

## MINUTES

**PLANNING AND ZONING COMMISSION REGULAR MEETING OF September 5, 2023**

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Meeting in the Council Chambers of City Hall on September 5, 2023, at 7:00 p.m. with a quorum present to-wit:

**Commissioners Present:**

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

**Commissioners Absent:**

Isabel Aguilar, Vice Chair  
Lawrence Prothro

**City Staff Present:**

Carey Neal, Deputy City Manager  
Vicki Coleman, Director of Development Services  
Nyliah Acosta, Assistant Director of Development Services  
Kim Haynie, Senior Planner

**Call to Order**

Chair Whitfield called the meeting to order at 7:00 p.m. on September 5, 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.

Victor Munoz, 200 N. Millbranch, Lancaster, TX 75146, did not speak, but was in support of items 11 & 12.

Leticia Rios, 626 E. 2<sup>nd</sup> Street, Lancaster, TX 75146 – did not speak, but was in support of item 9.

**CONSENT AGENDA:**

Items listed under the consent agenda are considered routine and are generally enacted in one motion. The exception to this rule is that a Commission Member may request one or more items to be removed from the consent agenda for separate discussion and action.

- 1. Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on July 11, 2023.**

2. **PS23-42 Consider approval of a Final Plat for Bear Creek Addition lots 1 and 2, Block A, located on the northeast corner of Bear Creek Road and IH -35E addresses as 1800S. IH-35E. The properties combined are approximately 29.849 acres in size and are situated within the Charles H. Bernard Survey, Abstract No. 128 in the 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 4 for, 0 against. (Aguilar, Prothro absent)

**PUBLIC HEARING:**

3. **M23-33 Conduct a public hearing and consider a recommendation to amend and update chapter 4, Transportation Bicycle and [Pedestrian Enhancements (trails Master Plan)] of the comprehensive Plan by incorporation the Southern Dallas County Regional Veloweb Alignment Study Summary Report.**

Chair Whitfield opened the public hearing.

Development Services Director, Vicki Coleman, gave a presentation.

There were no speakers.

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

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

4. **M23-33 Conduct a public hearing and consider amending the Lancaster Development Code Table 1 (Land Use Table) for allowable uses within the Commercial Highway Zoning District related to development along the I-20, I-35 and Loop 9 corridors.**

Chair Whitfield opened the public hearing.

Development Services Director, Vicki Coleman, gave a presentation.

The Commission had discussion regarding the mix of residential, commercial and industrial uses.

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

**MOTION:** Commissioner Hervey made a motion to table item 4 to the October 3<sup>rd</sup> P&Z meeting to allow for input from the steering committee and Council. The motion failed for lack of a second.

**MOTION:** Commissioner Walker made a motion to take no action on item 4, seconded by Commissioner Collins. The vote was cast 3 for, 1 against. (Whitfield against) (Aguilar, Prothro absent)

**5. M23-34 Conduct a public hearing and consider a text amendment to the Lancaster Development Code Article 13.02 Definitions for the purpose of adding new and/or clarifying existing definitions.**

Chair Whitfield opened the public hearing.

Development Services Director, Vicki Coleman, gave a presentation.

Commissioner Walker provided commentary on several definitions.

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

**MOTION:** Commissioner Hervey made a motion to approve item 5, seconded by Commissioner Walker. The vote was cast 3 for, 1 against. (Walker against) (Aguilar, Prothro absent)

**6. Z23-10 Conduct a public hearing and consider a Specific Use Permit for an Oncor Switching Station Located on E. Beltline Road west of Ferris Road addresses as 1350 E. Belt Line Road, being 11.89 acres out of the Jones Green Abstract 504 Page 145, City of Lancaster, Dallas County, Texas.**

Chair Whitfield opened the public hearing.

Senior Planner, Kim Haynie, gave a presentation.

Rob Meyer, the applicant spoke stating the request.

Charles Quaid, 8150 N Central Expressway, Suite 600, Dallas, Tx, 75206, spoke in opposition.

The Commission had discussion regarding the drainage.

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

**MOTION:** Commissioner Prothro made a motion to approve item 6, with the condition of installing and maintaining 1) an 8-foot masonry wall around the substation; and 2) maintain landscaping in compliance with the approved landscape plan and provide irrigation as required. seconded by Commissioner Hervey. The vote was cast 4 for, 0 against. (Aguilar, Prothro absent)

**MOTION:** Commissioner Prothro made a motion to approve item 6, with the condition of installing and maintaining 1) an 8-foot masonry wall around the substation; and 2) maintain landscaping in compliance with the approved landscape plan and provide irrigation as required. seconded by Commissioner Hervey. The vote was cast 4 for, 0 against. (Aguilar, Prothro absent)

7. **Z-23-11 Conduct a public hearing and consider a rezoning request form an Agricultural Open District (A-O) to Planned Development (PD) with Single Family Residential (SF-4) uses on 31.29 acres. The property 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 Page 345, In the City of Lancaster, Dallas County Texas.**

Chair Whitfield opened the public hearing.

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

Nathan Klemm the applicant Spoke.

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

**MOTION:** Commissioner Walker made a motion to approve item 7, for a PD with SF-2 uses. seconded by Commissioner Hervey. The vote was cast 4 for, 0 against. (Aguilar, Prothro absent)

8. **Z23-12 Conduct as public hearing ad consider a zoning change from Planned Development (PD) to Single Family Estates (SF-E). The property is located approximately 172 feet south of W. Main Street on S. Bluegrove Road, addressed as 180 S. Bluegrove Road, known as Arthur Eldridge Abstract 449, Page 470 Block 0, Tract 14, 1.42 acres, City of Lancaster, Dallas County, Texas.**

Chair Whitfield opened the public hearing.

Senior Planner, Kim Haynie, gave a presentation

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

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

**ACTION:**

The meeting was adjourned at 8:52 PM.

**ATTEST:**

V. Coleman  
Vicki Coleman, Director of Development Services

**APPROVED**  
Temika Whitfield  
Temika Whitfield, Chair