

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF June 6, 2023

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall on June 6, 2023, at 7:00 p.m. with a quorum present to-wit:

**Commissioners Present:**

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

**Commissioners Absent:**

Isabel Aguilar, Vice Chair

**City Staff Present:**

Carey Neal, Deputy City Manager  
Vicki Coleman, Director of Development Services  
Nyliah Acosta, Assistant Director of Development Services

**Call to Order**

Chair Whitfield called the meeting to order at 7:05 p.m. on June 6, 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 May 2, 2023.
2. PS23-29 Consider a Final Plat for Boardwalk Phase 3B, being 109 residential lots on 39.950 acres located west of the intersection of Connecticut Avenue and Pennsylvania Avenue. The property is described as a tract of land out of the Jonathon L. Sampson Survey, Abstract No. 1311 City of Lancaster, Dallas County, Texas.
3. PS23-33 Consider a Final Plat for Rios Addition, being a 0.22 acre tract of land located at the northwest corner of West Daniieldale Road and Cumberland Street,

**addressed as 3505 Cumberland Street, described as being the South 1/2 of Lot 19 out of the F.M. Waters Addition, City of Lancaster, Dallas County, Texas.**

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

**PUBLIC HEARING:**

- 4. Z23-03 Conduct a public hearing and consider a Specific Use Permit for an Oncor sub-station, located approximately 0.5 miles east of the intersection of West Reindeer Rd., and State Highway 342, addressed as 1374 West Reindeer Rd., Lancaster, Dallas County, Texas.**

Chair Whitfield opened the public hearing.

Nyliah Acosta, Assistant Director of Development Services gave a staff presentation and stated staff recommends approval with the condition of installing and maintaining 1) an 8-foot masonry wall around the substation; and 2) landscaping in compliance with the landscape plan.

Seth Sampson, the applicant, spoke in favor.

**MOTION:** Commissioner Walker made a motion to close the public hearing, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against. (Aguilar Absent)

**MOTION:** Commissioner Walker made a motion to approve item 4 with staff's conditions, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against. (Aguilar Absent)

- 5. Z23-08 Conduct a public hearing and consider a rezoning request from an Agricultural Open District (A-O to a Single-Family Residential District (SF-4) on 31.29 acres. The property is addressed as 1747 North Houston School Road, located north of the intersection of North Houston School Road and West Pleasant Run Road. The property is known as Tract 6 of the Marady Parks Addition, Abstract 1120 Pg 345, in the City of Lancaster, Dallas County, Texas.**

Chair Whitfield opened the public hearing.

Nyliah Acosta, Assistant Director of Development Services gave a staff presentation.

Nathan Klemm, the applicant, spoke in support.

The Commission had discussion on the density of the project, and whether the applicant could decrease the density.

**MOTION:** Commissioner Walker made a motion to close the public hearing, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against. (Aguilar Absent)

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**MOTION:** Commissioner Walker made a motion to approve item 5, seconded by Commissioner Hervey. The vote was cast 2 for, 3 against. The motion failed. (Whitfield, Prothro, and Collins against)

**MOTION:** Commissioner Prothro made a motion to deny item 5, seconded by Commissioner Collins. The vote was cast 3 for, 2 against. (Walker and Hervey against) The motion was approved to deny the request.

## **ACTION:**

- 6. PS23-18 Discuss and consider a preliminary plat for Lancaster Industrial Foundation Park Addition, being 4.339 acres of land located at the northwest corner of North Lancaster Hutchins Road and Industrial Street addressed as 1801 North Lancaster Hutchins Road, described as being a tract of land out of the T.A. Phillips Survey, Abstract No. 1123, City of Lancaster, Dallas County, Texas.**

Nyliah Acosta, Assistant Director of Development Services gave a staff presentation.

Joyce Stanton, the applicant, was in support and requested not to speak.

Jason Bailey, the applicant, was in support and requested not to speak.

**MOTION:** Commissioner Walker made a motion to approve item 6, seconded by Commissioner Prothro. The vote was cast 5 for, 0 against. (Aguilar Absent)

- 7. PS23-28 Discuss and consider a preliminary plat for Loop Nine Addition, being 26.466 acres of land located approximately 0.5 mile east of the intersection of West Reindeer Road and State Highway 342, addressed as 1374 West Reindeer Road, described as being a tract of land out of the Pollard Kirkland Survey, Abstract No. 746, City of Lancaster, Dallas County, Texas.**

Nyliah Acosta, Assistant Director of Development Services gave a staff presentation.

Seth Sampson, the applicant, was in support and requested not to speak.

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

- 8. PS23-31 Discuss and consider a preliminary plat for Lancaster Estates Addition, being 18.42 acres of land located northwest of the intersection of North Houston School Road and West Main Street, addressed as 2301 West Main Street, described as being a tract of land out of the John M. Rawlins Survey, Abstract No. 1208 and the G.K. Sneed Survey, Abstract No. 1278, City of Lancaster, Dallas County, Texas.**

Nyliah Acosta, Assistant Director of Development Services gave a staff presentation.

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**MOTION:** Commissioner Walker made a motion to approve item 8, seconded by Commissioner Hervey. The vote was cast 4 for, 1 against. (Prothro against; Aguilar absent)

**ADJOURMENT:**

**MOTION:** Commissioner Walker made a motion to adjourn, seconded by Commissioner Hervey. The vote was 5 for, 0 against.

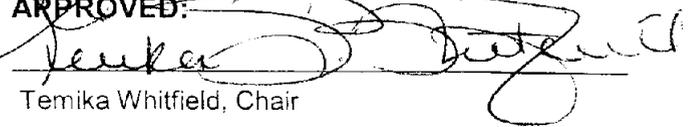
The meeting was adjourned at 8:04 PM.

**ATTEST:**



Vicki Coleman, Director of Development Services

**APPROVED:**



Temika Whitfield, Chair