

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF March 7, 2023

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall on March 7, 2023, at 7:04 p.m. with a quorum present to-wit:

Commissioners Present:

Temika Whitfield, Chair
Taryn Walker
Spencer Hervey
Lawrence Prothro

Commissioners Absent:

Isabel Aguilar, Vice Chair
Karen Collins, Alternate

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 7:04 p.m. on March 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 consent agenda item 2, but did not wish to speak.

Chris Lewis, 15221 Berry Trail, Dallas, Texas 75248, was in support of consent agenda item 4, but did not wish to speak.

Aaron Shurer, 6916 Marina Shores Ct, Arlington, TX 76016, was in support of consent agenda item 4, but did not wish to speak.

CONSENT AGENDA:

1. Consider approval of minutes from the Planning and Zoning Commission regular meeting held on February 7, 2023.

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1. **Consider approval of minutes from the Planning and Zoning Commission regular meeting held on February 7, 2023.**
2. **PS23-11 Consider final plat for Yampa Addition being 28.27 acres of land located approximately 1300 feet south of the intersection of West Wintergreen Rd. and North Houston School Rd., addressed as 2121 North Houston School Rd. Described as a tract of land out of the Parks Marady Survey, Abstract No. 1120, Pg 345, City of Lancaster, Dallas County, Texas.**
3. **PS23-14 Consider final plat for Generation Homes Addition being a 0.23 acres tract of land described as a lot 3 block 2 out of the Duneberry Subdivision unrecorded. Located West of the Northwest intersection of Pierson St. and North Lancaster Hutchins Rd. Addressed as 643 Pierson St, City of Lancaster, Dallas County, Texas.**
4. **PS23-15 Consider a preliminary plat for Prime O Addition, located northwest of the intersection of East Pleasant Run Rd. and Pinto Rd., addressed between the 1600 and 2000 block of East Pleasant Run Rd. being a 197.6024 acre tract of land out the Samuel Keller survey, City of Lancaster, Dallas County, Texas.**

Commissioner Hervey pulled item 2 from the consent agenda.

MOTION: Commissioner Hervey made a motion to approve items 1, 3, and 4, seconded by Commissioner Walker. The vote was cast 4 for, 0 against. (Vice Chair Aguilar and Commissioner Collins Absent)

2. **PS23-11 Discuss and Consider final plat for Yampa Addition being 28.27 acres of land located approximately 1300 feet south of the intersection of West Wintergreen Rd. and North Houston School Rd., addressed as 2121 North Houston School Rd. Described**

Nyliah Acosta, Planning Manager, gave a staff presentation.

Staff indicated that the reason this item was appearing before commission again was a change in the acreage. Staff recommended approval at the time of the hearing.

Commissioner Hervey asked for clarification on the zoning to which staff indicated the zoning would not be changing from the Agriculture-Open zoning district.

MOTION: Commissioner Hervey made a motion to approve item 2, seconded by Commissioner Walker. The vote was cast 4 for, 0 against. (Vice Chair Aguilar and Commissioner Collins Absent)

ACTION:

5. **PS23-16 Discuss and consider denial of a preliminary plat for Lancaster Gardens Addition being a 0.36 acre tract of land described as lot 17B and lot 17D of Block C, being a replat of lot 17B Block C of Lancaster Gardens Addition located south of the intersection of Connecticut Avenue and Pennsylvania Avenue addressed as 4221 Elkins Street, City of Lancaster, Dallas County, Texas.**

Nyliah Acosta, Planning Manager, gave a staff presentation.

Staff indicated the reason for the denial was dedication of right-of-way on Elkins was not being shown, and to the south where Connecticut Avenue was located, there is no access to Connecticut Ave, because the rights-of-way associated with the subject property belongs to another plat that has not been recorded.

Commissioner Prothro asked if the lots met the zoning requirements in terms of acreage, to which staff clarified there are no minimum lot size requirements, and the rights-of-way issues were separate. The recommendation of for denial was that the proposal did not follow subdivision regulations. Staff also clarified that the item cannot receive approval until Boardwalk Phase 3 to the south is approved and recorded, because the rights-of-way on Connecticut are part of the Boardwalk Phase 3 plat.

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

ADJOURNMENT:

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

The meeting was adjourned at 7:17 PM.

ATTEST:

APPROVED:



Vicki Coleman, Director of Development Services



Temika Whitfield, Chair