



**REGULAR MEETING MINUTES
PLANNING & ZONING COMMISSION
CITY OF LANCASTER, TEXAS
TUESDAY, SEPTEMBER 1, 2015**



CALL TO ORDER:

Chair Prothro called the meeting to order at 7:00 p.m. on September 1, 2015.

COMMISSIONERS

**LAWRENCE PROTHRO, CHAIR
MARVIN EARLE
RACHEAL HILL
TOM BARNETT JR.**

CITY STAFF

**MIKE GRACE, AICP
JULIE DOSHER**

**DIRECTOR OF DEVELOPMENT SERVICES
CITY ATTORNEY**

CITIZENS COMMENTS: (At this time citizens will be allowed to speak only on matters contained on the Planning and Zoning Commission agenda.)

Chair Prothro opened the meeting to citizen comments. No citizens came forward to speak.

ACTION:

Chair Prothro explained the process and rules for the public to speak regarding public hearings and then opened the public hearings.

1. **Z15-01** Conduct a public hearing for an Amendment to the City of Lancaster's Comprehensive Plan's Future Land Use Map from Public/Semi Public uses for uses suitable under Office zoning to a land use designation of Retail for uses suitable under R-Retail zoning. The property is approximately .6 acres of land that is located on the north side of Pleasant Run Road just east of the intersection of Lancaster Park Drive and Pleasant Run Road. The legal description of the property is Part of Lot 6, Block B, Bellaire Aces addition, Lancaster, Dallas County, Texas.

Mike Grace stated that this item was brought forth in a work session to Planning and Zoning back in May 2015 and the applicant is asking for a rezoning and the previous owner was a Beauty salon and this property is currently not in use and has been vacant for six months. The current owner would like to open a Real Estate office. If the property is approved for a re-zoning then it will have to go to the Comprehensive Plan to change from a SF-5 and would like to change it to a commercial property.

The applicant, Pedro Rodriguez came forward to discuss his request to make this a Real Estate office and this area use to be a residential area but would be an ideal location for an office. He started in October 2014 and attended a few meetings in May 2015 he purchased the land and has been very patient in making this office transition since he has closed his office after eighteen years in the Carrollton area and would love to bring in his current Realtors a staff of 52 but most of them work from home. His office in Lancaster will only house a staff of 6 (six) members. But he would like to get his office up and running before spring of 2016.



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COMMISSIONER EARLE MOTIONED TO REJECT STAFF'S RECOMMENDATION AND RECOMMEND APPROVAL OF THE REQUEST. THE MOTION WAS SECOND BY COMMISSIONER HILL.

THE MOTION CARRIED 4-0

AYES: PROTHRO, BARNETT, EARLE, HILL

NAYS: NONE

2. **Z15-03** Conduct a Public Hearing and consider an application for a Specific Use Permit (SUP) for a telecommunications tower on property known as 653 North Bluegrove Road further described as William Rawlins Survey, Abstract 1200, Tract 40 in City of Lancaster, Dallas County, Texas.

Mike Grace spoke and stated that he worked with the applicant and the tower (90 feet height total and there is a single family structure that sits on the lot in the rear of the residence and a (6) six inch concrete driveway). The 85 feet tall and a 5 feet antenna sits and will have a twelve feet drive and it must be approved by the Planning and Zoning committee.

A copy was presented to the committee to review how the tower will look if approved by the Planning and Zoning Committee.

COMMISSIONER EARLE MADE MOTION TO CLOSE THE PUBLIC HEARING, SECOND BY COMMISSIONER BARNETT.

THE MOTION CARRIED 4-0

AYES: EARLE, BARNETT, HILL, PROTHRO

NAYES: NONE

COMMISSIONER HILL MADE MOTION TO RECOMMEND APPROVAL SUBJECT TO STAFF'S RECOMMENDED CONDITION. THE MOTION WAS SECOND BY COMMISSIONER BARNETT.

THE MOTION CARRIED 4-0

AYES: EARLE, BARNETT, HILL, PROTHRO

NAYES: NONE

3. **Z15-04** Discuss an Amendment to the City of Lancaster's Comprehensive Plan's Future Land Use Map from Retail uses to Light Industrial uses and a rezoning request from Planned Development Mixed Use (PD-MU) to Planned Development Light Industrial (PD-LI). The subject property is described as being



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a 3.845 acre tract and a 0.992 acre tract in the Smith Elkins Survey, Abstract No. 430, in the City of Lancaster, Dallas County, Texas.

Mike Grace stated a public notice was sent out to property owners within 200 feet of the listed property. The adjacent properties north, south, east and west of the area zoned Light Industrial and Retail use. Previous history at this location a former Bingo hall was located at this site and was demolished and the surrounding development.

Mike Anderson, a staffer came forward to explain removing the Bingo hall as an eyesore when you first enter into Lancaster and his plan is that he would like to match this surrounding area into a Warehouse area.

COMMISSIONER BARNETT MADE MOTION TO CLOSE THE PUBLIC HEARING, SECOND BY COMMISSIONER EARLE.

THE MOTION CARRIED 4-0

COMMISSIONER EARLE MADE MOTION TO RECOMMEND APPROVAL SUBJECT TO STAFF'S RECOMMENDED CONDITION AND SECOND BY COMMISSIONER HILL.

AYES: EARLE, BARNETT, HILL, PROTHRO

NAYES: NONE

THE MOTION CARRIED 4-0.

Meeting was adjourned at 8:30 p.m.

Lawrence Prothro, Chair

ATTEST

Mike Grace, AICP
Director, Development Services

