

MINUTES**PLANNING & ZONING COMMISSION REGULAR MEETING OF JULY 7, 2020**

The Planning and Zoning Commission of the City of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall on July 7, 2020 at 7:00 p.m. with a quorum present to-wit:

Commissioners Present:

Isabel Aguilar, Chair
Temika Whitfield, Vice Chair
Lawrence Prothro

Commissioners Absent:

Ernest Casey
Angela Murphy

City Staff:

Fabrice Kabona, Assistant City Manager
Vicki Coleman, Director of Development Services
Bester Munnyaradzi, Senior Planner
Emma Chetuya, Planner
Alexandra Schrader, Planning Technician

Call to order:

Chair Aguilar called the meeting to order at 7:00 p.m. on July 7, 2020.

Public Testimony:

At this time citizens who have pre-registered before the call to order will be allowed to speak on consent or action items on the agenda, with the exception of public hearings, for a length of time not to exceed three minutes. Anyone desiring to speak on an item scheduled for a public hearing is requested to hold their comments until the public hearing on that item.

There were no speakers.

CONSENT AGENDA:

Chair Aguilar read the consent agenda.

1. Consider approval of minutes from the Planning and Zoning Commission Special Meeting held on June 9, 2020.

MOTION: Commissioner Prothro made a motion, seconded by Vice Chair Whitfield to approve consent item 1. The vote was cast 3 for, 0 against. [Casey and Murphy absent]

PUBLIC HEARING:

2. **Z20-05A** Conduct a public hearing and consider a zoning change from Agricultural Open (AO) to Retail (R) for the property located on the northeast corner of North Houston School Road and West Pleasant Run Road. The property is addressed as 2281 West Pleasant Run Road and is described as being a 4.7 acre tract of land

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situated in the William Fleming Survey, Abstract Number 466, City of Lancaster, Dallas County, Texas.

Planner Chetuya reported that this is a request to rezone the subject property from Agricultural Open to Retail for a convenience store with eight fuel dispensers on Lot 2, a 6,510 square foot retail space and a 2,500 square foot restaurant on Lot 1. Lot 3 will remain vacant. The proposed development will service existing surrounding developments as at least 20% of the sales area will be dedicated to a full deli kitchen, fresh produce and dairy products in the convenience store. The proposed development will be screened from the immediate residential subdivision to the northeast by a 6 foot landscape buffer and a 6 foot brick wall. Based upon an analysis of the five considerations that must be taken into consideration when reviewing a zoning change application, the proposed zoning change request to Retail is consistent with the Future Land Use Plan of the Comprehensive Plan, and will positively impact adjacent properties by providing daily services to neighboring properties. There will be sufficient landscaping and screening between this proposed development and the residential subdivision to the northeast. Staff recommends support of the zoning change request as presented.

Commissioner Prothro asked staff if the zoning change aligned with the Comprehensive Plan's future land use designation and Planner Chetuya confirmed.

Chair Aguilar asked if the development will be in compliance with City requirements. Planner Chetuya stated that the development would meet or exceed all requirements according to the site plan package accompanying the SUP application.

Vice Chair Whitfield asked if the development would be surrounded by residential uses. Planner Chetuya confirmed that there is residential development northeast of the site. Vice Chair Whitfield commented on the opposition received in reference to the proximity to residential subdivisions.

Chair Aguilar opened the public hearing.

Dixon Kanyinda, 7420 Lake Front Trail, Arlington, Texas, the applicant stated that he was available to answer questions.

There were no speakers.

MOTION: Commissioner Prothro made a motion, seconded by Vice Chair Whitfield to close the public hearing. The vote was cast 3 for, 0 against. [Casey and Murphy absent]

MOTION: Commissioner Prothro made a motion to approve item 2. The motion failed due to lack of second.

Vice Chair Whitfield expressed concern on behalf of the surrounding residential community. Commissioner Prothro stated that the Comprehensive Plan was updated to guide the City toward growth and the City should accept growth and new business.

Chair Aguilar asked if there is a creek between the proposed rezoned area and the adjacent residential neighborhood. Senior Planner Munyaradzi confirmed and stated that the applicant intended to add a screening wall between the retail and residential areas.

MOTION: Commissioner Prothro made a motion, seconded by Chair Aguilar to approve item 2. The vote was cast 2 for, 1 against. [Casey and Murphy absent, Whitfield against]

3. **Z20-05B Conduct a public hearing and consider a Specific Use Permit (SUP) for eight (8) fuel pumps for the property located on the northeast corner of North Houston School Road and West Pleasant Run Road. The property is addressed as 2281 West Pleasant Run Road and is described as being a 4.7 acre tract of land situated in the William Fleming Survey, Abstract Number 466, City of Lancaster, Dallas County, Texas.**

Planner Chetuya reported that this is a companion item to Z20-05A. This is an SUP request for a convenience store with eight fuel dispensers on proposed lot 2. The Lancaster Development Code requires an SUP in the Retail zoning district for more than two fuel dispensers. The current zoning only allows for single-family detached homes, farming, and ranching related activities. The proposed development will service existing surrounding developments as at least 20% of the sales will be dedicated to a full deli kitchen, fresh produce and dairy products. The proposed development will be screened from the immediate residential subdivision to the northeast by means of a 6 foot landscape buffer and a 6 foot brick wall. Based upon analysis of the five considerations that must be taken into consideration when reviewing a zoning request, the SUP request for 8 fuel pumps will positively impact adjacent properties by providing daily services. There will be sufficient landscaping and screening between the proposed development and residential subdivision. Staff recommends support of the SUP request as presented.

Chair Aguilar opened the public hearing

Kim Yoo, 2286 W Pleasant Run Road, stated her opposition to the SUP request for a gas station due to traffic congestion and the amount of gas stations and convenience stores already within the area.

MOTION: Vice Chair Whitfield made a motion, seconded by Commissioner Prothro to close the public hearing. The vote was cast 3 for, 0 against. [Casey and Murphy absent]

Chair Aguilar asked if the applicant would need a Specific Use Permit for two gas pumps. Planner Chetuya stated that the SUP is needed for more than 2 gas pumps and the applicant is requesting for 8 gas pumps. Chair Aguilar expressed concern about the possibility of increased traffic due to the use.

MOTION: Commissioner Prothro made a motion, seconded by Vice Chair Whitfield to deny item 2 as presented. The vote was cast 3 for, 0 against. [Casey and Murphy absent]

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4. **M20-05 Conduct a public hearing and consider a request to repeal Ordinance No. 10-92 requiring a Specific Use Permit (SUP) for a machine shop to clean up the zoning on the property addressed as 2530 Hulette Avenue, being described as Lot 8, Block D, Brownlee Park #2 Addition, City of Lancaster, Dallas County, Texas.**

Planner Chetuya reported that this is a request to rescind the SUP for a machine shop that was approved in 1992 to permit the use on the property which is .596 acre in size. The purpose of repealing this Ordinance is to clean up the zoning of the property as the building will no longer be used as a machine shop and the current Land Use Table prohibits the use of machine shops in Commercial Highway zoning. The applicant intends to use and renovate the existing 5,000 square foot building to a dance studio that offers lessons in ballet, tap, jazz, hip hop and other traditional dance classes to the citizens of Lancaster and neighboring communities. A dance studio is permitted by right in the Commercial Highway zoning district. Staff recommends that the SUP for a machine shop be rescinded as the existing building will no longer be used for a machine shop and the SUP is no longer needed for the property.

Chair Aguilar opened the public hearing.

Applicant, Paula Bearden, 815 E Center Street, Duncanville, Texas, stated that she was available to answer questions. She stated that the dance studio would also offer classical dance classes, be family oriented, and will not be a special event center.

There were no speakers.

MOTION: Vice Chair Whitfield made a motion, seconded by Commissioner Prothro to close the public hearing. The vote was cast 3 for, 0 against. [Casey and Murphy absent]

MOTION: Commissioner Prothro made a motion, seconded by Vice Chair Whitfield to approve item 4 as presented. The vote was cast 3 for, 0 against. [Casey and Murphy absent]

MOTION: Vice Chair Whitfield made a motion, seconded by Commissioner Prothro to adjourn. The vote was cast 3 for, 0 against. [Casey absent]

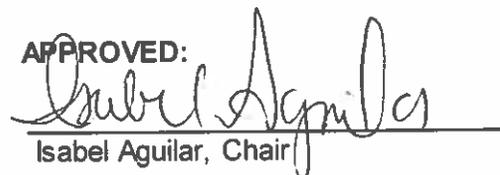
The meeting was adjourned at 7:38 p.m.

ATTEST:



Bester Munyaradzi, Senior Planner

APPROVED:



Isabel Aguilar, Chair