

# REGULAR MEETING MINUTES PLANNING & ZONING COMMISSION CITY OF LANCASTER, TEXAS TUESDAY, APRIL 5, 2011



### **CALL TO ORDER:**

Chair Colton called the meeting to order at 7:00 p.m. on April 5, 2011.

## **COMMISSIONERS**

MARY JANE COLTON, CHAIR VIC BUCHANON ROBERT POINTER VALERIE PERKINS (not present)

CITY STAFF
NATHANIEL BARNETT
JULIE PANDYA

SENIOR PLANNER CITY ATTORNEY

<u>CITIZENS COMMENTS:</u> (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 March 1, 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 MARCH 1<sup>ST</sup>, SECONDED BY COMMISSIONER POINTER.

**AYES: BUCHANON, COLTON, POINTER** 

NAYES: N/A

THE MOTION CARRIED 3-0.

### **ACTION ITEM**

 M11-03 Consider a Request for an Exception to the Maximum Parking Requirement for an In and Out Burger Restaurant to be Located on the east side of Interstate 35-E approximately 2,350 feet north of the Intersection of Interstate 35E and West Beltline Road and Addressed as 740 North I-35E.

Senior Planner Barnett gave a brief presentation regarding the applicants request for additional parking in excess of 10% of the minimum required parking spaces. Senior



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Planner Barnett stated how the applicant was requesting 74 parking spaces which were 42 more than they were required to have. The applicant is proposing to also exceed the minimum standards for landscaping the subject property which ensures that the amount of impervious surface on the lot will not negatively impact the site. Staff recommended approval of the request.

Commissioner Pointer asked when the anticipated opening of the restaurant would occur. Mark Nowack, a representative of In and Out Burger, stated that the restaurants anticipated opening is mid-January 2012.

Chair Colton complimented the representatives for the beautiful landscaping and appreciated the building style as well.

A MOTION WAS MADE BY COMMISSIONER BUCHANON AND SECONDED BY COMMISSIONER POINTER TO APPROVE THE EXCEPTION TO THE MAXIMUM PARKING REQUIREMENT.

**AYES: BUCHANON, COLTON, POINTER** 

**NAYES:** 

THE MOTION CARRIED 3-0.

### **DISCUSSION**

3. Specific Use Permits; presentation on their purpose and intent.

Senior Planner Barnett gave a presentation on Specific Use Permits and their use in the City of Lancaster. This was brought forward to the Commission as an informational item to give them more insight on diverse topics in the Planning field.

Chair Colton entertained a motion to adjourn.

A MOTION WAS MADE BY COMMISSIONER BUCHANON AND SECONDED BY VICE CHAIR ELKINS TO ADJOURN.

**AYES: BUCHANON, COLTON, POINTER** 

NAYES:

THE MOTION CARRIED 3-0.

Meeting was adjourned at 7:30 p.m.

Mary Jane Colton, Chair



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**ATTEST** 

Nathaniel Barnett, Senior Planner