

**MINUTES****PLANNING AND ZONING COMMISSION REGULAR MEETING OF November 1, 2022**

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall on November 1, 2022, at 7:00 p.m. with a quorum present to-wit:

**Commissioners Present:**

Temika Whitfield, Chair  
Isabel Aguilar, Vice Chair  
Lawrence Prothro  
Taryn Walker

**Commissioners Absent:**

Spencer Hervey, Alternate

**City Staff Present:**

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

**Call to Order**

Chair Whitfield called the meeting to order at 7:00 p.m. on November 1, 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.

Dee Hinkle, 105 5<sup>th</sup> Street, Lancaster, Texas, 75146, spoke in opposition to item 7.

**CONSENT AGENDA:**

1. Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on October 4, 2022.
2. PS22-36 Consider denial of a preliminary plat for Bear Creek Phases 5-6 and portions of Phases 7-8 being, 681 residential lots and nine (9) open space lots on approximately 167.8 acres of land located east of the intersection of East Reindeer Road and Green Acres Lane, described as being a tract of land situated in the Patrick P. Smith Survey, Abstract 1313 and 1365 and Robert A Lemmans Survey, Abstract 628, City of Lancaster, Dallas County, Texas.

(Chair Whitefield Pulled item 2 from the Consent Agenda)

- 3. PS22-37 Consider approval of a preliminary plat for Westridge Cold Summit Addition Lots 1 & 2, Block A being 65.071 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:** Vice Chair Aguilar made a motion, seconded by Prothro to approve the consent agenda Items 1 and 3. The vote was cast 4 for, 0 against. (Absent- Hervey)

- 2. PS22-36 Consider denial of a preliminary plat for Bear Creek Phases 5-6 and portions of Phases 7-8 being, 681 residential lots and nine (9) open space lots on approximately 167.8 acres of land located east of the intersection of East Reindeer Road and Green Acres Lane, described as being a tract of land situated in the Patrick P. Smith Survey, Abstract 1313 and 1365 and Robert A Lemmans Survey, Abstract 628, City of Lancaster, Dallas County, Texas.**

The Commission requested clarification for the recommendation of denial.

Staff stated the denial was due to requesting a Traffic Impact Analysis (TIA), Rockett's will-serve letter not explicitly stating service will be provided, Dallas County requesting a flood impact analysis based on the Bear Creek Tributary.

**MOTION:** Commissioner Walker made a motion to deny item 2, seconded by Commissioner Prothro. The vote was cast 4 for, 0 against. (Absent –Hervey)

#### **PUBLIC HEARING:**

- 4. M22-30 Conduct a public hearing and consider a comprehensive plan amendment request from Rural Living to Mixed Use Neighborhood. The property is located on the northwest corner of Springcrest Drive and West Pleasant Run Road, addressed as 2111 West Pleasant Run Road. The property is known as Lot 1A, Block B, out of the Spring Valley Addition, in the City of Lancaster, Dallas County, Texas.**

Nyliah Acosta, Planning Manager, gave a staff presentation.

Chair Whitfield opened the public hearing.

There were no speakers.

The Commission asked what the Mixed-Use Neighborhood would allow. Staff responded it would allow for commercial development of the property and align the land use to the zoning.

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

**MOTION:** Commissioner Walker made a motion, seconded by Vice Chair Aguilar to approve item 4. The vote was cast 4 for, 0 against. (Absent – Hervey)

- 5. M22-34 Conduct a public hearing and consider a request to amend the 2020 Master Thoroughfare Plan of the City of Lancaster's Comprehensive Plan deleting a portion of Hana Lane's thoroughfare classification. The portion of roadway facility is**

**situated in the V Wampler Survey, Abstract 1546, City of Lancaster, Dallas County, Texas.**

Nyliah Acosta, Planning Manager, gave a staff presentation.

Chair Whitfield opened the public hearing.

Urual Patel, the applicant, spoke stating the reason for the request is to develop two hotels and that there isn't much land left for development.

Staff responded that roads are driven by development, not eminent domain and Hana Ln has been a planned road for several years.

The Commission asked the applicant if the deletion of Hana was considered prior to submitting the request.

The applicant responded they were not aware of the MTP.

Sachin Patel, 930 I35E, Lancaster, Texas 75146, spoke in opposition stating the importance that the road be built.

Al Patel, 930 N I35E, Lancaster, Texas 75146, did not speak. However, noted his opposition.

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

**MOTION:** Commissioner Prothro made a motion, seconded by Vice Chair Aguilar to deny item 5. The vote was cast 4 for, 0 against. (Absent – Hervey)

- 6. Z22-13 Conduct a public hearing and consider a request to establish a Neighborhood Preservation Overlay on 79.44 acres. The properties are located west of the intersection of Bluegrove Road and Enchanted Lane. The properties are within the Enchanted Forest Addition in the City of Lancaster, Dallas County, Texas.**

Nyliah Acosta, Planning Manager, gave a staff presentation.

Chair Whitfield opened the public hearing.

Daniel Holden, the applicant, gave a presentation on the Enchanted Forest neighborhood and the purpose of the NPO and why the neighborhood requested it.

The Commission asked questions regarding new structures, existing structures lot size and building materials.

The commission spoke to the rural characteristics of the neighborhood and had discussion on what the NPO would do.

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

**MOTION:** Commissioner Prothro made a motion, seconded by Commissioner Walker to approve item 6. The vote was cast 4 for, 0 against. (Absent – Hervey)

**ACTION:**

7. **HLPC22-09 Discuss and consider a Certificate of Appropriateness (COA) for the installation of solar panels on the property addressed as 628 North Henry Street, City of Lancaster, Dallas County, Texas.**

Nyliah Acosta, Planning Manager, gave a staff presentation.

The Commission asked if staff takes finances into consideration. Staff responded that the only considerations given are those outlined by the Historic Regulations, which explicitly state roof mounted equipment visible from the street is prohibited.

**MOTION:** Commissioner Walker made a motion, seconded by Commissioner Prothro to deny item 7. The vote was 4 for 0 against. (Absent – Hervey)

8. **DP22-01 Discuss and consider a site plan revision for a cold storage warehouse distribution center for the property located east of the southeast corner of East Pleasant Run Road and Cornell Road and addressed as 1100 East Pleasant Run Road. The property is described as a tract of land in the Thomas M. Ellis Survey Abstract No. 432 City of Lancaster, Dallas County, Texas.**

Nyliah Acosta, Planning Manager, gave a staff presentation.

The Commission asked why the site was being reduced from the initial site plan approval. Staff responded one of the lots originally considered for development is proposed for high speed rail. Due to this discovery, the applicant decided to remove all development on the property proposed for high speed rail and amend the site plan.

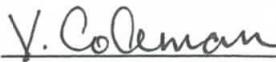
**MOTION:** Walker made a motion, seconded by Vice Chair Aguilar to approve item 8. The vote was 4 for 0 against. (Absent – Hervey)

**ADJOURNMENT:**

**MOTION:** Vice Chair Aguilar made a motion, seconded by Commissioner Walker to approve the adjournment. The vote was 4 to 0. (Absent- Hervey)

The meeting was adjourned at 8:09 PM.

**ATTEST:**

  
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Vicki Coleman, Director of Development Services

**APPROVED:**

  
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Temika Whitfield, Chair