

## MINUTES

**PLANNING AND ZONING COMMISSION REGULAR MEETING OF February 7, 2023**

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

**Commissioners Present:**

Temika Whitfield, Chair  
Isabel Aguilar, Vice Chair  
Spencer Hervey  
Lawrence Prothro  
Alternate Karen Collins

**Commissioners Absent:**

Taryn Walker

**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 February 7, 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 Starry Ln Suite 480, Dallas, TX, 75225 was in support of item 3, but did not wish to speak.

**CONSENT AGENDA:**

1. **Consider approval of minutes from the Planning and Zoning Commission regular meeting held on December 6, 2022 and January 3, 2023.**
2. **PS23-9 Consider approval of a final plat for Smithsonian Addition being approximately 0.199-acres of land described as Lot 1, Block B, out of the Cedardale Highway Addition located west of the northeast of the intersection of Cedardale Road and Franklin Street addressed as 1285 Cedardale Road, City of Lancaster, Dallas County, Texas.**

3. **PS23-11 Consider a final 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.**

**MOTION:** Vice Chair Aguilar made a motion, seconded by Commissioner Prothro to approve the consent agenda Items 1, 2, and 3. The vote was cast 5 for, 0 against. (Walker Absent)

**PUBLIC HEARING:**

**ACTION:**

4. **PS23-10 Discuss and conduct a preliminary plat for Shahla Addition. The property is located at 966 Bluegrove road and situated 680 feet from the southeast corner of West Pleasant Run and Bluegrove road, part of the Bluegrove Addition City of Lancaster, Dallas County, Texas.**

Kim Haynie, Planner II, gave a staff presentation.

Staff indicated that the plat did not match already approved civil plans. Staff recommended denial due to lack of utilities being shown, alleys not being dedicated, screening walls not added to plans, incorrect or lack of labelling for multiple lots on the site, street name shahla being in use already, easements not identified as public or private, date on plat not updated, and slip street removed.

Commissioner Hervey asked if the applicant was notified of issues, to which staff responded that the applicant hadn't supplied revisions in the appropriate time frame.

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

5. **Consider the election of a Vice Chair to the Planning and Zoning Commission**

Development Services Director, Vicki Coleman, stated this was the annual election of Chair and Vice Chair.

Chair Whitfield nominated Vice Chair Aguilar as Vice Chair. Vice Chair Aguilar nominated Commissioner Prothro for Vice Chair. Commissioner Prothro chose to decline the position. Commissioner Collins nominated Vice Chair Aguilar.

**MOTION:** Commissioner Prothro made a motion, seconded by Commissioner Collins to approve Vice Chair Aguilar to remain Vice Chair. The vote was cast 5 for, 0 against. (Walker Absent)

6. **Discuss and consider appointment for the Chair person.**

Development Services Director, Vicki Coleman, stated this was the annual election of Chair.

Vice Chair Aguilar nominated Chair Whitefield.

**MOTION:** Vice Chair Aguilar made a motion, seconded by Commissioner Collins to approve Chair Whitfield to remain as Chair. The vote was 5 for, 0 against. (Walker Absent)

**ADJOURNMENT:**

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

The meeting was adjourned at 7:16 PM.

**ATTEST:**



Vicki Coleman, Director of Development Services

**APPROVED:**



Temika Whitfield, Chair