

MINUTES

PLANNING & ZONING COMMISSION REGULAR MEETING OF AUGUST 6, 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 August 6, 2019 at 7:00 p.m. with a quorum present to-wit:

Commissioners Present:

Jeremy Reed, Chair
Ernest Casey
Lawrence Prothro
Tamika Whitfield, Alternate

Commissioners Absent:

Ty G. Jones, Vice-Chair
Isabel Aguilar

City Staff:

Bester Munyaradzi, Senior Planner
Emma Chetuya, Planner

Call to order:

Chair Reed called the meeting to order at 7:00 p.m. on August 6, 2019.

CONSENT AGENDA:

Chair Reed read the consent agenda.

1. Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on July 2, 2019.
2. HLPC 18-11 Discuss and consider a Certificate of Appropriateness to install stucco walls and doors on the north and east side of the property located at 121 Historic Town Square, Lancaster, Dallas County, Texas.
3. PS19-15 Consider a request for approval of a final plat for Victron Addition, being Lot 1, Block A on approximately 2.6 acres, located on the southeast corner of I-35 East Service Road and Parkerville Road. The property is described as a tract of land situated in the Charles H. Bernard Survey, Abstract No. 128, in the City of Lancaster, Dallas County, Texas.
4. PS19-17 Discuss and consider a request for approval of a final plat for Wayfair 35, creating one lot on approximately 47.15 acres, located on the southeast corner of Interstate Highway 35E and West Drive and more specifically addressed as 2820 North Interstate Highway 35E. The property is described as a tract of land situated in the William Howerton Survey, Abstract No. 559, City of Lancaster, Dallas County, Texas.
5. PS19-20 Consider a request for approval of a final plat for Wintergreen Exchange, creating two (2) lots; Lots 1 and 2, Block A on approximately 55 acres, located on the southwest corner of East Wintergreen Road and North Lancaster-Hutchins Road. The property is described as a tract of land situated in the Thomas A. Phillips Survey, Abstract No. 1123, in the City of Lancaster, Dallas County, Texas.

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Casey to approve items 1-5. The vote was cast 4 for, 0 against. [Ty G. Jones and Aguilar absent]

PUBLIC HEARING:

6. **PS19-19 Conduct a public hearing and consider a residential replat for Will-Kee Addition, subdividing Lots 15 and 16 into four (4) lots; Lots 15A, Lots 15B, 16A, and 16B on a .99 acre tract. It is located on the southwest corner of Bruce Drive and Ames Road. The property is described as a tract of land situated in the Jonathan A. Sampson Survey, Abstract No. 1311, in the City of Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that this a request for approval of a residential replat. The purpose is to subdivide Lots 15 and 16 into four (4) lots to build single-family homes. Access to the properties will be provided from Ames Road and that there are existing sewer and water lines on Ames Road. The applicant will be responsible for all utilities and infrastructure necessary for development. The plat is in substantial conformance with the subdivision regulations and the Engineering Division has reviewed the plat and concur with the approval of the replat.

Commissioner Prothro asked staff if neighbors were notified.

Planner Chetuya confirmed that property owners within 200 feet of the subject site were notified and one property owner responded in support of this request.

Chair Reed opened the public hearing. No one spoke.

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

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Casey to approve item 6. The vote was cast 4 for, 0 against. [Ty G. Jones and Aguilar absent.]

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

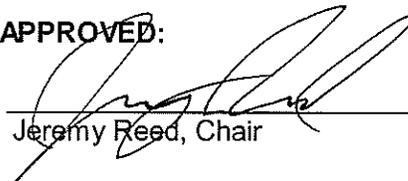
The meeting was adjourned at 7:09 p.m.

ATTEST:



Bester Munyaradzi, Senior Planner

APPROVED:



Jeremy Reed, Chair