the proposed accessory structure is for a secondary living unit and therefore required an SUP. Section 14.401 Land Use Schedule of the Lancaster Development Code (LDC), secondary living units are permitted in the SF-6 zoning district only after obtaining an SUP. Although the proposed use complies with the minimum size requirements of 900 square feet and the minimum setback requirements for the SF-6 zoning district, the secondary living use is not compliant with the Future Land Use Plan of the Comprehensive Plan which does not permit single family detached homes. Allowing a secondary living unit would further increase its nonconformity with the Future Land Use Plan. Staff recommends denial of the SUP request as presented.

Vice Chair Whitfield asked if the request was for a second home on the property. Planner Chetuya clarified that it is for a guest quarters.

Chair Aguilar asked for an example of uses permitted in the Mixed-Use Neighborhood future land use plan designation. Planner Chetuya said that uses like urban residential, retail, restaurants, and single family attached were examples of the Mixed-Use Neighborhood.

Commissioner Walker stated that the use would be compliant with the current neighborhood but not the future land use plan.

Chair Aguilar asked if there was miscommunication between the applicant and staff. Director Coleman stated that the guest quarters use is permitted by right in all other single family zoning districts and staff did not realize an SUP was required for the use in SF-6.

Chair Aguilar opened the public hearing.

Tony Zapata, applicant and contractor, 1901 Mesa Ct, Garland, stated that they originally applied for an accessory building for storage but were told by staff that a guest quarters was permitted. He stated the homeowners were interested in the guest quarters for their in-laws to live with them, and the structure was already 90% complete.

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

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Murphy to approve the SUP request. The vote was cast 5 for, 0 against.

ACTION:

11. HLPC21-09 Discuss and consider a Certificate of Appropriateness (COA) for the installation of solar panels on the property addressed as 305 East 4th Street, City of Lancaster, Dallas County, Texas.

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Planner Chetuya gave the staff report and stated that this was a request to install black solar panels on the side of the roof of the home. The proposed solar panels are not in compliance with the LHRDR as the panels will be located on the sides of the roof that will be visible from the public street. Staff recommends that the solar panels be placed on the roof where they are not visible from the front street or use panels that have the same color as the roofing material so they are less obtrusive. On March 23, 2021 the HLPC recommended denial of the request as presented.

Vice Chair Whitfield asked why the HLPC recommended denial. Planner Chetuya stated that the HLPC recommended denial because the solar panels will be visible from the street which is not in compliance with the regulations that require roof mounted equipment to not be visible.

Vice Chair Whitfield asked if the applicant provided alternatives. Director Coleman stated that there is an option to ground mount the panels because painting the panels made them ineffective.

MOTION: Commissioner Prothro made a motion, seconded by Vice Chair Whitfield to follow staff's recommendation for item 11. The vote was cast 5 for, 0 against.

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

The meeting was adjourned at 8:06 PM.

ATTEST:



Bester Munyaradzi, Senior Planner

APPROVED:



Temika Whitfield, Vice Chair