

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF OCTOBER 5, 2021

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall on October 5, 2021, at 7:00 p.m. with a quorum present to-wit:

**Commissioners Present:**

Isabel Aguilar, Chair  
Temika Whitfield, Vice Chair (Arrived during Item 4)  
Lawrence Prothro  
Taryn Walker (Arrived after Item 4)  
Petra Covington, Alternate

**Commissioners Absent:**

Angela Murphy

**City Staff Present:**

Vicki Coleman, Director of Development Services  
Bester Munyaradzi, Senior Planner  
Emma Chetuya, Planner  
Lexie Schrader, Planning Technician

**Call to Order**

Chair Aguilar called the meeting to order at 7:00 p.m. on October 5, 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:**

1. Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on September 7, 2021.
2. PS21-35 Consider approval of a final plat for Mars Addition located on the northwest side of the intersection of West Wintergreen Road and of East Longhorn Drive and is addressed as 3005 West Wintergreen Road. The property is approximately 8.666 acres in size and is described as a tract of land situated in the William Howerton Survey, Abstract No. 559, City of Lancaster, Dallas County, Texas.
3. PS21-38 Consider a request for approval of a replat for Park 20 subdividing Lot 2 into two (2) lots; Lots 2A and 2B on approximately 35.70 acres addressed as 3201 North Houston School Road. 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. **PS21-39 Consider approval of a final plat for Lot 1 Block A of Oakmont 20/35 being 41.653 acres located at the southeast corner of North Longhorn Drive and West Drive and addressed as 2900 West Drive, a tract of land out of the William Howerton Survey, Abstract No. 559 in the City of Lancaster, Dallas County, Texas.**

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

**PUBLIC HEARING:**

5. **M21-36 Conduct a public hearing and consider an amendment to the Future Land Use Plan of the Comprehensive Plan from Suburban Mixed-Use Center to Logistics/Distribution on an approximately 19.676 acres property located on the south side of West Wintergreen Road and Eastside of Longhorn Drive. The property is specifically addressed as 2620 West Wintergreen Road within the Maraday Parks Survey, Abstract 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 from Suburban Mixed-Use Center to Logistics/Distribution at 2620 West Wintergreen Rd. The site is currently zoned Agricultural Open (A-O). The Suburban Mixed-Use Center is intended to create regional destinations including entertainment venues, regional oriented retail and lifestyle centers. Expected land uses are regional retail, urban residential, senior housing, hotels, professional office, restaurants, multi-tenant commercial, live-work-shop units and parks. The proposed amendment is therefore not consistent with the Comprehensive Plan vision for the area. The amendment will negatively impact the surrounding properties by limiting their ability to be developed with Suburban Mixed-Use Center uses in accordance with the future vision. The City Council made a commitment to the residents of Lancaster not to allow industrial uses south of West Wintergreen Rd. The Comprehensive Plan amendment will also challenge the validity and credibility of a critical City adopted guide given the cost and time the City put into the Comprehensive Plan. Therefore, staff recommends denial of the requested amendment to the Future Land Use Plan.

Chair Aguilar opened the public hearing.

Dan Gallagher, applicant with Kimley-Horn, 13455 Noel Rd, Dallas, gave a presentation in support of the item.

Carolyn Morris, 887 W Wintergreen, spoke in opposition to the item due to vacant existing warehouses and truck traffic in residential areas.

Marcus Knight, 1823 Athena, spoke in support of the item due to adjacent industrial development.

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

Commissioner Prothro expressed concern about continually amending the Comprehensive Plan.

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

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6. **Z21-13 Conduct a public hearing and consider a rezoning request from Retail (R) to Commercial Service (CS). The property is located on the south side of Pleasant Run Road and 251 feet west of Westridge Avenue. The property is specifically addressed as 720 West Pleasant Run Road, City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi stated that this was a request to rezone the subject property from Retail to Commercial Service for a mechanic garage shop, tire and auto service use. The applicant currently owns the auto service shop to the east of the subject property and desires to extend the business to this vacant site. The current Retail zoning of this property is established to provide limited retail and service uses for one or more neighborhoods. The uses specified in this district include most types of retail activity and are located on, or at the intersections of, major thoroughfares. Commercial Service (CS) zoning is a light industrial zone with strict development standards. CS zoning permits uses that are offensive to other commercial districts including uses that cause large volumes of truck traffic, outside operation and storage of materials and equipment either for sale or as part of the business, excessive noise, traffic, litter, and late night hours from heavy service operations. West Pleasant Run is a major thoroughfare that runs through the community, adjacent to the newly renovated middle school and residential community. This use is not consistent with a major thoroughfare or community vision. CS would open the site to multiple adverse uses that would negatively impact the surrounding uses and businesses. The LDC notes that such uses and zoning districts should be located on or close to arterials capable of carrying commercial and truck traffic; they should be located close to major truck routes. The Comprehensive Plan identifies this site as suitable for Commercial Node. Commercial Node is intended for community and regional commercial centers at major intersections or corridors. Therefore, the requested rezoning to CS is not consistent with the Future Land Use Plan. Staff recommends denial of the request.

Sam Kalawi, owner, 611 N Bluegrove, spoke in support of the item to expand his business.

Jose Burgos, applicant and engineer, 13151 Emily Rd, Dallas, spoke in support of the item.

**MOTION:** Vice Chair Whitfield made a motion to close the public hearing. The vote was cast 5 for, 0 against (Murphy absent).

**MOTION:** Commissioner Prothro made a motion, seconded by Commissioner Walker to deny item 6. The vote was cast 5 for, 0 against (Murphy absent).

7. **Z21-15 Conduct a public hearing and consider a Specific Use Permit (SUP) request for a gas station with six (6) fuel dispensers; fast food restaurant, retail stores, and convenience store to be located within 150 feet of a residential district on a property located on the southwest corner of West Wintergreen Road and North Houston School Road. The property is more particularly described as a tract of land situated in the Marady Parks Survey, Abstract No. 1120, City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi gave the report and stated that this was a request for a gas station with 6 fuel dispensers, a fast food restaurant, retail stores and a convenience store to be located within 150 feet of a residential district at the southwest corner of West Wintergreen Road and North Houston School Road. The Future Land Use Map identifies this property as a Commercial Node. Commercial Nodes occur at major intersections and allow community or regional commercial centers. The proposed combination is not consistent with the Future Land Use Plan of the 2016 Comprehensive Plan's designation for regional commercial development. The LDC,

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Section 14.501, prohibits the combination of a gas station, fast food restaurant and convenience store within 150' of a residential district. The combination of uses are within 150' of the residential district to the east. A Specific Use Permit (SUP) for a gas station with six (6) fuel dispensers; a fast food restaurant, retail stores and a convenience store at this prime corner will hinder the undeveloped properties on the south and west from developing as envisioned by the Future Land Use Plan. Staff recommends denial of the request.

Diane Gaines, 1916 Chapman Dr, spoke in opposition to the request due to increased traffic.

Carolyn Morris, 887 W Wintergreen, spoke in opposition to the request.

**MOTION:** Vice Chair Whitfield made a motion to close the public hearing. The vote was cast 5 for, 0 against (Murphy absent).

**MOTION:** Vice Chair Whitfield made a motion, seconded by Commissioner Prothro to deny item 7. The vote was cast 5 for, 0 against (Murphy absent).

8. **Z21-16 Conduct public hearing and consider a Specific Use Permit (SUP) for a Private Community or Recreation Club (Accessory) use in the Agricultural Open (A-O) zoning district. The property is addressed as 1005 West Main Street and is approximately 540 feet west of Belt Line Road and north of Main Street, more particularly described as a tract of land situated in the A Bledsoe Survey, Abstract No.113, City of Lancaster, Dallas County, Texas.**

Planner Chetuya stated that the applicant has withdrawn the request.

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

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

**MOTION:** Vice Chair Whitfield made a motion, seconded by Commissioner Walker to accept the withdrawal. The vote was cast 5 for, 0 against (Murphy absent).

9. **Z21-17 Conduct a public hearing and consider creating a Planned Development within the Mills Branch Overlay District (MBOD). The property is addressed as 2301 West Main Street located north of Main Street, west of North Houston School Road, and south of West Belt Line Road. It is approximately 17.98 acres in size and is further described as a tract of land situated in the John M. Rawlins Survey Abstract No. 1208, City of Lancaster, Dallas County, Texas.**

Planner Chetuya stated that the applicant is requesting to postpone the item to the November 2, 2021 Planning and Zoning Commission meeting.

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

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

**MOTION:** Vice Chair Whitfield made a motion, seconded by Commissioner Covington to approve the request to postpone to November 2, 2021. The vote was cast 5 for, 0 against (Murphy absent).

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- 10. Z21-18 Conduct a public hearing and consider a zoning change from Agricultural Open (AO) to Planned Development (PD) for properties that are located on the east side of Houston School Road, east and west sides of Blue Grove Road, north and south sides of Bear Creek Road. The properties are within the W. Durrett Survey, Abstract No. 389; A. Eldridge Survey, Abstract No. 449, P. Kirkland Survey, Abstract No. 746, R. Rawlins Survey, Abstract No 1228, M.L. Swing Survey, Abstract No. 1633 City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi stated that the applicant is requesting to postpone the item to the October 19, 2021 Planning and Zoning Commission special meeting, and staff recommends approval of the postponement request.

Chair Aguilar opened the public hearing.

Lisa Stephani, 1414 S Bluegrove, spoke in opposition due to increased flooding, tree removal and small home sizes.

Richard Norsworthy, 501 S Bluegrove, spoke in opposition due to existing large lots in the area.

Pat Loob, 1445 S Bluegrove, spoke in opposition due to various concerns.

Byron Busby, 1400 Enchanted Ln, spoke in opposition due to increased traffic and potential low home values of the new development.

Alvin Fuller, 505 S Bluegrove, spoke in opposition due to increased crime.

Jessica Hawkins, 703 S Bluegrove, spoke in opposition.

**MOTION:** Vice Chair Whitfield made a motion, seconded by Commissioner Covington to close the public hearing. The vote was cast 5 for, 0 against (Murphy absent).

Chair Aguilar asked about the Rural Living future land use designation. Senior Planner Munyaradzi stated that Rural Living is for less than 2 units per acre.

**MOTION:** Commissioner Walker made a motion, seconded by Commissioner Covington to postpone to October 19, 2021. Commissioner Walker withdrew the motion and a vote was not taken.

**MOTION:** Vice Chair Whitfield made a motion, seconded by Commissioner Walker to deny the postponement. The vote was cast 4 for, 1 against (Murphy absent, Prothro against).

Senior Planner Munyaradzi gave the staff report and stated that this is a request to change the zoning on the properties from AO to PD-SF for the purpose of developing 2,700 residential lots. The Future Land Use Plan designation for this area is Rural Living for less than 2 units per acre. Staff recommends denial of the request as it is not consistent with the Future Land Use Plan.

**MOTION:** Commissioner Walker made a motion, seconded by Vice Chair Whitfield to deny the request. The vote was cast 4 for, 1 against (Murphy absent, Prothro against).

- 11. Z21-19 Conduct a Public Hearing and consider a rezoning request from Agriculture Open (A-O) to Light Industrial (LI). The property is approximately 19.68 acres located on the south side of West Wintergreen Road and east side of Longhorn Drive. The**

**property is specifically addressed as 2620 West Wintergreen Road within the Maraday Parks Survey, Abstract 1120 City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi gave the staff report and stated that this is a companion item to item 5, the Comprehensive Plan amendment. This is a request to rezone from Agricultural Open to Light Industrial. The proposed rezoning is not consistent with the Comprehensive Plan. Due to the recommendation for denial of the Comprehensive Plan amendment, P&Z cannot recommend approval of the rezoning request. Staff recommends denial of the request.

Chair Aguilar opened the public hearing.

Stewart Elliott, applicant, spoke in support of the item.

**MOTION:** Vice Chair Whitfield made a motion, seconded by Commissioner Covington to close the public hearing. The vote was cast 5 for, 0 against (Murphy absent).

**MOTION:** Vice Chair Whitfield made a motion, seconded by Commissioner Walker to deny the request. The vote was cast 5 for, 0 against (Murphy absent).

**12. Z21-20 Conduct a public hearing and consider a change in zoning from Agricultural Open District (AO) to Single-family Residential District (SF-5) for the property addressed as 1801 West Wintergreen Road located south of Anderson Farms Subdivision and north of West Wintergreen Road. The property is a tract of land situated in the W. Fleming Survey, Abstract No. 466, in the City of Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that this is a request to rezone from Agricultural Open to SF-5. The subject property is currently vacant and requires a zoning change from A-O to SF-5 in order to develop 41 single family homes on the site. The proposed density is five units per acre. Although the proposed density is within the range indicated in the Comprehensive Plan, the requested density is not consistent with City Council Goals and Objectives which advocates for low density, high quality single family residential development. Low density developments include densities from 1 to 2 units per acre. The extent of this development includes lots, streets, and a detention pond. There are no visible amenities that could enhance this project into a high quality development. Based upon an analysis of the 5 considerations that must be taken into consideration when reviewing a change in zoning application, the proposed zoning change request to SF-5 is not appropriate as the proposed zoning district allows a dense residential development that is inconsistent with the City Council's Goals and Objectives to promote next level housing. In addition, the proposed development lacks desirable amenities as there is one detention pond proposed in the entire development. As such, staff recommends denial of the request to rezone to SF-5.

Chair Aguilar asked about the Suburban Neighborhood future land use designation. Planner Chetuya explained that Suburban Neighborhood is for densities of 2 to 8 units per acre, which is discretionary based on the City Council's goals for lower density housing.

Chair Aguilar opened the public hearing.

Kylon Wilson, applicant, spoke in support of the item due to the consistency of the proposed zoning with the surrounding properties.

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Commissioner Prothro expressed concern about the density and low home values.

Diane Gaines, 1916 Chapman Dr, spoke in opposition due to small home sizes with low value.

**MOTION:** Vice Chair Whitfield made a motion, seconded by Commissioner Covington to close the public hearing. The vote was cast 5 for, 0 against (Murphy absent).

**MOTION:** Vice Chair Whitfield made a motion, seconded by Commissioner Walker to deny the request. The vote was cast 5 for, 0 against (Murphy absent).

**13. PS21-37 Conduct a public hearing and consider a residential replat for The Meadows Addition, creating Lot 6R out of Lot 6 Block 6 on a .395 acre tract. The property is addressed as 1511 Briarview Drive and is located approximately 658 feet east of Meadow Lane and north of Briarview Drive. The property is situated in the Meadows Addition, Heirs of Pollard Kirkland Survey, Abstract No. 746 City of Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that this is a request for approval of a residential replat creating one lot; Lot 6R out of Lot 6 Block 6 for the construction of a single family home. Access to the property will be provided from Briarview Drive. The applicant will be responsible for all utilities and infrastructure necessary for development. The plat is in substantial conformance with the subdivision regulations and staff recommends approval of the plat.

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

**MOTION:** Vice Chair Whitfield made a motion, seconded by Commissioner Covington to close the public hearing. The vote was cast 5 for, 0 against (Murphy absent).

**MOTION:** Commissioner Prothro made a motion, seconded by Vice Chair Whitfield to approve the request. The vote was cast 5 for, 0 against (Murphy absent).

## **ACTION:**

**14. HLPC21-15 Discuss and consider a Certificate of Appropriateness (COA) to install a wood fence on the property addressed as 103 North Ellis Street City of Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that the applicant is proposing to install a six feet high wood fence on the rear, side, and both fronts of the property. The fence will be set back 20 feet from the front facade of the home on North Ellis Street and setback two feet from the sidewalk along West Main Street. There will be a five feet wide pedestrian gate facing North Ellis Street and a nine feet wide manual gate for vehicles along West Main Street. The vehicular gate will be recessed 18-20 feet inside the property to prevent any traffic build up on the street and the sidewalk along West Main Street. The entire fence will be located in the rear 50% of the side yard. The fence is in compliance with the Lancaster Historic Residential Design Regulations. On August 24, 2021 the Historic Landmark Preservation Committee (HLPC) recommended approval of the request with the condition that the finished side of the fence face outward. Staff concurs with the HLPC's recommendation.

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**MOTION:** Vice Chair Whitfield made a motion, seconded by Commissioner Walker to approve the request. The vote was cast 5 for, 0 against (Murphy absent).

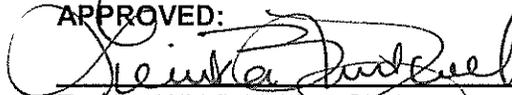
**MOTION:** Vice Chair Whitfield made a motion, seconded by Commissioner Covington to adjourn. Chair Aguilar closed the meeting.

The meeting was adjourned at 8:43 PM.

**ATTEST:**

  
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Bester Munyaradzi, Senior Planner

**APPROVED:**

  
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Temika Whitfield, Vice Chair