



**REGULAR MEETING MINUTES
PLANNING & ZONING COMMISSION
CITY OF LANCASTER, TEXAS
TUESDAY, JANUARY 8, 2013**



CALL TO ORDER:

Vice Chair Prothro called the meeting to order at 7:24 p.m. on January 8, 2013.

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COMMISSIONERS

**QUINNIE WRIGHT, CHAIR - ABSENT
JAMES MITCHELL
LAWRENCE PROTHRO, VICE CHAIR
GENEVIVE ROBINSON**

CITY STAFF

RONA STRINGFELLOW

**MANAGING DIRECTOR OF PUBLIC
WORKS/DEVELOPMENT SERVICES
CITY ATTORNEY**

JULIE DOSHER

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.

Director Stringfellow read the consent agenda into the record.

1. Consideration of the October 1, 2012 Joint Meeting with City Council Minutes.
2. Consideration of the October 2, 2012 Regular Meeting Minutes.
3. Consideration of the November 6, 2012 Regular Meeting Minutes.
4. **HLPC12-03** Discuss and Consider Approval of a Certificate of Appropriateness to allow modifications to the front façade of a home located at 402 E. Main Street.

Chair Wright entertained a motion.

COMMISSIONER ROBINSON MADE THE MOTION TO APPROVE THE CONSENT AGENDA, SECONDED BY COMMISSIONER MITCHELL.

AYES: MITCHELL, PROTHRO, ROBINSON

NAYES: NONE

THE MOTION CARRIED 3-0.



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ACTION

5. **PS13-04 Discuss and Consider Approval of a Preliminary Plat for Prologis Park 20/35 Addition, Lots 1R, 3R, 4, 5, 6R 7R, and 9, block 1 Prologis Park 20/30 Being a Replat of Lots 1, 3, 6, and 7, Block 1 of Prologis Park 20/35 an addition to the City o Lancaster, Dallas County, Texas Situated in the Nathan P. Pierce Survey, Abstract Number 1132, more generally described as being located on the northeast corner of Houston School Road and Cedardale Road.**

Managing Director Rona Stringfellow gave a presentation stating that the applicant was requesting to plat 7 tracks of land to incorporate 86 acres of land into the original preliminary plat and reconfigure lots for two new manufacturing facilities. Staff recommends approval with stipulations, whereby applicant will revise the plat to provide a purpose statement, remove built features, remove the layer that illustrates existing trees and provide a separate sheet labeled "Tree Survey" with the requisite tree tabulation table which includes species, what trees will remain and what trees will be removed, remove tree table from page 2 of the plat, include acreage of the site in the title block, delineate the acreage for the added portion on the plat, clarify if there's been a sub-division name change and remove general notes from the legal description.

Vice Chair Prothro asked if there were any questions of staff. None were asked.

Thomas Fletcher, Engineer with Half and Associates clarifies that this is an industrial warehouse and distribution facility.

Vice-Chair Prothro asked what is the projected number of people that this facility plans to employ. Ed Kepner, 740 Snowhill Trl, Coppell, Texas, Development Manager for Pro Logis stated that Quaker Oats plans to employ 250 people.

Vice Chair Prothro entertained a motion.

COMMISSIONER MITCHELL MADE THE MOTION TO APPROVE PS13-04 WITH STIPULATIONS, SECONDED BY COMMISSIONER ROBINSON.

AYES: MITCHELL, PROTHRO, ROBINSON

NAYES: NONE

THE MOTION CARRIED 3-0.



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6. **DP13-04** Discuss and Consider a Request for Site Plan Approval for a 1,489,264 square foot manufacturing facility known as Quaker Oats to be Located on 78.54 acres within the Prologis Park 20/35 Addition in the City of Lancaster, Dallas County, Texas and bounded on the north by Daniieldale Road and Cedardale Road to the south.

Managing Director Rona Stringfellow gave a presentation stating that this is a site plan approval for the Quaker Oats facility. Staff recommends approval of the site plan. The site plan meets the requirements and stipulations within the plan development district the Pro Logis is under.

Vice Chair Prothro asked if there were any questions of staff. None were asked.

Vice Chair Prothro asked if there were any questions of applicant. None were asked.

Vice Chair Prothro entertained a motion.

COMMISSIONER MITCHELL MADE THE MOTION TO APPROVE DP13-04, SECONDED BY COMMISSIONER ROBINSON.

AYES: MITCHELL, PROTHRO, ROBINSON

NAYES: NONE

THE MOTION CARRIED 3-0.

RECORDING CUT OFF

7. **DP13-05** Discuss and Consider a Request for Site Plan Approval for a 462,908 square foot manufacturing facility known as Project Julius to be Located on 19.4 acres within the Prologis Park 20/35 Addition in the City of Lancaster, Dallas County, Texas and bounded on the north by Daniieldale Road, Houston School Road to the west, and Cedardale Road to the south.
8. **M13-01** Consider a Request for a Sign Exception to the Height Requirements for the Auto City Used Car Dealership (formerly Southwest Kia) located on the East side of Interstate Highway 35E. The property is currently addressed as 940 N. Interstate 35E.



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Chair Wright entertained a motion to adjourn.

A MOTION WAS MADE BY AND SECONDED BY TO ADJOURN.

AYES:

NAYES: NONE

THE MOTION CARRIED

Meeting was adjourned at p.m.

A handwritten signature in blue ink, appearing to read 'Quinnie Wright', written over a horizontal line.

Quinnie Wright, Chair

ATTEST

A handwritten signature in blue ink, appearing to read 'Rona Stringfellow-Govan', written over a horizontal line.

Rona Stringfellow-Govan, Managing Director