

## MINUTES

## PLANNING AND ZONING COMMISSION REGULAR MEETING OF June 7, 2022

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

**Commissioners Present:**

Temika Whitfield, Chair  
Isabel Aguilar, Vice Chair  
Lawrence Prothro  
Spencer Hervey, Alternate

**Commissioners Absent:**

Taryn Walker  
Petra Covington

**City Staff Present:**

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

**Call to Order**

Chair Whitfield called the meeting to order at 7:00 p.m. on June 7, 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 May 3, 2022.
2. PS22-25 Consider approval of a replat of Cedar Valley Industrial Park Section One, Block A, creating Lot 4R by combining Lots 4 and 5, on 3.444 acres of land located at the southeast corner of Cedar Valley Drive and Midpoint Drive. The property is described as a tract of land situated in the Smith Elkins Survey, Abstract No. 430 City of Lancaster, Dallas County, Texas.

**MOTION:** Vice Chair Aguilar made a motion, seconded by Commissioner Prothro to approve the consent agenda. The vote was cast 4 for, 0 against.

# P&Z - 140

Planning and Zoning Commission

June 7, 2022

Page 2 of 3

## PUBLIC HEARING:

- 3. M22-18 Conduct a public hearing and consider a request to amend the 2020 Master Thoroughfare Plan of the City of Lancaster's Comprehensive Plan deleting portions of the following thoroughfares south of Belt Line Road: Pinto Road, Sunrise Road, Sunrise Road Connector, Van Road, and Ferris Road.**

Chair Whitfield opened the public hearing.

There were no speakers.

**MOTION:** Vice Chair Aguilar made a motion, seconded by Commissioner Hervey to close the public hearing. The vote was cast 4 for, 0 against.

**MOTION:** Vice Chair Aguilar made a motion, seconded by Commissioner Prothro to table item 3 at the applicant's request to the August 2, 2022 meeting. The vote was cast 4 four, 0 against.

- 4. Z22-09 Conduct a public hearing and consider a rezoning request from Agricultural Open (AO) Lanport Overlay to Planned Development- Light Industrial (LI). The property is located approximately 2,034 feet south of the intersection of Sunrise Road and Belt Line Road. It is further described as tracts of land situated in Tracts I and II (David A. Schlachter) and Tract III (Schlachter Realty, LTD), the John Little Survey, Abstract No. 768, the M.H. Lavender Survey, Abstract No. 766, the E. Little Survey, Abstract No. 787, and the D. Garner Survey, Abstract No. 530, City of Lancaster, Dallas County, Texas.**

Chair Whitfield opened the public hearing.

There were no speakers.

**MOTION:** Commissioner Prothro made a motion, seconded by Vice Chair Aguilar to close the public hearing. The vote was cast 4 for, 0 against.

**MOTION:** Commissioner Hervey made a motion, seconded by Vice Chair Aguilar to table item 4 at the applicant's request to the August 2, 2022 meeting. The vote was cast 3 for, 1 against (Prothro).

## ACTION:

- 5. DP22-17 Discuss and consider a site plan for CP Park located on the northeast corner of the intersection of Pleasant Run Road and Cornell Road. The property is approximately 74.175 acres in size. It is described as tracts of land situated in the Samuel Keller Survey Abstract No. 721 and the Joseph Manley Survey Abstract No. A867 in the City of Lancaster, Dallas County, Texas.**

**MOTION:** Vice Chair Aguilar made a motion, seconded by Commissioner Prothro to table Item 5 to the July 5, 2022 meeting. The vote was cast 4 for, 0 against.

6. **DP22-18 Discuss and consider a site plan for Belt Line Logistics Center located north of Belt Line Road and approximately 2,500 feet west of Sunrise Road. The property is approximately 50.131 acres in size. It is described as a tract of land situated in the Middleton Perry Survey Abstract No. 385 City of Lancaster, Dallas County, Texas.**

**MOTION:** Vice Chair Aguilar made a motion, seconded by Commissioner Prothro to table agenda item 6 to the July 5, 2022 meeting. The vote was cast 4 for, 0 against.

**MOTION:** Commissioner Hervey made a motion, seconded by Vice-Chair Aguilar to adjourn. The vote was cast 4 for, 0 against.

The meeting was adjourned at 7:27 pm.

**ATTEST:**

  
\_\_\_\_\_

Vicki Coleman,  
Director of Development Services

**APPROVED:**

  
\_\_\_\_\_

Temika Whitfield, Chair