

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF JANUARY 4, 2022

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall on January 4, 2022, at 7:00 p.m. with a quorum present to-wit:

Commissioners Present:

Temika Whitfield, Vice Chair
Taryn Walker
Lawrence Prothro
Petra Covington, Alternate

Commissioners Absent:

Isabel Aguilar, Chair

City Staff Present:

Vicki Coleman, Director of Development Services
Bester Munyaradzi, Senior Planner
Emma Chetuya, Planner

Call to Order

Vice Chair Whitfield called the meeting to order at 7:00 p.m. on January 4, 2022.

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 December 7, 2021.
2. PS22-02 Consider a preliminary plat for Wellington Park North Phase 3A & 3B being 17 residential lots and one common area lot located on the southeast corner of West Wintergreen Road and Chapman Drive. The property is approximately 5.09 acres and is more particularly described as being a tract of land situated in the J. Samson Survey, Abstract No. 1311 City of Lancaster, Dallas County Texas.

MOTION: Commissioner Walker made a motion, seconded by Commissioner Prothro to approve the consent agenda. The vote was cast 4 for, 0 against (Chair Aguilar absent).

PUBLIC HEARING:

- 3. M19-07 Conduct a public hearing and consider a recommendation for approval of the Loop 9 and I-35E Corridor Studies.**

Kendall Howard, 1201 North Bowser Road Richardson, Texas with Halff Associates gave a presentation regarding Loop 9 and I-35E Corridor Studies.

Vice Chair Whitfield opened the public hearing.

Mike Anderson, 615 Creekbend, Mesquite, TX, spoke in favor of the corridor studies and requested that logistics be added as an appropriate use to provide more long-term flexibility at the intersection of I-35E and Loop 9.

MOTION: Commissioner Walker made a motion, seconded by Commissioner Covington to close the public hearing. The vote was cast 4 for, 0 against (Chair Aguilar absent).

MOTION: Commissioner Walker made a motion, seconded by Commissioner Prothro to approve item 3. The vote was cast 4 for, 0 against (Chair Aguilar absent).

- 4. PS22-11 Conduct a public hearing and consider a residential replat for Cedardale Highlands Addition, creating Lot 17R Block A from the north half (1/2) of Lot 17 Block A on a 0.41-acre property. The property is addressed as 4435 Franklin Street and is located on the west side of Franklin Street and southwest side of Lyle Street. The property is situated in Cedardale Highlands Addition within the Robert Simonton Survey, Abstract No. 1277, City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi stated that this is a request for approval of a residential replat creating Lot 17R Block A from the north half (1/2) of Lot 17 Block A on 0.41-acre property. Access to the properties will be provided from Franklin Street. Staff recommends approval of this replat, as presented.

Vice Chair Whitfield opened the public hearing.

There were no speakers.

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Walker to close the public hearing. The vote was cast 4 for, 0 against (Chair Aguilar absent).

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Walker to approve item 4. The vote was cast 4 for, 0 against (Chair Aguilar absent).

- 5. M22-01 Conduct a public hearing and consider an amendment to the Comprehensive Plan's Future Land Use Map from Suburban Mixed-Use Center to Logistics/Distribution on a portion of property located on the east side of East Longhorn Drive and 1,258 feet south of West Wintergreen Road. It is 14.926 acres of land on a portion of the west side of a property addressed as 2121 N. Houston School Road within the Maraday Parks Survey, Abstract 1120 City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi stated that on December 13, 2021, the City Council referred this item back to the Planning & Zoning Commission for reconsideration with the clarification that the applicant seeks to amend the Future Land Use Plan of the Comprehensive Plan for a portion of the property addressed as 2121 N. Houston School Road. The request to amend to a Logistics/Distribution designation refers only to 14.926 acres of land on the west side of a 27.97-acre tract of land. The proposed amendment to the Future Land Use Plan is not consistent with the 2016 Comprehensive Plan. Therefore, staff recommends denial of the requested amendment to the Future Land Use Plan of the Comprehensive Plan.

Vice Chair Whitfield opened the public hearing.

Stewart Elliott, 5950 Sherry Lane Suite 480, Dallas, TX, applicant spoke in favor of the request.

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Covington to close the public hearing. The vote was cast 4 for, 0 against (Chair Aguilar absent).

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Covington to deny item 5. The vote was cast 4 for, 0 against (Chair Aguilar absent).

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

Senior Planner Munyaradzi stated that this is a companion item to agenda item number 5 and is a rezoning request from AO to LI. Due to the recommendation for denial on the amendment to the Comprehensive Plan, the Commission cannot recommend approval of the zoning change request. On December 13, 2021, the City Council referred this item back to the Planning & Zoning Commission for reconsideration with the clarification that the applicant intends to rezone only a portion of the property addressed as 2121 N. Houston School Road. Based upon an analysis of the five (5) considerations that must be evaluated when reviewing a change in zoning application. The proposed zoning is not consistent with the 2016 Comprehensive Plan. Staff recommends denial of the zoning change request, as presented.

Vice Chair Whitfield 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 4 for, 0 against (Chair Aguilar absent).

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Covington to deny item 6. The vote was cast 4 for, 0 against (Chair Aguilar absent).

7. **Z22-04 Conduct a public hearing and consider a Specific Use Permit (SUP) to install a 125-foot freestanding commercial antenna on the property addressed as 1027 Cedar Valley Drive located on the northwest corner of Cedar Valley Drive and Capitol Drive. The property is approximately .861 acre in size and is described as Lot 1A Block C in the Cedar Valley Industrial Park subdivision in the City of**

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Lancaster, Dallas County Texas.

Planner Chetuya stated that according to Ordinance 2021-06-22, an SUP is required when an antenna installation exceeds the height restrictions of the zoning district. This property is within the Light Industrial zoning district and the maximum height in this zoning district is 65 feet. The applicant is requesting an SUP to locate a 125-foot freestanding commercial antenna on the property. There is a fall zone of 62.5 feet and there are not structures within the fall zone. The future development to the west is also out of the fall zone. Staff recommends approval of the request as presented.

Commissioner Prothro asked if the City will be liable for any damages if the antenna were to fall on to adjacent structures.

Planner Chetuya stated that the antenna will be constructed so that it folds half the height of the antenna and hangs in the event of turbulent weather. If the antenna were to get disconnected, the fall zone would be 62.5 feet and there are no structures in this area. There is a stamped engineered letter that validates this.

Vice Chair Whitfield opened the public hearing.

There were no speakers.

MOTION: Commissioner Walker made a motion, seconded by Commissioner Prothro to close the public hearing. The vote was cast 4 for, 0 against (Chair Aguilar absent).

MOTION: Commissioner Walker made a motion, seconded by Commissioner Prothro to approve item 7. The vote was cast 4 for, 0 against (Chair Aguilar absent).

ACTION:

- 8. HLPC 22-02 Discuss and consider a Certificate of Appropriateness (COA) for the addition of a bathroom at the back of the property addressed as 117 East Fifth Street, City of Lancaster, Dallas County, Texas.**

Planner Chetuya stated that the applicant is proposing a bathroom addition towards the rear of the existing home. The existing material is fiber cement lap siding and the proposed material will be fiber cement lap siding. The addition will be painted the same color as the existing structure. The addition will match the massing and cornice lines of the existing structure. On November 16th, 2021 the HLPC recommended approval of the request as presented. Staff concurs with the HLPC's recommendation.

MOTION: Commissioner Walker made a motion, seconded by Commissioner Covington to approve item 8. The vote was cast 4 for, 0 against (Chair Aguilar absent).

- 9. HLPC22-03 Discuss and consider a Certificate of Appropriateness (COA) for the installation of a six (6) feet high fence on the property addressed as 305 East Fourth Street, City of Lancaster, Dallas County, Texas.**

The applicant is requesting to install a six (6) feet high wood fence on the perimeter of the backyard as shown on the attached Site Plan exhibit. The fence will not be stained or painted. The purpose of the fence is to screen the proposed ground mounted solar panels from all rights-of-way and sidewalks. On December 14, 2021 the HLPC recommended approval of the request to install a six (6) feet high fence on the property addressed as 305 East Fourth Street. Staff concurs with the HLPC's recommendation.

MOTION: Commissioner Walker made a motion, seconded by Commissioner Covington to approve item 9. The vote was cast 4 for, 0 against (Chair Aguilar absent).

10. Discuss and consider appointing one (1) alternate member to the Historic Landmark Preservation Committee (HLPC).

Director of Development Services Vicki Coleman, stated that a copy of a memo has been provided explaining that an additional application was submitted to staff after the agenda was posted for Ms. Lena Hatcher. There is an opportunity to accept the application or not. The Planning and Zoning Commission sent a recommendation to City Council last month and the City Council has sent this item back to the Planning and Zoning Commission to consider performing interviews for the alternate member. There is also the option to request additional applications for this position.

Commissioner Walker asked if there was a reason why this application was not part of the original list of applicants and if there was a deadline for submitting applications.

Director of Development Services Vicki Coleman, stated that the application had not been received by the time the agenda was created.

Commissioner Walker stated that it would not be fair to consider the new application that was not submitted in a timely manner when the other applicants submitted their application on time.

Commissioner Prothro stated that the Planning and Zoning Commission has not previously interviewed any Historic Landmark Preservation Committee members in the past so it is not clear why they should start now.

MOTION: Commissioner Walker made a motion, seconded by Commissioner Prothro to appoint Carolyn Morris as the alternate member of the Historic Landmark Preservation Committee. The vote was cast 4 for, 0 against (Chair Aguilar absent).

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Covington to adjourn. The vote was cast 4 for, 0 against (Chair Aguilar absent).

The meeting was adjourned at 8:09 PM.

ATTEST:



Vicki Coleman,
Director of Development Services

APPROVED:



Temika Whitfield, Vice Chair