



REGULAR MEETING MINUTES
LANCASTER CITY COUNCIL and
PLANNING & ZONING COMMISSION
CITY OF LANCASTER, TEXAS
JOINT MEETING ON OCTOBER 1, 2012.



The City Council of the City of Lancaster, Texas, met in a special joint meeting with the Planning and Zoning Commission in the Grand Hall of the Lancaster Recreation Center on October 1, 2012 at 7:00 p.m. with a quorum present to-wit:

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Councilmembers Present:

Present:

Mayor Marcus E. Knight
Walter Weaver
Stanley Jaglowski
Mayor Pro Tem Marco Mejia
Deputy Mayor Pro Tem James Daniels
LaShonjia Harris

Planning & Zoning Commissioners

Chair, Quinnie Wright
Marian Elkins
James Mitchell
Lawrence Prothro
Genevieve Robinson

Councilmember Absent

Nina Morris

City Staff Present:

Opal Mauldin-Robertson, City Manager
Rona Stringfellow Govan, Managing Director Public Works/Development Services
Nathaniel Barnett, Senior Planner
Ed Brady, Economic Development Director
Dollie Downe, City Secretary
Robert E. Hager, City Attorney

Call to Order:

Mayor Knight called the City Council to order at 7:00 p.m. and Chair Wright called the Planning and Zoning Commission to order at 7:01 p.m. on October 1, 2012 to conduct a joint meeting of the City Council and the Planning and Zoning Commission.

- 1. Conduct a joint Public Hearing (Z12-05) by the Planning and Zoning Commission and the Lancaster City Council regarding a request for a change in zoning from Agricultural Open space ("AO) to Planned Development ("PD") to allow for commercial development on approximately 86.80 acres of property located on the northeast corner of Houston School Road and Cedardale Road, providing for the property to be developed in accordance with the special conditions, planned development regulations, concept plan, supplemental use and development standards, and general design guidelines.**



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Senior Planner Barnett gave an overview of the zoning request to add two tract of land to the existing logistics park (Prologis Park) and to amend certain provisions in the current Planned Development District ordinance. Amendments include: screening along Cedardale Road, increasing the requirements to include berms, evergreen shrubs and other vegetation; adjust the building orientation to allow a building to be parallel with Cedardale Road; allow for increased security features to be added along Cedardale Road, such as barb wire at the top of the fencing (which is screened) and add the provision that no vehicular access will be provided from the Prologis Park development to Cedardale Road.

Mayor Knight opened the joint public hearing.

Speaking regarding the request were:

Patricia Thomas, 1558 Illinois Avenue, commented that a chain link fence on Cedardale is not sufficient and that it would take years for the trees to grow and provides screening; requested a wall be built instead of a chain link fence.

Eddie Thomas, 1558 Illinois Avenue, expressed concerns about screening on Cedardale, stating that a brick wall was needed to help provide a barrier for sound as well as screen the view; stated that he is not opposed to the way the building is proposed to be situated on the property.

Nahsechay Dipo, 1327 Pennsylvania Avenue, stated that she is opposed to the development, commenting that she purchased her home in a residential environment and did not want to be near an Industrial area; expressed concerns about the quality of life, increased traffic and number of people that may be coming in and out of the area; commented that there are security concerns and that the roads are already not in good shape and cannot withstand truck traffic; stated she is disappointed and that this is not the best thing for the community.



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Bob Mashburn, 2120 Cedardale Road, thanked Council for their service; expressed concern that the public hearing was being held simultaneously with Planning and Zoning indicating that the format may not provide sufficient opportunity for discussion; expressed concerns that the modifications would incorporate more land in the flood plain and that the City needed to pay close attention to stormwater requirements and ensure that the developer is adhering to the requirements; stated that a masonry wall should be considered to provide a sight and sound barrier; commented that the greatest asset on the north side of the City is the interstate and extreme caution should be used with development.

Kay Mashburn, 2120 Cedardale Road, stated that residents on the north side have been asked to make tremendous sacrifices for businesses and Prologis is but one of the developments; expressed concerns about traffic on Houston School Road and Cedardale and on Houston School Road and Daniieldale; asked that the sidewalk, trees and berm be large enough to screen the sounds and smells of the 18-wheeler traffic; urged Council to require a masonry wall; asked if Council would want this development across from their home.

Barbara Hughes, 1359 Vermont Avenue, did not wish to speak but wanted her opposition noted in the record.

Nancy Moffett, 2105 Houston School Road, commented that this could change the flow of traffic; asked if this is the image that the City desires for future development.

Brad Justiss, 104 Diann Street, supports Prologis and is pleased that they are willing to come in and invest money in the area; commented their existing development is a nice, well maintained property; commented that there should not be a lot of noise because the wind and screening will help buffer that area; urged Council to vote for the rezoning.

Frank Mejia, 501 Colgate Drive, commented that roads are in poor condition throughout the City and now this business comes in and wants to improve an area; stated that we should not complain about new development, asked Council to vote yes.

Dean Flowers, 4330 Westway, Dallas, commented that he is owner of 80 undeveloped lots in Boardwalk subdivision and is in support of the rezoning; stated we knew there would be an industrial project there and that Prologis provides a good tax base for the City.



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Reid Dunbar, First Vice President with Prologis, thanked Council and Planning and Zoning Commissioners; expressed appreciation for the citizen input. Mr. Dunbar gave a brief presentation about Prologis and noted that the company is willing to provide a solid cedar fence and increase the screening height from ten to twelve foot with a sidewalk along Cedardale. Mr. Dunbar noted that two community meetings had been held with residents in the area. He added that the project will create 400+ jobs and add approximately \$60 million in personal business property tax.

Councilmember Weaver asked the size of the current building. Mr. Dunbar responded that is about 1.2 million square feet and the new building could add as much as 2.7 million square feet. Councilmember Weaver asked about the run-off. Mr. Dunbar indicated that the civil engineer will calculate what is needed for the retention pond and water will not be allowed to run off or flow any faster than it does now.

Mayor Pro Tem Mejia commented regarding the retention pond and its purpose to collect excess water run-off, noting that there are state requirements for calculations based on roof top and concrete in the development.

Councilmember Jaglowski clarified that the berm is four feet and the cedar fence is eight feet with appropriate sidewalks and landscaping.

Commissioner Wright asked about noise from the property. Mr. Dunbar commented that the increased fence height and trees will help reduce the noise and that the existing ordinance contains noise restrictions.

There were no other speakers for the public hearing.

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Elkins to close the public hearing. The Planning and Zoning Commission vote was cast 5 for, 0 against.

MOTION: Major Pro Tem Mejia made a motion, seconded by Councilmember Weaver, to close the public hearing. The Council vote was cast 6 for, 0 against (Morris absent).



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2. **Z15-05 Discuss and consider a request to amend Planned Development District #66 to add two tracts of land approximately 86.8 acres from the Nathan P. Pierce Survey, Abstract No. 1132 generally located on the northeast corner of Houston School Road and Cedardale Road; and consider a change in zoning on the two tracts of land from AO (Agricultural Open) to PD (Planned Development #66) and extend development regulations and uses of PD #68 to the two tracts of land.**

(Item #2 for Planning and Zoning Commission action only.)

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Mitchell, to recommend approval of Case Z12-05 to amend zoning on two tracts of land from AO to PD (Planned Development District #66) and extend development regulations and uses as modified. The vote was cast 5 for, 0 against.

3. **Discuss and consider an ordinance amending the Comprehensive Zoning Ordinance and Map of the City of Lancaster, Texas, as heretofore amended, by granting a change in zoning from Agricultural Open space ("AO") to Planned Development ("PD") to allow for office, commercial and industrial uses on approximately 86.80 acres of property located on the northeast corner of Houston School Road and Cedardale Road, providing for the property to be developed in accordance with the special conditions, planned development regulations, concept plan, supplemental use and development standards, and general design guidelines, as herein amended, and providing for the approval of the same.**

(Item #3 for City Council action only.)

Mayor Pro Tem Mejia stated that he understands the concerns of the citizens and noted the challenges the City currently faces with infrastructure and roadway needs; commented that this commercial development creates jobs here in Lancaster and will help the City address its needs now and in the future.



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Councilmember Harris commented that the concerns of the citizens were heard especially about the screening wall and noise; stated that this development is a positive for the City. Councilmember Harris commended Prologis for meeting with the community twice and addressing their concerns.

Councilmember Weaver commented that thirty years from now you would just have the brick wall, but the landscaping and trees, thirty years from now you will have a tree lined street that is a whole lot more pleasing than just a brick wall.

MOTION: Mayor Pro Tem Mejia made a motion, seconded by Deputy Mayor Pro Tem Daniels, to approve an ordinance amending the Comprehensive Zoning Ordinance and Map of the City of Lancaster, Texas by granting a change in zoning from Agricultural Open space ("AO") to Planned Development ("PD") to allow for office, commercial and industrial uses on approximately 86.80 acres of property located on the northeast corner of Houston School Road and Cedardale Road and providing for special conditions with amendments as presented. The vote was cast 6 for, 0 against (Morris absent).

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Mitchell, to adjourn. The vote was cast 5 for, 0 against.

MOTION: Deputy Mayor Pro Tem Daniels made a motion, seconded by Mayor Pro Tem Mejia to adjourn. The vote was cast 6 for, 0 against. (Morris absent).

THE MOTION CARRIED

The joint City Council and Planning and Zoning Commission meeting was adjourned at 8:08 p.m.