



**SPECIAL CALLED MEETING MINUTES
PLANNING & ZONING COMMISSION
CITY OF LANCASTER, TEXAS
TUESDAY, AUGUST 16, 2011**



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CALL TO ORDER:

Chair Colton called the meeting to order at 7:00 p.m. on August 16, 2011.

COMMISSIONERS

**MARY JANE COLTON, CHAIR
MARIAN ELKINS
JAMES MITCHELL
LAWRENCE PROTHRO
QUINNIE WRIGHT**

CITY STAFF

NATHANIEL BARNETT	SENIOR PLANNER
JULIE PANDYA	CITY ATTORNEY
WHITT WYATT (correction made)	CITY ATTORNEY

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

ACTION

1. **PS11-05** Consider a Preliminary Plat for Angels of Hands Addition, Being 1 Non-Residential Lot on approximately 2.00 Acres of Land Out of the Mardy Parks Survey, Abstract Number 1120, in the City of Lancaster, Dallas County, Texas, Generally Located approximately 1,250 feet south of the southwest corner of North Houston School Road and West Wintergreen Road.

Senior Planner Nathaniel Barnett gave a presentation of the lots in question. He stated that this item was tabled previously because of a lot that was potentially land-locked due to a proposed development. He mentioned that the lot in question was not platted as well as several of the properties surrounding it. He showed how the proposed development would not impact the lot that could potentially be land-locked. Thus Staff recommended approval of the plat.

Chair Colton asked about the property being platted and the changes in zoning that had taken place previously. Senior Planner Barnett explained what had transpired with the property previously, being a plat for single family development which the final plat was never filed due to nothing being developed, and returning to retail zoning.

Chair Colton entertained a motion.

COMMISSIONER WRIGHT MADE A MOTION TO APPROVE THE PLAT AS RECOMMENDED BY STAFF, SECONDED BY COMMISSIONER ELKINS.

**AYES: COLTON, ELKINS, MITCHELL, PROTHRO, WRIGHT
NAYES:**



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THE MOTION CARRIED 5-0.

2. **M11-06** Consider a Request for an Exception to the Maximum Parking Requirement for Angels of Hands Assisted Living Facility to be Located approximately 1,250 feet south of the southwest corner of North Houston School Road and West Wintergreen Road and Addressed as 2401 North Houston School Road.

Senior Planner Barnett gave a brief presentation indicating that the applicant was seeking additional parking for their proposed facility. He explained that any time a development sought more than 10% of the minimum required parking, they must receive approval for the additional parking from the Planning and Zoning Commission per the Lancaster Development Code. Staff recommended approval of the request.

Chair Colton mentioned that the developed part of the proposed development would be less than half of the site that was platted.

Chair Colton entertained a motion.

COMMISSIONER ELKINS MADE A MOTION TO APPROVE M11-06, SECONDED BY COMMISSIONER PROTHRO.

**AYES: COLTON, ELKINS, MITCHELL, PROTHRO, WRIGHT
NAYES:**

THE MOTION CARRIED 5-0.

ELECTION OF A CHAIR AND VICE CHAIR

Chair Colton entertained a motion for nominations for Chair.

COMMISSIONER WRIGHT MADE A MOTION TO NOMINATE MARY JANE COLTON FOR CHAIR, SECONDED BY COMMISSIONER ELKINS.

**AYES: COLTON, ELKINS, MITCHELL, PROTHRO, WRIGHT
NAYES:**

THE MOTION CARRIED 5-0.

Chair Colton entertained a motion for nominations for Vice Chair.

COMMISSIONER PROTHRO MADE A MOTION TO NOMINATE QUINNIE WRIGHT FOR VICE CHAIR, SECONDED BY COMMISSIONER MITCHELL.

**AYES: COLTON, ELKINS, MITCHELL, PROTHRO, WRIGHT
NAYES:**



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THE MOTION CARRIED 5-0.

Chair Colton entertained a motion to adjourn.

**A MOTION WAS MADE BY COMMISSIONER ELKINS AND SECONDED BY
COMMISSIONER WRIGHT TO ADJOURN.**

**AYES: COLTON, ELKINS, MITCHELL, PROTHRO, WRIGHT
NAYES:**

THE MOTION CARRIED 5-0.

Meeting was adjourned at 7:20 p.m.



Mary Jane Colton, Chair

ATTEST



Nathaniel Barnett, Senior Planner

