

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF APRIL 4, 2023

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall on April 4, 2023, at 7:03 p.m. with a quorum present to-wit:

**Commissioners Present:**

Temika Whitfield, Chair (Arrived during Item 7)  
Taryn Walker  
Spencer Hervey  
Lawrence Prothro  
Karen Collins, Alternate

**Commissioners Absent:**

Isabel Aguilar, Vice Chair

**City Staff Present:**

Vicki Coleman, Director of Development Services  
Nyliah Acosta, Planning Manager  
Kim Haynie, Planner II

**Call to Order**

Commissioner Hervey called the meeting to order at 7:03 p.m. on April 4, 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.

Dan Gallagher, 2600 N. Central Expressway, Suite 400, Richardson, TX, 75080, was in support of item number 4 and 8, but did not wish to speak.

Nathan Klemm, 16301 Ledgemont Lane, Addison, TX, 75001, was in support of consent agenda item number 2, but did not wish to speak.

Shafiqul Abed, 440 Lafite Lane, Colleyville, TX, 76034, was in support of item number 9, but did not wish to speak.

**CONSENT AGENDA:**

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

1. **Consider approval of minutes from the Planning and Zoning Commission regular meeting held on March 7, 2023.**
2. **PS23-19 Consider a Preliminary Plat for Meadow Creek Estates 6th Addition. Located at 966 Bluegrove Road, 680 feet from the Southeast corner of West Pleasant Run Road and Bluegrove Road, situated in the A. Bledsoe Survey, Abstract Number 113, City of Lancaster, Dallas County, Texas.**
3. **PS23-20 Consider approval of a Final Plat for The Meadows Addition, creating Lot 1A, Block 6, located on the southeast corner of Meadow Lane and Bear Creek Road addressed as 1542 Bear Creek Road. The property is approximately 0.36 acre in size and is described as the west half of Lot 1, Block 6, out of the Meadows Addition, City of Lancaster, Dallas County, Texas.**
4. **PS22-22 Consider approval of a final plat for Cold Summit Addition, Lot 1 Block 1, being 28.792 acres of land addressed as 4150 North Dallas Avenue. The property is described as being out of the George Floyd Survey, Abstract No. 463 and Smith Elkins Survey, Abstract No. 430, City of Lancaster and City of Dallas. Dallas County, Texas.**

**MOTION:** Commissioner Walker made a motion to approve the consent items, seconded by Commissioner Collins. The vote was cast 4 for, 0 against. (Whitfield and Aguilar Absent)

**PUBLIC HEARING:**

5. **Z23-04 Conduct a public hearing and consider a zoning change from Agricultural Open (AO) to Single Family Estates (SF-E). The property is located along the cul de sac of Raintree Drive approximately 2,000 feet from Nokomis Road addressed as 1550 Raintree Drive, known as Block 0, Lot 13, out of the Raintree Acres Addition, City of Lancaster, Dallas County, Texas.**

Kim Haynie, Planner II, gave a staff presentation.

Commissioner Hervey opened the public hearing.

There was no discussion and no speakers.

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

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

6. **Z23-05 Conduct a public hearing and consider a Specific Use Permit to have three portable buildings for the purpose of temporary staff training at the Oncor facility, located at 2471 S. Dallas Ave., Lancaster, Dallas County, Texas.**

Nyliah Acosta, Planning Manager, gave a staff presentation.

Staff supported the request because the temporary training accommodates Oncor employees in the area and helps with a transition plan for employees to get back to their workstations. Staff recommended approval with stipulation that the SUP is reviewed again in 2 years for reconsideration.

Commissioner Hervey opened the public hearing.

Mark Guevera, 1374 W. Reindeer Rd, Lancaster, TX, 75146, was registered as in favor and opposition of the project, but did not wish to speak after knowing the scope of the project.

There was no discussion amongst the commission.

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

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

7. **Z23-6 Conduct a public hearing and consider the revocation of a Specific Use Permit. The properties are addressed as 4523, 4533, 4543, North University Hills Boulevard, located north of the intersection of North University Hills Boulevard and IH-20 known as Lot 1, 23.86 acres; Lot 5, 2.17 acres; and Lot 10, 5.09 acres out of the Silas B Runyon Survey, Abstract No. 1199, Pg 170. The property is currently zoned Commercial Highway (CH) Campus District Overlay with a Specific Use Permit for Commercial Amusement, Catering Club and a Private Club.**

Nyliah Acosta, Planning Manager, gave a staff presentation.

(Chair Whitfield arrived)

Staff stated that for an unspecified amount of time the property has been hosting uses that go beyond the scope of the SUP. There have been multiple unpermitted structures built on the property, and there is a lack of parking with approved surfaces. In addition to these issues the number of PD calls within the last 5 years was 731, the property is not platted, and with these issues the staff recommendation is in support of the revocation.

There was 1 letter in support and 1 letter against the proposal.

Commissioner Hervey opened the public hearing.

Fernando Rivera, 4523, 4533, 4543, North University Hills Boulevard, Lancaster, TX, 75134, did not wish to speak but was in opposition of the revocation.

Josh Vasquez, 4523, 4533, 4543, North University Hills Boulevard, Lancaster, TX, 75134, did not wish to speak but was in opposition of the revocation.

Hamid Niakan, (property owner) 430 Keystone Bend, Heath, TX, 75032, did not wish to speak but was in opposition of the revocation.

Mal Johnson, 1631 Summers Dr., Cedar Hill, Texas 75104, spoke in opposition of the revocation.

Sander Salinas, 3522 Chimes St. Irving, Texas 75063, spoke in opposition of the revocation.

Jeffrey Lynch, 5922 Maple Shade Ln, Dallas Texas 75252, spoke in opposition of the revocation.

The commission asked for clarification on when the tennis court structure was built, to which the tenants stated it was already in existence before they purchased the property. Director Coleman reiterated due to the structure being done without permits, the issue is still there. Mr. Niakan, the property owner, stated when he purchased the property in 2012 he was not made aware of the nonconformity.

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

**MOTION:** Commissioner Walker made a motion to approve item 7, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against. (Aguilar Absent)

**ACTION:**

- 8. DP22-21 Discuss and consider a site plan for IAC Pleasant Run located on the northeast corner of Jefferson Street and Pleasant Run Road. The property is approximately 50.319 acres in size. It is described as a tract of land situated in the Thomas A Phillips survey Abstract 1123 City of Lancaster, Dallas County, Texas.**

Kim Haynie, Planner II, gave a staff presentation

Commissioner Prothro asked if the streets around the sites were going to be fixed. Staff stated there is a project with Dallas County to improve all of the roads. Commissioner Prothro reiterated concerns about the roads and that if the warehouse was built before road improvement, the roads would never get improved. Dan Gallagher, the applicant, explained what was outlined in the TIA and that trucks would either take Pleasant Run or

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Bonnieview, which would be able to handle the traffic that the commissioner was concerned about and that they are actively working with Dallas County to participate in the roadway improvements.

**MOTION:** Commissioner Prothro made a motion to approve item 8, seconded by Commissioner Walker. The vote was cast 3 for, 2 against (Whitfield and Hervey against). (Aguilar Absent)

- 9. DP22-26 Discuss and consider a general development plan within the Mills Branch Overlay for a mixed housing type development. The property is located southwest of the intersection of North Houston School Road and West Belt Line Road addressed as 2301 West Main Street. The property is known as Tract 8, 23.875 acres out of the John M. Rawlins Survey, Abstract 1208 Page 240, in the City of Lancaster, Dallas County, Texas**

Nyliah Acosta, Planning Manager, gave a staff presentation.

Commissioner Prothro about what type of housing is required to which staff explained that the proposal follows what is outlined in the Mills Branch Overlay guidelines.

Commissioner Prothro asked if it would be possible to reduce the number of homes, to which the applicant stated that they have already reduced the number of homes from the initial proposal.

There was discussion on the values of the homes and how much green space was being provided. Staff stated home value is not criteria for consideration, and could not be a reason to deny the request.

**MOTION:** Commissioner Walker made a motion to approve item 9, seconded by Commissioner Collins. The vote was cast 5 for, 0 against. (Aguilar Absent)

- 10. HLPC23-1 Discuss and consider a Certificate of Appropriateness to install two metal doors, enclose one door, replace broken glass, enclose two transoms, and replace damaged brick on the exterior of the building on the property located at 124 Historic Town Square, Lancaster, Dallas County, Texas**

Nyliah Acosta, Planning Manager, gave a staff presentation.

Commissioner Walker asked, why staff recommended the door be centered. Staff responded the reasoning for centering the door would be to make the building look more cohesive.

Kim Walker, the owner, spoke stating her request.

**MOTION:** Commissioner Prothro made a motion to approve item 10 as requested by the applicant, with the condition that the door not be centered, seconded by Commissioner Walker. The vote was cast 5 for, 0 against. (Aguilar Absent)

**11. HLPC23-3 Discuss and consider a Certificate of Appropriateness to replace damaged siding and windows on the exterior of the building on the property located at 217 E. 5th St., Lancaster, Dallas County, Texas**

Nyliah Acosta, Planning Manager, gave a staff presentation.

The Commission asked about the window alignment. Staff responded stating HLPC recommended the windows be aligned across the top or bottom of the home.

**MOTION:** Commissioner Walker made a motion to approve item 11 with the condition that the windows be aligned, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against. (Aguilar Absent)

**ADJOURNMENT:**

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

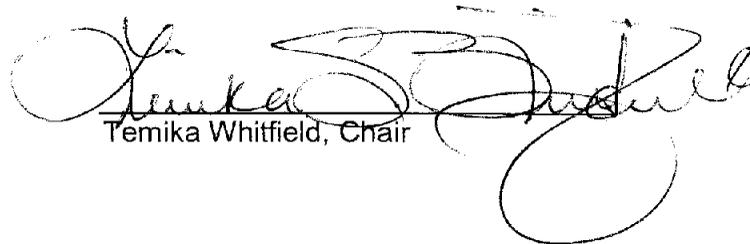
The meeting was adjourned at 8:45 PM.

**ATTEST:**



Vicki Coleman, Director of Development Services

**APPROVED:**



Temika Whitfield, Chair