

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF DECEMBER 7, 2021

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

Commissioners Present:

Temika Whitfield, Vice Chair
Taryn Walker
Petra Covington, Alternate

Commissioners Absent:

Isabel Aguilar, Chair
Lawrence Prothro
Angela Murphy

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 December 7, 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 October 5, 2021 and November 2, 2021.
2. PS22-01 Consider a request for approval of a preliminary plat for Bear Creek Ranch Phase 4, being 179 residential lots and 10 open space lots on approximately 43.426 acres located on the northeast corner of East Reindeer Road (to the west) and East Reindeer Road (to the south) and approximately 520 feet south of Bear Creek Ranch Phase 3 subdivision. The property is described as a tract of land situated in the Samuel T. Bledsoe Survey, Abstract No. 120, in the City of Lancaster, Dallas County, Texas.
3. PS22-09 Consider a request for approval of a final plat for Rolling Meadows Phase 3, being 87 residential lots with multiple open space and detention lots on approximately 21.421 acres. The property is located north of Belt Line Road and east of Rolling Hills Place and is more particularly described as property located in the Valentine Wampler

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Survey, Abstract No. 1546, G.K. Sneed Survey, Abstract No. 1278 and J.M. Rawlins Survey, Abstract No. 1208 in the City of Lancaster, Dallas County, Texas.

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

PUBLIC HEARING:

- 4. PS22-08 Conduct a public hearing and consider a residential replat for Cedardale Highlands Addition, creating Lot 38R-1 and Lot 38R-2 Block C out of Lot 38 Block C on a 0.826 acre tract. The property is addressed as 4356 Highland Street and is located east of Highland Street and approximately 664.08 feet northwest of Cedardale Road. The property is situated in Cedardale Highlands Addition within the Simonton Survey, Abstract No. 1277, City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi gave the staff report and stated that this is a request for approval of a residential replat subdividing one (1) Lot 38 Block C into two (2) lots; Lot 38R-1 and Lot 38R-2 Block C on a 0.826 acre tract for home development purposes. The plat is in substantial conformance with the subdivision regulations and the Engineering Division has reviewed the plat and concurs with the approval of the replat 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 3 for, 0 against (Chair Aguilar, Commissioners Prothro, and Murphy absent).

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

- 5. Z22-02 Conduct a public hearing and consider a rezoning request from Retail (R) to Single-Family Residential (SF-6). The properties are addressed as 221 and 225 Rea Avenue and are located approximately 75 feet west of Randlett Street and north of Rea Avenue. These properties are approximately .16 acre in size each and are within the Interurban Heights Addition Volume 1 Page 461 City of Lancaster, Dallas County, Texas.**

Planner Chetuya stated that this is a request to rezone the subject properties from Retail to Single-Family Residential (SF-6) to construct one (1) single-family home on each lot. The City's 2016 Comprehensive Plan identifies this site as suitable for Reinvestment Area uses. Reinvestment areas are existing developed or vacant properties that are not performing, and are dilapidated. Due to market trend, could have a better use, would need improvements or an anchor to improve performance. A catalyst commercial development on the subject properties will attract other commercial uses in the vicinity. The proposed single-family homes on these properties will not

promote prospective commercial developments in the surrounding area. Staff recommends denial of the request as the proposed zoning district would negatively impact the potential reinvestment of the area as envisioned through the Comprehensive Plan.

Vice Chair Whitfield asked if there are houses to the south of the subject site.

Planner Chetuya confirmed that there are but the zoning district is Single-Family Residential and the zoning of the property to the north is Retail. When the 2016 Future Land Use Plan was implemented, the vision for the property is for it to be converted to a commercial area. The owner of the single-family home at the end of the block to the west, is proposing to convert the single-family home into an office. This proposal is in compliance with the Future Land Use Plan.

Vice Chair Whitfield opened the public hearing.

Oziel Zuniga, P.O. Box S30484, Grand Prairie, Texas 75053, owner, stated that there are residential properties to the south and zoning requests should be considered on a case by case basis.

Commissioner Walker asked the applicant how long he has owned the property. The applicant advised that he has owned the property since March of this year and intended to build homes. Commissioner Walker asked the applicant if he has spoken with the adjacent property owners. He confirmed that he has not.

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

Vice Chair Whitfield stated that the Future Land Use Plan has been adopted since 2016 and the property owner has just recently purchased the property. It is important to take into consideration plans for the City that have already been established. Commissioner Walker stated that she is concerned as to what type of uses could be on these properties.

Director of Development Services Vicki Coleman, stated that a denial without prejudice creates an opportunity for the case to go to City Council and the applicant to bring back the request sooner than a year waiting period.

MOTION: Commissioner Walker made a motion to deny the request without prejudice, seconded by Commissioner Covington. The vote was cast 3 for, 0 against (Chair Aguilar, Commissioners Prothro, and Murphy absent).

- 6. Z22-03 Conduct a public hearing and consider a change in zoning from Agricultural Open District (A-O) to Single-Family Residential District (SF-2) on 8.892 acres. The property is addressed as 1801 West Wintergreen Road located south of the 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 stated that this is a request to rezone the subject property from Agricultural Open (A-O) to Single-Family Residential District (SF-2). The current zoning only allows for a single-family detached home, farming, and ranching-related activities and accessory uses on five (5) or more acres. The subject property is currently vacant and requires a zoning change from A-O to SF-2 in order to develop 17 single-family homes on the site. The applicant will enter

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into a Development Agreement to ensure that certain building materials and architectural designs will be accomplished. The City's Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for Suburban Neighborhood uses. These neighborhoods would generally be formed as subdivisions with residential densities ranging from 2-8 dwelling units per acre." The proposed density is two (2) units per acre. The proposed density is within the range indicated in the Comprehensive Plan, and is consistent with the City Council Goals and Objective of advocating for low density, high-quality single-family residential development. Staff recommends approval of the rezoning request with the following conditions: 1. The detention pond/open space shall be landscaped according to City standards. 2. The entrance to this site and areas surrounding the monument sign shall be landscaped. 3. Screening shall be provided per City standards to the north, south and west of this site. 4. No building permits shall be issued along Chapman Road until such time that a public road is fully constructed and accepted by the City.

Vice Chair Whitfield opened the public hearing.

Diane Gaines, 1916 Chapman Drive, stated that there are many traffic accidents on the corner of Chapman and Wintergreen.

Kylon Wilson, 1400 Parkway, Fort Worth Texas, applicant spoke in favor of the item.

Tara Daniels, 2040 Godiva, stated that she opposes the proposal and there is a traffic concern in this area.

Vice Chair Whitfield advised that we are looking to build Lancaster and at the end of the day this is open land that is eligible for construction.

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

MOTION: Commissioner Walker made a motion, seconded by Vice Chair Whitfield to approve item 6. The vote was cast 2 for, 1 against [Commissioner Covington] (Chair Aguilar, Commissioners Prothro, and Murphy absent).

ACTION:

- 7. M22-04 Discuss and consider an exception request for the number of residential lots permitted on a cul-de-sac on 8.892 acres property addressed as 1801 West Wintergreen Road. The property is located south of Anderson Farms Subdivision and north of West Wintergreen road 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 item is a companion item to Z22-03. This is a request for an exception to Article 14.0609 (d)(i) of the Subdivision Ordinance which requires that, "Cul-de-sacs containing more than seven lots shall not be permitted unless an exception is granted by the Planning and Zoning Commission based on development constraints of a particular property. The applicant is requesting to allow 11 single-family homes on one (1) cul-de-sac; four (4) more homes than what the subdivision ordinance permits. According to Planning Tank, a globally recognized platform for Urban, Regional, and Rural Planning, in residential areas, cul-de-sacs enable a grid pattern which stops traffic from

crowding an area, reduces noise and helps prevent air pollution. There is also substantial prevention of accidents in cul-de-sac areas because there are no vehicles constantly driving towards each other.

MOTION: Commissioner Walker made a motion, seconded by Vice Chair Whitfield to approve item 7. The vote was cast 2 for 1 against [Commissioner Covington] (Chair Aguilar, Commissioners Prothro, and Murphy absent).

- 8. M22-05 Discuss and consider an exception to Section 14.605 Off-Street Parking Requirements, Subsection (a) Off-Street Parking of the Lancaster Development Code (LDC) for the proposed warehouse facility on the northwest corner of N. Dallas Avenue and Midpoint Drive for Lot 3 Block 1 of Midpoint Logistics Center Addition. The property is 37.086 acres and is described as being out of the Smith Elkins Survey, Abstract no. 430, City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi stated that this is a request for an exception to Section 14.605 Off-Street Parking Requirements of the LDC, Subsection (a) Off-Street Parking Requirements. The PD for this property requires one (1) parking space per 5,000 square feet of warehouse space for buildings equal to or greater than 100,000 square feet. Parking for the office portion is one (1) parking space per 300 square feet of office area. The proposed building will have 541,750 square feet of warehouse space and 20,250 square feet of office space. The building's minimum required parking spaces for the proposed facility is 177. The maximum allowed number of parking spaces for the proposed facility plus an additional 10% is 195 parking spaces. The applicant is proposing to install 347 parking spaces which is 152 parking spaces over the maximum number of parking spaces allowed. The Planning and Zoning Commission has granted multiple parking exception requests on different projects; however, this particular parking request is based on assumptions that the building will have multiple tenants who may need as much as 152 over and above the required maximum number of parking spaces with additional 10% allowable parking spaces. Staff suggests that the applicant reserve the area that is intended for extra parking spaces in its natural state and request for additional parking spaces at such a time as the building tenants are certain and require additional parking spaces. Further, because this is a speculative building with no prospective tenants in the near future, staff recommends denial to the request that would increase parking by 78% beyond the maximum allowable parking space requirement.

MOTION: Commissioner Walker made a motion, seconded by Commissioner Covington to deny item 8. The vote was cast 3 for, 0 against (Chair Aguilar, Commissioners Prothro, and Murphy absent).

- 9. Discuss and consider appointments of members to the Historic Landmark Preservation Committee (HLPC).**

Senior Planner Munyaradzi stated that pursuant to Section 14.212 of the Lancaster Development Code, members of the Historic Landmark Preservation Committee are appointed by the Planning and Zoning Commission and confirmed by the City Council. The Historic Landmark Preservation Committee consists of five regular members and an alternate. HLPC members shall serve for terms of two (2) years with three (3) member's terms expiring in odd

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numbered years and two (2) members' terms expiring in even numbered years. Currently, the HLPC has four (4) open positions; two (2) regular members, an alternate and a vacant position. Three (3) of the current members are seeking reappointment and four (4) new applications were received from citizens interested in serving as HLPC members. Staff recommends appointing candidates to fill the HLPC positions to satisfy the requirements set forth under Ordinance 2018-12-53.

Senior Planner Munyaradzi stated that the Commission has the ability to perform interviews or review the qualifications of the candidates in the packet and make a determination.

Commissioner Walker stated that it is important that the Committee member be a property owner in the community as they would be knowledgeable.

Vice Chair Whitfield stated that she agrees but it is important that the Committee member does not have a bias due to being a property owner.

MOTION: Commissioner Walker made a motion, seconded by Commissioner Covington to reappoint the three individuals desiring reappointment and appoint Ms. Carolyn Morris as the new member of the HLPC. The vote was cast 3 for, 0 against (Chair Aguilar, Commissioners Prothro, and Murphy absent).

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

The meeting was adjourned at 8:34 PM.

ATTEST:



Vicki Coleman

Director of Development Services

APPROVED:



Temika Whitfield, Vice Chair