

MINUTES

PLANNING & ZONING COMMISSION REGULAR MEETING OF JANUARY 8, 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 January 8, 2019 at 7:00 p.m. with a quorum present to-wit:

Commissioners Present:

Cynthia Johnson, Acting Chair
Ty G. Jones
Ernest Casey
Jeremy Reed

City Staff:

Bester Munyaradzi, Senior Planner
Emma Chetuya, Planner

Call to order:

Acting Chair Johnson called the meeting to order at 7:00 p.m. on January 8, 2019.

CONSENT AGENDA:

Acting Chair Johnson read the consent agenda.

1. **Consider approval of minutes from the Planning and Zoning Commission Meeting held on December 4, 2018.**
2. **PS19-02 Discuss and consider a preliminary plat approval for Midpoint Logistics Center Lot 1 and Lot 2, Block A and Midpoint Drive being 152.64 acres of land located west of North Dallas Avenue, east of Dizzy Dean Drive and approximately 1,100 feet north of Telephone Road and is more particularly described as being out of the Smith Elkins Survey, Abstract No. 430, City of Lancaster, Dallas County, Texas.**

MOTION: Commissioner Reed made a motion, seconded by Commissioner Ty G. Jones to approve consent items 1 and 2. The vote was cast 4 for, 0 against.

PUBLIC HEARING:

3. **PS19-01 Conduct a public hearing and consider a residential replat for Beesley's Second, PJB Addition, being Lot 1R, Block 2, combining Lot 1 and Lot 2 on approximately .296 acres. It is located on the southwest corner of East Walnut Street and North Jefferson Street and is specifically addressed as 224 East Walnut Street. The property is described as a tract of land located in the Roderick Rawlins Survey, Abstract No. 1223, in the City of Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that the request is for approval of a residential replat combining lots 1 and 2 for the purpose of building a single family home. Currently, access to the property is from East Walnut Street. There are existing water and sewer lines on East Walnut Street and North Jefferson Street. The applicant will be responsible for all utilities and infrastructure necessary for development and will be dedicating 10 feet of rights-of-way for the future expansion of North Jefferson Street. The Engineering division reviewed the residential replat and there were no comments at this time. The plat is in substantial conformance with the subdivision regulations. Staff therefore recommends approval of item 3.

Acting Chair Johnson opened the public hearing.

Philip Brown, 721 Lee St., Mesquite, TX 75149, owner of property, spoke in favor of the residential replat.

MOTION: Commissioner Ty G. Jones made a motion, seconded by Commissioner Reed to close the public hearing. The vote was cast 4 for, 0 against.

MOTION: Commissioner Ty G. Jones made a motion, seconded by Commissioner Reed to approve item 3. The vote was cast 4 for, 0 against.

4. **Z19-01 Conduct a public hearing and consider a Specific Use Permit (SUP) request for in-home daycare at a property addressed as 944 Oakbluff Drive; Lot 5 Block K in Lancaster Park 5th Subdivision. The property is located within the Bledsoe Survey, Abstract 113 City of Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that the request is for an in-home daycare for up to twelve (12) children ranging from 1 year to 3 years old. This is a registered childcare home, which has been in operation since 1995 and currently has four (4) children in the home. The ages of the children are one (1) year old, two (2) year olds and one (1) 3 year old. The subject property is a lot within a residential neighborhood that is front entry served allowing parents to park in the driveway of the home to pick up/drop off children. The street is free of traffic for dropping off and picking up children. Ms. Emma Morrison is the only operator with no other employees. The Lancaster Development Code (LDC) requires in-home daycares to obtain a Specific Use Permit (SUP) in all residential zoning districts; therefore, the applicant is looking to bring the business into compliance with the City's requirements. Staff therefore recommends approval of item 5 with the following conditions:

1. Less than six (6) children under the age of 2 ½ years old must be kept on the first level with exit discharge.
2. If more than five (5) children under the age of 2 ½ years old are kept on the premises an automatic fire sprinkler system is required.
3. Compliance with home occupation regulations.
4. Confirmation from Animal Services that all animals kept on-site meet all the local and state regulations regarding any immunizations and microchipping.

Acting Chair Johnson opened the public hearing.

Sheree Richardson, 943 Oakbluff Drive, spoke in favor of the in-home daycare.

Emma Morrison, 944 Oakbluff Dr., Lancaster, TX 75146, applicant, spoke in favor of the in-home daycare.

MOTION: Commissioner Reed made a motion, seconded by Commissioner Ty G. Jones to close the public hearing. The vote was cast 4 for, 0 against.

MOTION: Commissioner Reed made a motion, seconded by Commissioner Casey to approve item 4. The vote was 4 for, 0 against.

5. **Z19-02 Conduct a public hearing and consider a Specific Use Permit (SUP) request for in-home daycare at a property addressed as 1265 Spring Water Drive; Lot 13 Block G in Meadowview Phase Three Subdivision. The property is located within the J.L. Samson Survey, Abstract No. 1311 City of Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that the request is for an in-home daycare for up to twelve (12) children ranging from ten months to 3 years old. This in-home daycare currently has five children: one (1) 10 month old, two (2) 3 year olds, one (1) 23 month old and one (1) 2 year old. This in-home daycare has been in operation and registered with the State since 2004. The subject property is a corner lot within a residential neighborhood that is alley served leaving Spring Water Drive free of traffic

for picking up and dropping off children. The Lancaster Development Code (LDC) requires in-home daycares to obtain a Specific Use Permit (SUP) in all residential zoning districts; therefore, the applicant is looking to bring the business into compliance with the City's requirements. Staff therefore recommends approval of item 6 with the following conditions:

1. Less than six (6) children under the age of 2 ½ years old must be kept on the first level with exit discharge.
2. If more than five (5) children under the age of 2 ½ years old are kept on the premises an automatic fire sprinkler system is required.
3. Compliance with home occupation regulations.
4. Confirmation from Animal Services that all animals kept on-site meet all the local and state regulations regarding any immunizations and microchipping.

Acting Chair Johnson opened the public hearing.

Sherilyn Roblow, 1265 Spring Water Dr., Lancaster, TX 75134, applicant, spoke in favor of the in-home daycare.

MOTION: Commissioner Ty G. Jones made a motion, seconded by Commissioner Reed close the public hearing. The vote was cast 4 for, 0 against.

MOTION: Commissioner Ty G. Jones made a motion, seconded by Commissioner Casey to approve item 5. The vote was 4 for, 0 against.

6. **Z19-03 Conduct a public hearing and consider a planned development (PD) amendment from PD-Single Family-2 (PD-SF-2) to PD-Single Family-6 (PD-SF-6) to allow certain exceptions for PD-26. The property is located north of Belt Line Road and east of Rolling Hills Place and is approximately 21.14 acres in size. The property is more particularly described as property located in the Valentine Wampler Survey, Abstract No. 1546, G.K. Sneed Survey, Abstract No. 1278 and J.M. Rawlins Survey, Abstract No. 1208 in the City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi stated that the applicant has requested that this item be postponed to the February 5, 2019 Planning & Zoning regular meeting.

MOTION: Commissioner Reed made a motion to table item 6 to the February 5, 2019 meeting. The vote was cast 4 for, 0 against.

MOTION: Commissioner Ty G. Jones made a motion, seconded by Commissioner Casey to adjourn. The vote was cast 4 for, 0 against.

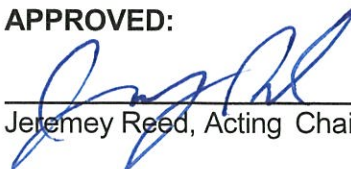
The meeting was adjourned at 7:15 p.m.

ATTEST:



Bester Munyaradzi, Senior Planner

APPROVED:



Jeremy Reed, Acting Chair