



REGULAR MEETING MINUTES
PLANNING & ZONING COMMISSION
CITY OF LANCASTER, TEXAS
TUESDAY, JULY 12, 2011



CALL TO ORDER:

Chair Colton called the meeting to order at 7:00 p.m. on July 12, 2011.

COMMISSIONERS

MARY JANE COLTON, CHAIR
VIC BUCHANON
ROBERT POINTER – not present
VALERIE PERKINS – not present
QUINNIE WRIGHT

CITY STAFF

NATHANIEL BARNETT
JULIE PANDYA

SENIOR PLANNER
CITY ATTORNEY

ELECTION OF A VICE CHAIR

Chair Colton entertained a motion on the consent agenda.

COMMISSIONER BUCHANON MADE THE MOTION TO TABLE THE ELECTION UNTIL THE SEPTEMBER MEETING, SECONDED BY COMMISSIONER WRIGHT.

AYES: BUCHANON, COLTON, WRIGHT
NAYES: N/A

THE MOTION CARRIED 3-0.

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 June 7, 2011 Regular Meeting Minutes.

Chair Colton entertained a motion on the consent agenda.

COMMISSIONER BUCHANON MADE THE MOTION TO APPROVE THE MINUTES FROM THE MEETING ON JUNE 7TH, SECONDED BY COMMISSIONER WRIGHT.

AYES: BUCHANON, COLTON, WRIGHT
NAYES: N/A

THE MOTION CARRIED 3-0.



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DISCUSSION

2. Mini-Storage Warehouse potential development on Pleasant Run Road near the southwest corner of Pleasant Run Road and Houston School Road.

Senior Planner Nathaniel Barnett gave a brief introduction regarding the proposed development of a potential mini-storage use on West Pleasant Run Road. Senior Planner Barnett displayed aerial maps of an existing mini-storage in Lancaster as well as of the zoning around the mini-storage and the zoning around the potential site to be developed. Senior Planner Barnett then introduced Mr. Joe Parker, the potential developer, who spoke about his desire to develop a mini-storage use in Lancaster. Mr. Parker wanted to bring his ideas for developing in the proposed area and if the Commission had any concerns regarding to use. Commissioner Buchanon expressed his concerns with the nearby residential and the possibility of other types of uses in that area. Commissioner Wright expressed concerns with regards to the need for another storage-type use within the City. Chair Colton asked if Mr. Parker were aware of all the mini-storage uses in place within the City at this time. Mr. Parker stated that he was well aware of all of the storage facilities in the area due to the nature of being in business and scouting the market place. Mr. Parker also expressed a willingness to subdivide the parcel to leave a corner for retail development. Commissioner Buchanon stated the other mini-storage facility on Pleasant Run did set aside a section of land to do a retail development adjacent to it and would feel that would make the project more amenable. Mr. Parker also discussed placing a 100% masonry wall as well as place additional landscaping between the subject property and residential community.

PUBLIC HEARING

3. **Z11-06** Conduct a Public Hearing and Consider a Request for a Specific Use Permit for a Minor Auto Repair use for Property Generally Located at the Southeast Corner of the intersection of North Interstate 35E Service Road and Idlewild Court and addressed as 1550 North Interstate 35E.

Senior Planner Nathaniel Barnett gave a brief presentation regarding the request for a minor auto repair use at the La Azteca Meat Market. Senior Planner Barnett gave a background of the subject property and how it had been renovated from a former Pep Boys automotive use to a grocery store. He showed photos of the property and where it sat in relation to nearby residential uses and other uses related to the request. Senior Planner Barnett stated that the renovation had a site plan and landscape plan approved in December of 2009 that adhered to the more stringent Ordinance regulations. He mentioned that 2 property owner notices were returned in favor of the request.

The applicants, Fred and Juan Ortega, complimented Staff on the presentation and stated that they were seeking the use primarily to do state inspections and other minor mechanic repairs. Commissioner Wright asked if state inspections were the primary use for the site. Fred Ortega stated that state inspections and other minor repairs. Chair Colton asked about the pole sign being sufficient for the site. Juan Ortega stated that whoever the renter of the property would be would be allowed to use the existing sign. Senior Planner Barnett stated that they would have to comply with the sign regulations and get a sign permit.



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Chair Colton opened the public hearing and asked for comments.

AGAINST:

None

FAVOR:

Thomas Taylor, 3303 Idlewild Court, wanted to know if there would be outside storage allowed on the property. Senior Planner Barnett stated that the recommendation is for no outside storage.

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

AYES: COLTON, BUCHANON, WRIGHT

NAYES:

THE MOTION CARRIED 3-0.

Discussion of the Zoning Change Request

Chair Colton wanted to ensure that the recommendation could include the stipulation of no outside storage. Chair Colton also questioned the landscaping on the subject property. Senior Planner Barnett stated that there is sufficient landscaping with street trees along I-35E and Idlewild Court as well as on the parking lot. Commissioner Buchanan stated being that the building already had bays that are not being used it makes sense to utilize what's there.

Chair Colton entertained a motion.

COMMISSIONER BUCHANON MADE THE MOTION TO RECOMMEND APPROVAL OF THE REQUEST WITH THE STIPULATION THAT THERE BE NO OUTSIDE STORAGE OR PARKING OVERNIGHT, SECONDED BY COMMISSIONER WRIGHT.

AYES: COLTON, BUCHANON, WRIGHT

NAYES:

THE MOTION CARRIED 3-0.

4. **Z11-07** Conduct a Public Hearing and Consider a Request for a Specific Use Permit for a Minor Auto Repair use for Property Generally Located approximately 90 feet from the Northwest Corner of the intersection of Daniieldale Road and Cumberland Street and addressed as 3305 Daniieldale Road.

Senior Planner Nathaniel Barnett gave a brief presentation regarding the request for a minor auto repair use on Daniieldale Road in commercial highway zoning. Senior Planner Barnett gave a background of the subject property and what the proposal for the subject property was. He showed photos of the property and where it sat in relation to nearby residential uses and other uses related to the request. He mentioned that the bay door for the proposed use was in the rear of the property away from the residential property. Senior Planner Barnett stated that



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the applicant also proposed to increase the height of the screening wall adjacent to the residential properties. He mentioned that 1 property owner notice was returned in opposition to the request.

The applicant, Efrain Velez, 316 Memory Lane Duncanville, Texas, spoke of being a specialist of diagnostic repairs and that he is not proposing to use chemicals in his repair. His primary repairs would utilize the computer and do repairs for emission testing. Chair Colton complimented the applicant for the excellent site plan.

Chair Colton opened the public hearing and asked for comments.

AGAINST:

None

FAVOR:

None

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

AYES: COLTON, BUCHANON, WRIGHT

NAYES:

THE MOTION CARRIED 3-0.

Discussion of the Zoning Change Request

Commissioner Buchanon asked the applicant if he would do any oil changes or that type of repair. Mr. Velez stated that the property was not appropriate for oil changes or that type of repair. Chair Colton asked if based on the strong opposition of the resident should there be consideration given to a timeframe. Commissioner Buchanon and Wright both determined that it would not be necessary.

Chair Colton entertained a motion.

COMMISSIONER WRIGHT MADE THE MOTION TO RECOMMEND APPROVAL OF THE REQUEST, SECONDED BY COMMISSIONER BUCHANON.

AYES: COLTON, BUCHANON, WRIGHT

NAYES:

THE MOTION CARRIED 3-0.



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Chair Colton entertained a motion to adjourn.

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

AYES: BUCHANON, COLTON, WRIGHT

NAYES:

THE MOTION CARRIED 3-0.

Meeting was adjourned at 8:15 p.m.



Mary Jane Colton, Chair

ATTEST



Nathaniel Barnett, Senior Planner

