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MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF May 2, 2023

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall on May 2, 2023, at 7:00 p.m. with a quorum present to-wit:

Commissioners Present:

Temika Whitfield, Chair
Taryn Walker
Spencer Hervey
Karen Collins, Alternate

Commissioners Absent:

Isabel Aguilar, Vice Chair
Lawrence Prothro

City Staff Present:

Nyliah Acosta, Planning Manager
Kim Haynie, Planner II

Call to Order

Chair Whitfield called the meeting to order at 7:03 p.m. on May 2, 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.

There were no speakers.

CONSENT AGENDA:

1. Consider approval of minutes from the Planning and Zoning Commission regular meeting held on April 4, 2023.
2. PS23-6 Consider a Preliminary Plat for Beckley Acres Addition, being 1.689 acres of land located at the northwest corner of Idlewild Lane and Lotus Lane addressed as 3315 Lotus Lane, described as being a tract of land out of the Marady Parks Survey, Abstract No. 1120, being a replat of lots 3 and 4, City of Lancaster, Dallas County, Texas.
3. PS23-24 Consider a Preliminary Plat for Lancaster Mills Phases 1-3, being 304 residential lots, 25 open space lots, and two (2) commercial lots located south of Redbud Street and Main Street, west of Stewart Street and north of Belt Line Road,

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and is 61.083 acres in size. The property is described as being located in the Engleberd Bader Survey, Abstract No. 172 City of Lancaster, Dallas County, Texas.

MOTION: Commissioner Hervey made a motion to pull item 3 with approval of items 1 and 2, seconded by Commissioner Walker. The vote was cast 4 for, 0 against. (Aguilar and Prothro Absent)

- 3. PS23-24 Consider a Preliminary Plat for Lancaster Mills Phases 1-3, being 304 residential lots, 25 open space lots, and two (2) commercial lots located south of Redbud Street and Main Street, west of Stewart Street and north of Belt Line Road, and is 61.083 acres in size. The property is described as being located in the Engleberd Bader Survey, Abstract No. 172 City of Lancaster, Dallas County, Texas.**

Nyliah Acosta, Planning Manager, gave a presentation. Commissioner Hervey asked if there were any plans for the commercial lots. Staff responded stating there are no plans for the two commercial lots.

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

PUBLIC HEARING:

- 4. M23-12 Conduct a public hearing and consider an amendment to the Comprehensive Plan's Future Land Use Map from Suburban Mixed-Use Center to Logistics/Distribution on a property addressed as 2304 East Longhorn Drive. It is 19.25 acres of land within the Maraday Parks Survey, Abstract 1120 City of Lancaster, Dallas County, Texas.**

Kim Haynie, Planner II, gave a presentation on items 4 and 5. Staff recommended denial for the amendment due to the 2016 Comprehensive Plan which designates the area as Suburban Mixed Use Center.

Chair Whitfield opened the public hearing.

Greg Potter, 5950 Sherry Ln., Suite 480 Dallas, TX 75225, was in support of item 4 wishing not to speak.

Jordan Ryan, the applicant, spoke in favor of the project and gave a presentation.

The Commission expressed their concerns with the project location in relation to Houston School Rd and with the Comprehensive Plan land use designation.

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

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

5. **Z23-07 Conduct a public hearing and consider a rezoning request from Agriculture Open (AO) to Light Industrial (LI). The property is addressed as 2304 East Longhorn Drive located on the east side of East Longhorn Drive and is approximately 1,300 feet south of West Wintergreen Road. The property is approximately 19.25 acres in size and is located within the Maraday Parks Survey, Abstract 1120 City of Lancaster, Dallas County, Texas.**

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

6. **M23-13 Conduct a public hearing and consider an amendment to the Future Land Use of the Comprehensive Plan from Suburban Neighborhood to Commercial Corridor on a property located at the Southeast intersection of Parkerville Road and S. I-35E, addressed as 1400 S. I-35E, Victron Addition, known as Lot 1, Block A, out of the Victron Addition, and 1402 S. I-35E being 3.35 acres out of the Charles H. Bernard Abstract 128, Page 020, City of Lancaster, Dallas County, Texas.**

Kim Haynie, Planner II, gave a presentation for items 6 and 7. Staff recommended approval of both items as it meets the City's vision for the I-35E corridor.

Chair Whitfield opened the public hearing.

Mario Gonzales, the applicant, spoke in support of the items.

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

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

7. **Z23-02 Conduct a public hearing and consider a zoning change from Agricultural Open (AO) and Commercial Highway (CH) to a Planned Development (PD) with Commercial Highway uses, a Car Wash, and two pole signs. The properties are located at the Southeast intersection of Parkerville Road and S. I-35E, known as 1400 S. I-35E, described as Lot 1, Block A, out of the Victron Addition, and 1402 S.**

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I-35E being 3.35 acres out of the Charles H. Bernard Abstract 128, Page 020, City of Lancaster, Dallas County, Texas.

MOTION: Commissioner Hervey made a motion to approve item 7, seconded by Commissioner Walker. The vote was cast 4 for, 0 against. (Aguilar and Prothro Absent)

8. Z23-09 Conduct a public hearing and consider a Specific Use Permit to allow a towing and impound yard, located at 600 and 616 N. Jefferson Street, Lancaster, Dallas County, Texas.

Nyliah Acosta, Planning Manager, gave a presentation. Staff supported the SUP proposal due to the use being less intense than other permitted uses in the LI district.

One letter was read into the record in opposition from Pamela Laughlin, 220 E 6th Street, Lancaster Tx, 75146 stating the reason for opposition was noise, truck traffic, damage to property, and neighborhood safety.

Sheila Hupp, the tenant, spoke in favor of the item.

Oscar Galan, 4142 Briton Court, Grand Prairie, Tx, 75052, spoke in favor.

Commissioner Walker asked what the solution would be for the noise concerns at night and if operations could move to the back of the site. Hupp stated that majority of the noise should be during business hours although due to the fact that the business is 24hrs there is always the chance of there being some noise from trucks. Hupp also stated due to state regulations, and personal property needing to remain secured, they could not move the area where they interface with customers to the rear of the site.

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

MOTION: Commissioner Walker made a motion to approve item 8, seconded by Commissioner Hervey. The vote was cast 4 for, 0 against. (Aguilar and Prothro Absent)

ADJOURNMENT:

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

The meeting was adjourned at 8:04 PM.

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ATTEST:

Vicki Coleman
Vicki Coleman, Director of Development Services

APPROVED
Terrika Whitfield
Terrika Whitfield, Chair