



**NOTICE OF REGULAR MEETING AGENDA
PLANNING & ZONING COMMISSION
MUNICIPAL CENTER CITY COUNCIL CHAMBERS
211 N. HENRY STREET, LANCASTER, TEXAS**



Tuesday, January 5, 2021 - 7:00 PM

While the Chair may be physically present at City Hall, the other Commissioners will attend via video or audio link due to the COVID-19 emergency situation.

IMPORTANT NOTICE: Due to the COVID-19 (coronavirus) state of emergency and consistent with the Governor's Order regarding modifications to the Texas Open Meetings Act ("TOMA"), and executive orders regarding the public will not be admitted to the physical meeting location.

Please click the link below for forms:

<https://www.lancaster-tx.com/1413/Notice-Regarding-Public-Participation>

Please click the link below to join the webinar:

https://us02web.zoom.us/webinar/register/WN_aJsv-jKjQuG5T2HHeqAk-A

The meeting will be broadcast live via video at the following address:

<http://www.lancaster-tx.com/324/Watch-Meetings>

CALL TO ORDER

PUBLIC TESTIMONY:

At this time citizens who have pre-registered before the call to order will be allowed to speak on consent or action item 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.

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. Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on December 1, 2020.
2. PS21-04 Consider a preliminary plat approval for Lorean Frances Addition Lots 1-11X, Block A being a .59 acre tract of land on the properties addressed as 109 and 131 West First Street (Parcel IDs 36000500360040000 and 36000500150030000 respectively) and described as tracts of land situated in the R. Rawlins Survey, Abstract No. 12223, City of Lancaster, Dallas County, Texas.

ADJOURNMENT

EXECUTIVE SESSION: The Planning and Zoning Commission reserves the right to convene into executive session on any posted agenda item pursuant to Section 551.071(2) of the Texas Government Code to seek legal advice concerning such subject.

ACCESSIBILITY STATEMENT: Meetings of the Boards and Commissions are held in municipal facilities are wheelchair-accessible. For sign interpretive services, call the City Secretary's office, 972-218-1311, or TDD 1-800-735-2989, at least 72 hours prior to the meeting. Reasonable accommodation will be made to assist your needs.

PURSUANT TO SECTION 30.06 PENAL CODE (TRESPASS BY HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.

CONFORME A LA SECCION 30.06 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO 411, CODIGO DEL GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO OCULTADA.

PURSUANT TO SECTION 30.07 PENAL CODE (TRESPASS BY HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.

CONFORME A LA SECCION 30.07 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO AL AIRE LIBRE CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO H, CAPITULO 411, CODIGO DE GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO AL AIRE LIBRE.

Certificate

I hereby certify the above Notice of Meeting was posted at the Lancaster City Hall on December 31, 2020, @ 5:00 p.m. and copies thereof were provided to the Planning & Zoning Commission members.



**Bester Munyaradzi,
Board Liaison**

CITY OF LANCASTER BOARDS AND COMMISSIONS**Planning & Zoning Commission****Item 1.****Meeting Date:** 01/05/2021**Policy Statement:** This request supports the City Council 2020-2021 Policy Agenda**Goal(s):** Healthy, Safe & Engaged Community
Quality Development**Submitted by:** Vicki D. Coleman, Development Services Director

Agenda Caption:

Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on December 1, 2020.

Background:

Attached for your review and consideration are minutes from the:

- Planning and Zoning Commission Regular Meeting held on December 1, 2020.

Attachments

December 1, 2020 Draft P&Z Minutes

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

Item 2.

Meeting Date: 01/05/2021

Policy Statement: This request supports the City Council 2020-2021 Policy Agenda

Goal(s): Healthy, Safe & Engaged Community
Quality Development

Submitted by: Vicki D. Coleman, Development Services Director

Agenda Caption:

PS21-04 Consider a preliminary plat approval for Lorean Frances Addition Lots 1-11X, Block A being a .59 acre tract of land on the properties addressed as 109 and 131 West First Street (Parcel IDs 36000500360040000 and 36000500150030000 respectively) and described as tracts of land situated in the R. Rawlins Survey, Abstract No. 12223, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The properties are addressed as 109 and 131 West First Street and approximately .59 acre in size.
2. **Current Zoning:** The subject property is zoned Historic Overlay District, Retail, Downtown District - Hall's Branch Sub-District and Downtown Sub-District.
3. **Adjacent Properties:**
North: HP-DOD, Historic Overlay District, Downtown Overlay District (Occupied Residence)
South: HP-DOD, Historic Overlay District, Downtown Overlay District (Dallas County)
East: PD-45, Planned Development, Historic Overlay District, Downtown Overlay District (Multi-family and Retail)
West: HP-DOD, Historic Overlay District, Downtown Overlay District (Auto Mechanic Shop)

4. **Case History:**

Date	Body	Action
11/17/20	HLPC	HLPC20-10 Recommended approval of the request to construct townhomes on the condition that the front yard metal fence be no more than 48" in height.
12/1/2020	P&Z	HLPC20-10 Approved the request to construct townhomes on the condition that the front yard metal fence be no more than 48" in height.

Operational Considerations:

This is a request for approval of a preliminary plat for the development of ten (10) townhomes and an open space lot on the subject site. A Public Improvement District (PID) will be established for the maintenance of Lot 11X which consists of open space, landscaping and parking spaces. Access to the property will be provided from West First Street and the applicant will be responsible for all utilities and infrastructure necessary for development. Substantial completion of utilities and infrastructure, and subsequent acceptance of infrastructure will be required prior to the recording of all final plats.

The Master Thoroughfare Plan (MTP) designates West First Street as a Minor Collector. The

preliminary plat is showing the required rights-of-way dedication along West First Street. The plat is in substantial conformance with the subdivision regulations.

Public Information Considerations:

This item is being considered at a Regular Meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. The Planning and Zoning Commission may approve the request as presented.
2. The Planning and Zoning Commission may deny the request as presented.

Recommendation:

Staff recommends approval of this preliminary plat as presented.

Attachments

Location Map

Preliminary Plat
