

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF MARCH 2, 2021

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall on March 2, 2021, at 7:00 p.m. with a quorum present to-wit:

Commissioners Present (City Hall & Virtual):

Isabel Aguilar, Chair
Temika Whitfield, Vice Chair
Lawrence Prothro (Arrived after Agenda Item 4)
Taryn Walker

Commissioners Absent:

Angela Murphy

City Staff Present (City Hall & Virtual):

Vicki Coleman, Director of Development Services
Bester Munyaradzi, Senior Planner
Emma Chetuya, Planner
Alexandra Schrader, Planning Technician

Call to Order

Chair Aguilar called the meeting to order at 7:08 p.m. on March 2, 2021.

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 Regular Meeting held on February 2, 2021.
2. HLPC21-07 Consider a Certificate of Appropriateness (COA) to install a wood fence on the property addressed as 103 East Second Street, City of Lancaster, Dallas County, Texas.
3. PS21-06 Consider approval of a Preliminary Plat for Brewer & Son Homes, LLC. Lot 3 Block 1 being a .29 acre tract of land located approximately 325 feet east of North Lancaster Hutchins Road and north of Third Street. The property is addressed as 835 East Third Street and is described as being a tract of land situated in the Samuel Keller Survey, Abstract No. 720, City of Lancaster, Dallas County, Texas.

- 4. PS21-07 Consider approval of a Preliminary Plat for Martinez Juan O. Lot 1 Block 1 being approximately 5 acres of land located approximately 240 feet east of Prancer Street and north of Reindeer Road. The property is addressed as 713 East Reindeer Road and is described as being a tract of land situated in the M. Weatherford Survey, Abstract No. 1554, City of Lancaster, Dallas County, Texas.**

MOTION: Commissioner Walker made a motion, seconded by Vice Chair Whitfield to approve the consent agenda. The vote was cast 3 for, 0 against (Prothro, Murphy absent).

ACTION:

- 5. M21-13 Discuss and consider exceptions to Section 14.804 of the Landscape Ordinance for the properties addressed as 2950 West Wintergreen Road, 2900 South Longhorn Drive, and 2700 West Wintergreen Road for proposed Buildings 1, 2, and 3. These are three (3) tracts of land situated in the M. Parks Survey, Abstract No. 1120, City of Lancaster, Dallas County, Texas.**

Planner Chetuya stated that the applicant requested for the item to be tabled to the April 6, 2021 Planning and Zoning Commission meeting.

MOTION: Vice Chair Whitfield made a motion, seconded by Commissioner Walker to table item 5 to the April 6, 2021 meeting. The vote was cast 4 for, 0 against (Murphy absent).

- 6. M21-14 Discuss and consider a parking exception request on the property addressed as 130 North I-35 East for the proposed Panda Express. The property is situated in the V. Wampler Survey, Abstract No. 1546, City of Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that this is a request to exceed the maximum allowed parking permitted for a restaurant. The maximum number of allowed parking spaces at this site is 26 and the applicant is proposing 35 spaces. This is 9 spaces over the maximum allowed number of spaces. The applicant indicated that during peak times Panda Express needs 50 or more parking spaces. The requested additional 9 parking spaces will therefore help offset the anticipated overflow of parking. The additional parking spaces will not negatively impact the adjacent uses as all proposed parking spaces will be located on the subject site. The additional parking will not expand the current pavement as it will develop within the area previously used as Walmart's parking. Staff recommends approval of the additional parking request as it meets the spirit and intent of the LDC by ensuring adequate parking for restaurant customers.

Vice Chair Whitfield asked if the parking lot will be expanded by 9 spaces. Planner Chetuya stated that a portion of the existing Walmart parking lot will be used to develop Panda Express. The applicant is requesting to add an additional 9 parking spaces to the maximum allowed parking for 35 spaces total, but all parking will be contained within the new Panda Express lot.

Chair Aguilar asked if they were requesting additional spaces from Walmart. Planner Chetuya stated that Panda Express will create their own lot for the development and the extra parking will not change the boundary. She stated that the additional parking will not affect Walmart's minimum parking requirement.

P&Z-66

Planning and Zoning Commission

March 2, 2021

Page 3 of 3

Vice Chair Whitfield asked if the request followed City requirements. Planner Chetuya stated that they are requesting additional parking spaces to accommodate possible overflow parking but are providing double the amount of permanent landscaping. She stated that the request generally meets the intent of the Lancaster Development Code.

Commissioner Prothro asked if the parking will be shared between Panda Express and Walmart. Planner Chetuya stated that Panda Express and Walmart will have separate lots so they will not share the parking spaces.

Commissioner Walker asked if the location of the Panda Express will impede the existing entry into Walmart. Planner Chetuya stated that there will be a fire lane to the south that will be accessible by Panda Express, Walmart and Whataburger.

MOTION: Commissioner Prothro made a motion, seconded by Vice Chair Whitfield to approve item 6. The vote was cast 4 for, 0 against (Murphy absent).

MOTION: Vice Chair Whitfield made a motion, seconded by Commissioner Walker to adjourn. The vote was cast 4 for, 0 against (Murphy absent).

The meeting was adjourned at 7:19 p.m.

ATTEST:



Bester Munyaradzi, Senior Planner

APPROVED:



Temika Whitfield, Vice-Chair

