

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF APRIL 5, 2022

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall on April 5, 2022, at 7:00 p.m. with a quorum present to-wit:

**Commissioners Present:**

Temika Whitfield, Chair  
Isabel Aguilar, Vice Chair (Arrived during item #8)  
Taryn Walker  
Lawrence Prothro  
Petra Covington,  
Spencer Hervey, Alternate

**Commissioners Absent:**

None

**City Staff Present:**

Vicki Coleman, Director of Development Services  
Bester Munyaradzi, Planning Manager

**Call to Order**

Chair Whitfield called the meeting to order at 7:00 p.m. on April 5, 2022.

**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 February 1, 2022 and March 1, 2022.
2. PS22-16 Consider approval of a Preliminary Plat for Cedar Valley Industrial Park Section 1 Lot 4R Block 1. Located on the southeast corner of Cedar Valley Dr. and Midpoint Dr. Property is approximately 3.444 acres and is described as Smith Elkins Survey, Abstract #430 in the City of Lancaster, Dallas County, Texas.

3. **PS22-20 Consider approval of a preliminary plat for Cawley EBL Lancaster Logistics, Lots 1-3, Block 1, located on the south side of Belt Line Road and approximately 1,500 feet west of Ferris Road. The property is approximately 193.032 acres in size and is situated within the Jonas Green Survey, Abstract #504, Thomas M. Ellis Survey, Abstract #432, James McMillan Survey, Abstract #987 and Edwin Lee Roy Patton Survey, Abstract #1116 in the City of Lancaster, Dallas County, Texas.**
4. **PS22-19 Consider approval of a preliminary plat for Bear Creek Addition Lots 1 and 2, Block 1, located on the northeast corner of Bear Creek Road and IH-35E. The properties are approximately 29.849 acres in size and are situated within the Charles H. Bernard Survey, Abstract #128 in the City of Lancaster, Dallas County, Texas.**
5. **PS22-18 Consider approval of a replat for Cedar Valley Church of Christ Addition, Lot 1R, Block 1 on approximately 10.940 acres. The property is located on the west side of N. Dallas Avenue and approximately 1,312 feet south of Cedardale Road. The property is situated within the Smith Elkins Survey, Abstract No. 430, City of Lancaster, Dallas County, Texas.**
6. **PS22-21 Consider a request for approval of a final plat for Pleasant Run Estates Phase 1B, being 114 residential lots and one (1) park site 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 Fleming Survey, Abstract No. 466 in the City of Lancaster, Dallas County, Texas.**

Items 3-6 were pulled for individual discussion and consideration.

**MOTION:** Commissioner Hervey made a motion, seconded by Commissioner Walker to approve items 1 and 2. The vote was cast 5 for, 0 against (Vice Chair Aguilar absent).

3. **PS22-20 Consider approval of a preliminary plat for Cawley EBL Lancaster Logistics, Lots 1-3, Block 1, located on the south side of Belt Line Road and approximately 1,500 feet west of Ferris Road. The property is approximately 193.032 acres in size and is situated within the Jonas Green Survey, Abstract #503, Thomas M. Ellis Survey, Abstract #432, James McMillan Survey, Abstract #987 and Edwin Lee Roy Patton Survey, Abstract #1116 in the City of Lancaster, Dallas County, Texas**

Commissioner Walker inquired about the proposed use being inconsistent with the Future Land Use Plan of Comprehensive Plan. Planning Manager Munyaradzi provided clarification that the current zoning allows the proposed warehouse by right.

**MOTION:** Commissioner Hervey made a motion, seconded by Commissioner Prothro to approve item 3. The vote was cast 5 for, 0 against (Vice Chair Aguilar absent).

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- 4. PS22-19 Consider approval of a preliminary plat for Bear Creek Addition Lots 1 and 2, Block, 1, located on the northeast corner of Bear Creek Road and IH-35E. The properties are approximately 29.849 acres in size and are situated within the Charles H. Bernard Survey, Abstract #987 in the city of Lancaster, Dallas County, Texas.**

Commissioner Walker inquired about the proposed use being inconsistent with the Future Land Use Plan of Comprehensive Plan. Planning Manager Munyaradzi provided clarification that the current zoning allows the proposed warehouse by right.

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

- 5. PS22-18 Consider approval of a replat for Cedar Valley Church of Christ Addition. Lot 1R Block 1 on approximately 10,940 acres. The property is located on the west side of N. Dallas Avenue and approximately 1,312 feet south of Cedardale Road. The property is situated within the Smith Elkins Survey, Abstract np. 430, City Lancaster, Dallas County, Texas.**

Commissioners wanted to know the reason for the drainage easement removal and staff explained that the easement was not needed and that the proposed replat would remove the easement from the property.

**MOTION:** Commissioner Walker made a motion, seconded by Commissioner Hervey to approve item 5. The vote was cast 5 for, 0 against (Vice Chair Aguilar absent).

- 6. PS22-21 Consider a request for approval of a final plat for Pleasant Run Estates Phase 1B, being 114 residential lots and one (1) park site lot on approximately 29.07 acres generally located 1,350 feet north of West Pleasant Run Road, west of Chapman Drive, 1,400 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 Williams Fleming Survey, Abstract No. 466 in the City of Lancaster, Dallas County, Texas.**

Commissioner Prothro expressed concerns about small street widths in new residential developments. Director of Development Services, Coleman stated that the infrastructure has been built and the proposed subdivision met the respective standards.

**MOTION:** Commissioner Walker made a motion, seconded by Commissioner Prothro to approve item 6. The vote was cast 4 for, 1 against (Covington against) (Vice Chair Aguilar absent).

## **PUBLIC HEARING:**

- 7. Z22-07 Conduct a public hearing and consider a rezoning request from Agricultural**

**Open (A-O) to Single Family Residential Estate (SF-E). The property is addressed as 1533 Raintree Drive. It is further described as a tract of land situated in volume 85227, Page 5467 in the City of Lancaster, Dallas County, Texas.**

Planning Manager Munyaradzi gave the staff report and stated that this is a request to rezone the subject property from AO to SF-E for the construction of a single-family home on the property. The property is 1.98 acres and the current AO zoning district only allows agricultural uses and a single-family dwelling on five (5) acres or more. The proposed SF-E zoning will allow one (1) dwelling unit per acre. The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for rural living and the proposed residential development is consistent with the Future Land Use Plan of the Comprehensive Plan. Staff received one (1) letter in opposition to this request. Staff recommends approval of the rezoning as request.

Chair Whitfield opened the public hearing.

Rosia Sixtos, applicant, 8618 Reva Street, Dallas, Texas 75227 spoke in support of the item.

Commissioner Hervey inquired about the capital improvement plans in the general area. Planning Manager Munyaradzi noted that there were no current capital improvement plans for this general area however, capital improvement plans would not affect the development of this property. When asked why the rezoning was being requested; staff clarified that the rezoning was required to allow the applicant to develop a single-family home. The current AO zoning district only allows agricultural uses and a single-family dwelling on five (5) acres or more. The proposed SF-E zoning will allow one (1) dwelling unit per acre. Staff added that the proposed residential development is consistent with the Future Land Use Plan of the Comprehensive Plan.

**MOTION:** Commissioner Prothro made a motion to close the public hearing, seconded by Commissioner Walker to approve item 7. The vote was cast 5 for, 0 against (Chair Aguilar absent).

**MOTION:** Commissioner Prothro made a motion, seconded by Commissioner Walker to approve item 8. The vote was cast 5 for, 0 against (Vice Chair Aguilar absent).

**ACTION:**

**8. HLPC 22-04 Discuss and consider approval of a Certificate of Appropriateness (COA) for the installation of a six (6) foot fence on the property addressed as 205 East Fourth Street, City of Lancaster, Dallas County, Texas.**

Planning Manager Munyaradzi gave the staff report and stated that this is a request to install a 6-foot wood fence on the perimeter of the backyard of the property addressed as 205 E. 4<sup>th</sup> Street. The fence will be cedar and stained clear. Section 3.16.2 Lancaster Historic Residential District Regulations requires new fences to be constructed of wood, twisted wire, and metal or other appropriate materials. The regulations also require fences on side yards or front-facing portions of front yards not to exceed 6 feet in height..." Therefore, the applicant's request to install a 6-foot fence is in compliance with the Lancaster Historic Residential District Regulations. On February 22, 2022, HLPC recommended approval of the installation of the

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fence and staff concurs with HLPC's recommendation.

**MOTION:** Commissioner Prothro made a motion, seconded by Commissioner Walker to approve item 8. The vote was cast 5 for, 0 against.

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

The meeting was adjourned at 7:34 PM.

**ATTEST:**



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Vicki Coleman,  
Director of Development Services

**APPROVED:**



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Temika Whitfield, Chair