

## MINUTES

### PLANNING & ZONING COMMISSION REGULAR MEETING OF MAY 7, 2019

The Planning and Zoning Commission of the City of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall on May 7, 2019 at 7:00 p.m. with a quorum present to-wit:

#### Commissioners Present:

Ernest Casey  
Lawrence Prothro  
Isabel Aguilar (Arrived on item 9)  
Tamika Whitfield, Alternate

#### Commissioners Absent:

Jeremy Reed, Chair  
Ty G. Jones, Vice-Chair

#### City Staff:

Bester Munyaradzi, Senior Planner  
Emma Chetuya, Planner  
Terry Welch, City Attorney

#### Call to order:

City Attorney Terry Welch called the meeting to order at 7:00 p.m. on May 7, 2019.

#### CONSENT AGENDA:

City Attorney Terry Welch read the consent agenda.

1. Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on April 2, 2019.
2. PS 19-10 Consider a final plat for Houston School Road Industrial Park on two lots approximately 68.11 acres, located at the northwest corner of Houston School Road and Wintergreen Road. The property is more particularly described as a tract of land situated in the William Howerton Survey Abstract No. 559, City of Lancaster, Dallas County, Texas.
3. PS19-11 Consider a request for approval of a preliminary plat for Victron Addition, being Lot 1, Block A on approximately 2.6 acres, located on the southeast corner of I-35 East Service Road and Parkerville Road. The property is described as a tract of land situated in the Charles H. Bernard Survey, Abstract No. 128, in the City of Lancaster, Dallas County, Texas.
4. PS19-12 Consider a request for approval of a final plat for Carona Addition, being two (2) commercial lots on approximately 2.55 acres, located on the northeast corner of Interstate Highway 35E and Daniieldale Road. The property is described as a tract of land situated in the Silas B. Runyon Survey, Abstract No. 1199, City of Lancaster, Dallas County, Texas.
5. PS19-13 Consider a request for approval of a final plat for Global BTS, creating Lot 1 Block A on approximately 22.15 acres, addressed as 3130 North Longhorn Drive. The property is described as a tract of land situated in the William Howerton Survey, Abstract No. 559, in the City of Lancaster, Dallas County, Texas.

6. **HLPC19-03 Discuss and consider a Certificate of Appropriateness to install railing, columns, and plywood to enclose the porch and replace the exterior window framings on the property located at 307 W. Main Street, Lancaster, Dallas County, Texas.**

**MOTION:** Commissioner Prothro made a motion, seconded by Commissioner Casey to approve consent items 1-6. The vote was cast 3 for, 0 against [Reed, Jones and Aguilar absent].

**PUBLIC HEARING:**

7. **PS19-09 Conduct a public hearing and consider a residential replat of Spring Valley Addition, subdividing Lot 2 Block B into two (2) lots (Lots 2A and 2B Block B), on approximately .352 acre, located on the northwest corner of Springcrest Circle and West Pleasant Run Road and is currently addressed as 2105 W. Pleasant Run Rd. The property is described as a tract of land recorded in volume 42, page 209, City of Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated the request is for approval of a residential replat to subdivide one (1) lot into two (2) lots for the purpose of building single family homes. Planner Chetuya explained that access to the properties will be provided from Springcrest Circle and that there are existing water and sewer lines on Springcrest Circle. The applicant will be responsible for all utilities and infrastructure necessary for development. The plat is in substantial conformance with the subdivision regulations and the Engineering division concurs with the approval of the replat.

City Attorney Terry Welch opened the public hearing.

There were no speakers.

**MOTION:** Commissioner Prothro made a motion, seconded by Commissioner Casey to close the public hearing. The vote was cast 3 for, 0 against [Reed, Jones and Aguilar absent].

Commissioner Prothro asked what is going to be done with the property after they are subdivided.

Eric Lockhart, 4041 W. Wheatland Rd., Suite 106, Dallas, TX 75237, the applicant, spoke in favor of the replat request stating the reasons for creating two lots for single-family homes as beneficial to the subdivision in relation to frontage along a major street.

**MOTION:** Commissioner Casey made a motion, seconded by Commissioner Prothro to approve item 7. The vote was cast for 3 for, 0 against [Reed, Jones and Aguilar absent].

8. **Z19-07 Conduct a public hearing and consider a rezoning request from Agricultural Open (AO) to SF-4 Single Family Residential. The property is located north of East Reindeer Road and east of Dasher Drive and is addressed as 3223 Prancer Street. It is further described as Lot 8, Block 2 in Abstract 1554 Survey Money Weatherford, Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated the request is to rezone the subject property from Agricultural Open (AO) to Single-Family Residential (SF-4) for the development of a single-family home on a 0.63 acre lot. Planner Chetuya stated that the current zoning only allows for agricultural uses and one single-family dwelling on five (5) acres or more. The proposed zoning change would allow up to four dwelling units per acre. The proposed change request will integrate appropriately as the area is envisioned for single-family home development. It is also consistent with the Comprehensive Plan.

Commissioner Prothro asked if the zoning change was in compliance with the current Comprehensive Plan or the previous Comprehensive Plan. Planner Chetuya confirmed the requested change is consistent with 2016 Comprehensive Plan.

City Attorney Terry Welch opened the public hearing.

There were no speakers.

**MOTION:** Commissioner Prothro made a motion, seconded by Commissioner Casey to close the public hearing. The vote was cast 3 for, 0 against [Reed, Jones and Aguilar absent].

**MOTION:** Commissioner Prothro made a motion, seconded by Commissioner Casey to approve item 8. The vote was cast 3 for, 0 against [Reed, Jones and Aguilar absent].

**9. Discuss and consider amendments to Article 14.500 District Development Regulations and Standards, Section 14.503 Residential Districts Subsection (a) General Residential District Standards – All residential districts (1) Residential Unit Diversity of the Lancaster Development Code amending Empty-Nester Units requirement in certain Single Family zoning districts.**

Senior Planner Munyaradzi gave the staff report and stated the City Council requested this item be included on the agenda to discuss Article 14.500 District Development Regulations and Standards, Section 14.503 of the Lancaster Development Code (LDC), to amend the minimum 20 percent Empty-Nester Units requirement in single-family residential districts. Empty nesters requirement in the LDC is intended to ensure housing diversity types for young couples, empty-nesters and retirees. She noted that the proposed ordinance amendment will eliminate difficult requirements for developers to provide empty-nesters units and high quality housing types. It will also allow staff to work closely with developers with each single-family development proposal. Staff therefore recommends approval of item 9.

Commissioner Prothro asked staff to define empty-nesters units. Senior Planner Munyaradzi stated that they are homes designed for young couples or people without children and retirees.

Commissioner Aguilar opened the public hearing.

There were no speakers.

**MOTION:** Commissioner Aguilar made a motion, seconded by Commissioner Prothro to close the public hearing. The vote was cast 4 for, 0 against [Reed and Jones absent].

**MOTION:** Commissioner Prothro made a motion, seconded by Commissioner Casey to approve item 9. The vote was cast 4 for, 0 against [Reed and Jones absent].

**10. Discuss and consider amendments to Article 14.500 District Development Regulations and Standards, Article 14.500 District Development Regulations and Standards, Section 14.503 Residential Districts to add Single Family-2 (SF-2) to current residential districts; add SF-2 to various sections of the Lancaster Development Code (LDC) in addition to specifying the minimum number of dwelling units allowed per acre in the current residential districts.**

Senior Planner Munyaradzi gave the staff report and stated the City Council requested this item be included on the agenda to discuss Article 14.500 District Development Regulations and Standards, Section 14.503 Residential Districts to add Single-Family 2 (SF-2) to current residential districts in the Lancaster

Development Code (LDC). Senior Planner Munyaradzi stated the LDC currently has four (4) single-family residential districts: SF-E district, SF-4 district, SF-5 district and SF-6 district so the addition of SF-2 would

bridge the gap between SF-E and SF-4. The addition would promote a greater diversity of high quality housing choices with semi-rural living along with larger lots which enables the preservation of the assets of semi-rural living. Senior Planner Munyaradzi also noted that the SF-2 addition would fulfill the City Council goal and objectives for the Fiscal year 2018-2019 (FY 2018-2019) of Quality Development, which states "Consideration New Low Density Zoning Category (SF-2)". Staff therefore recommends approval of item 10.

Commissioner Prothro asked the reason for changing the residential districts. Senior Planner Munyaradzi explained that SF-2 would allow development of two (2) units per acre to close the gap between SF-E, which allows for one (1) unit per acre, and SF-4, which allows four (4) units per acre.

Commissioner Aguilar opened the public hearing.

There were no speakers.

**MOTION:** Commissioner Prothro made a motion, seconded by Commissioner Casey to close the public hearing. The vote was cast 4 for, 0 against [Reed and Jones absent].

**MOTION:** Commissioner Prothro made a motion, seconded by Commissioner Casey to approve item 10. The vote was cast 4 for, 0 against [Reed and Jones absent].

**MOTION:** Commissioner Prothro made a motion, seconded by Commissioner Casey to adjourn. The vote was cast 4 for, 0 against [Reed and Jones absent].

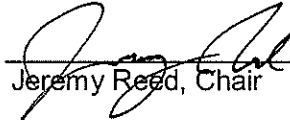
The meeting was adjourned at 7:25 p.m.

**ATTEST:**



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Bester Munyaradzi, Senior Planner

**APPROVED:**



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Jeremy Reed, Chair