

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF NOVEMBER 2, 2021

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall on November 2, 2021, at 7:00 p.m. with a quorum present to-wit:

Commissioners Present:

Isabel Aguilar, Chair
Temika Whitfield, Vice Chair
Lawrence Prothro
Taryn Walker
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 November 2, 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.

Carolyn Morris, 887 W Wintergreen, spoke in opposition to more warehouses in the city.

CONSENT AGENDA:

1. PS22-07 Consider approval of final plat for Midpoint Logistics Center Lot 1 Block 1 located on the east side of Dizzy Dean Drive and 2,335 feet north of Telephone Road. The property is addressed as 3701 Midpoint Drive and described as being a 60.006 acre tract out of the Smith Elkins Survey, Abstract No. 430, City of Lancaster, Dallas County, Texas.
2. PS22-05 Consider a request for approval of a replat for FFE Addition creating one lot; Lot 2R, Block A out of Lot 2 Block A on 19.845 acres addressed as 3131 North Longhorn Drive. The property is described as a tract of land situated in Volume 92135, Page 2700, of the Dallas County Map Records City of Lancaster, Dallas County, Texas.
3. PS22-06 Consider a preliminary plat for Project Pike Subdivision located south of Greene Road, north of Belt Line Road, and approximately 150 feet east of Alba Road. The property is addressed as 1535 East Belt Line Road and is approximately 70.507

acres in size. It is described as a tract of land situated in the Middleton Perry Survey Abstract No. 1128 City of Lancaster, Dallas County, Texas.

4. **PS21-36 Consider approval of a preliminary plat for Lancaster MHC addressed as 3110 Wade Road and located east of Wade Road, approximately 1,030 feet south of Reindeer Road, and approximately 520 feet west of Green Acres Lane. The property is approximately 79.3718 acres in size and is described as a tract of land situated in the Pollard Kirkland Survey, Abstract No. 746, City of Lancaster Extraterritorial Jurisdiction (ETJ), Dallas County, Texas.**

MOTION: Commissioner Walker made a motion, seconded by Commissioner Prothro to approve the consent agenda. The vote was cast 4 for, 1 against (Whitfield against, Murphy absent).

PUBLIC HEARING:

5. **M22-01 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 a property addressed as 2121 Houston School Road located on the east side of East Longhorn Drive and 1,258 feet south of West Wintergreen Road. The property is approximately 14.926 acres 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 2121 N Houston School Road. The current zoning of the property is Agricultural Open. The Future Land Use Plan identifies this site as Suburban Mixed-Use Center, which 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, and live/work/shop units. The proposed amendment is not consistent with the Comprehensive Plan. Staff recommends denial of the amendment.

Stewart Elliott, applicant, 5950 Sherry Ln, Dallas, made a presentation in support of the item.

Chair Aguilar opened the public hearing.

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

Jordan Ryan, applicant, 5950 Sherry Ln, Dallas, spoke in support of the item.

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

Commissioner Prothro expressed concern about continuing to permit warehouse development.

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

6. **Z22-01 Conduct a public hearing and consider a rezoning request from Agriculture Open (A-O) to Light Industrial (LI). The property is addressed as 2121 Houston School Road located on the east side of East Longhorn Drive and 1,258 feet south of West Wintergreen Road. The property is approximately 14.926 acres within the Maraday Parks Survey, Abstract 1120 City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi stated that this was a companion item to agenda item 5. This is a rezoning request from Agricultural Open to Light Industrial for 2121 N Houston School Road. The requested rezoning is not consistent with the 2016 Comprehensive Plan, and due to the denial

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recommendation for the Comprehensive Plan amendment, P&Z cannot recommend approval of the zoning case. Staff recommends denial of the request as presented.

Chair Aguilar opened the public hearing.

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

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

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

7. **Z21-17 Conduct a public hearing and consider 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 until the January 4, 2022 P&Z meeting.

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

MOTION: Commissioner Prothro made a motion, seconded by Vice Chair Whitfield 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 postpone item 7 until the January 2022 P&Z meeting. The vote was cast 5 for, 0 against (Murphy absent).

8. **PS22-03 Conduct a public hearing and consider a residential replat for Lancaster Gardens Addition, creating Lot 8R-1 out of the north portion of Lot 8 Block A. The property is addressed as 4192 Portwood Drive and is approximately 415 feet south of Cedardale Road and is on the east side of Portwood Drive. The property is approximately .343 acre in size and is situated in the Smith Elkins Survey, Abstract No. 430, City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi gave the staff report and stated that this was a request for a residential replat to create one lot for a single-family home. The property was divided into two parcels for tax purposes, but not legally platted. Access to the property will be provided from Portwood Drive. The plat is in substantial conformance with the subdivision regulations. Staff recommends approval of the replat as presented.

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

MOTION: Vice Chair Whitfield made a motion, seconded by Commissioner Prothro 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 approve item 8. The vote was case 5 for, 0 against (Murphy absent).

9. **PS22-04 Conduct a public hearing and consider a residential replat for The Meadows Addition, creating Lot 3R out of the east portion of Lot 3 Block 3. The property is addressed as 1654 Brookview Drive and is approximately 335 feet west of Meadow Lane and is on the south side of Brookview Drive. The property is approximately .553 acre in size and is situated in the W.C. Shelton Survey, Abstract No. 1284, City of Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that this is the request for approval of a residential replat creating one lot on .553 acre for the construction of a single family home. Access to the property will be provided from Brookview Drive. The plat is in substantial conformance with the subdivision regulations. 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 Prothro 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 approve item 9. The vote was cast 5 for, 0 against (Murphy absent).

ACTION:

10. **HLPC21-16 Discuss and consider a Certificate of Appropriateness (COA) to install a steeple on the building addressed as 107 Texas Street, Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that the applicant is proposing to install an approximately 14'7" white steeple on the roof of the building. The steeple will be made of fiberglass and will be facing Texas Street. With the combination of the existing building's height at 14 feet and the proposed steeple's height, the total building height will be approximately 28'7". According to Section 3.2.2 of the Downtown Overlay District standards, the maximum building height is 35 feet. On September 28, 2021 the HLPC recommended approval of the request to install the steeple as presented. Staff concurs with the HLPC's recommendation.

MOTION: Commissioner Walker made a motion, seconded by Vice Chair Whitfield to approve item 10. The vote was cast 5 for, 0 against (Murphy absent).

11. **HLPC21-17 Discuss and consider a Certificate of Appropriateness (COA) to install a wood and wrought iron fence on the property addressed as 312 North Centre Street City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi gave the staff report and stated that this is a request to install a 6' high wood fence on a portion of the north, east and south sides of the lot. The wood fence will be located 2' from the sidewalk along East 3rd Street and the entire fence will be located in the rear 50% of the side yard. The wood fence will be stained a medium brown color. The applicant is proposing a 6' wrought iron fence on a portion of the east side of the lot. The proposed fences are in compliance with the LHRDR. On September 28, 2021, the HLPC recommended approval of the request as presented. Staff concurs with the HLPC's recommendation.

MOTION: Vice Chair Whitfield made a motion, seconded by Commissioner Walker to approve item 11. The vote was cast 5 for, 0 against (Murphy absent).

12. **HLPC21-18 Discuss and consider a Certificate of Appropriateness to paint the home on the property addressed as 427 South Centre, City of Lancaster, Dallas County, Texas.**

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Planner Chetuya gave the staff report and stated that the applicant is requesting to paint the body of the home white and the trim black. The exterior material of the home is brick and the primer is already applied on all four sides of the home. According to the applicant, painting is needed because the replaced brick does not match with the existing brick. According to the LHRDR, the original natural finish is historically important and should be preserved, and original masonry surfaces may not be painted; if historic masonry has been painted, it is encouraged that the paint be removed if possible. Should the painting of the masonry be approved, it should be in substantial compliance with the exhibit provided. On September 28, 2021 the HLPC recommended denial of the request to paint the brick and request that the existing primer be removed with the assistance/advice of a historic preservation specialist. Staff concurs with the HLPC.

Commissioner Prothro expressed that the homeowner should be able to continue with the work.

Commissioner Prothro asked why 427 S. Centre was historic. Planner Chetuya stated that the home was constructed in 1930 and the home is within the Historic District. Vice Chair Whitfield stated that the historic integrity of the structure was already compromised.

Muhammad Samad, applicant and contractor, gave the history of the home fire and how the intention is to restore the home with the original bricks which do not match. Mr. Samad stated that the painter was supposed to paint the second floor but continued to prime the entire home. Mr. Samad stated that they tried several methods after consulting specialists to remove the primer but the methods were damaging the bricks and not removing the primer as intended.

Katrise Perera, prospective home owner, spoke in support of the item.

Chair Aguilar stated the importance of following the Historic District regulations. Director Coleman stated that staff had not received any documentation from historic preservation specialists regarding whether or not the primer could be removed or what methods were tried.

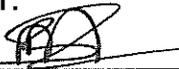
Commissioner Walker stated that the historic value of the home was diminished and it was unnecessary to require the homeowner to go through additional review processes. Commissioner Prothro agreed.

MOTION: Commissioner Walker made a motion, seconded by Commissioner Prothro to approve the request. The vote was cast 4 for, 1 against (Murphy absent, Aguilar against).

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

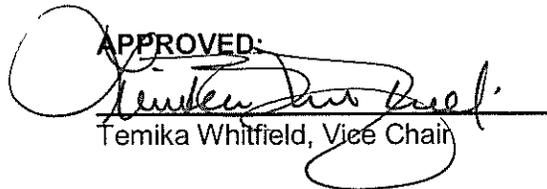
The meeting was adjourned at 8:15 PM.

ATTEST:



Bester Munnyaradzi, Senior Planner

APPROVED:



Temika Whitfield, Vice Chair