

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF AUGUST 2, 2022

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall on August 2, 2022, at 7:02 p.m. with a quorum present to-wit:

Commissioners Present:

Temika Whitfield, Chair
Isabel Aguilar, Vice Chair
Petra Covington
Spencer Hervey, Alternate

Commissioners Absent:

Taryn Walker
Lawrence Prothro

City Staff Present:

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

Call to Order

Chair Whitfield called the meeting to order at 7:02 p.m. on August 2, 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 July 5, 2022.

Items 2 and 3 were pulled from the consent agenda by Commissioner Hervey.

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

PUBLIC HEARING:

2. PS22-27 Consider a preliminary plat for Linde Gas. The property is located north of the intersection of N. Lancaster Hutchins Road and Pleasant Run Road and is addressed as 1420 N. Lancaster Hutchins Road. The property is situated in the

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Thomas A. Phillips Survey, Abstract No.1123, City of Lancaster, Dallas County, Texas.

The applicant, John Hunt, 4344 Irving Boulevard Dallas, TX, spoke giving general information about the gas company.

The commission had discussion regarding the company and safety.

MOTION: Commissioner Hervey made a motion, seconded by Vice Chair Aguilar to approve Item 2. The vote was cast 4 for, 0 against.

3. **PS22-29 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.**

There were no speakers.

The commission had discussion on why a TIA was required.

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

4. **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 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.

The Commission had discussion why the request was being tabled.

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

MOTION: Vice Chair Aguilar made a motion, seconded by Commissioner Covington to table Item 4 at the applicant's request to the September 6, 2022 Planning and Zoning Commission Meeting. The vote was cast 3 for, 1 against. Hervey Against.

5. **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.

The Commission had no discussion.

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

MOTION: Vice Chair Aguilar made a motion, seconded by Commissioner Covington to table Item 5 to the September 6, 2022 Planning and Zoning Commission meeting. The vote was cast 3 for, 1 against. Hervey against.

6. **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.

The Commission had discussion on why the case should be continued.

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

MOTION: Commissioner Hervey made a motion, seconded by Vice Chair Aguilar to deny Item 6. The vote was cast 2 for, 2 against. Whitefield and Covington voted against. The motion failed.

MOTION: Vice Chair Aguilar made a motion, seconded by Commissioner Covington to table Item 6 to the September 6, 2022 Planning and Zoning Commission meeting. The vote was cast 3 for, 1 against. Hervey against.

7. **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.

The Commission had no discussion.

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The Commission had no discussion.

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

MOTION: Vice Chair Aguilar made a motion, seconded by Commissioner Covington to table Item 6 to the September 6, 2022 Planning and Zoning Commission meeting. The vote was cast 3 for, 1 against. Hervey against.

ACTION:

8. **DP22-17 Discuss and consider a site plan for CP Park located at 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: Commissioner Hervey made a motion, seconded by Vice Chair Aguilar to table item 8 to the September 6, 2022 Planning and Zoning Commission meeting. The vote was cast 4 for, 0 against.

9. **DP22-21 Discuss and consider a site plan for IAC Pleasant Run located on the northeast corner of Jefferson Street and Pleasant Run Road. The property is approximately 50.319 acres in size. It is described as a tract of land situated in the Thomas A Phillips survey Abstract 1123 City of Lancaster, Dallas County, Texas.**

MOTION: Commissioner Hervey made a motion, seconded by Vice Chair Aguilar to table item 8 to the September 6, 2022 Planning and Zoning Commission meeting. The vote was cast 4 for, 0 against.

ADJOURNMENT:

The meeting was adjourned at 7:47pm.

ATTEST:



Vicki Coleman,
Director of Development Services

APPROVED:


Temika Whitfield, Chair