

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF May 3, 2022

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall on May 3, 2022, at 7:00 p.m. with a quorum present to-wit:

Commissioners Present:

Temika Whitfield, Chair
Isabel Aguilar, Vice Chair
Taryn Walker
Lawrence Prothro
Petra Covington,
Spencer Hervey, Alternate

Commissioners Absent:

None

City Staff Present:

Vicki Coleman, Director of Development Services
Carey Neal, Assistant City Manager
David Ritter, City Attorney

Call to Order

Chair Whitfield called the meeting to order at 7:00 p.m. on May 3, 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 April 5, 2022.
2. DP22-13 Consider a site plan for Cawley EBL Lancaster Logistics located on the south side of Belt Line Road, and approximately 1,469.1 feet west of Ferris Road. The property is addressed as 1000 East Belt Line Road and is approximately 84.168 acres in size. It is described as a tract of land situated in the James McMillan Survey Abstract Numbers 987,504,549, and 1116 Page 285 City of Lancaster, Dallas County, Texas.

P&Z - 136

Planning and Zoning Commission

May 3, 2022

Page 2 of 4

3. **PS22-15 Consider approval of a final plat for Midpoint Logistics Center Lot 3 Block 1 being 37.086 acres of land located on the northwest corner of Midpoint Drive and North Dallas Avenue. The property is described as being a tract of land situated in the Smith Elkins Survey, Abstract No. 430, City of Lancaster, Dallas County, Texas.**
4. **PS22-22 Consider approval of a final plat for Cold Summit Addition Lot 1 Block 1, being 28.792 acres of land addressed as 4150 North Dallas Avenue. The property is described as being out of the George Floyd Survey, Abstract No. 463 and Smith Elkins Survey, Abstract No. 430, City of Lancaster and City of Dallas, Dallas County, Texas.**
5. **PS22-23 Consider approval of a preliminary plat for Reindeer Run Estates, Lots 24 and 25, Block 1. The property is located on the northeast corner of Reindeer Road and Dasher Drive and is addressed as 639 E. Reindeer Road, situated in the Money Weatherford Survey, Abstract 1554 in the City of Lancaster, Dallas County, Texas.**
6. **PS22-24 Consider approval of a preliminary plat for McKinley Lancaster Box Plant on the property located on the northwest corner of Pleasant Run Road and Pinto Road. The property is approximately 25.8074 acres in size and is situated in the Samuel Keller Survey, Abstract No. 721, City of Lancaster, Dallas County, Texas.**

MOTION: Vice Chair Aguilar made a motion, seconded by Commissioner Walker to approve the consent agenda items 1, 5 and 6. The vote was cast 5 for, 0 against.

Chair Whitfield removed item consent agenda item 4 from the agenda. The applicant for the agenda item requested that the item be tabled until the next Regular Meeting on June 6, 2022.

4. **PS22-22 Consider approval of a final plat for Cold Summit Addition Lot 1 Block 1, being 28.792 acres of land addressed as 4150 North Dallas Avenue. The property is described as being out of the George Floyd Survey, Abstract No. 463 and Smith Elkins Survey, Abstract No. 430, City of Lancaster and City of Dallas, Dallas County, Texas.**

MOTION: Vice Chair Aguilar made a motion, seconded by Commissioner Walker to table consent agenda item 4. The vote was cast 5 for, 0 against.

Commissioner Hervey requested to pull consent agenda item 2 and 3 to receive additional information.

2. **DP22-13 Consider a site plan for Cawley EBL Lancaster Logistics located on the south side of Belt Line Road, and approximately 1,469.1 feet west of Ferris Road. The property is addressed as 1000 East Belt Line Road and is approximately 84.168 acres in size. It is described as a tract of land situated in the James McMillan Survey**

Staff answered the Commissioner's question regarding why the property's Comprehensive Plan designation is not compatible with the proposed use. The Commission members were informed that the property's zoning classification allows the proposed use and takes precedent over the Comprehensive Plan's future land use designation.

MOTION: Commissioner Walker made a motion, seconded by Vice Chair Aguilar to approve consent agenda item 2. The vote was cast 5 for, 0 against.

- 3. PS22-15 Consider approval of a final plat for Midpoint Logistics Center Lot 3 Block 1 being 37.086 acres of land located on the northwest corner of Midpoint Drive and North Dallas Avenue. The property is described as being a tract of land situated in the Smith Elkins Survey, Abstract No. 430, City of Lancaster, Dallas County, Texas.**

Staff answered the Commissioner's question regarding why the property's Comprehensive Plan designation is not compatible with the proposed use. The Commission members were informed that the property's zoning classification allows the proposed use and takes precedent over the Comprehensive Plan's future land use designation.

MOTION: Commissioner Walker made a motion, seconded by Vice Chair Aguilar to approve consent agenda item 3. The vote was cast 3 for, 2 against (Whitfield, Prothro).

ACTION

- 7. HLPC22-05 Discuss and consider approval of a Certificate of Appropriateness (COA) to replace siding and porch on the property located at 124 E. 5th Street, Lancaster, Dallas County, Texas.**

MOTION: Vice Chair Aguilar made a motion, seconded by Commissioner Walker to approve agenda item 7. The vote was cast 5 for, 0 against.

- 8. DP22-14 Discuss and consider a site plan submittal for a warehouse distribution facilities for the property located on the south side of Wintergreen Road and approximately 626 feet east of Jefferson Street. The property is described as a tract of land situated in the Thomas A. Phillips Survey Abstract No. 1123, City of Lancaster, Dallas County, Texas.**

MOTION: Commissioner Walker made a motion, seconded by Vice Chair Aguilar to approve agenda item 8. The vote was cast 4 for, 1 against (Petra).

MOTION: Commissioner Walker made a motion, seconded by Vice Chair Aguilar to adjourn. The vote was cast 5 for, 0 against.

The meeting was adjourned at 7:53pm.

P&Z - 138

Planning and Zoning Commission

May 3, 2022

Page 4 of 4

The meeting was adjourned at 7:53pm.

ATTEST:

V. Coleman

Vicki Coleman, Director of Development Services

APPROVED:

T. Whitfield

Témika Whitfield, Chair