

## MINUTES

### PLANNING & ZONING COMMISSION REGULAR MEETING OF MARCH 5, 2019

The Planning and Zoning Commission of the City of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall on March 5, 2019 at 7:00 p.m. with a quorum present to-wit:

**Commissioners Present:**

Jeremy Reed, Acting Chair  
Ty G. Jones  
Isabel Aguilar  
Temika Whitfield

**Commissioners Absent:**

Ernest Casey  
Lawrence Prothro

**City Staff:**

Bester Munyaradzi, Senior Planner  
Emma Chetuya, Planner

**Call to order:**

Acting Chair Reed called the meeting to order at 7:00 p.m. on March 5, 2019.

**CONSENT AGENDA:**

Acting Chair Reed read the consent agenda.

1. Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on February 5, 2019.
2. PS19-04 Discuss and consider a request for approval of a preliminary plat for Pleasant Run Estates Phase 1B, being 114 residential lots and one (1) open space lot on approximately 29.07 acres generally located 1,350 feet north of West Pleasant Run Road, west of Chapman Drive, 1,300 feet south of West Wintergreen Road and 1,600 feet east of North Houston School Road. The property is described as a tract of land that is situated in the William Fliming Survey, Abstract No. 466 in the City of Lancaster, Dallas County, Texas.
3. PS19-06 Discuss and consider a final plat approval for Lincoln Estates Addition Lots 1-6, Block 1 being 5.9 acres of land located on the north west corner of Houston School Road and Bear Creek Road and is more particularly described as being a tract of land that is situated in the Charles Bernard Survey, Abstract No. 128, City of Lancaster, Dallas County, Texas.
4. HLPC19-01 Discuss and consider a Certificate of Appropriateness to replace siding, replace and restore windows, install a new porch and restore doors on the property located at 206 E. Pecan Street, Lancaster, Dallas County, Texas.

**MOTION:** Commissioner Aguilar made a motion, seconded by Commissioner Ty G. Jones to approve consent items 1-3 with additional discussion of item 4. The vote was cast 4 for, 0 against [Casey and Prothro absent].

Commissioner Aguilar asked about the promotion and documentation of the construction and renovation of the home at 206 E. Pecan Street. Senior Planner Munyaradzi explained the request was in regards to the Historic Landmark Preservation Commission's (HLPC) desire to document and promote the success and preservation of the home as it was originally proposed for demolition.

**MOTION:** Commissioner Aguilar made a motion, seconded by Commissioner Ty G. Jones to approve consent item 4. The vote was cast 4 for, 0 against [Casey and Prothro absent].

**ACTION:**

5. **Discuss and consider Election of a Chair and Vice-Chair to the Planning and Zoning Commission.**

**MOTION:** Commissioner Ty G. Jones made a motion, seconded by Commissioner Aguilar to nominate Acting Chair Reed as Chair. The vote was cast 4 for, 0 against [Casey and Prothro absent].

**MOTION:** Commissioner Aguilar made a motion, seconded by Acting Chair Reed to nominate Commissioner Ty G. Jones as Vice-Chair. The vote was cast 4 for, 0 against [Casey and Prothro absent].

6. **Discuss and consider Annual Appointments to the City of Lancaster Historic Landmark Preservation Committee.**

Commissioner Aguilar asked about the HLPC as still being a committee and not a commission. Chair Reed asked a follow up question regarding if and when there was a possibility of the committee becoming a commission. Senior Planner Munyaradzi stated the decision is up to City Council.

Commissioner Aguilar asked what is the time frame and process for City Council to make the Historic Landmark Preservation Committee into a commission.

Vice Chair Ty G. Jones asked about the current members of the HLPC and the tenure. He also asked what the process for moving an alternate member up is. Senior Planner Munyaradzi explained that is based upon vacancy.

**MOTION:** Vice Chair Ty G. Jones made a motion, seconded by Commissioner Aguilar to confirm the reappointment of existing members Hinkle, Siegfried-Giles and Guinn. The vote was cast 4 for, 0 against [Casey and Prothro absent].

**PUBLIC HEARING:**

7. **Z19-05 Conduct a public hearing and consider a Specific Use Permit (SUP) request for a group home at a property located south of West Wintergreen Road and approximately 280 feet west of Dizzy Dean Road. The property is addressed as 930 West Wintergreen Road and is located within the Archibald M. Lavender Survey, Abstract 634 City of Lancaster, Dallas County, Texas.**

Staff requested to postpone item 7 to April 2, 2019 meeting.

Chair Reed opened the public hearing.

**MOTION:** Vice Chair Ty G. Jones made a motion, seconded by Commissioner Aguilar to close the public hearing. The vote was cast 4 for, 0 against [Casey and Prothro absent].

**MOTION:** Commissioner Aguilar made a motion, seconded by Vice Chair Ty G. Jones to postpone item 7 until the April 2, 2019 Regular Meeting. The vote was cast 4 for, 0 against [Casey and Prothro absent].

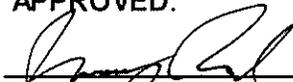
**MOTION** Commissioner Aguilar made a motion, seconded by Vice Chair Ty G. Jones to adjourn. The vote was cast 4 for, 0 against [Casey and Prothro absent].

The meeting was adjourned at 7:13 p.m.

**ATTEST:**

  
\_\_\_\_\_  
Bester Munyaradzi, Senior Planner

**APPROVED:**

  
\_\_\_\_\_  
Jeremy Reed, Chair