

MINUTES

PLANNING AND ZONING COMMISSION SPECIAL MEETING OF JUNE 17, 2021

The Planning and Zoning Commission of Lancaster, Texas, met in a Special Session in the Council Chambers of City Hall and virtually on June 17, 2021, at 7:00 p.m. with a quorum present to-wit:

Commissioners Present (City Hall & Virtual):

Isabel Aguilar, Chair (City Hall)
Petra Covington, Alternate (Virtual)
Taryn Walker (Virtual)

Commissioners Absent:

Temika Whitfield, Vice Chair
Lawrence Prothro
Angela Murphy

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 7:07 p.m. on June 17, 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.

PUBLIC HEARING:

1. **M21-22 Conduct a public hearing and consider an amendment to Section 14.402 Use Standards, (k) Utilities, Communications & Transportation related to:**
 1. **The maximum number of antennas allowed;**
 2. **Standards associated with the Specific Use Permit and the district height;**
 3. **Establishing setback standards related to antennas and residential property lines and dwellings.**

Senior Planner Munyaradzi stated that the item is a request to amend Section 14.402 Use Standards regarding 1) the maximum number of antennas allowed, 2) standards for a Specific Use Permit and the district height, and 3) establish setback standards related to antennas and residential property lines and dwellings. The reason for the amendment is due to rapidly evolving and emerging technology which forces communication service providers to quickly adapt to the changes in technology. Advanced and rapidly changing technology systems call for communications service providers to make modifications to their structures to meet the required

services. Such changes include but are not limited to increasing the number of antennas on an existing tower. The increase in the number of antennas enables the communication service providers to upgrade and expand their services, provide faster and higher quality services while meeting customer and business demands, and collocate antennas on an existing tower rather than installing new towers. The current limitation on the number of antennas may present delays to communication service providers deploying enhanced technology for residents, schools and businesses within the City. Staff recommends an amendment to the current ordinance that sets no restrictions to the number of mounted antennas.

Currently, the Lancaster Development Code has no standards on antennas and their placement relative to residential property lines or dwellings. To ensure the safety of surrounding residential properties, staff is recommending that 1) no antenna or support structure be closer to any residential zoning or dwelling a distance equal to the height of the antenna and support structure, plus an additional 25 feet; 2) the equipment fall zone be measured as the shortest possible distance from the structure to the closest point of a residential district line or residential dwelling; 3) a fall zone setback reduction may be approved by the City Council if the proposed antenna is designed with a collapse zone radius. Staff recommends approval of amendment to Section 14.402 Use Standards to set no limit on the maximum number of antennas allowed, to set SUP standards and the district height, and to establish setback standards related to antennas and residential property lines and dwellings.

Chair Aguilar asked if the amendments would be consistent with other city's standards. Senior Planner Munyaradzi confirmed.

Chair Aguilar opened the public hearing. There were no speakers.

MOTION: Commissioner Walker made a motion, seconded by Commissioner Covington to close the public hearing. The vote was cast 3 for, 0 against (Whitfield, Prothro, Murphy absent).

MOTION: Commissioner Walker made a motion, seconded by Commissioner Covington to follow staff's recommendation. The vote was cast 3 for, 0 against (Whitfield, Prothro, Murphy absent).

2. M21-23 Conduct a public hearing and consider an amendment to Section 14.500(i) (Chart of District Development Standards) of the Lancaster Development Code (LDC) related to industrial building heights.

Senior Planner Munyaradzi stated that the request is to amend Section 14.500 of the LDC related to industrial building heights. Currently, the City limits industrial building height to 35 feet. The City of Lancaster is the only city with a 35 feet industrial building height limit among 8 other cities. To meet the needs of the growing demand for increased industrial building height, staff recommends that Section 14.500 of the LDC related to industrial building heights be amended to a maximum of 65 feet for industrial zoning districts. Staff recommends approval of the amendment.

Chair Aguilar asked if the proposed amendment was an average of the survey cities' standards. Senior Planner Munyaradzi confirmed.

Chair Aguilar opened the public hearing. There were no speakers.

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MOTION: Commissioner Walker made a motion, seconded by Commissioner Covington to close the public hearing. The vote was cast 3 for, 0 against (Whitfield, Prothro, Murphy absent).

MOTION: Commissioner Walker made a motion, seconded by Commissioner Covington to approve the request. The vote was cast 3 for, 0 against (Whitfield, Prothro, Murphy absent).

MOTION: Commissioner Walker made a motion, seconded by Commissioner Covington to adjourn. The vote was cast 3 for, 0 against (Whitfield, Prothro, Murphy absent).

The meeting was adjourned at 7:17 PM.

ATTEST:



Bester Munnyradzi, Senior Planner

APPROVED:



Isabel Aguilar, Chair