

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF OCTOBER 3, 2023

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Meeting in the Council Chambers of City Hall on October 3, 2023, at 7:00 p.m. with a quorum present to-wit:

Commissioners Present:

Temika Whitfield, Chair
Taryn Walker (arrived at Item 2)
Spencer Hervey
Lawrence Prothro

Commissioners Absent:

Isabel Aguilar, Vice Chair
Karen Collins, Alternate

City Staff Present:

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 October 3, 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.

Cynthia Chapa, 4229 Elkins, Lancaster, TX, 75134, did not speak, but was in support of items 5 & 6.

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 September 5, 2023.**

MOTION: Commissioner Hervey made a motion to approve the consent agenda, seconded by Commissioner Prothro. The vote was cast 3 for, 0 against. (Aguilar, Collins, Walker absent)

PUBLIC HEARING:

2. **M23-40 Conduct a public hearing and consider a recommendation to change the Future Land Use of the Comprehensive Plan from Rural Living to Logistics/Distribution on a property addressed as 1000 E Belt Line Road described as Tract 1 being a 46.61 acres and Tract 2 being 146.4 acres, situated in the Jones Green Survey, Abstract No. 504, the Thomas M. Ellis Survey, Abstract No. 432, the James McMillan Survey, Abstract No. 987, and the Edwin L. Patton Survey, Abstract No. 1116, City of Lancaster, Dallas County, Texas.**

Chair Whitfield opened the public hearing.

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

Dan Grant, the applicant, spoke in support.

Jake T., 260 E. Davis St, McKinney, Tx, 75069, did not speak, but was in support.

Dan Jackson, 1700 Broadway, Denver CO, 80212, did not speak, but was in support.

Tim Keith, 16400 N. Dallas Pkwy, Dallas, TX 75248, did not speak, but was in support.

The Commission asked about the impact on the adjacent floodplain.

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

MOTION: Commissioner Walker made a motion to approve item 2, seconded by Commissioner Hervey. The vote was cast 3 for, 1 against. (Whitfield against) (Aguilar, Collins, absent)

3. **Z23-13 Conduct a public hearing and consider a rezoning request from Logistics Port Planned Development (PD) Lanport Overlay to a Planned Development- with Logistics Port, Lanport Overlay, and Data Center uses. The property is located south side of Belt Line Road and is approximately 1,500 feet west of Ferris Road. It is further described as Tract 1 being 46.61 acres and Tract II being 146.4 acres, situated in the Jones Green Survey, Abstract No. 504, the Thomas M. Ellis Survey, Abstract No. 432, the James McMillan Survey, Abstract No. 987, and the Edwin L. Patton Survey, Abstract No. 1116, City of Lancaster, Dallas County, Texas.**

Chair Whitfield opened the public hearing.

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

Tim Keith, 16400 N. Dallas Pkwy, Dallas, TX 75248, spoke in support.

Dan Grant, the applicant, spoke in support.

Dan Jackson, 1700 Broadway, Denver CO, 80212, spoke in support.

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The Commission asked why the building height was being increased, and general questions on data centers.

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

MOTION: Commissioner Prothro made a motion to approve item 3 with the condition that the PD will only allow for data centers, seconded by Commissioner Walker. The vote was cast 4 for, 0 against. (Aguilar, Collins absent)

4. M23-19 Conduct a public hearing and consider a recommendation to amend Chapter 5, Infrastructure of the 2016 Comprehensive Plan by incorporating the updated Stormwater Master Plan.

Chair Whitfield opened the public hearing.

Development Services Director, Vicki Coleman, gave a presentation.

The Commission asked if land use was taken into consideration. Staff responded, yes.

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

MOTION: Commissioner Walker made a motion to approve item 4, seconded by Commissioner Prothro. The vote was cast 3 for, 0 against, 1 abstain. (Hervey abstained) (Aguilar, Collins absent)

ACTION:

5. PS23-50 Discuss and consider approval of a preliminary plat for Lancaster Gardens Addition Lot 16A and 16B, Block C, Lancaster Gardens Addition, being 0.368 acre of land located on the S.W. side of Elkins Avenue, 1,571 feet from Cedardale Road, addressed as 4229 Elkins Avenue, being in the Smith Elkins Survey, Abstract No. 430 and Jonathan L. Sampson Survey, Abstract 1311, City of Lancaster, Dallas County, Texas.

Senior Planner, Kim Haynie, gave a presentation on item 5 & 6.

MOTION: Commissioner Walker made a motion to approve Item 5, seconded by Commissioner Prothro. The vote was cast 4 for, 0 against. (Aguilar, Collins absent)

6. PS23-51 Discuss and consider the approval of a final plat for Lancaster Gardens Addition lots 16A and 16B, Block C, being 0.368 acre of land on the S.W. side of Elkins Avenue, 1,571 feet from Cedardale Road, addressed as 4229 Elkins Avenue, being in the Smith Elkins Survey No. 430 and the Jonathan L. Sampson Survey, Abstract 1311, City of Lancaster, Dallas County, Texas.

MOTION: Commissioner Walker made a motion to approve Item 6, seconded by Commissioner Prothro. The vote was cast 4 for, 0 against. (Aguilar, Collins absent)

ADJOURNMENT:

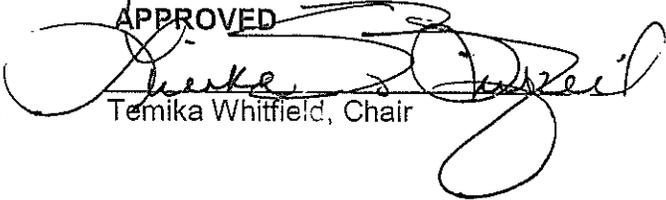
MOTION: Commissioner Hervey made a motion to adjourn, seconded by Commissioner Prothro. The vote was 4 for, 0 against. (Aguilar, Collins absent)

The meeting was adjourned at 7:50 PM.

ATTEST:



Vicki Coleman, Director of Development Services

APPROVED


Temika Whitfield, Chair