



REGULAR MEETING MINUTES
PLANNING & ZONING COMMISSION
CITY OF LANCASTER, TEXAS
TUESDAY, OCTOBER 1, 2013



436

CALL TO ORDER:

Chair Wright called the meeting to order at 7:00 p.m. on October 1, 2013.

COMMISSIONERS

QUINNIE WRIGHT, CHAIR
ROOSEVELT NICHOLS
LAWRENCE PROTHRO, VICE CHAIR
GENEVIVE GREGORY
TOM BARNETT

CITY STAFF

RONA STRINGFELLOW

MANAGING DIRECTOR OF PUBLIC
WORKS/DEVELOPMENT SERVICES
SENIOR PLANNER
CITY ATTORNEY

SURUPA SEN
JULIE DOSHER

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

Chair Wright invited anyone wishing to speak to come forward state their name and address. She informed that citizens will be allowed to speak on matters included on the agenda. Each speaker will be allowed to speak for three (3) minutes. No citizen comments were received.

Chair Wright introduced the next action item on the agenda.

ACTION

1. **Z13-03** Discuss and consider an amendment to the comprehensive plan and the map thereof by designating approximately 44.08 ± acres of land from Retail (R) to Light Industrial (LI); and, to rezone approximately 11.08 ± acres of land from Light Industrial (LI) to Neighborhood Services (NS) and to rezone an additional 11 ± acres from Neighborhood Services (NS) to Light Industrial (LI), such land being a part of approximately 44.08 ± acre tract of land, described as Lots 1, 2 and 3, Block A, of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas and generally known as the Ridge Logistics Center located at the North East corner of Telephone Road and N. Dallas Avenue.

Senior Planner Surupa Sen gave a presentation stating that at the September 24, 2013 special meeting Planning and Zoning Commission conducted a public hearing regarding the zoning change and comprehensive plan amendment request. Discussion regarding utility access from Lancaster, potential timing of development for the Neighborhood Services (NS) zoned acreage and certain land uses not suitable for the north east corner of Telephone Road and N Dallas Avenue (that would otherwise be allowed by right under Light Industrial (LI) zoning) were discussed.



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The Planning and Zoning Commission conducted and closed the public hearing and directed staff to work with the applicant in reviewing the land use table from Lancaster Development Code (LDC) and prohibit certain land uses not suitable for the area. Commission postponed consideration of the item until October 1, 2013, in order to allow sufficient time to review and discuss this with the applicant.

Ms. Sen informed Commission that staff has been in communication with the applicant since last Planning and Zoning Commission meeting. She pointed out certain items on staff report has been clarified, for example, applicant had mentioned that the project will connect to Lancaster utilities from N Dallas Avenue for irrigation purposes and if a portion of any building is constructed within the Lancaster City Limits, then depending on toilet and other service locations, utility connections will be made.

Ms. Sen informed that the applicant has indicated no changes shall be made to the "Water of US" adjoining two of the proposed Neighborhood Services (NS) zoned properties to avoid any time consuming and costly Army Core of Engineers review process.

As requested by Commissioner Barnett, staff has provided assessment of possible impact fee collection in future from this project. Detail calculations have been provided as attachments to the staff memo. Ms. Sen stated that assuming 10% of proposed buildings 1, 2 and 5 shall be constructed within Lancaster City Limits; total \$ 249,096.08 can be collected in the forms of roadway, water, and waste-water impact fees.

Lastly Ms. Sen discussed the 10 land uses as discussed with the applicant that shall be prohibited under this Planned Development.

Chair Wright asked if there were any questions of staff.

Commissioner Barnett asked staff to clarify which stipulations were placed on this property when the zoning was originally approved by Council in 2007.

Managing Director Rona Stringfellow answered that the Council required the North-East corner of Telephone Road and Dallas Avenue to remain Neighborhood Services (NS) as the applicants request in 2007 was to rezone the whole property to Light Industrial (LI).

Chair Wright asked if applicant had any comments.

Dan Grant, Kimley Horn and Associates, 12750 Merit Drive, Dallas, Texas, briefly mentioned that the 10 land uses as mentioned by staff has been prohibited within the PD Ordinance.

Commissioner Gregory had a question regarding the Ridge Final Plat that has been included as an attachment. On page 3 of the Plat it stated that the "40' Water Easement to the City Dallas" and Commissioner Gregory asked whether it should be dedicated to the City of Lancaster. Dan Grant clarified the proposed 96" water line that is planned along Telephone Road is a project by City of Dallas and Dallas County Water Utilities and as a result that easement is dedicated to the City of Dallas.

Chair Wright asked if there is any other discussion or question on this item.



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With no further comment/question Chair Wright entertained a motion.

VICE CHAIR PROTHRO MADE THE MOTION TO APPROVE Z13-03 WITH STIPULATIONS TO PROHIBIT THE LAND USES AS MENTIONED IN THE ORDINANCE, SECONDED BY COMMISSIONER GREGORY.

**AYES: BARNETT, PROTHRO, GREGORY, WRIGHT
NAYES: NICHOLS**

THE MOTION CARRIED 4-1.

Chair Wright entertained a motion to adjourn.

A MOTION WAS MADE BY VICE CHAIR PROTHRO AND SECONDED BY COMMISSIONER GREGORY TO ADJOURN.

**AYES: BARNETT, PROTHRO, ROBINSON, WRIGHT, NICHOLS
NAYES: NONE**

THE MOTION CARRIED 5-0

Meeting was adjourned at 7:15 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 'Surupa Sen', written over a horizontal line.

Surupa Sen, Senior Planner

