

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF FEBRUARY 1, 2022

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall on February 1, 2022, at 7:00 p.m. with a quorum present to-wit:

Commissioners Present:

Isabel Aguilar, Chair
Temika Whitfield, Vice Chair
Taryn Walker – Arrived during item #6
Lawrence Prothro
Petra Covington
Spencer Hervey, Alternate

Commissioners Absent:

No Commissioners absent

City Staff Present:

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

Call to Order

Chair Aguilar called the meeting to order at 7:00 p.m. on February 1, 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 January 4, 2022.
2. 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.
3. PS21-28 Consider a request for approval of a final plat for Midpoint Logistics Center 2, Lots 1 and 2, Block B, being 62.500 acres of land located on the northeast corner of Dizzy Dean Drive and Telephone Road. The property is described as being out of the Smith Elkins Survey, Abstract no. 430, City of Lancaster, Dallas County, Texas.

4. **PS22-13 Consider approval of a preliminary plat for Midpoint Logistics Center Lot 3 Block 1 being 37.086 acres of land located on the northwest corner of Midpoint Drive and 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. **PS22-14 Consider approval of a final plat for Country View Estates Lot 1 Block 1 located approximately 3,250 feet west of the intersection of West Belt Line Road and South Dallas Avenue. The property is addressed as 660 West Belt Line Road and is described as being a 19.839 acres tract of land situated in the Engelbert Bader Survey, Abstract No. 172, Tract 29, in the City of Lancaster, Dallas County, Texas.**

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

PUBLIC HEARING:

6. **PS22-12 Conduct a public hearing and consider a residential replat for Will-Kee Addition, creating Lots 14R and 14R1 from Lot 14 Block G on a 0.441 acre property. The property is addressed as 2936 Henry Road and is located on the southeast corner of Bruce Drive and Henry Road. The property is situated in Will-Kee Addition within Volume 15, Page 15 of the Map or Plat Records, City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi stated that this is a request for approval of a residential replat subdividing Lot 14 Block G into Lots 14R and 14R1 on a 0.441-acre property. The plat is in substantial conformance with the subdivision regulations and staff recommends approval of this replat, as presented.

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.

MOTION: Vice Chair Whitfield made a motion, seconded by Commissioner Walker to approve item 6. The vote was cast 5 for, 0 against.

ACTION:

7. **DP22-07 Consider a site plan for Project Pike 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.**

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Senior Planner Munyaradzi stated that Section B of the Logistics Port Planned Development (PD) requires tracts that are greater than ten (10) acres be considered and reviewed by the Planning and Zoning Commission. This property is located in the Logistics Port B sub-district. It is a request to construct a water bottling facility on the subject site. The entire property is approximately 70.507 acres of land and the proposed use is permitted by right in the Logistics Port B sub-district. Logistics Port PD, requires the height of the screening to be sufficient to block the view of vehicles from a public right-of-way. The site plan shows adequate screening of the trailers and tractors by means of living plant materials and a 12-foot screening wall from both Belt Line Road and living plant materials from Greene Road. Overall, the proposed site plan is exceeding the minimum landscaping requirements and is in compliance with the requirements of the Logistics Port PD and staff recommends approval of this site plan, as presented.

MOTION: Commissioner Walker made a motion, seconded by Commissioner Covington to approve item 7. The vote was cast 4 for, 1 against (Vice Chair Whitfield against).

- 8. DP22-01 Discuss and consider a site plan submittal for a cold storage warehouse distribution center for the property located on the southeast corner of East Pleasant Run Road and Cornell Road and addressed as 1201 Greene Road and 1100 East Pleasant Run Road. The property is described as a tract of land in the Thomas M. Ellis Survey Abstract No. 432 City of Lancaster, Dallas County, Texas.**

Section B of the Logistics Port Planned Development (PD) requires tracts that are greater than 10 acres to be considered and reviewed by the Planning & Zoning Commission. This property is located in the Logistics Port B sub-district. There will be three (3) buildings on three (3) lots. Each of the buildings will serve as a cold storage warehouse. Logistics Port PD, requires the height of the screening to be sufficient to block the view of vehicles from public rights-of-way. The site plan will provide adequate screening of the trucks from all public streets. The site is in compliance with the Logistics Port B of the PD and staff recommends approval of this replat, as presented.

Commissioners inquired and wanted to confirm that as warehouses continue to be developed in the City, the developments were meeting the City standards in terms of tree preservation, traffic studies, site planning among other City requirements. Staff confirmed that all developments are reviewed to ensure that they meet or will meet all the City regulations.

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Walker to approve item 8. The vote was cast 3 for, 2 against (Vice Chair Whitfield and Commissioner Covington against).

MOTION: Vice Chair Whitfield made a motion, seconded by Commissioner Walker to adjourn. The vote was cast 5 for, 0 against.

The meeting was adjourned at 7:31 PM.

ATTEST:



Vicki Coleman,
Director of Development Services

APPROVED:



Temika Whitfield, Vice Chair