



REGULAR MEETING MINUTES
PLANNING & ZONING COMMISSION
CITY OF LANCASTER, TEXAS
TUESDAY, MARCH 1, 2011



CALL TO ORDER:

Chair Colton called the meeting to order at 7:00 p.m. on March 1, 2011.

COMMISSIONERS

MARY JANE COLTON, CHAIR
MARIAN ELKINS, VICE-CHAIR
VIC BUCHANON
ROBERT POINTER (not present)
VALERIE PERKINS

CITY STAFF

RONA STRINGFELLOW-GOVAN	DIRECTOR OF DEVELOPMENT SERVICES
NATHANIEL BARNETT	SENIOR PLANNER
JULIE PANDYA	CITY ATTORNEY

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

CONSENT AGENDA: Items listed under the consent agenda are considered routine and are generally enacted in one motion. The exception to this rule is that a Commission member may request one or more items to be removed from the consent agenda for separate discussion and action.

1. Consideration of the February 8, 2011 Regular Meeting Minutes.

Chair Colton entertained a motion on the consent agenda.

COMMISSIONER PERKINS MADE THE MOTION TO APPROVE THE MINUTES FROM THE MEETING ON FEBRUARY 8TH, SECONDED BY VICE CHAIR ELKINS.

AYES: BUCHANON, COLTON, ELKINS, PERKINS

NAYES: N/A

THE MOTION CARRIED 4-0.

ACTION ITEM

2. **PS11-04** Consider an Amending Plat for Lots 4R and 5, Block 1 of the Magnahome Addition in the City of Lancaster, Dallas County, Texas, Generally Located on the East Side of Interstate 35E approximately 2,174 feet north of the intersection of Interstate 35E and West Beltline Road.



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Senior Planner Barnett gave a brief presentation regarding the proposed amendments to the plat which were to abandon a fire lane at the rear of one property, add a fire lane to the front of Lot 4R and extend a water line easement from Lot 4R across Lot 5 and connect to the one on Lot 6.

Commissioner Perkins asked if these amendments were preparing the lots for future development. Senior Planner Barnett stated that they were. Commissioner Buchanan asked questions about the fire lane easement being abandoned. Senior Planner Barnett explained the fire lane would be relocated on the lot to better serve the proposed development.

A MOTION WAS MADE BY COMMISSIONER BUCHANON AND SECONDED BY COMMISSIONER PERKINS TO APPROVE THE AMENDED PLAT.

**AYES: BUCHANON, COLTON, ELKINS, PERKINS
NAYES:**

THE MOTION CARRIED 4-0.

PUBLIC HEARING

3. **Z11-02** Conduct a Public Hearing and Consider a Request for a Specific Use Permit for a Tattoo Studio use for Property Generally Located approximately 250 feet north of the Northeast Corner of Dallas Avenue and West Pleasant Run Road.

Senior Planner Barnett gave a brief presentation regarding the request for the SUP for a tattoo studio. Senior Planner Barnett briefly touched upon major points that had been brought up at the last Commission meeting regarding the tattoo studio such as parking, lighting, screening, and adjacent property owners at the proposed location. He also mentioned that the City Council had voted in majority (4-2) to approve the item but needed a super majority (6-0) vote for approval. Thus the item has been re-submitted. Senior Planner Barnett mentioned that the item had received a lot of support at the Council hearing as well as a letter of support from an adjacent property owner.

Vice Chair Elkins expressed concern about lights shining on the adjacent properties from cars parked on the property and wanted to know if screening other than shrubs could be placed to prevent this. Senior Planner Barnett stated that the LDC does allow for screening of the property with a masonry wall or landscaping.

Chair Colton expressed concerns for the property owners who live in the houses and providing evergreen screening for the subject property. Chair Colton wanted to stipulate that the subject property would be required to place screening in the location adjacent to the houses. Commissioner Buchanan stated that the Commissioners should not place



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stipulations on the applicant that might be cost prohibitive. Vice Chair Elkins reiterated the concern for intrusive lighting on adjacent properties. Commissioner Buchanon expressed that the intrusion would be very minimal.

The applicant spoke and mentioned that she had received written documents of support from the adjacent property owners as well as support of local businesses.

Chair Colton then opened the public hearing.

FAVOR:

Frank Mejia, 501 Colgate, stated that the business is doing a great job and we need to help them. He mentioned about a light installed across from his house that he made adjustments for himself.

Roland Bennett, 231 E. Colonial, stated he is a business owner in the same shopping center. He mentioned that he lived in a house adjacent to the subject property and never had a problem with lights from the businesses there.

Marco Mejia, 501 Colgate, addressed the issue of a vacant business in Lancaster and we need to work with them to help bring business to the city. We need to prove that we are business friendly.

Manny Smith, 1710 Hash Road, wanted to voice his support and determine if there were other options to help them address the issues of concern.

Aerial Boernal, 717 Bordner Drive, believes the Commission should allow the business move so that it will show support for family businesses and not hold up progress because of minor issues.

Nancy Moffett, 2105 N Houston School Road, wanted to support the project. She also hoped that someone would eventually improve the landscaping for the entire shopping center area and make it more presentable.

AGAINST:

None

A MOTION WAS MADE BY COMMISSIONER BUCHANON AND SECONDED BY COMMISSIONER PERKINS TO CLOSE THE PUBLIC HEARING.

AYES: BUCHANON, COLTON, ELKINS, PERKINS

NAYES:

THE MOTION CARRIED 4-0.



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Chair Colton closed the public hearing.

Discussion

Commissioner Buchanon asked the Senior Planner how many parking spaces were required and if the spaces in questions were necessary for the subject property. Senior Planner Barnett stated 13 spaces were required and the spaces in question were needed.

Commissioner Buchanon made statements in support of the applicant and spoke of the future of making decisions that would not impede people doing business in the city.

A MOTION WAS MADE BY COMMISSIONER PERKINS AND SECONDED BY COMMISSIONER BUCHANON TO APPROVE THE SUP REQUEST.

AYES: BUCHANON, COLTON, ELKINS, PERKINS

NAYES:

THE MOTION CARRIED 4-0.

4. **PS11-03** Conduct a Public Hearing and Consider a Preliminary Plat for Cedar Shell Addition, being 9 non-residential lots on 8.788 acres of land out of the M.M. Miller Survey, Abstract Number 874, in the City of Lancaster, Dallas County, Texas, Generally Located on the southwest corner North Dallas Avenue and Wintergreen Road.

Senior Planner Barnett gave a brief presentation on the proposed subdivision of the lot from one parcel to nine lots. He stated that one of the lots was being proposed for development but nothing on the other eight lots as of yet.

Chair Colton then opened the public hearing.

FAVOR:

None

AGAINST:

None

A MOTION WAS MADE BY COMMISSIONER BUCHANON AND SECONDED BY COMMISSIONER PERKINS TO CLOSE THE PUBLIC HEARING.

AYES: BUCHANON, COLTON, ELKINS, PERKINS

NAYES:

THE MOTION CARRIED 4-0.



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A MOTION WAS MADE BY COMMISSIONER BUCHANON AND SECONDED BY COMMISSIONER PERKINS TO APPROVE THE PRELIMINARY PLAT.

**AYES: BUCHANON, COLTON, ELKINS, PERKINS
NAYES:**

THE MOTION CARRIED 4-0.

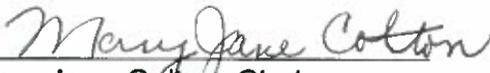
Chair Colton entertained a motion to adjourn.

A MOTION WAS MADE BY COMMISSIONER BUCHANON AND SECONDED BY VICE CHAIR ELKINS TO ADJOURN.

**AYES: BUCHANON, COLTON, ELKINS, PERKINS
NAYES:**

THE MOTION CARRIED 4-0.

Meeting was adjourned at 7:50 p.m.



Mary Jane Colton, Chair

ATTEST



Nathaniel Barnett, Senior Planner

