

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF JUNE 1, 2021

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall and virtually on June 1, 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 (Virtual)

**Commissioners Absent:**

Petra Covington, Alternate

**City Staff Present (City Hall):**

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

**Call to Order**

Chair Aguilar called the meeting to order at 7:00 p.m. on June 1, 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 Joint Special Meeting held on April 29, 2021, and the Planning and Zoning Commission Regular Meeting held on May 4, 2021.
2. PS21-22 Consider approval of a final plat for Midpoint Logistics Center 2 dedicating Midpoint Drive located on the west of North Dallas Avenue and approximately 1,000 feet north of Telephone Road. 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.
3. PS21-23 Consider approval of a preliminary plat for Mars Addition located on the northwest side of the intersection of W. Wintergreen and the western portion of Longhorn Drive and is addressed as 3005 W. Wintergreen. The property is described as a tract of land situated in the William Howerton Survey, Abstract No. 559, City of Lancaster, Dallas County, Texas.

4. **PS21-24 Consider approval of a final plat for Midpoint Logistics Center 2 Lot 3 Block B being 26.650 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.**
5. **PS21-25 Consider approval of a preliminary plat for Beacon Hill residential subdivision located on the southeast corner of the intersection of Houston School Road and Wintergreen Road. The property is described as a tract of land situated in the William Fleming Survey, Abstract No. 466, City of Lancaster, Dallas County, Texas.**
6. **PS21-26 Consider approval of a preliminary plat for 500 E Wintergreen 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.**
7. **HLPC21-10 Consider approval of a Certificate of Appropriateness (COA) to construct a shed at the property located at 114 Hackberry Street, Lancaster, Dallas County, Texas.**
8. **HLPC21-11 Consider approval of a Certificate of Appropriateness (COA) for the reduction of an eight (8) feet high fence on the property addressed as 217 East Sixth Street, 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 5 for, 0 against.

**PUBLIC HEARING:**

9. **PS21-21 Conduct a public hearing and consider a residential replat for Cedardale Highlands Addition, creating Lot 29R Block C out of Lot 29 Block C on .384 acre. The property is addressed as 4422 Highland Street and is located east of Highland Street and approximately 540 feet south of Lyle Street. The property is situated in Cedardale Highlands, Block C N ½ Lot 29, City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi stated that the applicant requested for the item to be postponed to the July 6, 2021 meeting. Staff recommends that the item be postponed per the request.

**MOTION:** Commissioner Walker made a motion, seconded by Commissioner Murphy to table the item until the July 6, 2021 meeting. The vote was cast 5 for, 0 against.

10. **Z21-10 Conduct a public hearing and consider a Specific Use Permit (SUP) for a 100-foot antenna on the property addressed as 3712 Waters Street located on the east side of Waters Street and approximately 1,000 feet north of Daniieldale Road. The property is further described as a tract of land situated in the Silas B. Runyon Survey Abstract No. 1199 Pg. 180, City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi stated that the request is for a SUP to replace the current 50 feet tall antenna with a 100 feet tall antenna. The proposed antenna has a fall zone that stretches to half of the properties to the north and south. The proposed antenna is not constructed of materials that can cause the antenna to collapse in place. As such, the increased height request is detrimental and injurious to safety of the neighboring properties particularly the residential property to the south. Due to safety reasons, staff recommends that the applicant use tower materials that will cause the antenna to collapse in place to avoid damaging neighboring properties.

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Vice Chair Whitfield asked if there was a specific material being recommended. Senior Planner Munyaradzi stated that staff is recommending the use of a material to allow the antenna to collapse in place in case of severe weather, like the materials used for a similar Oncor project.

Commissioner Murphy asked if staff received any comments from neighbors. Senior Planner Munyaradzi stated that staff did not receive any comments from neighboring properties.

Chair Aguilar opened the public hearing.

Vincent Zeno, applicant, 3712 Waters, stated that there were no homes or buildings within the fall zone, and the tower could withstand up to 110 mile per hour winds.

Commissioner Walker asked the applicant what the tower transmitted. Mr. Zeno stated that the tower is for a nonprofit community radio station and the FCC has approved the height request.

Chair Aguilar asked the applicant about the materials suggested by staff. Mr. Zeno stated that he and his engineer are unaware of any material to match staff's recommendation.

Senior Planner Munyaradzi stated that a letter from an engineer with information on the collapsible material was provided to the applicant.

**MOTION:** Commissioner Walker made a motion, seconded by Commissioner Prothro to close the public hearing. No vote was taken.

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

**11. Z21-11 Conduct a public hearing and consider a rezoning request from Agricultural Open (A-O) to Planned Development - Single Family (PD-SF-4). The property is located south of Main Street, and is approximately 2,000 feet southwest of the intersection of West Main Street and Belt Line Road. It is further described as a tract of land situated in the Arthur Eldridge Abstract 449 Pg. 470, City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi gave the staff report and stated that this is a request to rezone from A-O to PD-SF-4 for the purpose of developing 271 residential lots and 9 common areas. The current zoning only allows agricultural uses and one dwelling unit per 5 acres or more. The proposed zoning change would allow up to 4 units per acre. The gross density for the proposal is 2.2 units per acre, however, a sizable portion of the tract is located within the floodplain and is therefore undevelopable. The applicant is concentrating the net density in the developable area, resulting in a net density of 4.8 units per acre and 43 more lots than the maximum allowed in the SF-4 district. The City Council's desired vision for the area is 2 dwelling units or less per acre, so the proposed 4.8 units per acre is in conflict. Based on the City Council's vision, the proposed development is not supportive of the overall City Council vision for the area. The net density does not align with the character and density of the desired development and housing type the City Council is seeking to create. Staff recommends denial of the request for PD-SF-4. One letter was received in opposition to the request.

Kevin Dym with M.I.Homes, applicant, 7928 Fall Meadow Lane, Dallas, stated that the request complies with the Comprehensive Plan designation, and that they were unaware of both how the

density is calculated and staff's denial recommendation. Mr. Dym gave a presentation in support of the request.

Commissioner Prothro asked the applicant if they would be open to further discussing the request with staff given that they received the recommendation late. Mr. Dym confirmed.

**MOTION:** Commissioner Murphy 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 Vice Chair Whitfield to table the item. The vote was cast 5 for, 0 against.

**12. Z21-12 Conduct a public hearing and consider an amendment to Ordinance 2002-05-16 Planned Development – Retail (PD-R) to change Area “C” to Area “B” of the PD. The property is addressed as 2715 West Belt Line Road and is located approximately 1,700 feet west of North Houston School Road and north of West Belt Line Road. The property is particularly described as a tract of land situated in the George K. Sneed Survey Abstract No. 1278, City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi stated that the applicant requested for the item to be postponed to the July 6, 2021 meeting, and staff recommends that the item be tabled per the request.

**MOTION:** Commissioner Prothro made a motion, seconded by Vice Chair Whitfield to postpone the item until the July 6, 2021 meeting. The vote was cast 5 for, 0 against.

**ACTION:**

**13. Discuss and consider the election of a Chair to the Planning and Zoning Commission.**

Senior Planner Munyaradzi stated that the City Council reappointed Commissioner Murphy and Commissioner Walker, and appointed Petra Covington to be an Alternate.

**MOTION:** Commissioner Prothro made a motion to elect Isabel Aguilar as Chair, seconded by Vice Chair Whitfield. The vote was cast 5 for, 0 against.

**14. Discuss and consider the election of a Vice-Chair to the Planning and Zoning Commission.**

**MOTION:** Commissioner Prothro made a motion to elect Temika Whitfield as Vice Chair, seconded by Commissioner Walker. 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 7:44 PM.

**ATTEST:**



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Bester Munyaradzi, Senior Planner

**APPROVED:**



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Isabel Aguilar, Chair