

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF JANUARY 3, 2023

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall on January 3, 2023, at 7:00 p.m. with a quorum present to-wit:

Commissioners Present:

Temika Whitfield, Chair
Isabel Aguilar, Vice Chair
Taryn Walker
Spencer Hervey

Commissioners Absent:

Lawrence Prothro

City Staff Present:

Carey Neal, Assistant City Manager
Vicki Coleman, Director of Development Services
Nyliah Acosta, Planning Manager
Kim Haynie, Planner II

Call to Order

Chair Whitfield called the meeting to order at 7:00 p.m. on January 3, 2023.

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.

Stewart Elliot, 5950 Sherry Lane, Suite 400, Dallas, Texas 75229, did not speak, but was in support of item 2.

Dylan Adame, 13455 Noel Rd, Suite 700, Dallas, Texas 75240, spoke in support of item 3 and asked that the plat be considered for approval with conditions.

Dylan Adame, 13455 Noel Rd, Suite 700, Dallas, Texas 75240, did not speak, but was in support of item 4.

Dan Gallagher, 13455 Noel Rd, Suite 700, Dallas, Texas 75240, did not speak, but was in support of item 5 and 6.

Stephen Chan, 1585 Sandust Rd, Woodlands, Texas 77380, did not speak, but was in support of item 6.

Hassan Booker, 1585 Sandust Rd, Woodlands, Texas 77380, did not speak, but was in support of item 6.

CONSENT AGENDA:

1. **PS23-4 Consider a preliminary plat for Generation Homes Addition being a 0.23-acre tract of land described as Lot 3, Block 2, out of the Dewberry Subdivision Addition (unrecorded) located west of the northwest intersection of Pierson Street and Lancaster Hutchins Road addressed as 643 Pierson Street, City of Lancaster, Dallas County, Texas.**
2. **PS23-5 Consider a preliminary plat for Yampa Addition, being 28.159 acres of land located approximately 1,300 feet south of the intersection of West Wintergreen Road and North Houston School Road addressed as 2121 North Houston School Road, described as being a tract of land out of the Parks Marady Survey, Abstract No. 1120, Pg 345, City of Lancaster, Dallas County, Texas.**
3. **PS23-6 Consider denial of a preliminary plat for Prime O Addition. Located northwest of the intersection of East Pleasant Run Road and Pinto Road, a tract of land being 197.6024 acres out of the Sammuel Keller Survey, City of Lancaster, Dallas County, Texas.**
4. **PS23-7 Consider a replat for FFE Addition. The property is described as Lot 2R, Block A, out of the FFE Addition being 19.845 acres, located at the northwest corner of West Drive and Longhorn Drive, City of Lancaster, Dallas County, Texas.**
5. **PS23-8 Consider approval of a preliminary plat with conditions for IAC Jefferson Run Addition addressed at 1500 North Jefferson Street. The property is located at the northeast corner of Pleasant Run Road and North Jefferson Street, described as a tract of land being 50.319 acres out of the Thomas Phillips Survey, Abstract No. 1123, City of Lancaster, Dallas County, Texas.**
6. **DP22-15 Consider approval of a Site Plan for Linde Gas addressed as 1410 and 1420 North Lancaster Hutchins Road, described as Lot 1, Block A out of the Linde Gas Addition, being a 9.88-acre tract of land, City of Lancaster, Dallas County, Texas.**

MOTION: Vice Chair Aguilar made a motion, seconded by Hervey to approve the consent agenda Items 4, 5, and 6. The vote was cast 4 for, 0 against. (Absent- Prothro)

Vice Chair Aguilar pulled items 1, 2, and 3 from the Consent Agenda for discussion.

1. **PS23-4 Consider a preliminary plat for Generation Homes Addition being a 0.23-acre tract of land described as Lot 3, Block 2, out of the Dewberry Subdivision Addition (unrecorded) located west of the northwest intersection of Pierson Street and Lancaster Hutchins Road addressed as 643 Pierson Street, City of Lancaster, Dallas County, Texas.**

Vice Chair Aguilar requested clarification if the property was rural and if the request aligns with the Comprehensive Plan.

Staff explained the request is for a preliminary plat and there is no correlation with the Comprehensive Plan as plats only establish the legal boundaries of the lot.

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

2. PS23-5 Consider a preliminary plat for Yampa Addition, being 28.159 acres of land located approximately 1,300 feet south of the intersection of West Wintergreen Road and North Houston School Road addressed as 2121 North Houston School Road, described as being a tract of land out of the Parks Marady Survey, Abstract No. 1120, Pg 345, City of Lancaster, Dallas County, Texas.

Vice Chair Aguilar requested clarification if one of the lots would have access from North Houston School Road and if access will be from the Longhorn Drive to North Houston School Road.

Staff stated one lot has frontage along North Houston School Road and the other lot fronts Longhorn Drive. There is no mutual access easement between the lots, and vehicles cannot drive through the creek to cross access each lot.

Vice Chair Aguilar asked if traffic coming from the site on North Houston School Road would go to Wintergreen to Access the highway, or if they would continue on Houston School Road.

Staff responded that could not be answered without a TIA, and a TIA was not required, nor asked for this site.

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

3. PS23-6 Consider denial of a preliminary plat for Prime O Addition. Located northwest of the intersection of East Pleasant Run Road and Pinto Road, a tract of land being 197.6024 acres out of the Sammuel Keller Survey, City of Lancaster, Dallas County, Texas.

Vice Chair Aguilar asked if there was communication between staff and the applicant.

Staff responded there was communication the day of the P&Z meeting along with the review from staff and the staff comments. Staff informed the applicant more information was needed on how they were dedicating rights-of-way on Pinto and Pleasant Run, because the preliminary plat was unclear.

Vice Chair Aguilar asked what the consequences were to deny a plat, and what staff's position was for approval with conditions.

Staff responded a new application and review would be required and we could not do an approval with conditions, because there was not enough information to know we have the dedication needed.

Staff responded a new application and review would be required and we could not do an approval with conditions, because there was not enough information to know we have the dedication needed.

MOTION: Commissioner Hervey made a motion to deny item 3, seconded by Vice Chair Aguilar. The vote was cast 4 for, 0 against. (Absent –Hervey)

PUBLIC HEARING:

7. **Z22-16 Conduct a public hearing and consider a zoning change from Agricultural Open (AO) to Planned Development (PD) with Single-Family Residential (SF-4) and Retail (R) uses. The properties are located northwest of the intersection of South Houston School Road and Bear Creek Road, known as Tract 20 5.96 acres, Tract 6 78.041 acres, and Tract 5 12.438 acres out of the Charles H. Bernard Survey, Abstract No.128, Pg 020, addressed as 1901 and 1301 South Houston School Road and 2659 Bear Creek Road City of Lancaster, Dallas County, Texas.**

Nyliah Acosta, Planning Manager, gave a staff presentation.

Chair Whitfield opened the public hearing.

Commissioner Walker requested clarification on what was being requested and what the alternate recommendation would look like.

Staff stated the site plan does not reflect staff's alternate recommendation. The site plan before the Commission was for 2.88 units/acre. The SF-2 alternate would reduce the number of lots. Staff further explained what the applicant is proposing and what the adjacent properties are zoned.

The applicant, Matt Lee, clarified why there was a change in the request to add the Retail (R) component.

Commissioner Walker asked the applicant about flooding.

The applicant responded they would have to abide by the City ordinances to ensure they are not impacting anyone downstream.

Staff added a drainage plan would be required at the time of the preliminary plat and drainage mitigation would need to be addressed.

The following citizens did not speak, but were opposed:

Randy and Rhonda Powledge, 1832 S. Houston School Road, Lancaster, Texas 75146
Cody Davis, 1720 S. Houston School Road, Lancaster, Texas 75146
Zatavia Whorton, 1720 S. Houston School Road, Lancaster, Texas 75146
Kody Whorton, 1720 S. Houston School Road, Lancaster, Texas 75146
Shanna Davis, 1720 Houston School Road, Lancaster, Texas 75146
Ruth Ollarzabal, 254 Oakwood Drive, Lancaster, Texas 75146
Jean K. Thompson, 313 S. Houston School Road, Lancaster, Texas 75146

Vice Chair Aguilar requested clarification if the property was rural and if the request aligns with the Comprehensive Plan.

Staff explained the request is for a preliminary plat and there is no correlation with the Comprehensive Plan as plats only establish the legal boundaries of the lot.

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

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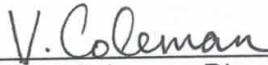
MOTION: Vice Chair Aguilar made a motion, seconded by Commissioner Walker to recommend Michelle Washington to HLPC. The vote was 3 for, 1 abstain. (Chair Whitfield abstained, Absent – Prothro)

ADJOURNMENT:

MOTION: Vice Chair Aguilar made a motion to adjourn, seconded by Commissioner Walker. The vote was 4 for, 0 against. (Absent- Prothro)

The meeting was adjourned at 8:39 PM.

ATTEST:



Vicki Coleman, Director of Development Services

APPROVED:



Temika Whitfield, Chair