

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF JULY 5, 2022

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall on July 5, 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:

Opal Mauldin-Jones, City Manager
Nyliah Acosta, Planning Manager

Call to Order

Chair Whitfield called the meeting to order at 7:00 p.m. on July 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 June 7, 2022.
2. PS22-26 Consider approval of a final plat for Cawley EBL Lancaster Logistics, Lot 1 Block A, located on the south side of Belt Line Road and approximately 1,500 feet west of Ferris Road. The property is approximately 84.168 acres in size and is situated within Jonas Green survey, Abstract #504, Thomas M. Ellis Survey, Abstract #342, James McMillan Survey, Abstract #987 in the City of Lancaster, Dallas County, Texas.
3. PS22-28 Consider approval of a preliminary plat for Beltline Logistics on the property located north of Belt Line Road and approximately 2,500 feet west of

Sunrise Road. The property is addressed as 2102 and 2401 Belt Line Road and 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 Covington to approve the consent agenda. The vote was cast 5 for, 0 against.

PUBLIC HEARING:

- 4. Z22-10 Conduct a public hearing and consider a rezoning request from Agricultural Op (A-O) to Single Family Residential Estate (SF-E). The property is addressed as 1545 Raintree Drive. The property is further described as a tract of land situated in Volume 85227, Page 5467 in the city of Lancaster, Dallas County, Texas.**

Chair Whitfield opened the public hearing.

Kathy Groppe, 3320 Lake Trail Dr., Lancaster, Tx, spoke concerning the high-speed rail line and the placement of the rail line in proximity to 1545 Raintree Drive.

The applicant, Robert E. Lee, 1545 Raintree Dr., Lancaster, Tx, spoke stating that no rail line was proposed to be built.

The commission had discussion on the proposed high-speed rail line, and how the property in question could be affected.

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

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

- 5. Z22-11 Conduct a public hearing and consider a request for a Specific Use Permit (SUP) for a special event center at Cedar Canyon Dude Ranch, located at the southwest corner of University Hills Blvd and E. Wheatland Road. The property is located at 4523, 4533, and 4543 University Hills Boulevard, City of Lancaster, Dallas County, Texas.**

Chair Whitfield opened the public hearing.

There were no speakers.

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

MOTION: Commissioner Prothro made a motion, seconded by Vice Chair Aguilar to table Item 5 at the applicant's request, to the August 2, 2022 Planning and Zoning Commission Meeting. The vote was cast 5 for, 0 against.

- 6. Z22-12 Conduct a public hearing and consider a rezoning request from Neighborhood Services (NS) to Single Family (SF-6) on a portion of property**

P&Z - 144

Planning and Zoning Commission

July 5, 2022

Page 3 of 5

addressed as 2401 Sunny Meadows Road. The portion of the property is located on the southwest intersection of West Wintergreen Road and Sunny Meadows Road. It is approximately 9.067 acres within the Peter Hall Survey, Abstract 634, City of Lancaster, Dallas County, Texas.

Chair Whitfield opened the public hearing.

There were no speakers.

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

MOTION: Commissioner Walker made a motion, seconded by Vice Chair Aguilar to table Item 6 at the applicant's request to the August 2, 2022 Planning and Zoning Commission Meeting. The vote was cast 5 for, 0 against.

- 7. M22-22 Conduct a public hearing and consider an amendment to the 2020 Master Thoroughfare Plan by deleting the portion of Bluegrove Road's Major Arterial Type B designation on property addressed as 2401 Sunny Meadows Road. The property is approximately 39.946 acres and is located within the Peter Hall Survey, Abstract 634 Lancaster, Dallas County, Texas.**

Chair Whitfield opened the public hearing.

There were no speakers.

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

MOTION: Commissioner Walker made a motion, seconded by Vice Chair Aguilar to table Item 7 at the applicant's request to the August 2, 2022 Planning and Zoning Commission Meeting. The vote was cast 5 for, 0 against.

- 8. M22-21 Conduct a public hearing and consider an amendment to the 2020 Master Thoroughfare Plan by reclassifying Pinto Road's designation type on the portion north of Pleasant Run Road. The roadway facility is situated in the Samuel Keller Survey, Abstract No. 721, City of Lancaster, Dallas County, Texas.**

Chair Whitfield opened the public hearing.

There were no speakers.

The Commission had discussion to clarify what the request was for.

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

MOTION: Commissioner Walker made a motion, seconded by Vice Chair Aguilar to approve the Item 8. The vote was cast 3 for, 2 against. Prothro and Covington voted against.

ACTION:

9. HLPC22-06 Discuss and consider approval of a Certificate of Appropriateness (COA) for the construction of a play fort on the property addressed as 333 S. Centre Avenue, City of Lancaster, Dallas County, Texas.

The Commission had discussion on what was discussed at the HLPC meeting, and conditions they would like to add to the request.

MOTION: Vice Chair Aguilar made a motion with the conditions below, seconded by Commissioner Walker to approve item 9. The vote was cast 5 for, 0 against.

The commission members approved item 9 with the following conditions:

- a. Meet the setback as located on the site plan
- b. Follow the color scheme, siding, and shingles of the house
- c. The maximum height is 12 feet to the roof pitch
- d. No restrictions on the elevated platform

10. 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 addressed as 2101 and 2401 Belt Line Road and 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: Commissioner Walker made a motion, seconded by Commissioner Prothro to approve item 10. The vote was cast for 4-1. Prothro voted against.

11. PS22-29 Discuss and consider a preliminary plat for Westridge Cold Summit Addition Lots 1, 2, and 3, Block 1 being 86.044 acres of land and is described as being a tract of land situated in the Thomas M. Ellis Survey, Abstract #432, City of Lancaster, Dallas County, Texas.

MOTION: Commissioner Prothro made a motion, seconded by Vice Chair Aguilar to table Item 11 at the applicant's request, to the August 2, 2022 Planning and Zoning Commission Meeting. The vote was cast 5 for, 0 against.

12. PS22-27 Discuss and consider a preliminary plat for Linde Gas. The property is located on the northeast corner of North Lancaster Hutchins Road and Pleasant Run Road and is addressed as 801 East Pleasant Run Road and 1420 North Lancaster Hutchins Road. The property is situated in the Thomas A. Phillips Survey, Abstract No.1123, City of Lancaster, Dallas County, Texas.

P&Z - 146

Planning and Zoning Commission

July 5, 2022

Page 5 of 5

MOTION: Commissioner Prothro made a motion, seconded by Vice Chair Aguilar to table Item 12 to the August 2, 2022 Planning and Zoning Commission Meeting. The vote was cast 5 for, 0 against.

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

ADJOURNMENT:

The meeting was adjourned at 8:16pm.

ATTEST:

V. Coleman

Vicki Coleman,
Director of Development Services

APPROVED:

Temika Whitfield

Temika Whitfield, Chair