

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF DECEMBER 5, 2023

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

Commissioners Present:

Temika Whitfield, Chair
Taryn Walker
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 December 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.

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 November 7, 2023.**

MOTION: Commissioner Prothro made a motion to approve the consent agenda, seconded by Commissioner Hervey. The vote was cast 4 for, 0 against. (Aguilar and Collins absent)

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PUBLIC HEARING:

- 2. PS24- 6 Discuss and consider a Preliminary Plat to create Lot 1, 2, & 3, Block 1, out of the Bandera Addition being, 109.596 acres of land located at the northwest corner of Dallas Avenue and Red Oak Road, described as being a tract of land situated in the Samuel T. Bledsoe Survey, Abstract No. 119 and the William C. Walker Survey, Abstract No. 1528, City of Lancaster, Dallas County, Texas**

Chair Whitfield opened the public hearing.

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

Mark Vuldos, 534 Westminster Ct, Coppell, TX 75019, did not speak, but was in support of item 2.

Nick Hobbes, 2595 Dallas Pkwy, Frisco, TX 75048, did not speak, but was in support of item 2.

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

MOTION: Commissioner Walker made a motion to approve item 2, seconded by Commissioner Prothro. The vote was cast 4 for, 0 against. (Aguilar and Collins absent)

- 3. PS24-8 Discuss and consider a preliminary plat for Cedar Shell Phase Two Addition, being 1.054 acres of land located at the southeast intersection of Wintergreen Road and Dallas Avenue, addressed as 2665 N. Dallas Avenue, described as being a tract of land out of the M.M. Miller Survey, Abstract No. 874, City of Lancaster, Dallas County, Texas.**

Chair Whitfield opened the public hearing.

Senior Planner, Kim Haynie, gave a presentation.

Omar Sabita, 111 Loan Star Ave, Venus, TX 76084, spoke in support of item 3.

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 Collins absent)

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

- 4. PS24-10 Discuss and consider a preliminary plat to create Lot 1, Block 1, out of the North Jefferson Industrial Park Addition, being 3.861 acres of land located on the east side of N. Jefferson Street and E. Fifth Street, addressed as 500 N. Jefferson Street. described as portion of Block 68, Original Town of Lancaster, Roderick Rawlins Headright Survey, Abstract No. 1223, 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 and Collins absent)

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

5. **PS24-11 Discuss and consider a preliminary plat to create Lot 1, Block 1, out of the 24-Hour Wrecker Service Addition, being 3.905 acres of land on the east side of N. Jefferson Street and E. Sixth Street, addressed as 600 N. Jefferson Street, described as a portion of Block 69, Original Town of Lancaster, Roderick Rawlins Headright Survey, Abstract No. 1223, City of Lancaster, Dallas County, Texas**

Chair Whitfield opened public hearing.

Senior Planner, Kim Haynie, gave a presentation.

Chris Tibbs, 616 N. Jefferson Street, Lancaster, TX 75146, did not speak, but was in support of item 5.

Oscar Galan, 4142 Briton Court, Grand Prairie, TX 75052, did not speak, but was in support of item 5.

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 Collins absent)

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

6. **Z24-1 Conduct a public hearing and consider a request to change the zoning from Agricultural Open (AO) Lanport Overlay Business Park Sub-District to a Planned Development with Data Center uses, limited Lanport Overlay Business Park Sub-District uses, increased building height of 110 feet, and establishing a parking ratio for data centers, on properties addressed as 901, 903, 905, 907, & 1104 E. Belt Line Rd being a 136.07 acre tract of land situated in James McMillan Survey, Abstract No. 987, and the Thomas M. Ellis Survey, Abstract No. 432, City of Lancaster, Dallas County, Texas**

Chair Whitfield opened the public hearing

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

The Commission had discussion on data centers.

Dan Grant, 2600 N. Central Expressway, Richardson, TX, 75050, spoke in support of item 6.

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Tim Keith, 16400 N. Dallas Parkway, Suite 150, Dallas, TX 75248, spoke in support of item 6.

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 Collins absent)

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

- 7. Z24-2 Conduct a public hearing and consider the revocation of a Specific Use Permit. The property is addressed as 1452 N. I-35E, located north of the intersection of N. I-35E and W. Pleasant Run Road known as Lot 8, 9, & part of Lot 10 out of the Beckley City Lots Addition, Dallas County, City of Lancaster, Texas.**

Chair Whitfield opened the public hearing

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

The Commission had extensive discussion on the business and how the property can business can be brought into compliance.

Banaen Albred, 7509 Creek Meadows Drive, Fort Worth, TX 76123, spoke in opposition to item 7.

Huda Mahdi, 1004 Walnut Falls Circ., Mansfield, TX 76063, spoke in opposition to item 7.

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

MOTION: Commissioner Prothro made a motion for Council to table item 7 for 90-days, seconded by Commissioner Walker. The vote was cast 4 for, 0 against. (Aguilar and Collins absent)

ACTION:

- 8. HLPC23-07 Discuss and consider a Certificate of Appropriateness to replace siding, windows, front door, and trim and to repair the concrete driveway, porch, and patio on the property located at 210 E. 7th Street, City of Lancaster, Dallas County, Texas.**

Senior Planner, Kim Haynie, gave a presentation

The Commission asked for clarification on HLPC's recommendation.

Jeanette Garcia, 210 E. 7th St, Lancaster, TX 75146, spoke in support of item 8.

concrete will be repaired/replaced; 3) place three sets of windows with six wood lights and wood trim on all sides of the windows on the front façade; 4) the side and rear window replacements are to remain as is; and 5) replace siding with cementitious fiberboard on the entire exterior of the home, and on all three sides of the dormer, seconded by Commissioner Walker. The vote was cast 4 for, 0 against. (Aguilar and Collins absent)

9. HLPC23-09 Discuss and consider approval of a Certificate of Appropriateness (COA) for the installation of a six (6) foot fence on the property addressed as 118 E. 6th Street, City of Lancaster, Dallas County, Texas.

Senior Planner, Kim Haynie, gave a presentation

Dasha, Clay (property owner), 118 E. 6th St, Lancaster, TX 75146, spoke in support of item 9.

MOTION: Commission Walker made a motion to approve item 9 as presented, seconded by Commissioner Hervey. The vote was cast 4 for, 0 against. (Aguilar and Collins absent)

10. HLPC23-10 Discuss and consider approval of a Certificate of Appropriateness for an exterior renovation on the property located at 133 N. Henry St, City of Lancaster, Dallas County, Texas.

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

Andre Maxwell, 5705 Humbert Ave, Fort Worth, TX, 76107, did not speak, but was in support of item 10.

Javin Yodes, 9015 S. Vickery Blvd, Suite 100, Fort Worth, TX, 76104, did not speak, but was in support of item 10.

MOTION: Commission Prothro made a motion to approve item 10 as presented, seconded by Commissioner Walker. The vote cast 4 for, 0 against. (Aguilar and Collins absent)

ADJOURNMENT:

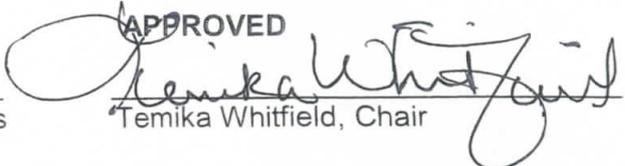
MOTION: Commissioner Walker made a motion to adjourn, seconded by Commissioner Prothro. The vote was 4 for, 0 against. (Aguilar, Collins absent)

The meeting was adjourned at 8:26 PM.

ATTEST:



Vicki Coleman, Director of Development Services

APPROVED


Temika Whitfield, Chair