



**REGULAR MEETING MINUTES
PLANNING & ZONING COMMISSION
CITY OF LANCASTER, TEXAS
TUESDAY, SEPTEMBER 3, 2013**



CALL TO ORDER:

Chair Wright called the meeting to order at 7:00 p.m. on September 3, 2013.

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COMMISSIONERS

**QUINNIE WRIGHT, CHAIR
JAMES MITCHELL - ABSENT
LAWRENCE PROTHRO, VICE CHAIR
GENEVIVE ROBINSON
TOM BARNETT - ABSENT**

CITY STAFF

RONA STRINGFELLOW

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

**SURUPA SEN
JULIE DOSHER**

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

There was no citizen comments received.

ACTION

1. **PS13-08** Discuss and consider a Final Plat for Lots 1, 2, and 3, Block A, Ridge Logistics Center, situated in Smith Elkins Survey, Abstract No. 430, an addition to the City of Lancaster, Dallas County, Texas. The property is located at the North-East corner of N Dallas Avenue and Telephone Road.

Senior Planner Surupa Sen gave a presentation stating that this is a Final Plat application for three lots with a combined land area of approximately 44.08 acres. The property is located on the northeast corner of N Dallas Avenue/SH 342 and Telephone Road. The property is partly within City of Lancaster and City of Dallas with majority of the land being in City of Dallas. The Final Plat under review contains 44.06 acres of Ridge Logistics property that is within the corporate limits of the City of Lancaster. Ridge Logistics Center is under construction within the City of Dallas portion of the property.

Final Plat conforms to the previously approved Preliminary Plat.

Chair Wright asked if there were any questions of staff.

Commissioner Robinson asked if staff knew what is going to be built in this area.

Applicant, Kent Newsome, Ridge Property Trust responded stating that there is a zoning change application for this area currently under review by the City that will re allocate the Neighborhood Services (NS) zoning around Balmorhea Drive. If the zoning change is



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approved, potentially there will be some retail uses around Balmorhea Drive and rest of the project is Industrial in nature.

With no further discussion, Chair Wright entertained a motion.

COMMISSIONER ROBINSON MADE THE MOTION TO APPROVE PS13-08, SECONDED BY COMMISSIONER PROTHRO.

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

THE MOTION CARRIED 3-0.

Chair Wright entertained a motion to adjourn.

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

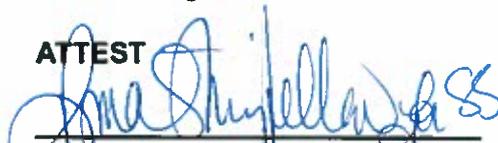
**AYES: PROTHRO, ROBINSON, WRIGHT
NAYES: NONE**

THE MOTION CARRIED 3-0

Meeting was adjourned at 7:10 p.m.



Quinnie Wright, Chair

ATTEST


Surupa Sen, Senior Planner