

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF JANUARY 2, 2024

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Meeting in the Council Chambers of City Hall on January 2, 2024, at 7:07 p.m. with a quorum present to-wit:

**Commissioners Present:**

Temika Whitfield, Chair  
Taryn Walker  
Spencer Hervey  
Shandra Betts, Alternate

**Commissioners Absent:**

Lawrence Prothro  
Karen Collins

**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 7:07 p.m. on January 2, 2024.

**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:**

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 December 5, 2023.**

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

**PUBLIC HEARING:**

2. **Z24-3 Conduct a public hearing and consider a request to change the zoning from Agricultural Open (AO), Lanport Overlay, and Logistics Port Planned Development (PD) to a Planned Development (PD) with Data Center uses, and limited Logistic Port uses, on properties addressed as 1201 and 1345 E. Belt Line Rd, and 1245 Green Rd. being a 98.60 acre tract of land, Abstract No. 504 a tract of land situated in the James McMillan Survey, Abstract No. 987, John Green Survey, Abstract No. 504, and the Thomas M. Ellis Survey, Abstract 432, City of Lancaster, Dallas County, Texas. The QTS Beltline Planned Development District will do the following: 1) Define Data Center; 2) Allow for data centers and limited Logistics Port B uses; 2) Increase the maximum allowable building height to 110-feet from the current 45-feet or 3-stories, as outlined in the Lanport Overlay; and 3) Provide a parking ratio consistent with a Data Center's working population.**

Chair Whitfield opened the public hearing.

Senior Planner, Kim Haynie, gave a presentation.

Jake Torpey, 260 East Davis St, McKinney, TX, 75068, spoke in support of item 2.

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

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

3. **Z24-5 Conduct a public hearing and consider a zoning change from Agricultural Open (A-O) to Single Family Estates (SF-E). The property is located approximately 44 feet north of Meadow Creek Drive on N. Bluegrove Rd., addressed as 975 N. Bluegrove Rd., out of the William Rawlins Survey, Abstract No. 1200, Page 185, Tract 31, 1.0 acre, City of Lancaster, Dallas County, Texas.**

Chair Whitfield opened the public hearing.

Senior Planner, Kim Haynie, gave a presentation.

Alexander Aguire, did not speak, but was in support of item 3.

Eduardo Valdez, did not speak, but was in support of item 3.

The Commission asked questions regarding what the applicant intended to develop. The applicant stated they were going to build their family home.

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

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

4. **Z24-6 Conduct a public hearing and consider a zoning change from Agricultural**

**Open (A-O) to Single Family Estates (SF-E).** The property is located approximately 184 feet north of Meadow Creek Drive on N. Bluegrove Rd., addressed as 811 N. Bluegrove Rd., out of the William Rawlins Survey, Abstract No. 1200, Tract 69, 1.682 acres, City of Lancaster, Dallas County, Texas

Chair Whitfield opened the public hearing.

Senior Planner, Kim Haynie, gave a presentation.

Eduardo Valdez, did not speak, but was in support of item 3.

The Commission asked general questions regarding what was currently on the property, and about the proposed home. The applicant stated a corral was on the property, and specifics on the home were not known at the time.

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

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

- 5. Z24-8 Conduct a public hearing and consider a request to change the zoning from Agricultural Open (AO) to Single-Family Estate (SF-E) on a property addressed at 1538 Raintree Drive, being 1.88 acres, known as Lot 16, out of the Raintree Acres Addition, City of Lancaster, Dallas County, Texas.**

Chair Whitfield opened the public hearing.

Senior Planner, Kim Haynie, gave a presentation.

Byron Nobles, 724 Hilltop Circle, Desoto, TX, 75115, did not speak, but was in support of item 5.

Yeni Nobles, 724 Hilltop Circle, Desoto, TX, 75115, spoke in support of item 5.

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

**MOTION:** Commissioner Hervey makes a motion to approve item 5, seconded by Commissioner Walker. The vote was cast 4 for, 0 against. (Prothro, Collins absent)

- 6. Z24-9 Conduct a public hearing and consider a request to change the zoning from Light Industrial Lanport Overlay, and Logistics Port Planned Development (PD) to Planned Development with Data Center uses, and limited Logistics Port uses on a property addressed as 1005 & 1101 E. Pleasant Run Road and 1900 Cornell Road described as 25.98 acres out of the Thomas A. Phillip Survey, Abstract No. 1123, and 74.001 acres out of the Samuel Keller Survey Abstract No. 721, and Joseph Manley Survey, Abstract No. 867, City of Lancaster, Dallas County, Texas. The CP Pleasant Run North Planned Development District will do the following: 1) Define Data Center; 2) Allow for data centers and limited Port**

**Industrial Sub-District uses; 2) Increase the maximum allowable building height to 110-feet from the current 45-feet or 3-stories, as outlined in the Lanport Overlay; and 3) Provide a parking ratio consistent with a Data Center's working population.**

Chair Whitfield opened the public hearing.

Assistant Director of Development Services, Nyliah Acosta, stated the applicant had requested to postpone the item.

Tim Keith, 16400 North Dallas Parkway, Dallas, TX 75248 spoke in support to the postponement of a future date, on item 6.

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

**MOTION:** Commissioner Walker made a motion to postpone item 6 to a later (unspecified) date, seconded by Commissioner Hervey. The vote was cast 4 for, 0 against. (Prothro, Collins absent)

- 7. Z24-10 Conduct a public hearing and consider a request to change the zoning from Agricultural Open (AO) to Single-Family Residential (SF-2) on a property addressed as 800 Truman Circle known as a tract of land out of the Arthur Eldridge Abstract No. 449 Pg 476, City of Lancaster, Dallas County, Texas**

Chair Whitfield opened the public hearing.

Senior Planner, Kim Haynie, gave a presentation.

Michel Dorman, did not speak, but was in support of item 7.

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

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

**ACTION:**

- 8. HLPC24-1 Discuss and consider approval of a Certificate of Appropriateness (COA) to paint the exterior trim (windows and siding), door, front fence, columns, beams, and three sections of brick on the front facade, on the property addressed as 410 S. Dallas Avenue, City of Lancaster, Dallas County, Texas.**

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

Deanna Daniels, 201 Overhill Drive, Waxahachie, TX, 75165, spoke in support of item

8.

Jacobe Daniels, 201 Overhill Drive, Waxahachie, TX, 75165, spoke in support of item 8.

Ashley Simon, 2645 Princeton Drive, Lancaster, TX 75165, spoke in support of item 8.

Riad Frasier, 438 S. Dallas Ave, Lancaster, TX, 75146, did not speak, but was in support of item 8.

**MOTION:** Commissioner Walker made a motion to accept HLPCs recommendation to approve painting of the exterior trim (windows and siding), door, front fence, columns, and beams; and denial of painting the brick. Seconded by Commissioner Hervey. The vote was cast 3 for, 0 against, 1 abstention. (Prothro, Collins absent) (Betts abstained)

**9. PS24-15 Discuss and consider approval of a Final Plat for Bear Creek Ranch Phase 4, creating 179 lots and 11 open spaces, located at the intersection of Green Acres Lane and E. Reindeer Road, the property is approximately 43.426 acres in size and is in the Samuel T. Bledsoe Survey, Abstract No. 120, City of Lancaster, E.T.J., Dallas County, Texas**

Senior Planner, Kim Haynie, gave a presentation

Jake Finch, 16380 Addison Rd, Addison, TX, 75001, spoke in favor of the application.

**MOTION:** Commissioner Walker made a motion to deny item as presented, seconded by Commissioner Hervey. Vote cast 4 for, 0 against. (Prothro, Collins absent)

**10. Discuss and consider the election of a Vice-Chair to the Planning and Zoning Commission**

Commissioner Walker nominated herself for Vice-Chair.

**MOTION:** Commissioner Hervey made a motion for Commissioner Walker to be Vice-Chair, seconded by Commissioner Betts. Vote cast 4 for, 0 against. (Prothro, Collins absent)

**11. Discuss and consider the election of a Chair to the Planning and Zoning Commission**

**MOTION:** Commissioner Walker made a motion for Current Chair Whitfield to remain Chair. Seconded by Commissioner Hervey. Vote cast 4 for, 0 against. (Prothro, Collins absent)

**ADJOURMENT:**

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

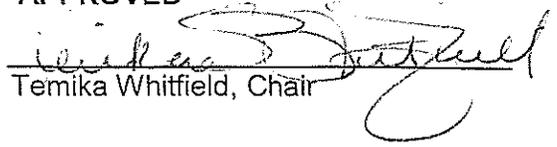
The meeting was adjourned at 8:22 PM.

ATTEST:



Vicki Coleman, Director of Development Services

APPROVED



Temika Whitfield, Chair