



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

Tuesday, August 3, 2021 - 7:00 p.m.



While the Chair will be physically present at the Municipal Center City Council Chambers, there may be Commission members and staff that will attend and participate 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, 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/join/register/tZYsdeiorjoqGdCy4XJP2CcYdN8uyUE0jG75>

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

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

7:00 p.m. Regular Meeting

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 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.

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 Meetings held on June 1, June 17, and July 6, 2021.
2. HLPC21-13 Consider approval of a Certificate of Appropriateness (COA) for the construction of a 2,707 square feet home on the property addressed as 605 North Jefferson Street, Lancaster, Dallas County, Texas.

3. PS21-32 Consider approval of a final plat for Rodriguez Addition, Lot 1, Block A, being a 10.005 acres tract of land located on the southeast corner of McBride Road and Reindeer Road. The property is addressed as 507 East Reindeer Road and is described as being a tract of land situated in the Money Weatherford Survey, Abstract No. 1554, City of Lancaster, Dallas County, Texas.

PUBLIC HEARING:

5. Z21-13 Conduct a public hearing and consider a rezoning request from Retail (R) to Commercial Service (CS). The property is approximately 0.59 acres located on the south side of Pleasant Run Road and 251 feet west of Westridge Avenue. The property is specifically addressed as 720 West Pleasant Run Road, City of Lancaster, Dallas County, Texas.
6. Z21-16 Conduct a public hearing and consider a Specific Use Permit (SUP) for a Private Community or Recreation Club (Accessory) use in the Agricultural Open (A-O) zoning district. The property is addressed as 1005 West Main Street and is approximately 540 feet west of Belt Line Road and north of Main Street, more particularly described as a tract of land situated in the A Bledsoe Survey, Abstract No.113, City of Lancaster, Dallas County, Texas.
7. PS21-31 Conduct a public hearing and consider a residential replat for Meadows Addition, creating Lots 8R-1 and 8R-2 Block 6 out of Lot 8 Block 6 on 0.804 acres. The properties are addressed as 1527 and 1533 Briarview Drive and are located on the north side of Briarview Drive and approximately 360 feet east of Meadow Lane. The property is situated in Meadows Addition, Lot 8 Block 6, 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 that 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.

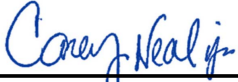
PURSUANT TO SECTION 30.07 PENAL CODE (TRESPASS BY HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411,

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 Lancaster City Hall on July 29, 2021, @ 6:00 p.m. and copies thereof were provided to the Planning & Zoning Commission members.

A handwritten signature in blue ink, reading "Carey D. Neal, Jr.", is written over a horizontal line.

Carey D. Neal, Jr.

Assistant City Manager

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

1.

Meeting Date: 08/03/2021

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

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

Consider approval of minutes from the Planning and Zoning Commission Regular Meetings held on June 1, June 17, and July 6, 2021.

Background:

Attached for your review and consideration are minutes from the:

- Planning and Zoning Commission Regular Meeting held on June 1, 2021.
- Planning and Zoning Commission Special Meeting held on June 17, 2021.
- Planning and Zoning Commission Regular Meeting held on July 6, 2021.

Attachments

June 1, 2021 P&Z Draft Minutes

June 17, 2021 P&Z Draft Minutes

July 6, 2021 P&Z Draft Minutes

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF JUNE 1, 2021

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall and virtually on June 1, 2021, at 7:00 p.m. with a quorum present to-wit:

Commissioners Present (City Hall & Virtual):

Isabel Aguilar, Chair (City Hall)
Temika Whitfield, Vice Chair (Virtual)
Lawrence Prothro (Virtual)
Angela Murphy (Virtual)
Taryn Walker (Virtual)

Commissioners Absent:

Petra Covington, Alternate

City Staff Present (City Hall):

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

Call to Order

Chair Aguilar called the meeting to order at 7:00 p.m. on June 1, 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 Joint Special Meeting held on April 29, 2021, and the Planning and Zoning Commission Regular Meeting held on May 4, 2021.**
2. **PS21-22 Consider approval of a final plat for Midpoint Logistics Center 2 dedicating Midpoint Drive located on the west of North Dallas Avenue and approximately 1,000 feet north of Telephone Road. The property is described as being a tract of land situated in the Smith Elkins Survey, Abstract No. 430, City of Lancaster, Dallas County, Texas.**
3. **PS21-23 Consider approval of a preliminary plat for Mars Addition located on the northwest side of the intersection of W. Wintergreen and the western portion of Longhorn Drive and is addressed as 3005 W. Wintergreen. The property is described as a tract of land situated in the William Howerton Survey, Abstract No. 559, City of Lancaster, Dallas County, Texas.**

4. **PS21-24 Consider approval of a final plat for Midpoint Logistics Center 2 Lot 3 Block B being 26.650 acres of land located approximately 1,000 feet north of Telephone Road and west of North Dallas Avenue. The property is described as being a tract of land situated in the Smith Elkins Survey, Abstract No. 430, City of Lancaster, Dallas County, Texas.**
5. **PS21-25 Consider approval of a preliminary plat for Beacon Hill residential subdivision located on the southeast corner of the intersection of Houston School Road and Wintergreen Road. The property is described as a tract of land situated in the William Fleming Survey, Abstract No. 466, City of Lancaster, Dallas County, Texas.**
6. **PS21-26 Consider approval of a preliminary plat for 500 E Wintergreen located on the southeast corner of Jefferson Street and Wintergreen Road addressed as 500 East Wintergreen Road. The property is described as a tract of land situated in the Thomas A. Phillips Survey Abstract No. 1123, City of Lancaster, Dallas County, Texas.**
7. **HLPC21-10 Consider approval of a Certificate of Appropriateness (COA) to construct a shed at the property located at 114 Hackberry Street, Lancaster, Dallas County, Texas.**
8. **HLPC21-11 Consider approval of a Certificate of Appropriateness (COA) for the reduction of an eight (8) feet high fence on the property addressed as 217 East Sixth Street, City of Lancaster, Dallas County, Texas.**

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Walker to approve the consent agenda. The vote was cast 5 for, 0 against.

PUBLIC HEARING:

9. **PS21-21 Conduct a public hearing and consider a residential replat for Cedardale Highlands Addition, creating Lot 29R Block C out of Lot 29 Block C on .384 acre. The property is addressed as 4422 Highland Street and is located east of Highland Street and approximately 540 feet south of Lyle Street. The property is situated in Cedardale Highlands, Block C N ½ Lot 29, City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi stated that the applicant requested for the item to be postponed to the July 6, 2021 meeting. Staff recommends that the item be postponed per the request.

MOTION: Commissioner Walker made a motion, seconded by Commissioner Murphy to table the item until the July 6, 2021 meeting. The vote was cast 5 for, 0 against.

10. **Z21-10 Conduct a public hearing and consider a Specific Use Permit (SUP) for a 100-foot antenna on the property addressed as 3712 Waters Street located on the east side of Waters Street and approximately 1,000 feet north of Daniieldale Road. The property is further described as a tract of land situated in the Silas B. Runyon Survey Abstract No. 1199 Pg. 180, City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi stated that the request is for a SUP to replace the current 50 feet tall antenna with a 100 feet tall antenna. The proposed antenna has a fall zone that stretches to half of the properties to the north and south. The proposed antenna is not constructed of materials that can cause the antenna to collapse in place. As such, the increased height request is detrimental and injurious to safety of the neighboring properties particularly the residential property to the south. Due to safety reasons, staff recommends that the applicant use tower materials that will cause the antenna to collapse in place to avoid damaging neighboring properties.

Vice Chair Whitfield asked if there was a specific material being recommended. Senior Planner Munyaradzi stated that staff is recommending the use of a material to allow the antenna to collapse in place in case of severe weather, like the materials used for a similar Oncor project.

Commissioner Murphy asked if staff received any comments from neighbors. Senior Planner Munyaradzi stated that staff did not receive any comments from neighboring properties.

Chair Aguilar opened the public hearing.

Vincent Zeno, applicant, 3712 Waters, stated that there were no homes or buildings within the fall zone, and the tower could withstand up to 110 mile per hour winds.

Commissioner Walker asked the applicant what the tower transmitted. Mr. Zeno stated that the tower is for a nonprofit community radio station and the FCC has approved the height request.

Chair Aguilar asked the applicant about the materials suggested by staff. Mr. Zeno stated that he and his engineer are unaware of any material to match staff's recommendation.

Senior Planner Munyaradzi stated that a letter from an engineer with information on the collapsible material was provided to the applicant.

MOTION: Commissioner Walker made a motion, seconded by Commissioner Prothro to close the public hearing. No vote was taken.

MOTION: Commissioner Prothro made a motion, seconded by Vice Chair Whitfield to approve per staff's recommendation. The vote was cast 5 for, 0 against.

11. Z21-11 Conduct a public hearing and consider a rezoning request from Agricultural Open (A-O) to Planned Development - Single Family (PD-SF-4). The property is located south of Main Street, and is approximately 2,000 feet southwest of the intersection of West Main Street and Belt Line Road. It is further described as a tract of land situated in the Arthur Eldridge Abstract 449 Pg. 470, City of Lancaster, Dallas County, Texas.

Senior Planner Munyaradzi gave the staff report and stated that this is a request to rezone from A-O to PD-SF-4 for the purpose of developing 271 residential lots and 9 common areas. The current zoning only allows agricultural uses and one dwelling unit per 5 acres or more. The proposed zoning change would allow up to 4 units per acre. The gross density for the proposal is 2.2 units per acre, however, a sizable portion of the tract is located within the floodplain and is therefore undevelopable. The applicant is concentrating the net density in the developable area, resulting in a net density of 4.8 units per acre and 43 more lots than the maximum allowed in the SF-4 district. The City Council's desired vision for the area is 2 dwelling units or less per acre, so the proposed 4.8 units per acre is in conflict. Based on the City Council's vision, the proposed development is not supportive of the overall City Council vision for the area. The net density does not align with the character and density of the desired development and housing type the City Council is seeking to create. Staff recommends denial of the request for PD-SF-4. One letter was received in opposition to the request.

Kevin Dym with M.I.Homes, applicant, 7928 Fall Meadow Lane, Dallas, stated that the request complies with the Comprehensive Plan designation, and that they were unaware of both how the

density is calculated and staff's denial recommendation. Mr. Dym gave a presentation in support of the request.

Commissioner Prothro asked the applicant if they would be open to further discussing the request with staff given that they received the recommendation late. Mr. Dym confirmed.

MOTION: Commissioner Murphy made a motion, seconded by Vice Chair Whitfield to close the public hearing. The vote was cast 5 for, 0 against.

MOTION: Commissioner Prothro made a motion, seconded by Vice Chair Whitfield to table the item. The vote was cast 5 for, 0 against.

12. Z21-12 Conduct a public hearing and consider an amendment to Ordinance 2002-05-16 Planned Development – Retail (PD-R) to change Area “C” to Area “B” of the PD. The property is addressed as 2715 West Belt Line Road and is located approximately 1,700 feet west of North Houston School Road and north of West Belt Line Road. The property is particularly described as a tract of land situated in the George K. Sneed Survey Abstract No. 1278, City of Lancaster, Dallas County, Texas.

Senior Planner Munyaradzi stated that the applicant requested for the item to be postponed to the July 6, 2021 meeting, and staff recommends that the item be tabled per the request.

MOTION: Commissioner Prothro made a motion, seconded by Vice Chair Whitfield to postpone the item until the July 6, 2021 meeting. The vote was cast 5 for, 0 against.

ACTION:

13. Discuss and consider the election of a Chair to the Planning and Zoning Commission.

Senior Planner Munyaradzi stated that the City Council reappointed Commissioner Murphy and Commissioner Walker, and appointed Petra Covington to be an Alternate.

MOTION: Commissioner Prothro made a motion to elect Isabel Aguilar as Chair, seconded by Vice Chair Whitfield. The vote was cast 5 for, 0 against.

14. Discuss and consider the election of a Vice-Chair to the Planning and Zoning Commission.

MOTION: Commissioner Prothro made a motion to elect Temika Whitfield as Vice Chair, seconded by Commissioner Walker. The vote was cast 5 for, 0 against.

MOTION: Commissioner Walker made a motion, seconded by Vice Chair Whitfield to adjourn. The vote was cast 5 for, 0 against.

The meeting was adjourned at 7:44 PM.

ATTEST:

Bester Munyaradzi, Senior Planner

APPROVED:

Isabel Aguilar, Chair

MINUTES

PLANNING AND ZONING COMMISSION SPECIAL MEETING OF JUNE 17, 2021

The Planning and Zoning Commission of Lancaster, Texas, met in a Special Session in the Council Chambers of City Hall and virtually on June 17, 2021, at 7:00 p.m. with a quorum present to-wit:

Commissioners Present (City Hall & Virtual):

Isabel Aguilar, Chair (City Hall)
Petra Covington, Alternate (Virtual)
Taryn Walker (Virtual)

Commissioners Absent:

Temika Whitfield, Vice Chair
Lawrence Prothro
Angela Murphy

City Staff Present (City Hall):

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

Call to Order

Chair Aguilar called the meeting to order at 7:07 p.m. on June 17, 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.

PUBLIC HEARING:

1. M21-22 Conduct a public hearing and consider an amendment to Section 14.402 Use Standards, (k) Utilities, Communications & Transportation related to:

- 1. The maximum number of antennas allowed;**
- 2. Standards associated with the Specific Use Permit and the district height;**
- 3. Establishing setback standards related to antennas and residential property lines and dwellings.**

Senior Planner Munyaradzi stated that the item is a request to amend Section 14.402 Use Standards regarding 1) the maximum number of antennas allowed, 2) standards for a Specific Use Permit and the district height, and 3) establish setback standards related to antennas and residential property lines and dwellings. The reason for the amendment is due to rapidly evolving and emerging technology which forces communication service providers to quickly adapt to the changes in technology. Advanced and rapidly changing technology systems call for communications service providers to make modifications to their structures to meet the required

services. Such changes include but are not limited to increasing the number of antennas on an existing tower. The increase in the number of antennas enables the communication service providers to upgrade and expand their services, provide faster and higher quality services while meeting customer and business demands, and collocate antennas on an existing tower rather than installing new towers. The current limitation on the number of antennas may present delays to communication service providers deploying enhanced technology for residents, schools and businesses within the City. Staff recommends an amendment to the current ordinance that sets no restrictions to the number of mounted antennas.

Currently, the Lancaster Development Code has no standards on antennas and their placement relative to residential property lines or dwellings. To ensure the safety of surrounding residential properties, staff is recommending that 1) no antenna or support structure be closer to any residential zoning or dwelling a distance equal to the height of the antenna and support structure, plus an additional 25 feet; 2) the equipment fall zone be measured as the shortest possible distance from the structure to the closest point of a residential district line or residential dwelling; 3) a fall zone setback reduction may be approved by the City Council if the proposed antenna is designed with a collapse zone radius. Staff recommends approval of amendment to Section 14.402 Use Standards to set no limit on the maximum number of antennas allowed, to set SUP standards and the district height, and to establish setback standards related to antennas and residential property lines and dwellings.

Chair Aguilar asked if the amendments would be consistent with other city's standards. Senior Planner Munyaradzi confirmed.

Chair Aguilar opened the public hearing. There were no speakers.

MOTION: Commissioner Walker made a motion, seconded by Commissioner Covington to close the public hearing. The vote was cast 3 for, 0 against (Whitfield, Prothro, Murphy absent).

MOTION: Commissioner Walker made a motion, seconded by Commissioner Covington to follow staff's recommendation. The vote was cast 3 for, 0 against (Whitfield, Prothro, Murphy absent).

2. M21-23 Conduct a public hearing and consider an amendment to Section 14.500(i) (Chart of District Development Standards) of the Lancaster Development Code (LDC) related to industrial building heights.

Senior Planner Munyaradzi stated that the request is to amend Section 14.500 of the LDC related to industrial building heights. Currently, the City limits industrial building height to 35 feet. The City of Lancaster is the only city with a 35 feet industrial building height limit among 8 other cities. To meet the needs of the growing demand for increased industrial building height, staff recommends that Section 14.500 of the LDC related to industrial building heights be amended to a maximum of 65 feet for industrial zoning districts. Staff recommends approval of the amendment.

Chair Aguilar asked if the proposed amendment was an average of the survey cities' standards. Senior Planner Munyaradzi confirmed.

Chair Aguilar opened the public hearing. There were no speakers.

MOTION: Commissioner Walker made a motion, seconded by Commissioner Covington to close the public hearing. The vote was cast 3 for, 0 against (Whitfield, Prothro, Murphy absent).

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

MOTION: Commissioner Walker made a motion, seconded by Commissioner Covington to adjourn. The vote was cast 3 for, 0 against (Whitfield, Prothro, Murphy absent).

The meeting was adjourned at 7:17 PM.

ATTEST:

Bester Munyaradzi, Senior Planner

APPROVED:

Isabel Aguilar, Chair

MINUTES

PLANNING AND ZONING COMMISSION SPECIAL MEETING OF JULY 6, 2021

The Planning and Zoning Commission of Lancaster, Texas, met in a Special Session in the Council Chambers of City Hall and virtually on July 6, 2021, at 7:00 p.m. with a quorum present to-wit:

Commissioners Present (Virtual):

Isabel Aguilar, Chair
Temika Whitfield, Vice Chair
Lawrence Prothro
Taryn Walker

Commissioners Absent:

Petra Covington, Alternate
Angela Murphy

City Staff Present (City Hall):

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 7:00 p.m. on July 6, 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:

1. PS21-27 Consider approval of a preliminary plat for Longhorn Business Center Lots 2 & 3, Block 2, and Lot 2R and 11, Block 1, being 50.472 acres located at the southwest corner of West Wintergreen Road and East Longhorn Drive addressed as 2700 and 2950 West Wintergreen Road and 2900 East Longhorn Drive situated in the M. Parks Survey Abstract No. 1120, City of Lancaster, Dallas County, Texas.
2. PS21-29 Consider approval of a preliminary plat for Country View Estates Lot 1 Block A located approximately 3,250 feet west of the intersection of West Belt Line Road and South Dallas Avenue. The property is addressed as 660 West Belt Line Road and is described as being a 19.839 acres tract of land situated in the Engelbert Bader Survey, Abstract No. 172, Tract 29, in the City of Lancaster, Dallas County, Texas.
3. PS21-30 Consider approval of a preliminary plat for Midpoint Logistics Center, Lot 1, Block 1, located on the east side of Dizzy Dean Drive and 2,335 feet north of Telephone

Road. The property is described as being out of the Smith Elkins Survey, Abstract No. 430, City of Lancaster, Dallas County, Texas.

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

PUBLIC HEARING:

- 4. Z21-12 Conduct a public hearing and consider an amendment to Ordinance 2002-05-16 Planned Development-Retail (PD-R) to certain uses in Area "C" Tract 2 of the PD. The property is addressed as 2715 West Belt Line Road and is located approximately 1,700 feet west of North Houston School Road and north of West Belt Line Road. The property is more particularly described as a tract of land situated in the George K. Sneed Survey Abstract No. 1278, City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi gave the staff report and stated that this was a request to amend the PD-R to allow financial services, restaurants, florist, barber or beauty shop, grocery store, personal service, dry cleaning and laundry, electronics store, shopping center and pharmacy uses in Area "C" Tract 2 of the PD. Currently, Area "C" of the PD does not allow retail uses. Uses permitted in Area "C" are: all uses permitted for Area "A", religious institutions, day care centers, business or trade school, veterinarian, assisted living, nursing home facility of retirement community; uses permitted for Area "A" are professional and administrative offices including but not limited to doctors, lawyers, architects, surveyors, real estate, banks and similar offices, and accessory buildings and uses. The 2016 Comprehensive Plan identifies this site as suitable for rural living which is focused on areas that have the ability to preserve a rural character, including estate residential type areas. The high-end character of this housing is primarily focused on serving the needs of executives with densities of less than 2 dwelling units per acre. The requested PD-R amendment for retail uses is not consistent with the Future Land Use Plan. Staff recommends denial of the zoning change request as presented.

Chair Aguilar opened the public hearing.

Manju Menon, Dallas, Texas, adjacent property owner, asked for clarification on the zoning.

Ashfaq Ahmed, 2715 W Beltline, applicant and land owner, stated that he is trying to add more permitted uses in order to develop a shopping center. Hasid Ahmed, 2715 West Beltline, stated that they are only requesting to amend the standards for a one acre portion of their property.

MOTION: Commissioner Prothro made a motion, seconded by Vice Chair Whitfield to close the public hearing. The vote was cast 4 for, 0 against (Murphy, Covington absent).

Commissioner Prothro stated that decisions should remain consistent with the 2016 Comprehensive Plan.

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Walker to deny the request as presented. The vote was cast 4 for, 0 against (Murphy, Covington absent).

- 5. Z21-13 Conduct a public hearing and consider a rezoning request from Retail (R) to Commercial Service (CS). The property is approximately 0.59 acres located on the south side of Pleasant Run Road and 251 feet west of Westridge Avenue. The property is specifically addressed as 720 West Pleasant Run Road, City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi stated that the applicant requested for the item to be tabled to the August 3, 2021, Planning and Zoning Commission meeting to allow additional time to address comments and staff recommends that the Planning and Zoning Commission accept the applicant's request to table the item.

MOTION: Commissioner Prothro made a motion, seconded by Vice Chair Whitfield to table the item until the August 3, 2021, Planning and Zoning Commission meeting. The vote was cast 4 for, 0 against (Murphy, Covington absent).

ACTION:

- 6. HLPC21-12 Consider an amendment to the Certificate of Appropriateness (COA) to a.) change the siding material to vinyl and direction to horizontal, b.) reduce window count, and c.) address window size and placement on the property addressed as 427 South Centre, City of Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that this was a request to modify the approved Certificate of Appropriateness to allow horizontal wood siding which is in conformance with the Lancaster Historic Residential Design Regulations. The applicant's second request is to install 6 wood windows on the south side of the second floor of the home instead of 7 wood windows. They are also requesting to install 5 windows on the north side of the home instead of the previously approved 7 windows. The applicant is requesting to remove a window on the north elevation of the first floor of the home and fill it in with brick due to the internal layout of the kitchen. They are also requesting a minor change in placement of the windows on the second floor of both sides of the home. The applicant's third request involves a slight shift in placement and a modification in size to meet the egress size requirements. The applicant will comply with the COA by replacing the vinyl windows with wood windows in accordance with the regulations. Staff recommends approval of the request with the following stipulation: the window on the first floor of the north elevation remain. At their May 25, 2021 meeting, the HLPC recommended approval subject to the assurance that the original door will be used and the chimney caps will be replaced. The HLPC was fine with the applicant's request to remove the window and replace it with brick as long as the new brick is seamless with the existing brick.

Vice Chair Whitfield asked about the window proposed to be removed. Planner Chetuya stated that the HLPC was fine with the request due to its limited visibility from the street. Commissioner Walker asked why staff recommended for the window to remain. Planner Chetuya stated that staff recommended for the window to remain to preserve the original look of the home.

MOTION: Commissioner Walker made a motion, seconded by Commissioner Prothro to approve per the HLPC's recommendation. The vote was cast 4 for, 0 against (Murphy, Covington absent).

- 7. M21-20 Discuss and consider an exception to Section 14.605 Off-Street Parking Requirements, Subsection (a) Off-Street Parking of the Lancaster Development Code (LDC) for the proposed warehouse facility on the west side of Dizzy Dean Drive and approximately 2,335 feet north of Telephone Road for Lot 1 Block A of Midpoint Logistics Center Addition. The property is described as being out of the Smith Elkins Survey, Abstract No. 430, City of Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that the maximum allowed number of parking spaces for the proposed facility is 300 parking spaces. The applicant is proposing to install 382 parking spaces which is 82 parking spaces over the maximum number of parking spaces allowed. According to the applicant, the proposed building's tenant will have as many as 450 employees on site at any one time. They will operate at least 2 to 3 shifts per day with 250 to 300 employees per shift. The additional parking spaces will allow the traffic during the shift changes to operate smoothly. The LDC requires a minimum of 20% of the site to be permanently landscaped and the applicant is exceeding this requirement by providing 28% permanent landscaping. The Planned Development regulations for this site requires 6 to 8 feet of a masonry screening wall with a 3 feet berm and 2 rows of staggered trees every 30 feet to be installed along Dizzy Dean Drive. The applicant has fulfilled this requirement. Staff recommends approval of the parking exception request based on the need to avoid traffic congestion during shift changes, smooth traffic movement, the boosted landscaping, and screening, subject to a requirement upon the property owner, and any successors-in-interest maintaining landscape shown on the landscape plan.

MOTION: Commissioner Prothro made a motion, seconded by Vice Chair Whitfield to approve the request per staff's recommendation. The vote was cast 4 for, 0 against (Murphy, Covington absent).

- 8. M21-25 Discuss and consider a landscape buffer special exception request from Planned Development Ordinance 2013-11-35 requirement for a property located on the northeast corner of North Dallas Avenue and Telephone Road addressed as 3500 North Dallas Avenue. The property is described as being out of the Smith Elkins Survey, Abstract No. 430, City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi gave the staff report and stated that this is a landscape buffer special exception request from Planned Development Ordinance 2013-11-35 landscape buffer requirements. The ordinance requires a 25 feet landscape buffer from the property line. The applicant is providing a 10 feet landscape buffer from the property line adjacent to Telephone Road. However, there is an additional 40 feet of green space between the property line and Telephone Road where the City of Dallas has a water line easement. The 10 feet buffer that the applicant is providing and the 40 feet City of Dallas easement will result in approximately 50 feet of green space between the subject property line and Telephone Road. The ordinance requires that the applicant provide a 25 feet landscape buffer which will result in a total of 65 feet of green space between the subject site and Telephone Road. In this case, strict compliance with the requirements of this article will unreasonably burden the use of the property. The 40 feet water easement will compensate for the reduction of the landscaping. Staff recommends approval of the request subject to the condition that the property owner and any successors-in-interest maintain the entire 50 feet green space; the 10 feet landscape and the 40 feet water line easement along the subject property as a condition for the approval of this exception.

MOTION: Commissioner Prothro made a motion, seconded by Vice Chair Whitfield to approve the request per staff's recommendation. The vote was cast 4 for, 0 against (Murphy, Covington absent).

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

The meeting was adjourned at 7:52 PM.

ATTEST:

Bester Munyaradzi, Senior Planner

APPROVED:

Isabel Aguilar, Chair

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

2.

Meeting Date: 08/03/2021

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

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

HLPC21-13 Consider approval of a Certificate of Appropriateness (COA) for the construction of a 2,707 square feet home on the property addressed as 605 North Jefferson Street, Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The subject property is addressed as 605 North Jefferson Street and the lot is approximately .21 acre in size.
2. **Current Zoning:** The subject property is currently zoned Historic Overlay District, Single Family residential (SF-6).
3. **Adjacent Properties:**
North: Historic Overlay District, Single Family Residential SF-6 (Residence)
South: Historic Overlay District, Single Family Residential SF-6 (Residence)
East: Light Industrial, LI (Vacant)
West: Historic Overlay District, Single Family Residential SF-6 (Residence)
4. **Comprehensive Plan Compatibility:**
The Future Land Use Plan (FLUP) identifies this site as suitable for residential uses and the proposed single family use is consistent with the Future Land Use Plan of the Comprehensive Plan.

5. **Case History:**

Date	Body	Action
06/22/21	HLPC	HLPC21-13 Tabled to the next HLPC meeting
07/27/21	HLPC	HLPC21-13 Recommended Approval

Operational Considerations:

The applicant is proposing to construct a new single story 2,707 square feet Craftsman-style home on the subject property. When considering the construction of a new home in the Historic Overlay District, there are general criteria that should be assessed. Below are standards from the Lancaster Historic Residential Design Regulations (LHRDR) for Craftsman-style homes and also what the applicant is proposing.

Form/Shape: The LHRDR Chapter 3, Section 3.13.1 *Materials of New Construction* states that, "The

form of new residential construction and its integration with the neighborhood is a significant issue to be considered. Form includes the size, shape, massing, details, and materials of a new residence. The relationship of a structure's form to the neighborhood in which it is located or to adjacent historic structures is critical to maintaining the unique character of the neighborhood."

The homes to the north, south, and west are respectively 1,760 square feet, 1,818 square feet, and 944 square feet in size. Although the proposed home will be a total of 2,707 square feet in size and will be larger than the average size of the adjacent structures, the dwelling size will be 2,107 square feet and this is similar in size to the adjacent homes. The homes to the north and west are constructed of a wood-like siding, and the home to the south is constructed of brick. All surrounding homes are one (1) story and the proposed home will be one (1) story in height and will be constructed of horizontal wood siding. The overall form and shape of the proposed home is similar to the surrounding houses.

Design: Section 3.13.1 of the LHRDR states that, "The design of new structures may incorporate key elements nearby historic structures or that are typical of the neighborhood, including massing, scale, fenestration, and materials. New residential construction should not be absolute reproductions, and should appear as clearly modern."

The homes to the north and south are modern style homes, and the home to the south is Minimal Traditional in style. The proposed home would bring in a modern yet 20th Century Craftsman-style unit with increased design features compared to the surrounding homes.

Section 2.2.5 of the LHRDR states that, "Characteristics of Craftsman-style units can include large porches integral to the house, columns or pedestals on brick pilasters, simple window forms, horizontal wood siding, natural wood trim, originally painted in rich "earth colors", large eaves or overhangs at roofs, low-pitched roofs, exposed roof rafters, and a variety of roof forms." The proposed home will have a relatively large porch that will be approximately 113 square feet, two (2) columns, windows with simple forms on every facade, and horizontal wood siding located throughout the home. It will be painted White Almanac and the trim will be Forrester Green. The proposed home will also have a hipped roof form and the door will be made of wood. The driveway will be made of concrete and the windows will be made of wood and grouped in pairs at the front of the home. The home will have large eaves and overhang roofs at the front facade of the home. The proposed characteristics will therefore match the general criteria for a Craftsman-style home.

Site Setbacks: The LHRDR states that, "New construction or additions at front or corner side yards shall align with the typical existing setbacks of other historic structures along the block face." The lot is platted with established setbacks. The site plan is in compliance with the required setback of 30 feet from North Jefferson Street and 20 feet from East Fifth Street.

Materials and Material Color: Section 3.13.1 of the LHRDR states that, "If the new construction is clad with wood, the preferred exterior material is wood or a material which is similar to original materials in the area like shingle, stucco, etc. The use of cementitious products or similar materials are allowed if it meets size recommendations and proper construction detailing of traditional siding materials. If wood siding is used, its exposure shall reflect the exposure of traditional wood siding such as novelty, or lapped siding."

The proposed home will use wood siding and its exposure reflects traditional lapped wood siding. Two (2) of the other surrounding homes are composed of wood or material similar to wood. A color palette demonstrating earth colors that will be used on the new home is displayed on the elevations. The colors are in compliance with the LHRDR.

Fence: Section 3.16.2 of the LHRDR states that, "The side of the fence facing a street or alley should be "finished."....Fences shall be constructed of wood, twisted wire, and metal or other appropriate materials;...New wood fences that are painted shall be painted in colors and finishes appropriate to the style and period of the historic house, or stained gray or brown....Fences at side yards or front-facing

portion of front yards (and behind the front facade of the historic house) should not exceed 6' in height...For properties located on a corner, corner side yard fences may be located in the rear 50% of the side yard and may not obscure projecting features of the historic house." The proposed fence will be made of wood and four (4) to six (6) feet high. As this is a corner lot, the fence will be located in the rear 50% of the side yard. The fence is in compliance with the LHRDR.

Analysis: The proposed home complements dwellings found in proximity to this new development. It is compatible with adjacent dwellings in the general area. The proposed columns, roof, door, siding material and design respect the older homes in this area while still being true to the current era.

At the June 22, 2021 meeting the HLPC requested the applicant to present appropriate body, trim and accent colors for the house. The applicant submitted new house renderings showing the westhighland white as the color of the house body, forrester green as the trim color and accent color being tan. The fence will be stained with a chestnut brown color. The westhighland white, forrester green and tan are all earth tone colors and appropriate a new craftsman-style home. Therefore, staff recommends approval of the requested craftsman-style home as presented.

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 approve the request with conditions, and state those conditions.
3. The Planning and Zoning Commission may deny the request, as presented.

Recommendation:

At their July 27, 2021 meeting, the HLPC recommended approval of the request to construct a new craftsman-style home at 605 North Jefferson Street and staff concur with the HLPC recommendation.

Attachments

Location Map

DCAD Report

Site Plan Exhibit

Elevation Plans

New Home Renderings

Letter of Intent

HLPC Agenda 07/27/2021






HLPC 07/27/2021 Draft Minutes

City of Lancaster

605 Jefferson St

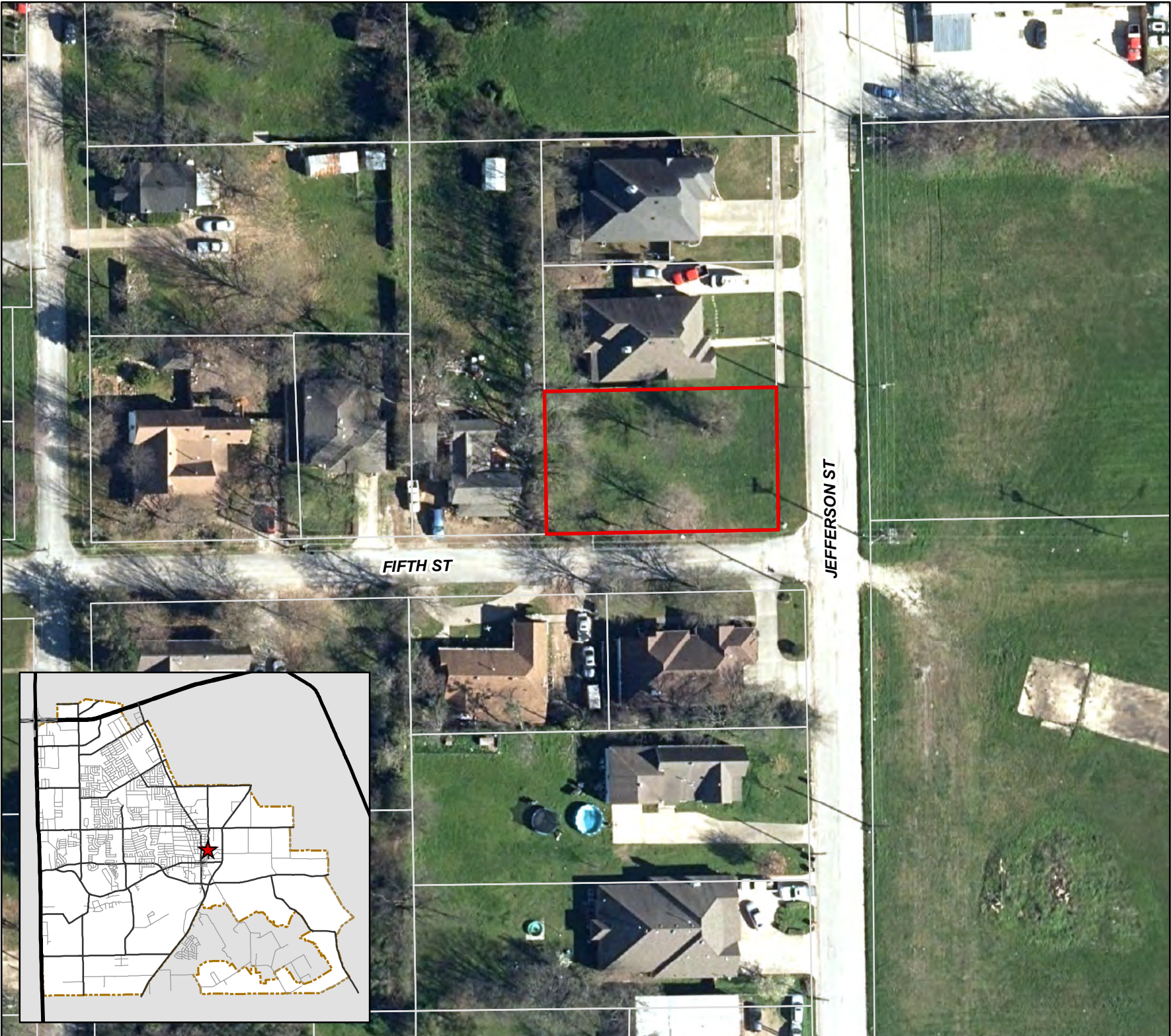
Zoned: SF-6 (Historic District)



-  Subject Property
-  Parcels
-  Downtown Districts
-  Floodplain
-  City Limits

0 15 30 60 Feet

date: 05/19/21





Residential Account #360654907127A0000

[Location](#)
[Owner](#)
[Legal Desc](#)
[Value](#)
[Main Improvement](#)
[Additional Improvements](#)
[Land](#)
[Exemptions](#)
[Estimated Taxes](#)
[History](#)

Property Location (Current 2021)

Address: 605 N JEFFERSON ST
Neighborhood: 4LSG06
Mapsc: 86-C (DALLAS)

DCAD Property Map

2021 Current Appraisal Notice

uFile Online Protest

Electronic Documents (ENS)

File Homestead Exemption Online



Print Homestead Exemption Form



Print/Mail Account Protest Form

Owner (Current 2021)

BREWER & SONS HOMES LLC
 706 MANNINGTON
 DALLAS, TEXAS 752323150

Multi-Owner (Current 2021)

Owner Name	Ownership %
BREWER & SONS HOMES LLC	100%

Legal Desc (Current 2021)

- 1: MAY
- 2: BLK 71 LT 27A
- 3:
- 4: INT201900258159 DD09242019 CO-DC
- 5: 0654907127A00 4CN06549071

Deed Transfer Date: 9/26/2019

Value

2021 Proposed Values	
Improvement:	\$0
Land:	+ \$20,480
Market Value:	= \$20,480
Revaluation Year:	2019
Previous Revaluation Year:	2017

Main Improvement (Current 2021)

No Main Improvement.

Additional Improvements (Current 2021)

No Additional Improvements.

Land (2021 Proposed Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SFR - VACANT LOTS/TRACTS	SINGLE FAMILY RES-3 (7000)	75	121	9,100.0000 SQUARE FEET	STANDARD	\$2.25	0%	\$20,475	N

*** All Exemption information reflects 2021 Proposed Values. *****Exemptions (2021 Proposed Values)**

No Exemptions

Estimated Taxes (2021 Proposed Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	LANCASTER	LANCASTER ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.819736	\$1.4999	\$0.24974	\$0.124	\$0.2661	N/A
Taxable Value	\$20,480	\$20,480	\$20,480	\$20,480	\$20,480	\$0
Estimated Taxes	\$167.88	\$307.18	\$51.15	\$25.40	\$54.50	N/A
Tax Ceiling					N/A	N/A
Total Estimated Taxes:						\$606.10

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. [Click Here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios, like a tax ceiling, etc..** If you wish to calculate taxes yourself, you may use the [Tax Calculator](#) to assist you.

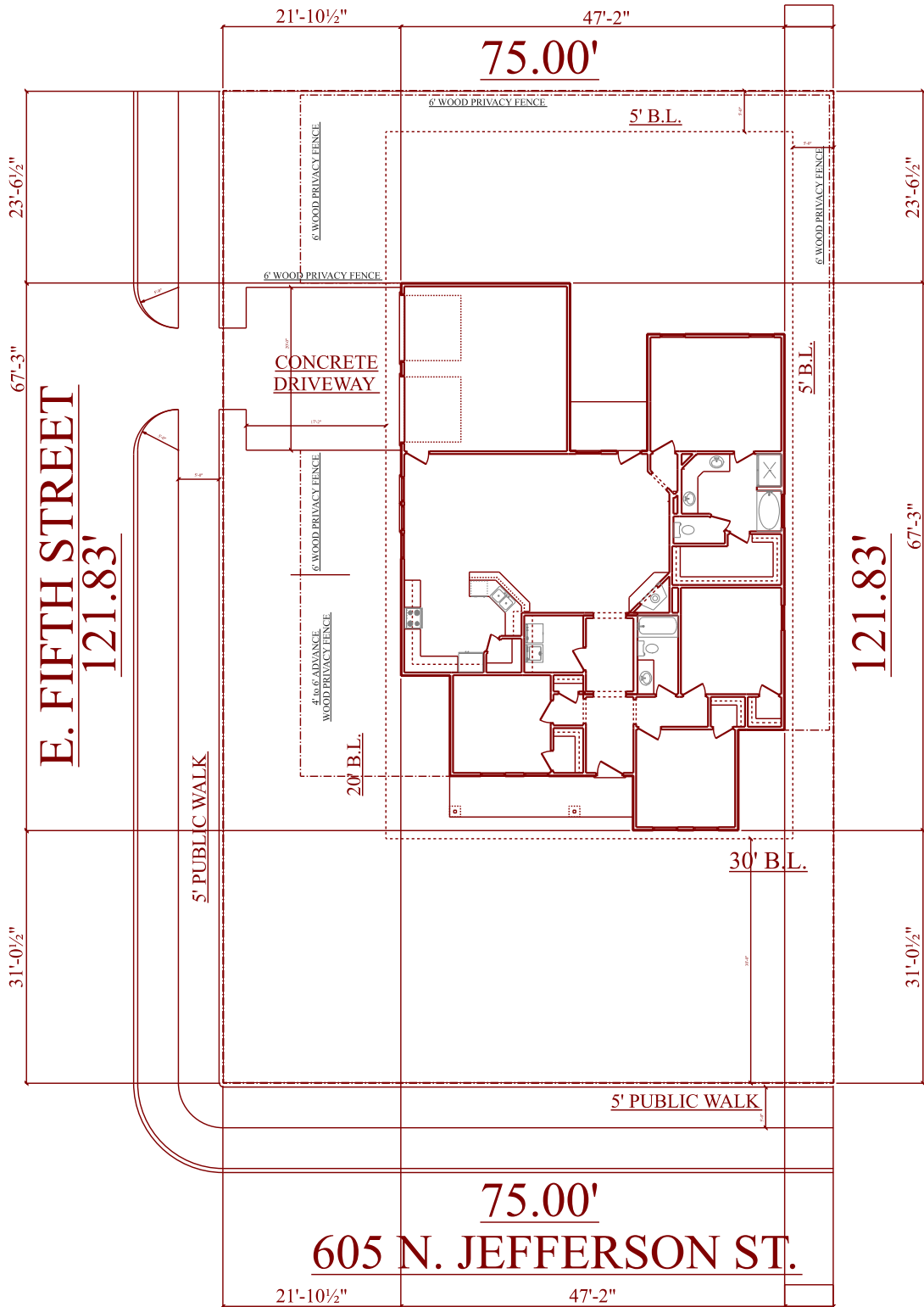
History

[History](#)

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LOT 27-A BLOCK 71
MAY ADDITION
LANCASTER, TEXAS
DALLAS COUNTY

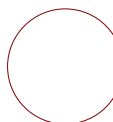


SITE DATA SUMMARY

EXISTING ZONING	SINGLE FAMILY RES-3
PROPOSED USE	SINGLE FAMILY RES-3
BUILDING SQ. FT.	2,707 SQ. FT.
TOTAL LOT AREA	9,137 SQ. FT.
BUILDING HEIGHT	1 STORY - 19'-6"

FLOOD NOTE:

This Property is located in Zone X and DOES NOT lie within the 100-year flood zone according to the F.R.G.M. No. 48113C0635K



SITE PLAN

SCALE: 1" = 20'-0"



Residential Home Designs

(214) 399-0663

DesignsYourWay.RC@gmail.com

East Marvin Avenue
Waxahachie, Texas 75165

APRIL 2nd, 2021

PLAN ID
2107

**BREWER & SONS
HOMES LLC**
706 Mannington Drive
Dallas, Texas 75232
972-480-2058

A NEW SINGLE FAMILY HOME
TO BE CONSTRUCTED @
605 N. JEFFERSON STREET
LOT 27-A BLOCK 71 - MAY ADDITION
9,137 SQ. FT. VOLUME 2003018 PAGE 68
LANCASTER, TEXAS
DALLAS COUNTY

MEMBER



AMERICAN INSTITUTE of
BUILDING DESIGN

Plan Copyright, Ownership and Liability
These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 102 of the Copyright Act, 17 U.S.O. as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. Reproduction of these home Plans or designs either in whole or in part, including any form and/or preparation of derived works thereof for any reason without prior written permissions is strictly prohibited. The purchase of a set of home plans in now way transfers any copyright or other ownership interest in it to the buyer except for a limited license to use that set of home for the construction of one dwelling unit. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. These plans are the property of Designs Your Way LLC.

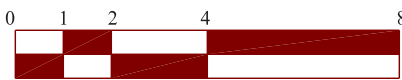
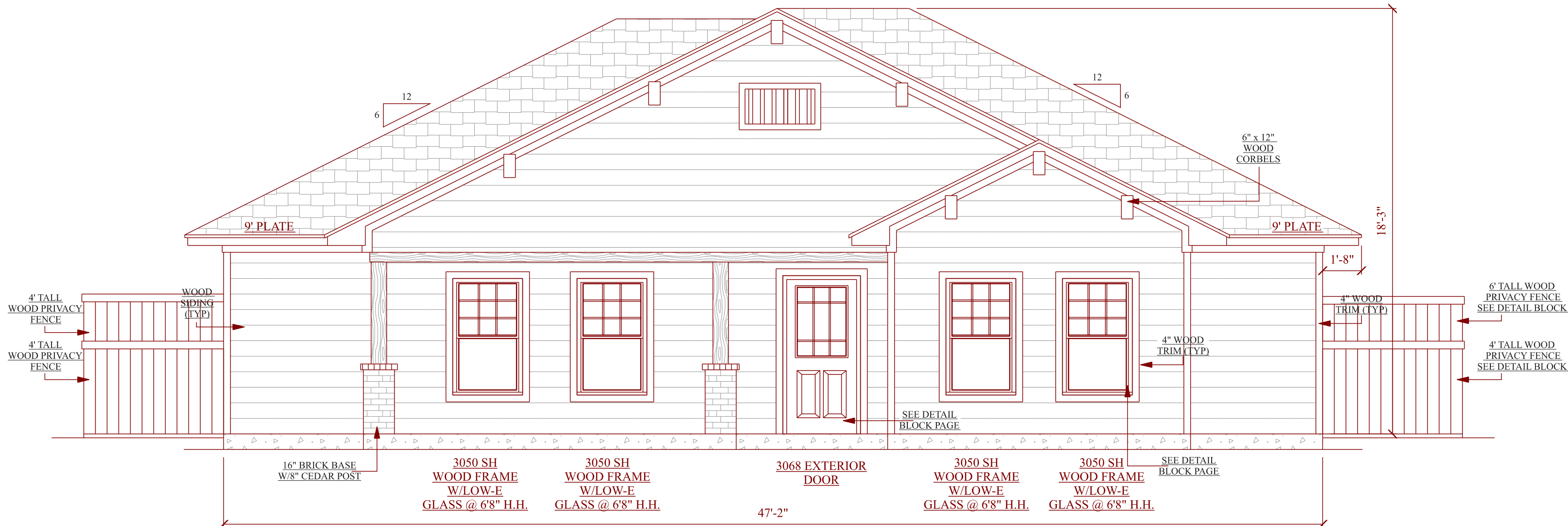
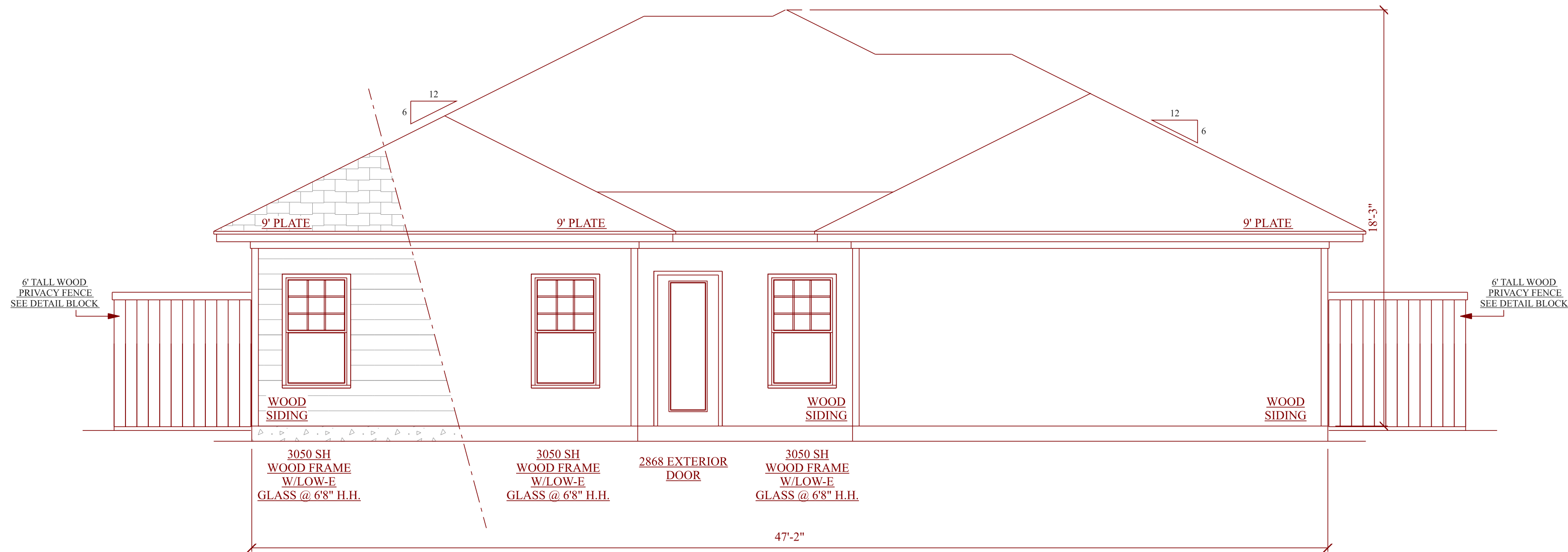
Designs Your Way LLC., assume no liability for any structure constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning any construction.

1. Verify all structural for design, size and reinforcement with local engineer and building officials.
2. Verify all dimensions and all aspects of plans for compliance with all local codes and ordinances where house is to be constructed.
3. Plans indication locations only: engineering aspects should incorporate actual size and soil conditions.

Limit of Designers liability is not to exceed the actual price paid for the plans. Designs Your Way assumes no liability for any changes made to the plans nor does Designs Your Way assume any liability for advice given or methods used by the builder, contractor or other professionals involved in the construction of a house from the plans.
Designs Your Way is not a registered Architect.

NOTES:

1. These plans are intended to provide the basic construction information necessary to substantially complete this structure. These plans must be verified and checked completely by the builder. Any discrepancy, error an/or omission if found needs to be brought to the attention of the designer before any construction work or purchases have been made.
2. These plans are designed to be in substantial compliance with the 2015 International Residential Code. The construction shall conform to all national, state and local building codes and ordinances. These codes shall take precedence over anything noted in these drawings.
3. Contractor must verify all dimensions and scale drawings.
4. All stud walls are dimensioned 4" nominal, brick 5" nominal and thin walls 2" nominal.
5. Linen closets and pantries to have 5 shelves unless other wise noted.
6. Provide 3/8 inch water line to refrigerator.
7. Gas water heaters in the garage are to be on a 18" platform.
8. Air conditioner condenser must be 3" above grade.
9. In absence of nailing schedule prepared by designer or engineer, and accepted by building office use Table R602.3 in the International Residential Code.
10. Refer to engineer drawings for all foundations.
11. Lot drainage to comply with the International Residential Code.
12. Building area to be cleared of all humus roots and vegetation. Cut stumps to a minimum of 8" below grade and 4" below beams
13. Check plans for level changes, floor outlets and plumbing fixture locations.



Residential Home Designs
(214) 399-0663
Designs Your Way.RC@gmail.com
East Marvin Avenue
Waxahatche, Texas 75165



APRIL 2nd, 2021

PLAN ID
2107

BREWER & SONS
HOMES LLC
706 Mannington Drive
Dallas, Texas 75252
972-480-2058

A NEW SINGLE FAMILY HOME
TO BE CONSTRUCTED @
605 N. JEFFERSON STREET
LOT 27-A BLOCK 71 - MAY ADDITION
9,137 SQ. FT. VOLUME 2003018 PAGE 68
LANCASTER, TEXAS
DALLAS COUNTY





PAINT & STAIN FINISH NOTES:

HOUSE BODY COLOR TO BE WESTHIGHLAND WHITE
TRIM COLOR TO BE FORRESTER GREEN

ACCENT COLOR AT ROOF FASCIA, ATTIC VENT & EXTERIOR FRAMES OF WINDOWS (NOT
SHOWN IN RENDERINGS) TO BE TAN

FENCE STAIN COLOR TO BE CHESTNUT BROWN

FINAL PAINT COLOR SELECTIONS TO BE PROVIDED BY BUILDER

NOT TO SCALE

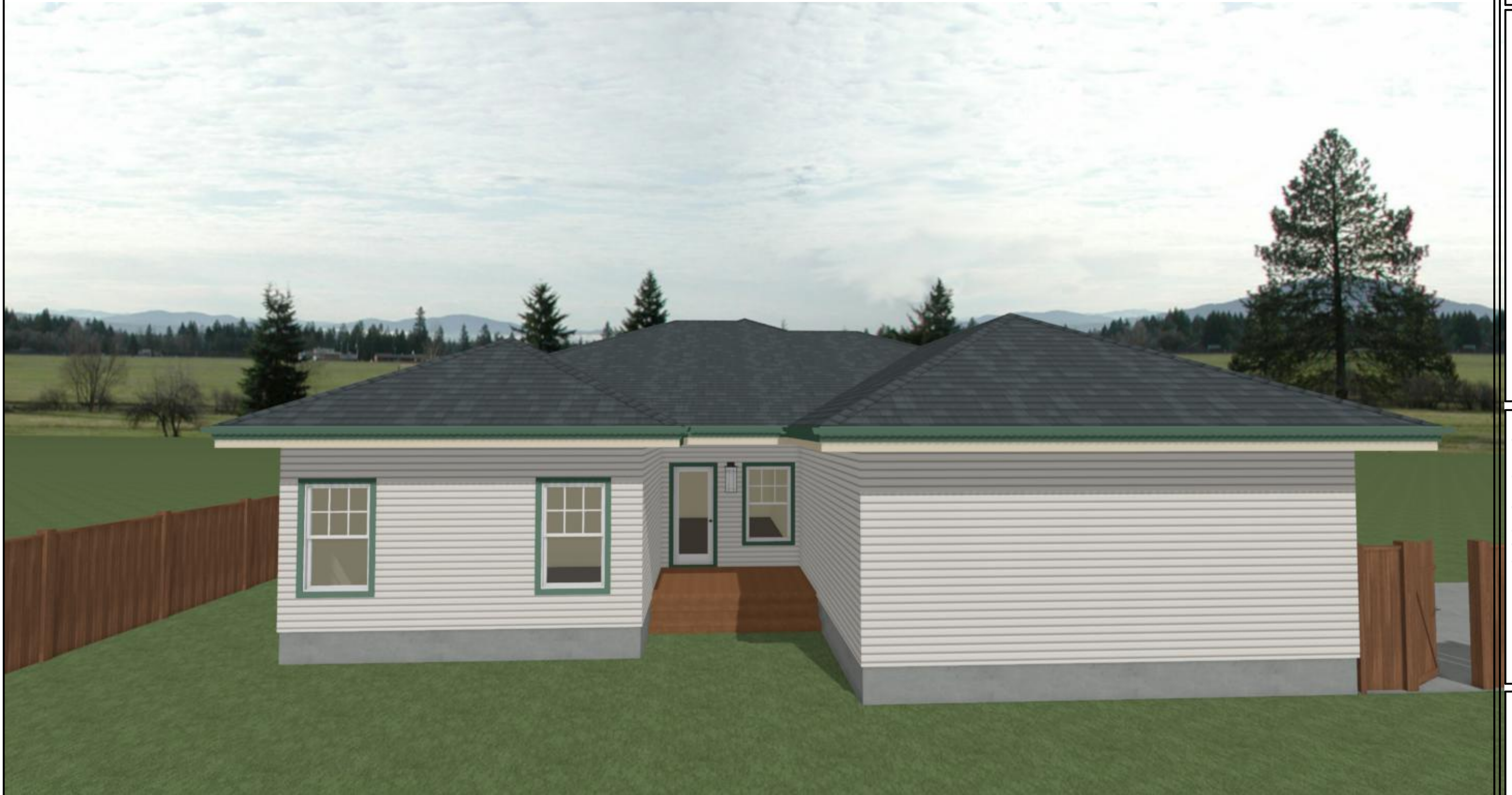
RENDERINGS ARE FOR ARTISTIC INTERPRETATION ONLY
AND NOT TO BE USED FOR CONSTRUCTION

SHEET NUMBER	1	REVISION #:
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FRONT VIEW

BREWER & SONS HOMES
605 N. JEFFERSON STREET
LANCASTER, TEXAS

Ananda Tepper
INTERIOR DESIGN



NOT TO SCALE

RENDERINGS ARE FOR ARTISTIC INTERPRETATION ONLY
AND NOT TO BE USED FOR CONSTRUCTION

SHEET NUMBER

2

REVISION #:

REAR VIEW

BREWER & SONS HOMES
605 N. JEFFERSON STREET
LANCASTER, TEXAS

Ananda Tepper
INTERIOR DESIGN



NOT TO SCALE

RENDERINGS ARE FOR ARTISTIC INTERPRETATION ONLY
AND NOT TO BE USED FOR CONSTRUCTION

SHEET NUMBER

3

REVISION #:

SIDE VIEW

BREWER & SONS HOMES
605 N. JEFFERSON STREET
LANCASTER, TEXAS

Ananda Tepper
INTERIOR DESIGN



NOT TO SCALE

RENDERINGS ARE FOR ARTISTIC INTERPRETATION ONLY
AND NOT TO BE USED FOR CONSTRUCTION

SHEET NUMBER

4

REVISION #:

SIDE VIEW

BREWER & SONS HOMES
605 N. JEFFERSON STREET
LANCASTER, TEXAS

Ananda Tepper
INTERIOR DESIGN



LETTER OF INTENT

City of Lancaster Historical Land Planning and Zoning Committees

April 30, 2021

City of Lancaster
Departmental Services Department Planning Division
211 North Henry Street
Lancaster, TX 75146

RE: 835 E. 3rd St Plat - Letter of Intent

To Whom It May Concern:

We are submitting this Letter of Intent to the City of Lancaster Departmental Services Department Planning Division and the Historical Land Planning Committees advising that it is our intent to submit a Certificate of Appropriateness Packet for 605 N. Jefferson St, Lancaster TX 75146, in the hopes of obtaining permission to build new residential craftsman's style home with a Total Living Area of 2107.

This craftsman's style home will feature wood siding and wood windows throughout along with other characteristics of the craftsman style as mentioned in the Historic Residential Design Regulations.

Brewer and Sons Homes, LLC's proposes to request approval for the residential construction located at 605 N. Jefferson St in the May Addition Subdivision within the city limits of Lancaster, Tx.

Marlo Bernard will be our main point of contact for the purposes of the application process and can be reached at:

- 706 Mannington Dr., Dallas, TX 75232
- (972) 480-2058
- Bshomesllc@Outlook.com

Thank you for this opportunity, your time and consideration.

Sincerely,

Marlo Bernard

Marlo Bernard
Authorized Agent / Manager

CITY OF LANCASTER BOARDS AND COMMISSIONS

Historic Landmark Preservation Committee

Item 2.

Meeting Date: 07/27/2021

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

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

HLPC21-13 Discuss and consider a Certificate of Appropriateness (COA) for the construction of a 2,707 square feet home on the property addressed as 605 North Jefferson Street, Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The subject property is addressed as 605 North Jefferson Street and the lot is approximately .21 acre in size.
2. **Current Zoning:** The subject property is currently zoned Historic Overlay District, Single-Family residential (SF-6).
3. **Adjacent Properties:**
North: Historic Overlay District, Single Family Residential SF-6 (Residence)
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East: Light Industrial, LI (Vacant)
West: Historic Overlay District, Single Family Residential SF-6 (Residence)
4. **Comprehensive Plan Compatibility:**
The Future Land Use Plan (FLUP) identifies this site as suitable for residential uses and the proposed single-family use is consistent with the Future Land Use Plan of the Comprehensive Plan.

5. **Case History:**

Date	Body	Action
06/22/21	HLPC	HLPC21-13 Tabled the item to the next HLPC meeting

Operational Considerations:

The applicant is proposing to construct a new single-story 2,707 square feet Craftsman-style home on the subject property. When considering the construction of a new home in the Historic Overlay District, there are general criteria that should be assessed. Below are standards from the Lancaster Historic Residential Design Regulations (LHRDR) for Craftsman-style homes and also what the applicant is proposing.

Form/Shape: The LHRDR Chapter 3, Section 3.13.1 *Materials of New Construction* states that "The

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portion of front yards (and behind the front facade of the historic house) should not exceed 6' in height...For properties located on a corner, corner side yard fences may be located in the rear 50% of the side yard and may not obscure projecting features of the historic house." The proposed fence will be made of wood and four (4) to six (6) feet high. As this is a corner lot, the fence will be located in the rear 50% of the side yard. The fence is in compliance with the LHRDR.

Analysis: The proposed home complements dwellings found in proximity to this new development. It is compatible with adjacent dwellings in the general area. The proposed columns, roof, door, siding material and design respect the older homes in this area while still being true to the current era.

Changes Since The HLPC Meeting:

At the June 22, 2021 meeting the HLPC requested the applicant to present appropriate body, trim and accent colors for the house. The applicant submitted new house renderings showing the westhighland white as the color of the house body, forrester green as the trim color and the accent color being tan. The fence will be stained with a chestnut brown color. The westhighland white, forrester green and tan are all earth tone colors and appropriate for a new craftsman-style home. Therefore, staff recommends approval of the requested craftsman-style home as presented.

Public Information Considerations:

This item is being considered at a regular meeting of the Historic Landmark Preservation Committee noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. The Historic Landmark Preservation Committee may recommend approval of the request, as presented.
2. The Historic Landmark Preservation Committee may recommend approval of the request with conditions, and state those conditions.
3. The Historic Landmark Preservation Committee recommend denial of the request.

Recommendation:

Staff recommends approval of the request to construct the new home.

Attachments

Location Map

DCAD Report

Site Plan

Elevation Plan Exhibit

New Home Renderings

Staff Pictures

Letter of Intent

MINUTES

HISTORIC LANDMARK PRESERVATION COMMITTEE REGULAR MEETING OF JULY 27, 2021

The Historic Landmark Preservation Committee of the City of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall on July 27, 2021 at 7:00 p.m. with a quorum present to-wit:

Members Present:

Paul Laurens Wiseman, Vice Chair
Dee Hinkle
Glenn Hooper (Arrived after Item 2)
Russell Webb

Members Absent:

Patricia Siegfried-Giles, Chair

City Staff:

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

Call to order:

Vice Chair Wiseman called the meeting to order at 7:00 p.m. on July 27, 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:

Vice Chair Wiseman read the consent agenda.

- 1. Consider approval of minutes from the Historic Landmark Preservation Committee Regular Meeting held on June 22, 2021.**

MOTION: Committee Member Hinkle made a motion, seconded by Committee Member Webb to approve. The vote was cast 3 for, 0 against (Siegfried-Giles, Hooper absent).

ACTION

- 2. HLPC21-13 Discuss and consider a Certificate of Appropriateness (COA) for the construction of a 2,707 square feet home on the property addressed as 605 North Jefferson Street, Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that at the June 22, 2021 meeting, the HLPC requested the applicant to present appropriate body, trim and accent colors for the house. The applicant submitted new house renderings showing westhighland white as the body color, forrester green as the trim color and tan as the accent color. The fence will be stained with a chestnut brown color. The proposed colors are all earth tone colors appropriate for a new Craftsman-style home. Therefore, staff recommends approval of the request as presented.

Marlo Bernard, applicant, 706 Mannington Dr, Dallas, was present.

MOTION: Committee Member Hinkle made a motion, seconded by Committee Member Webb to approve. The vote was cast 3 for, 0 against (Siegfreid-Giles, Hooper absent).

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

3.

Meeting Date: 08/03/2021

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

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

PS21-32 Consider approval of a final plat for Rodriguez Addition, Lot 1, Block A, being a 10.005 acres tract of land located on the southeast corner of McBride Road and Reindeer Road. The property is addressed as 507 East Reindeer Road and is described as being a tract of land situated in the Money Weatherford Survey, Abstract No. 1554, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is located on the southeast corner of McBride Road and Reindeer Road and is 10.005 acres in size.
2. **Current Zoning:** The subject property is currently zoned Agricultural Open (AO).
3. **Adjacent Properties:**
North: Extraterritorial jurisdiction (ETJ) and Agricultural Open (AO) - Vacant
South: Agricultural Open (AO) - Vacant and Single Family Home
East: Agricultural Open (AO) - Vacant and Single Family Home
West: Extraterritorial jurisdiction (ETJ) - Vacant
4. **Comprehensive Plan Compatibility:** The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for Rural Living uses. The proposed single family home is consistent with the Future Land Use Plan of the Comprehensive Plan.

5. **Case History/Background:**

Date	Body	Action
05/04/21	P&Z	PS21-14 Approved Preliminary Plat

Operational Considerations:

This is a request for approval of a final plat to create one (1) lot for the purpose of developing a single family home. Access to this lot will be from East Reindeer Road. East Reindeer Road is a Major Arterial Type B road and is proposed to be 100 feet wide. The applicant will dedicate the required minimum 36.41 feet of rights-of-way for East Reindeer Road. The final plat was reviewed by the Engineering Division and there are no comments at this time. 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.

Recommendation:

Staff recommends approval of the final plat as presented.

Attachments

Location Map

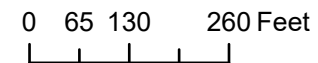
Final Plat

Staff Photo

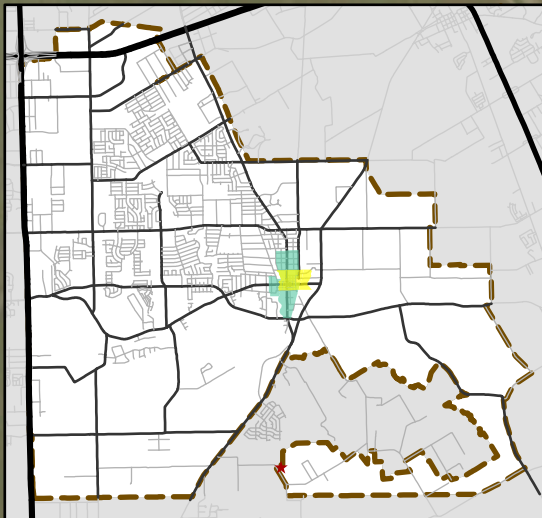
507 E Reindeer Rd Zoned: A-O

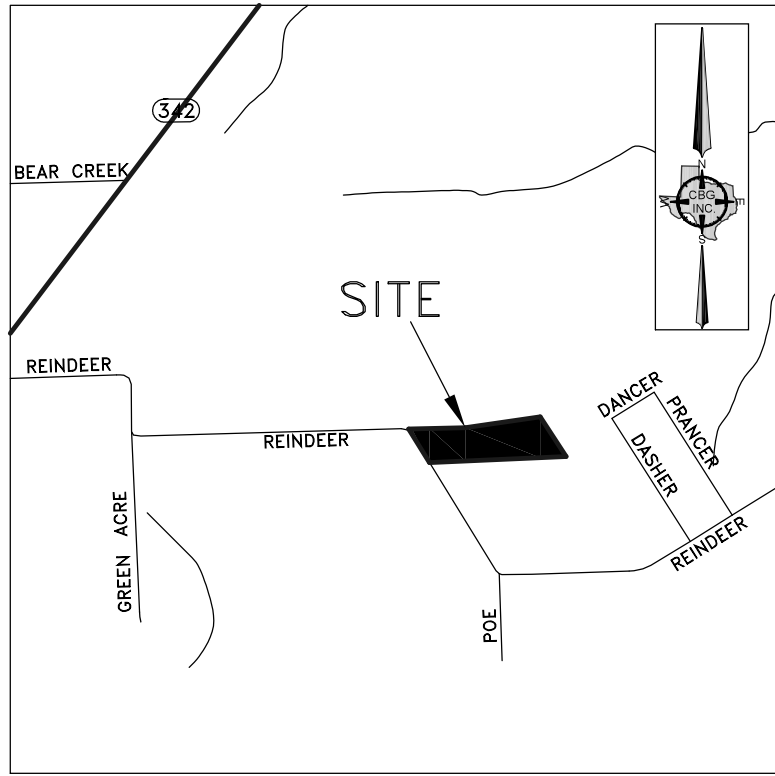


- Subject Property
- Parcels
- City Limits
- Floodplain
- Historic Landmark Design District
- Downtown Design District

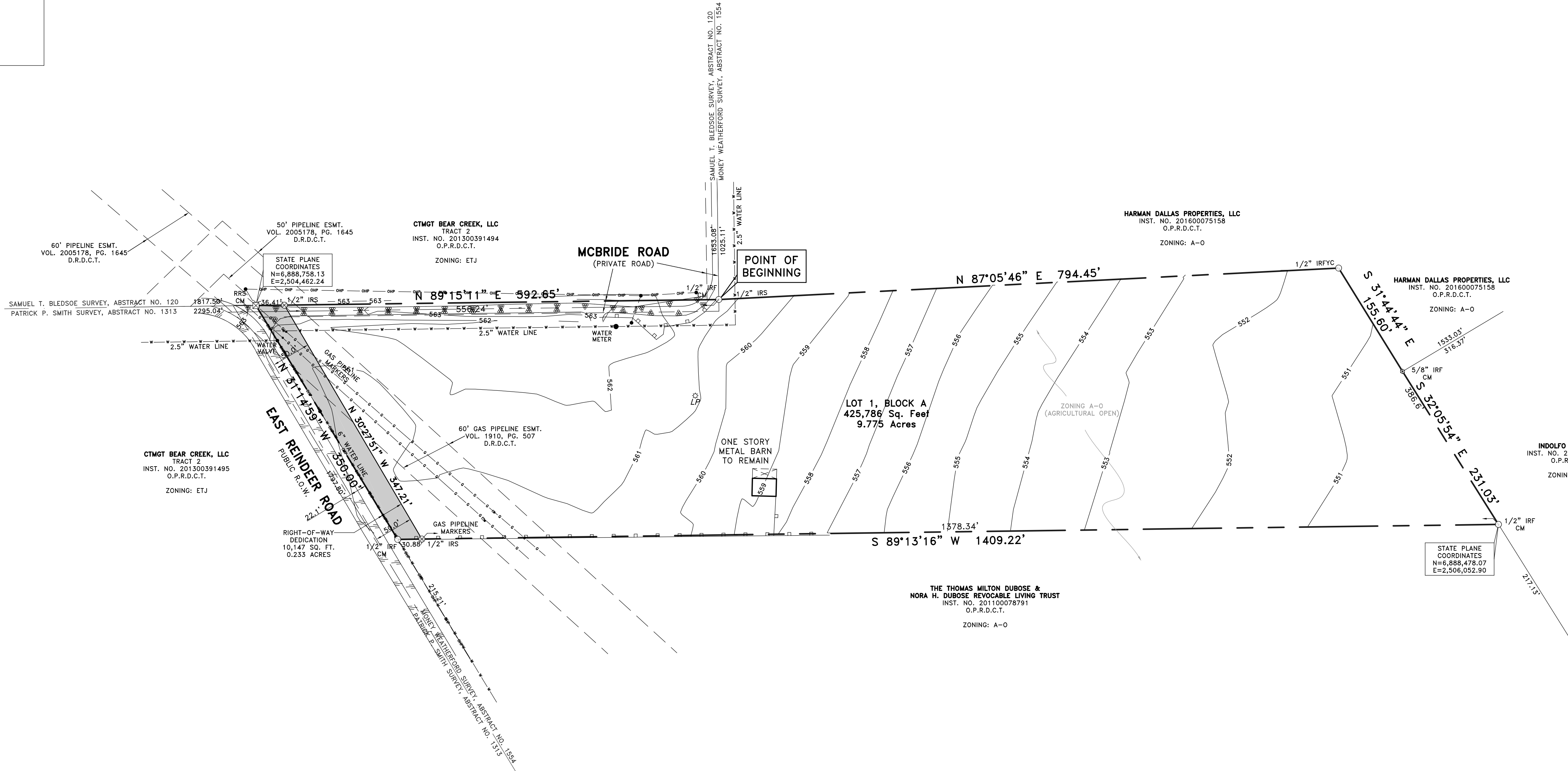
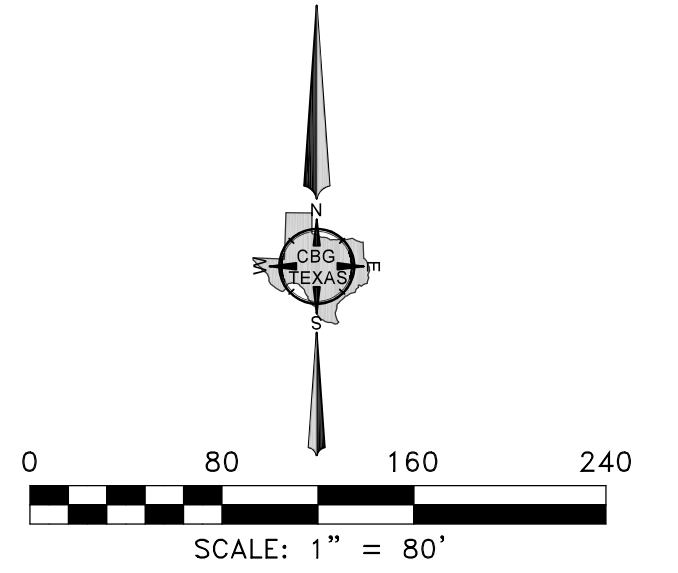


REINDEER RD





VICINITY MAP
NOT TO SCALE



LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
RRS = RAILROAD SPIKE FOUND
1/2 IRF = 1/2 INCH IRON ROD FOUND
5/8 IRF = 5/8 INCH IRON ROD FOUND
1/2 IRFYC = 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP
STAMPED "CBG SURVEYING"

GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT AND TO DEDICATE RIGHT-OF-WAY.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 7) SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 48113C0645K, WITH A DATE OF IDENTIFICATION OF 07/07/2014, FOR COMMUNITY NO. 480165, IN DALLAS COUNTY, STATE OF TEXAS WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.

SHEET 1 OF 2

CASE NO. PS21-32
FINAL PLAT
RODRIGUEZ ADDITION
LOT 1, BLOCK A
435,823 SQ.FT. / 10.005 ACRES
MONEY WEATHERFORD SURVEY, ABSTRACT NO. 1554
CITY OF LANCASTER, DALLAS COUNTY, TEXAS



OWNER: JASMINE RODRIGUEZ
2928 BRIDAL WREATH LANE
DALLAS, TEXAS 75233
PHONE: 469-703-0431

SCALE: 1"=80' / DATE: 2/08/2021 / JOB NO. 2003723-01PLAT / DRAWN BY: TO

GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT AND TO DEDICATE RIGHT-OF-WAY.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 7) SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 48113C0645K, WITH A DATE OF IDENTIFICATION OF 07/07/2014, FOR COMMUNITY NO. 480165, IN DALLAS COUNTY, STATE OF TEXAS WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.

CITY CERTIFICATION

Approval	
Chairman, City of Lancaster, Planning and Zoning Commission	Date
Attest:	
Signature	Date
Name & Title	
The Senior Planner of the City of Lancaster, Texas, hereby certifies that to the best of her knowledge or belief, this subdivision plat conforms to all requirements of the Subdivision Regulations, or as may have been amended or modified, as allowed by the Planning and Zoning Commission as to which her approval is required.	
Senior Planner	Date

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Carlos A. Rodriguez and Jasmine Rodriguez are the owners of a tract of land situated in the Money Weatherford Survey, Abstract No. 1554, City of Lancaster, Dallas County, Texas, and being a tract of land conveyed to Carlos A. Rodriguez and Jasmine Rodriguez by deed recorded in Instrument No. 202100053227, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being along the East right of way line of McBride Road (private road), (prescriptive right of way), said corner being the Southeast corner of a tract of land conveyed to CTMGT Bear Creek, LLC (Tract 2) by deed recorded in Instrument No. 201300391494, Official Public Records, Dallas County, Texas, said corner being the Southwest corner of a tract of land conveyed to Harman Dallas Properties, LLC by deed recorded in Instrument No. 201600075158, Official Public Records, Dallas County, Texas;

THENCE North 87 degrees 05 minutes 46 minutes East along the South line of said Harman Dallas Properties, LLC tract, a distance of 794.45 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE South 31 degrees 44 minutes 44 minutes East along the Southwest line of said Harman Dallas Properties, LLC tract, a distance of 155.60 feet to a 5/8 inch iron rod found for corner, said corner being the South corner of said Harman Dallas Properties, LLC tract and the Northwest corner of a tract of land conveyed to Indolfo Martinez by deed recorded in Instrument No. 200600310327, Official Public Records, Dallas County, Texas;

THENCE South 32 degrees 05 minutes 54 minutes East along the Southwest line of said Martinez tract, a distance of 231.03 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of a tract of land conveyed to The Thomas Milton Dubose and Nora H. Dubose Revocable Living Trust by deed recorded in Instrument No. 2011000787791, Official Public Records, Dallas County, Texas;

THENCE South 89 degrees 13 minutes 16 minutes West along the North line of said The Thomas Milton Dubose and Nora H. Dubose Revocable Living Trust tract, a distance of 1409.22 feet to a 1/2 inch iron rod found for corner, said corner being along the East right of way line of East Reindeer Road (Public right of way);

THENCE North 31 degrees 14 minutes 59 minutes West along the Northeast right of way line of East Reindeer Road, a distance of 350.00 feet to a Railroad spike found for corner, said corner being along the South line of said CTMGT Bear Creek, LLC (Tract 2), said corner being along the North right of way line of said McBride Road;

THENCE North 89 degrees 15 minutes 11 minutes East along the South line of said CTMGT Bear Creek, LLC (Tract 2) tract, a distance of 592.65 feet to the POINT OF BEGINNING and containing 425,786 square feet or 9.775 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, Carlos A. Rodriguez and Jasmine M. Rodriguez, Owners, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as **RODRIGUEZ ADDITION, LOT 1, BLOCK A**, an addition to the City of Lancaster, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2021.

BY: _____
Carlos A. Rodriguez, Owner

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Carlos A. Rodriguez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2021.

Notary Public in and for
the State of Texas

BY: _____
Jasmine M. Rodridguez, Owner

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jasmine M. Rodridguez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2021.

Notary Public in and for
the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Bryan Connally, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Lancaster.

Dated this the_____ day of _____, 2021.

RELEASED FOR REVIEW 07/19/2021 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Bryan Connally, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2021.

Notary Public in and for
the State of Texas

SHEET 2 OF 2

CASE NO. PS21-32
FINAL PLAT
RODRIGUEZ ADDITION
LOT 1, BLOCK A
435,823 SQ.FT. / 10.005 ACRES
MONEY WEATHERFORD SURVEY, ABSTRACT NO. 1554
CITY OF LANCASTER, DALLAS COUNTY, TEXAS



OWNER: JASMINE RODRIGUEZ
2928 BRIDAL WREATH LANE
DALLAS, TEXAS 75233
PHONE: 469-703-0431
jrsoravia88@gmail.com



View from Reindeer

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

5.

Meeting Date: 08/03/2021

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

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

Z21-13 Conduct a public hearing and consider a rezoning request from Retail (R) to Commercial Service (CS). The property is approximately 0.59 acres located on the south side of Pleasant Run Road and 251 feet west of Westridge Avenue. The property is specifically addressed as 720 West Pleasant Run Road, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and size:** The property is located on the south side of Pleasant Run Road and 251 feet west of Westridge Avenue and is 0.59 acres in size.
2. **Current Zoning:** The subject property is currently zoned Retail (R).
3. **Adjacent Properties:**
North: Retail (R) - (Fruit and Vegetable Market Shop)
South: Neighborhood Service (NS) - (Rehabilitation Center)
East: Commercial Service (CS) - (Auto Service Shop)
West: Neighborhood Service (NS) - (Miracle Temple Church)
4. **Comprehensive Plan Compatibility:**
The Future Land Use Map of the Comprehensive Plan identifies this site as Commercial Node. The requested zoning change is not consistent with the Future Land Use Map of the 2016 Comprehensive Plan.

5. Case History:

Date	Body	Action
07/06/21	P&Z	Z21-13 Tabled to the August 3, 2021, meeting

Operational Considerations:

On June 30, 2021, the applicant submitted an initial request to postpone their application to the August 3, 2021 Planning and Zoning Commission meeting in order to allow for additional time to address staff comments.

The applicant submitted a second letter on July 20, 2021 requesting that this item be postponed to the September 7, 2021, Planning and Zoning Commission meeting to allow for additional time to address staff comments.

Recommendation:

Staff recommends acceptance of the applicant's request to postpone the zoning request to the September 7, 2021 Planning and Zoning Commission meeting.

Attachments

Location Map

Second letter to postpone

720 W Pleasant Run Rd Zoned: Retail



Legend

- Subject Property
- Downtown Districts
- Historic District
- Floodplain
- City Limits
- Parcels



0 15 30 60 Feet





IHP ENGINEERING

13151 EMILY ROAD, DALLAS, TX 75240

Date: 07-20-2021

This is a request letter to postpone zoning case Z-21-13

730 W Pleasant Run rd, Lancaster, Tx for the September 7 meeting,
2021.

This request is made to allow enough time to respond to staff comments.

Truly yours

José Luis Burgos Zeneda P E

A handwritten signature in black ink, appearing to read "J. Luis BZ", is written over a horizontal line.

Project Engineer 06-30-2021

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

6.

Meeting Date: 08/03/2021

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

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

Z21-16 Conduct a public hearing and consider a Specific Use Permit (SUP) for a Private Community or Recreation Club (Accessory) use in the Agricultural Open (A-O) zoning district. The property is addressed as 1005 West Main Street and is approximately 540 feet west of Belt Line Road and north of Main Street, more particularly described as a tract of land situated in the A Bledsoe Survey, Abstract No.113, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is located approximately 540 feet west of Belt Line Road and north of Main Street. It is 4.67 acres in size.
2. **Current Zoning:** The subject property is currently zoned Agricultural Open (A-O) in the Mills Branch Overlay District (MBOD) - Existing Neighborhood Zone (sub-district).
3. **Adjacent Properties:**
North: Planned Development - (Mills Branch Overlay District (MBOD)) - Existing Neighborhood Zone (sub-district) - Vacant and Spring Creek Estates subdivision
South: Agricultural Open - Single-family home
East: Mills Branch Overlay District (MBOD) - Existing Neighborhood Zone (sub-district) - Saint Matthew Baptist Church
West: Planned Development - (Mills Branch Overlay District (MBOD)) - Existing Neighborhood Zone (sub-district) - Barack and Michelle Obama Ninth Grade Center
4. **Comprehensive Plan Compatibility:** The Future Land Use Plan of the Comprehensive Plan designates the subject property as Suburban Neighborhood and the proposed Private Community or Recreation Club (Accessory) use is not consistent with the Future Land Use plan of the Comprehensive Plan.

Operational Considerations:

The applicant has requested that this item be postponed to the September 7th, 2021 Planning and Zoning Commission meeting.

Public Information Considerations:

On July 18th, 2021, a notice for this public hearing appeared in the Focus Daily Newspaper. Staff also mailed notifications of this public hearing to all nine (9) property owners that are within 200-feet of the subject site. There were no letters received in support or opposition to this request.

Options/Alternatives:

1. The Planning and Zoning Commission may approve the request to postpone this item.
2. The Planning and Zoning Commission may deny the request.

Recommendation:

Staff recommends this item be postponed to the September 7th, 2021 Planning and Zoning Commission meeting.

Attachments

Location Map

Request to Postpone

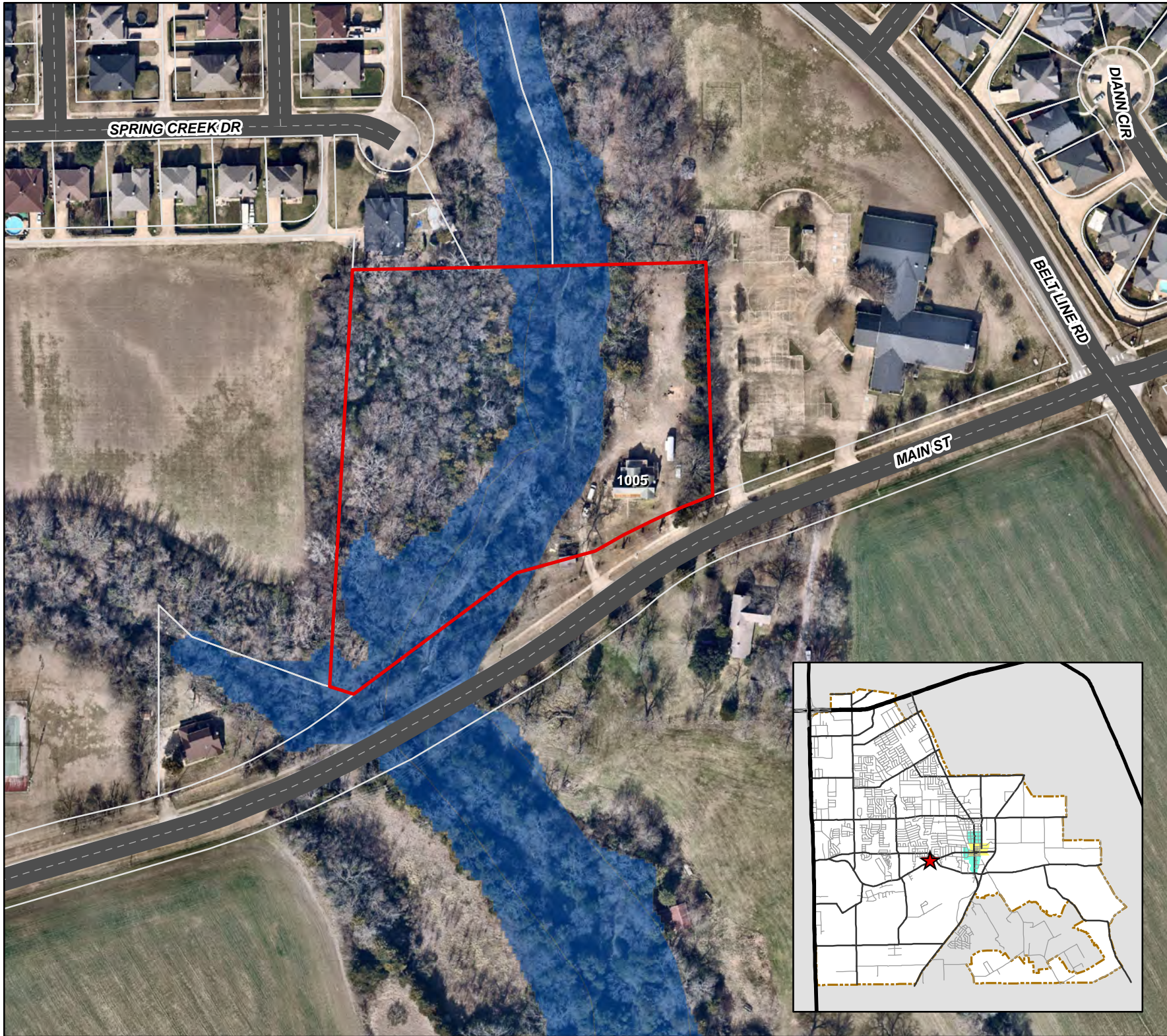


Legend

- Parcels
- Subject Property
- Downtown Districts
- Historic District
- Floodplain
- City Limits



0 40 80 160 Feet



To Whom it may concern

Please postpone zoning request to September 7th planning and zoning commission meeting , the necessary changes to landscape plan could not be completed by July 23rd deadline.

Address of concern 1005 W. Main St Lancaster TX 75146

Lionel Williams

Eleven01ent@gmail.com

[817-658-8003](tel:817-658-8003)

A handwritten signature in black ink, appearing to read "L. A. Williams", with a stylized flourish at the end.

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

7.

Meeting Date: 08/03/2021

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

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

PS21-31 Conduct a public hearing and consider a residential replat for Meadows Addition, creating Lots 8R-1 and 8R-2 Block 6 out of Lot 8 Block 6 on 0.804 acres. The properties are addressed as 1527 and 1533 Briarview Drive and are located on the north side of Briarview Drive and approximately 360 feet east of Meadow Lane. The property is situated in Meadows Addition, Lot 8 Block 6, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The proposed lots are located on the north side of Briarview Drive and approximately 360 feet east of Meadow Lane.
2. **Current Zoning:** The subject property is currently zoned Planned Development - Single Family Residential (SF-5).
3. **Adjacent Properties:**
North: Planned Development - Single Family Residential (SF-5) - (Occupied Residence)
South: Planned Development - Single Family Residential (SF-5) - (Occupied Residence)
East: Planned Development - Single Family Residential (SF-5) - Vacant
West: Planned Development - Single Family Residential (SF-5) - (Occupied Residence)
4. **Comprehensive Plan Compatibility:** The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for Rural Living. Therefore, the proposed single-family home use is consistent with Future Land use Plan of the Comprehensive Plan.

Operational Considerations:

This is a request for approval of a residential replat to subdivide one (1) lot (Lot 8) into two (2) lots: Lots 8R-1 and 8R-2 for the purpose of building a single family home on Lot 8R-2. Access to the properties will be provided from Briarview Drive and its current width is 60 feet. The Master Thoroughfare Plan (MTP) identifies Briarview Drive as a local street and the minimum rights-of-way needed is 60 feet. There are no rights-of-way dedication required. The applicant will be responsible for all utilities and infrastructure necessary for development. The replat was reviewed by the Engineering Division and there are no comments at this time. The plat is in substantial conformance with the subdivision regulations.

Public Information Considerations:

On July 18, 2021, a notice for this public hearing appeared in the Focus Daily Newspaper. Staff mailed 15 notifications of this public hearing to property owners within 200 feet of the subject site. There were no letters received in support or opposition to this request.

Options/Alternatives:

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

Recommendation:

Staff recommends approval of the replat as presented.

Attachments

Location Map

Replat

1527/1533 Briarview Dr
Zoned: PD - SF-5



Legend

- Parcels
- Subject Property
- Downtown Districts
- Historic District
- Floodplain
- City Limits



0 25 50 100 Feet

