

MINUTES

PLANNING AND ZONING COMMISSION SPECIAL MEETING OF SEPTEMBER 7, 2021

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

Commissioners Present:

Temika Whitfield, Vice Chair
Lawrence Prothro
Taryn Walker
Petra Covington, Alternate

Commissioners Absent:

Isabel Aguilar, Chair
Angela Murphy

City Staff Present:

Vicki Coleman, Director of Development Services
Bester Munyaradzi, Senior Planner
Emma Chetuya, Planner

Call to Order

Vice Chair Whitfield called the meeting to order at 7:00 p.m. on September 7, 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 Meeting held on August 3, 2021.
2. PS21-17 Consider a Final Plat for Boardwalk Phase 3A, being 65 residential lots on approximately 19.472 acres located north of Swift Fox Drive, approximately 1,280 feet east of Ames Road and west of Dizzy Dean Drive. The property is described as a tract of land that is part of the Jonathon L. Sampson Survey, Abstract No. 1311 in the City of Lancaster, Dallas County, Texas.
3. HLPC21-14 Consider a Certificate of Appropriateness (COA) for a porch addition at the property addressed as 521 Wilson 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 4 for, 0 against (Aguilar, Murphy absent).

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PUBLIC HEARING:

- 4. 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 a .384 acre tract. 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.**

Planner Chetuya gave the staff report and stated that this is a request for approval of a residential replat creating Lot 29R Block C out of Lot 29 Block C. Access to the properties will be provided from Highland Street. 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. Staff recommends approval of the replat as presented.

Vice Chair Whitfield opened the public hearing. There were no speakers.

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

MOTION: Commissioner Walker made a motion, seconded by Commissioner Prothro to approve item 4. The vote was cast 4 for, 0 against (Aguilar, Murphy absent).

- 5. PS21-34 Conduct a public hearing and consider a residential replat for Cedardale Highlands Addition, creating Lots 20R-1 and 20R-2 from Lot 20 Block D on .387 acre. The property is addressed as 1024 Lyle Street and is located on the southeast corner of Percy Street and Lyle Street. The property is situated in the Cedardale Highlands Addition, 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 20 into two (2) lots: Lots 20R-1 and 20R-2 for the purpose of building a single family home. Access to the properties will be provided from Lyle Street. The plat is in substantial conformance with the subdivision regulations. Staff recommends approval of the replat as presented.

Vice Chair Whitfield opened the public hearing. There were no speakers.

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

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Walker to approve item 5. The vote was cast 4 for, 0 against (Aguilar, Murphy absent).

- 6. Z21-13 Conduct a public hearing and consider a rezoning request from Retail (R) to Commercial Service (CS). The property is an approximately 0.59 acre tract 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 has requested for the item to be tabled to the October 5, 2021 P&Z meeting and staff recommends acceptance of the request.

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Walker to approve the request to postpone to October 5, 2021. The vote was cast 4 for, 0 against (Aguilar, Murphy absent).

- 7. **Z21-16 Conduct 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.**

Senior Planner Munyaradzi stated that the applicant has requested for the item to be tabled to the October 5, 2021 P&Z meeting and staff recommends acceptance of the request.

MOTION: Commissioner Walker made a motion, seconded by Commissioner Prothro to approve the request to postpone to October 5, 2021. The vote was cast 4 for, 0 against (Aguilar, Murphy absent).

- 8. **Z21-17 Conduct a public hearing and consider a rezoning request from Agricultural Open within the Mills Branch Overlay District (MBOD) to Planned Development (PD) - MBOD. The property is addressed as 2301 West Main Street located north of Main Street, west of North Houston School Road, and south of West Belt Line Road. It is further described as a tract of land situated in the John M. Rawlins Survey Abstract No. 1208, City of Lancaster, Dallas County, Texas. 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.**

Senior Planner Munyaradzi stated that the applicant has requested for the item to be tabled to the October 5, 2021 P&Z meeting and staff recommends acceptance of the request.

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Walker to approve the request to postpone to October 5, 2021. The vote was cast 4 for, 0 against (Aguilar, Murphy absent).

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

The meeting was adjourned at 7:15 PM.

ATTEST:



Bester Munyaradzi, Senior Planner

APPROVED:


Isabel Aguilar, Chair