

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF July 11, 2023

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall on July 11, 2023, at 7:00 p.m. with a quorum present to-wit:

**Commissioners Present:**

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

**Commissioners Absent:**

Isabel Aguilar, Vice Chair  
Taryn Walker

**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 7:01 p.m. on July 11, 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.

Chris Wise, 10205 Sweetwater Ln, Houston, Texas 77037 - In support of Item 5

Stephen Chun, 1420 N. Lancaster Hutchins, Lancaster Texas 75416- In support of Item 5

Rhyan Weirich, 13455 Noel Rd, Dallas, Texas 75240- In support of Item 5

Danny Thomas, 1585 Sawdust Road, The Woodlands, Texas 77358- In support of Item 5

Hassan Booker, 10205 Sweetwater Dr., Houston, Texas 77037- In support of Item 5

Denise Bradley, 1212 Crockett, Keller, Texas 76248- In support of Item 6

Dlyan Nobles, 1534 Rain Tree Rd, Lancaster, Texas 75146- Speaker in opposition of Item 7

Gary Barlett, 1518 Raintree Dr., Lancaster, Texas 75146- Speaker in opposition of Item 7

Jerrod Preston, 1529 Raintree Dr., Lancaster Texas 75146- Speaker in opposition of Item 7

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David Adams, 1530 Raintree, Lancaster, Texas 75416- Speaker in opposition of Item 7

Marcial Medina, 1542 Raintree, Lancaster, Texas 75146 – Did not wish to speak in opposition of Item 7

Giordon Ford, 1522 Raintree Dr, Lancaster, Texas 75146- Did not wish to speak in opposition of Item 7

Maria Castillo, 1541 Raintree Dr, Lancaster, Texas 75146- Did not wish to speak in opposition of Item 7

Jose Ruiz, 1524 Raintree Dr., Lancaster, Texas 75146- Did not wish to speak in opposition of Item 7

Cheryl A. Henry, 1513 Raintree, Lancaster, Texas 75146- Did not wish to speak in opposition of Item 7

Selena Medina, 1542 Raintree Dr., Lancaster, Texas 75146- Did not wish to speak in opposition of Item 7

Alejandro Rodriguez, 1510 Raintree Dr, Lancaster, Texas 75146- Did not wish to speak in opposition of Item 7

R. Parham, 1401 Kentucky Ave., Lancaster, Texas 75134- Did not wish to speak in opposition of Item 7

Shafiqul Abed, 4440 Lafite Ln, Colleyville, Texas 76034- Spoke in favor of Item 8

## **CONSENT AGENDA:**

1. **Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on June 6, 2023.**
2. **PS23-27 Consider approval of a Final Plat for Longhorn Business Center Lots 2 & 3 Block 2 and Lots 2R and 11, Block 1 being 50.472 acres located at the southwest corner of West Wintergreen Road and East Longhorn Drive addressed as 2201, 2301, and 2401 East Longhorn Drive, and 2950 South Longhorn Drive situated in the M. Parks Survey Abstract No. 1120, being a replat of Lot 2, Block 1 Longhorn Business Park Section 6 Addition, City of Lancaster, Dallas, County, Texas.**
3. **PS23-34 Consider a Final Plat for Bakri Automotive Dealership Addition, being 3.172 acres of land to create Lot 7R, Block A, out of the Bakri Automotive Dealership Addition, located north of the intersection of North I-35E and Wintergreen Road addressed as 2542, 2630, 2620, 2622 North I-35E and 2543, 2547, 2619, 2623, and 2627 Balomede Avenue, described as being a replat of Lots 7-11 and 30-34, Block A, out of the Brownlee Park No. 2 Addition, City of Lancaster, Dallas County, Texas.**

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4. **PS23-35 Consider approval of a Final Plat for Phase 1 Prime O Addition, to create Lots 2 and 4, Block A, out of the Phase 1 Prime O Addition located west of the intersection of East Pleasant Run Road and Pinto Road, being 105.1647 acres out of the Sammuel Keller Survey Abstract No. 721 and the Joseph Manley Survey, Abstract No. 867, City of Lancaster, Dallas County, Texas.**
  
5. **PS23-36 Consider a Final Plat for Linde Gas Addition to create Lot 1, Block A out of the Linde Gas Addition, located north of the intersection of North Lancaster Hutchins Road and East Pleasant Run Road addressed as 1410 and 1420 North Lancaster Hutchins Road. The property is situated in the Thomas A. Phillips Survey, Abstract No.1123, City of Lancaster, Dallas County, Texas.**
  
6. **PS23-37 Consider a Final 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 and 1822 N. I-35E, 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.**

**MOTION:** Commissioner Prothro made a motion to approve the consent agenda items 1-6, seconded by Commissioner Hervey. The vote was cast 4 for, 0 against. (Aguilar, Walker Absent)

Chair Whitfield pulled agenda Item #7 from the Consent Agenda for separate discussion.

7. **PS23-38 Consider a Minor Plat for Martinez Juan O Addition, being 2.03 acres to create Lot 13 and 13R Block G out of the Martinez Juan O Addition, being a replat of Lot 13, out of the Raintree Acres Addition, addressed as 1550 Raintree Drive, City of Lancaster, Dallas County, Texas**

Nyliah Acosta, Assistant Director of Development Services, gave a staff presentation stating the reason for the denial was due to the plat work not being performed by a licensed surveyor.

**MOTION:** Commissioner Prothro made a motion to deny agenda item #7, seconded by Commissioner Hervey. The vote was cast 4 for, 0 against. (Aguilar, Walker absent)

## **ACTION:**

8. **PS23-40 Discuss and consider a Preliminary Plat for Bear Creek Phases 5-7, for 669 residential lots and sixteen (16) open space lots on 167.8 acres of land located east of the intersection of East Reindeer Road and Green Acres Lane,**

**described as being a tract of land situated in the Patrick P. Smith Survey, Abstract 1313 and 1365 and Robert A. Lemmans Survey, Abstract 628, City of Lancaster, Dallas County, Texas.**

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

The applicant spoke.

The Commission asked the applicant questions regarding the status of Rockett Utility District's approval. The applicant responded stating they are working through receiving approval from Rockett.

**MOTION:** Commissioner Prothro made a motion to deny the agenda item 8, seconded by Commissioner Hervey. The vote was cast 4 for, 0 against. (Aguilar, Walker absent)

**9. HLPC23-4 Discuss and consider a Certificate of Appropriateness to replace four windows on the property, located at 103 Historic Town Square, City of Lancaster, Dallas County, Texas.**

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

The property owner/applicant spoke stating the request.

The Commission asked the applicant, what the material preference was to replace the windows. The applicant responded stating a treated wood.

**MOTION:** Commissioner Hervey made a motion to approve agenda item 9 with HLPC's recommendation to replace the windows using plate glass with a treated lumber frame and encasing, seconded by Commissioner Prothro. The vote was cast 4 for, 0 against. (Aguilar, Walker absent)

**10. HLPC 23-5 Discuss and consider a Certificate of Appropriateness for a demolition and addition, and construction of a pergola, patio, and fence on the property located at 108 N. Dallas Ave. & 121 Historic Town Square, City of Lancaster, Dallas County, Texas.**

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

Chair Whitfield asked about the existing addition being constructed without permits. Staff responded stating the addition is structurally unstable and needs to be

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removed and will be re-constructed as part of their request.

**MOTION:** Commissioner Prothro made a motion to approve agenda item 10 with HLPC's condition that: 1) the roof pitch on the addition be 4:12; and 2) the addition shall be an off-white stucco material and match the theatre wall as closely as possible, seconded by Commissioner Collins. The vote was cast 4 for, 0 against. (Aguilar, Walker absent)

11. **HLPC23-6 Discuss and consider a Certificate of Appropriateness to install an 8-foot tall wood fence and a sliding gate on the property located at 207 W. 1st Street, Lancaster, Dallas County, Texas.**

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

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

## ADJOURNMENT:

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

The meeting was adjourned at 8:04 PM.

## ATTEST:

V. Coleman  
Vicki Coleman, Director of Development Services

**APPROVED**  
Temika Whitfield  
Temika Whitfield, Chair