

MINUTES

**PLANNING AND ZONING COMMISSION REGULAR MEETING OF September 6, 2022**

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall on September 6, 2022, at 7:00 p.m. with a quorum present to-wit:

**Commissioners Present:**

Temika Whitfield, Chair  
Taryn Walker  
Lawrence Prothro  
Spencer Hervey, Alternate (Present after Item 4)  
Petra Covington (Absent after Item 5)

**Commissioners Absent:**

Isabel Aguilar, Vice Chair

**City Staff Present:**

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

**Call to Order**

Chair Whitfield called the meeting to order at 7:00 p.m. on September 6, 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. **PS22-31 Consider a request for approval of a replat creating one (1) Lot 9A, Block 1 on 2.172 acres by combining Lots 9, 10 and 11 into the new Emma and Sons Addition. The property is addressed as 3124 North Houston School Road. The property is situated in the Franklin Farms Addition, City of Lancaster, Dallas County, Texas**
2. **PS22-33 Consider approval of a Final Plat for Reindeer Run Estates Lots 24 and 25, Block 1 being 2.160 acres of land and is described as being a tract of land situated in the Money Weatherford Addition, Abstract No. 1554, City of Lancaster, Dallas County, Texas**

**MOTION:** Commissioner Covington made a motion, seconded by Commissioner Prothro to approve the consent agenda. The vote was 4 for 0 against. (Absent – Aguilar, Hervey)

**PUBLIC HEARING:**

Chair Whitfield removed consent agenda item 3, 4, 5 from the consent agenda.

3. **PS22-34 Consider a Preliminary Plat for Wintergreen Industrial Addition Lots 1, 2, 3 and 4, Block A being 141.4064 acres of land and is described as being a tract of land situated in the Thomas A. Phillips Survey, Abstract No. 1123, City of Lancaster, Dallas County, Texas**

Staff stated that the applicant requested to table the request.

Chair Whitfield opened the public hearing.

There were no speakers.

**MOTION:** Commissioner Prothro made a motion to close the public hearing, seconded by Commissioner Covington. The vote was cast 4 for, 0 against. (Absent – Aguilar, Hervey)

**MOTION:** Commissioner Walker made a motion to table. The motion failed for lack of a second.

**MOTION:** Commissioner Prothro made a motion to deny, seconded by Commissioner Covington. The vote was 3 for 1 against. Walker against. (Absent – Aguilar, Hervey)

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

Chair Whitfield opened the public hearing.

The applicant, Dan Grant, and Owner, Danny Schlacter, spoke giving general information about the intent to develop the site.

**MOTION:** Commissioner Walker made a motion to close the public hearing, seconded by Commissioner Prothro. The vote was cast 4 for, 0 against. (Absent – Aguilar, Hervey)

**MOTION:** Commissioner Prothro made a motion to approve with staff's recommendation seconded by Commissioner Walker. The vote was 4 for 0 against. (Absent – Aguilar, Hervey)

5. **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.

The applicant, Dan Grant, spoke giving general information about the intent to develop the site.

The Commission had discussion as to how each tract would provide open space.

**MOTION:** Commissioner Walker made a motion to close the public hearing, seconded by Commissioner Prothro. The vote was cast 4 for, 0 against. (Absent – Aguilar)

**MOTION:** Commissioner Prothro made a motion to approve with the condition that 20% open space be provided, seconded by Commissioner Hervey. The vote was 4 for 1 against. Walker against. (Absent – Aguilar, Covington)

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 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 and is approximately 9.067 acres in size. This property is located within the Peter Hall Survey, Abstract 634, City of Lancaster, Dallas County, Texas**

Chair Whitfield opened the public hearing.

The applicant, Mikial Onu, gave a presentation.

Perry Thomas (developer), 326 Cedar Lane, Seabrook, TX, spoke addressing the size of the homes they are proposing.

The Commission had discussion on what kind of housing the City wants.

**MOTION:** Commissioner Prothro made a motion to close the public hearing, seconded by Commissioner Walker. The vote was cast 5 for, 0 against. (Absent – Aguilar, Covington)

**MOTION:** Commissioner Prothro made a motion to deny, seconded by Commissioner Walker. The vote was 5 for 0 against. (Absent – Aguilar, Covington)

7. **M22-22 Conduct a public hearing and consider an amendment to the 2020 Master Thoroughfare Plan (MTP) by deleting approximately 600 feet of Bluegrove Road Major Arterial Type B designation on the property addressed as 2401 Sunny Meadows Road. The property is approximately 39.946 acres in size, and is located within the Peter Hall Survey, Abstract 634 Lancaster, Dallas County, Texas**

Chair Whitfield opened the public hearing.

The applicant, Mikial Onu, spoke stating the purpose for the request.

Perry Thomas (developer), 326 Cedar Lane, Seabrook, Tx spoke addressing why the MTP requirement cannot be met.

The Commission had general discussion on Bluegrove Road and building it out.

**MOTION:** Commissioner Walker made a motion to close the public hearing, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against. (Absent – Aguilar, Covington)

**MOTION:** Commissioner Walker made a motion to approve staff's recommendation of denial as presented, with the alternative to dedicate and construct Bluegrove Road as an Urban Roadway with a ten-foot trail system, seconded by Commissioner Hervey. The vote was 3 for 1 against. (Against - Prothro) (Absent - Aguilar, Covington).

8. **Z22-14 Conduct a public hearing and consider a request to rezone from Retail District (R) to Single-Family Residential District (SF-6) on 0.16 acres. The property is addressed as 119 East Hammond Avenue, located west of the intersection of East Hammond Avenue and North Henry Street. The property is known as Lot 4, Block 5 of the T J Beesleys 2 Addition in the City of Lancaster, Dallas County, Texas.**

Chair Whitfield opened the public hearing.

Andreas Prima, the property owner spoke stating his intent to redevelop the property to sell or rent as a home.

The Commission had discussion as to why the house was zoned commercial, how it impacts the Reinvestment Area future land use, and what potential commercial could develop in the exiting residential area.

**MOTION:** Commissioner Walker made a motion to close the public hearing, seconded by Commissioner Prothro. The vote was cast 4 for, 0 against. (Absent – Aguilar, Covington)

**MOTION:** Commissioner Walker made a motion to approve. Motion failed for lack of a second.

**MOTION:** Commissioner Prothro made a motion to deny, seconded by Commissioner Hervey. The vote was 3 for 1 against. (Walker against) (Absent – Aguilar, Covington)

9. **Z22-15 Conduct a public hearing and consider a rezoning request from an Agricultural Open District (A-O) to Single-Family Residential District (SF-6) on 31.5 acres. The property is addressed as 1747 North Houston School Road, located north of the intersection of North Houston School Road and West Pleasant Run Road. The property is a known as Tract 6 of the Marady Parks Addition, Abstract 1120 Pg. 345, in the City of Lancaster, Dallas County, Texas.**

Chair Whitfield opened the public hearing.

Lindsey White, 734 Journey Drive Mesquite, TX, spoke on the applicant's behalf stating they want more density than what the SF-2 would allow.

The Commission had no discussion.

**MOTION:** Commissioner Walker made a motion to close the public hearing, seconded by Commissioner Prothro. The vote was cast 4 for, 0 against. (Absent – Aguilar, Covington)

**MOTION:** Commissioner Prothro made a motion to deny, seconded Commissioner Walker. The vote was 4 for 0 against. (Absent – Aguilar, Covington)

**ACTION:**

10. **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 74.001 acres in size. It is described as a tract 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 to approve, seconded by Commissioner Walker. The vote was 4 for 0 against. (Absent – Aguilar, Covington)

11. **HLPC22-07 Discuss and consider a Certificate of Appropriateness for the purpose of enclosing a porch for a laundry room and the addition of a new porch on the property located at 337 S. Dallas Avenue, Lancaster, Dallas County, Texas.**

**MOTION:** Commissioner Prothro made a motion to approve, seconded by Commissioner Hervey. The vote was 4 for 0 against. (Absent – Aguilar, Covington)

12. **HLPC22-08 Discuss and consider a Certificate of Appropriateness (COA) for the addition of a back porch, front walk replacement and front yard fence installation on the property addressed as 105 E. 5th Street, City of Lancaster, Dallas County, Texas.**

**MOTION:** Commissioner Prothro made a motion to approve, seconded by Commissioner Walker. The vote was 4 for 0 against. (Absent – Aguilar, Covington)

**ADJOURNMENT:**

**MOTION:** Commissioner Prothro made a motion to adjourn, seconded by Commissioner Hervey. The vote was 4 for 0 against. (Absent – Aguilar, Covington)

The meeting was adjourned at 9:10 p.m.

**ATTEST:**

**APPROVED:**

V. Coleman  
Vicki Coleman, Director of Development Services

Temika Whitfield  
Temika Whitfield, Chair