

## MINUTES

### PLANNING AND ZONING COMMISSION SPECIAL MEETING OF AUGUST 3, 2021

The Planning and Zoning Commission of Lancaster, Texas, met in a Special Session in the Council Chambers of City Hall and virtually on August 3, 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  
Angela Murphy

#### Commissioners Absent:

Petra Covington, Alternate

#### City Staff Present (City Hall):

Vicki Coleman, Director of Development Services  
Emma Chetuya, Planner  
Alexandra Schrader, Planning Technician

#### Call to Order

Chair Aguilar called the meeting to order at 7:00 p.m. on August 3, 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. 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.

**MOTION:** Vice Chair Whitfield made a motion, seconded by Commissioner Murphy to approve the consent agenda. The vote was cast 5 for, 0 against (Covington absent).

**PUBLIC HEARING:**

- 4. 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.**

Planner Chetuya stated that the applicant requested the item to be postponed to the September 7, 2021 Planning and Zoning Commission meeting.

**MOTION:** Commissioner Prothro made a motion, seconded by Vice Chair Whitfield to postpone the item until the September 7, 2021 Planning and Zoning Commission meeting. The vote was cast 5 for, 0 against (Covington absent).

- 5. 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.**

Planner Chetuya stated that the applicant requested for the item to be postponed to the September 7, 2021 Planning and Zoning Commission meeting.

**MOTION:** Vice Chair Whitfield made a motion, seconded by Commissioner Murphy to postpone the item until the September 7, 2021 Planning and Zoning Commission meeting. The vote was cast 5 for, 0 against (Covington absent).

- 6. 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.**

Planner Chetuya gave the staff report and stated that this is a request for approval of a residential replat to subdivide Lot 8 Block 6 in the Meadows Addition for the purpose of building a single family home on Lot 8R-2. Access to the properties will be provided from Briarview Drive. The plat is in conformance with the subdivision regulations and meets the maximum density requirements for the SF-5 zoning district. Staff recommends approval of the replat as presented.

Chair Aguilar opened the public hearing.

Cedric Looney, applicant, was present.

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

**MOTION:** Vice Chair Whitfield made a motion, seconded by Commissioner Murphy to approve item 6. The vote was cast 5 for, 0 against (Covington absent).

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**MOTION:** Commissioner Murphy made a motion, seconded by Commissioner Prothro to adjourn. The vote was cast 5 for, 0 against (Covington absent).

The meeting was adjourned at 7:09 PM.

**ATTEST:**



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Bester Munnyradzi, Senior Planner

**APPROVED:**



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Isabel Aguilar, Chair