



REGULAR MEETING MINUTES  
PLANNING & ZONING COMMISSION  
CITY OF LANCASTER, TEXAS  
TUESDAY, JUNE 7, 2011



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**CALL TO ORDER:**

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

**COMMISSIONERS**

MARY JANE COLTON, CHAIR  
VIC BUCHANON  
ROBERT POINTER  
VALERIE PERKINS  
QUINNIE WRIGHT

**CITY STAFF**

NATHANIEL BARNETT  
JULIE PANDYA

SENIOR PLANNER  
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 May 17, 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 MAY 17<sup>TH</sup>, SECONDED BY COMMISSIONER WRIGHT.**

**AYES: BUCHANON, COLTON, PERKINS, POINTER, WRIGHT  
NAYES: N/A**

**THE MOTION CARRIED 5-0.**

**ACTION**

2. **PS11-06** Consider a Request for a Final Plat for Shonuga LLC Addition, being Lot 1, Block A on 1.527 acres of Land out of the G.W. Durrett Survey, Abstract 389, in the City of Lancaster, Dallas County, Texas, Generally located approximately 675 feet south of the southeast corner of Parkerville Road and South Houston School Road.

Senior Planner Nathaniel Barnett gave a brief presentation regarding the plat being a residential plat to dedicate right-of-way and remove certain verbiage from the plat that is not required. The applicant was not present.

Chair Colton entertained a motion.



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**A MOTION WAS MADE BY COMMISSIONER POINTER TO APPROVE THE PLAT WITH STIPULATIONS MADE BY STAFF AND SECONDED BY COMMISSIONER BUCHANON.**

**AYES: BUCHANON, COLTON, PERKINS, POINTER, WRIGHT**

**NAYES:**

**THE MOTION CARRIED 5-0.**

3. **HLPC11-01** Consider a Certificate of Appropriateness to allow an addition for an existing residence located at 218 E. Pecan.

Senior Planner Barnett gave a brief presentation regarding the structure being proposed for renovations. He outlined the features of the structure and the proposed changes. He stated that the Historic Landmark Preservation Committee recommended that the drive off of Hackberry be moved from the front of the house to the rear of the house.

The applicant representatives, Reginald Becheaux and Deion Fletcher, were present for any questions from the Commission.

Chair Colton entertained a motion.

**A MOTION WAS MADE BY COMMISSIONER BUCHANON TO APPROVE THE CERTIFICATE OF APPROPRIATENESS WITH THE STIPULATIONS MADE BY HLPC AND SECONDED BY COMMISSIONER POINTER.**

**AYES: BUCHANON, COLTON, PERKINS, POINTER, WRIGHT**

**NAYES:**

**THE MOTION CARRIED 5-0.**

**PUBLIC HEARING**

4. **Z11-05** Conduct a Public Hearing and Consider an Amendment to the City of Lancaster's Comprehensive Plan's Future Land Use Map and a Rezoning Request from LI – Light Industrial to PD MI – Planned Development for Medium Industrial with conditions to allow a trucking transport facility. The property is approximately 59.041 acres of land that is located on the north side of Daniieldale Road approximately 1,340± feet west of the intersection of Houston School Road and Daniieldale Road. The legal description of the property is within the S. B. Runyon Survey, Abstract no. 1199, Recorded in Volume 99155, Page 60, Dallas County, Texas.

Senior Planner Nathaniel Barnett gave a presentation for the proposed zoning change. Senior Planner Barnett stated that the zoning change would reduce the number of uses allowed in Medium Industrial to lessen the intensity of the proposed zoning. He itemized the land uses that would be allowed by right and by Specific Use Permit in Light Industrial zoning that would not be allowed with the approval of the proposed Planned Development. He mentioned that the Future



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Land Use Plan shows the subject property as the most appropriate area to allow Medium Industrial.

Chair Colton asked if the development plan would need to be approved by Council also as opposed to just P&Z. Senior Planner Barnett stated that the recommendation was to have any future plans approved by P&Z but that it could be stipulated that they be approved by Council if that's what this body desired.

Commissioner Buchanon asked if anything had changed from the previous submittals. Senior Planner Barnett stated that it has been brought to P&Z three times. It changed the first time from not having a concept plan to having one. This time there were no changes. Commissioner Buchanon also asked if the existing business would be brought into conformity. Senior Planner Barnett stated that the request would bring that property into compliance. Commissioner Pointer stated that there were an abundance of trucking uses in the area now and this would add to it. Senior Planner Barnett stated that there are presently 3 trucking companies in the area. Commissioner Wright asked if there were any opposition expressed from surrounding property owners. Senior Planner Barnett stated one property owner did submit a letter in opposition. Commissioner Wright asked how much additional traffic would be brought into the area. Senior Planner Barnett stated that nothing could be given definitively due to the nature of the design being conceptual at this time.

The applicant's representative, Bill Dahlstrom, 901 of Main Street in Dallas, Texas, gave a brief presentation to the Commission. Accompanying Mr. Dahlstrom was Brad Vaughn, 2935 Daniieldale, of Conway Truckload. Mr. Dahlstrom gave an overview of the proposal and what the plans were for the future uses of the subject property. Mr. Dahlstrom acknowledged that the Staff had done a great job in pointing out that the property had been developed years ago with the intention to expand. At some time during the life of the company, the zoning had been changed to make it a legal non-conforming use. Thus the applicant has proposed this change to bring the existing use back into conformity. He also mentioned that this use is compatible with the other land uses in the area that would be adjacent to the subject property.

Commissioner Buchanon asked if there were any specific plans if the zoning were approved. Mr. Dahlstrom stated that there were not at this time because the applicant would like to market the property once the zoning was approved. He also mentioned that the development plans would have to be approved by this body prior to moving forward. Commissioner Buchanon asked how much more traffic would be placed on Houston School Road and Daniieldale Road. Mr. Dahlstrom stated that they were not required to complete a traffic impact analysis at this time. It would be done with a development plan.

Chair Colton opened the public hearing and asked for comments.

**AGAINST:**

Delores Beale, 2467 Mallory Lane, stated that she had a problem with the concept plan and the number of parking spaces. She expressed concerns about the trucks idling and causing pollution. She also expressed concerns about the traffic on Houston School Road.



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Harold Beale, 2467 Mallory Lane, stated he was concerned with the City's budget and the deterioration of Houston School Road. He also wanted to know about the EPA standards for the area, and he wanted to know if the jobs would be for the citizens or for people outside of the city.

Nancy Moffett, 2105 N. Houston School Road, asked if the 59 acres included the existing development. She was informed that it did. She spoke of the wear and tear on the roads and the taxes that could potentially be collected by the applicant compared to other industries that would pay more taxes. She spoke of the cooperation that the community had received in working with Swift Trucking.

**FAVOR:**  
None

**COMMISSIONER BUCHANON MADE THE MOTION TO CLOSE THE PUBLIC HEARING, SECONDED BY COMMISSIONER POINTER.**

**AYES: COLTON, BUCHANON, PERKINS, POINTER, WRIGHT  
NAYES:**

**THE MOTION CARRIED 5-0.**

**Discussion of the Zoning Change Request**

Commissioner Pointer asked Staff if they were aware of the reason why the zoning changed to Light Industrial initially. Senior Planner Barnett stated that he could not answer that definitively since it was done years ago with no records to refer to in regards to why it was done.

Commissioner Buchanan asked if the funding was in place to upgrade Daniieldale Road. Senior Planner Barnett stated that the project is on the thoroughfare plan and the project is scheduled for 2012. Commissioner Buchanan stated that truck traffic has had some major detrimental effects in the past.

**COMMISSIONER BUCHANON MADE THE MOTION TO RECOMMEND DENIAL WITH PREJUDICE FOR THE PROPOSED REZONING, SECONDED BY COMMISSIONER POINTER.**

**AYES: COLTON, BUCHANON, PERKINS, POINTER, WRIGHT  
NAYES:**

**THE MOTION CARRIED 5-0.**

5. **M11-05** Conduct a Public Hearing and Consider a text amendment to the Lancaster Development Code (Ordinance #2006-04-13) of the City of Lancaster, Texas by amending the designated zoning districts (SF-E – Single Family Estate; SF-4 – Single Family Residential; SF-5 – Single Family Residential; SF-6 – Single Family Residential; ZL-7 – Zero Lot Line Single Family Residential; 2F-6 – Two-Family (or Duplex) Residential; TH-16 – Town House Residential; and MF-16 – Multi-Family Residential) of



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Chapter 14 of the Lancaster Development Code to provide for a Specific Use Permit to be required for halfway houses in said Zoning Districts, and define the same, and to provide for appropriate regulation.

Item was withdrawn by Staff.

Chair Colton entertained a motion to adjourn.

**A MOTION WAS MADE BY COMMISSIONER BUCHANON AND SECONDED BY COMMISSIONER PERKINS TO ADJOURN.**

**AYES: BUCHANON, COLTON, PERKINS, POINTER, WRIGHT  
NAYES:**

**THE MOTION CARRIED 5-0.**

Meeting was adjourned at 8:06 p.m.

  
Mary Jane Colton, Chair

**ATTEST**

  
Nathaniel Barnett, Senior Planner

