

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF FEBRUARY 6, 2024

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Meeting in the Council Chambers of City Hall on February 6, 2024, at 7:37 p.m. with a quorum present to-wit:

Commissioners Present:

Temika Whitfield, Chair
Taryn Walker, Vice Chair
Shandra Betts, Alternate

Commissioners Absent:

Lawrence Prothro
Spencer Hervey
Karen Collins

City Staff Present:

Carey Neal, Deputy City Manager
Gregory Carrell, Assistant to the 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 7:37 p.m. on February 6, 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 January 2, 2024

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

The agenda was reordered to hear the items as follows: 6, 7, 2, 8, 3, 4 & 5.

ACTION:

6. **PS24-13 Discuss and consider a Preliminary Plat to create Lots 1, 2 and 3, Block A, out of the Lancaster Gold Addition, being 33.0807 acres of land situated in the M.H. Lavender Survey, Abstract No. 766, John Little Survey, Abstract No. 768, E.D. Little Survey, Abstract No. 787, City of Lancaster, Dallas County, Texas.**

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

Misty Ventura, 9406 Biscayne Blvd, Dallas, TX 75218, spoke in favor of item 6.

Dan Grant, 2600 N. Central Expressway, Suite 400, Richardson, TX, spoke in favor of item 6.

MOTION: Commissioner Walker made a motion to deny item 6, seconded by Commissioner Betts. The vote was cast 3 for, 0 against. (Prothro, Hervey, Collins absent)

7. **PS24-15 Discuss and consider approval of a Final Plat for Bear Creek Ranch Phase 4, creating 179 residential single-family lots and 11 open space lots, 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, Extra Territorial Jurisdiction (E.T.J.), Dallas County, Texas.**

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

Jake Finch, did not speak, but was in support of item 7.

MOTION: Commissioner Walker made a motion to approve item 7, seconded by Commissioner Betts. The vote was cast 3 for, 0 against. (Prothro, Hervey, Collins absent)

PUBLIC HEARING

2. **Z24-4 Conduct a public hearing and consider a request to change the zoning from Agricultural Open (AO) to a Planned Development (PD) for Commercial Highway (CH) uses and a Car wash on property addressed as 405 Hana Ln., described as a 5.43 acre tract of land out of the Muttick 2 addition, 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 the car wash and hotel.

Sam Kumar, 423 Bandera Lane, Sunnyvale, TX, 75182, spoke in support of item 2.

Andrew Yeoh, 1782 McDermott Dr, Allen, TX, 75013, spoke in support of item 2.

Greg Garand, 2000 Rushing Creek Drive, Heartland, TX, 75126, spoke in support of item 2.

MOTION: Commissioner Walker made a motion to close the public hearing, seconded by Commissioner Betts. The vote was cast 3 for, 0 against. (Prothro, Hervey, Collins absent)

MOTION: Commissioner Walker made a motion to approve item 2, seconded by Commissioner Betts. The vote was cast 3 for, 0 against. (Prothro, Hervey, Collins absent)

ACTION

6. **HLPC24-2 Discuss and consider a Certificate of Appropriateness to repair or replace the north wall of the building on the property addressed as 116 Historic Town Square and 104 N. Dallas Ave.**

Senior Planner, Kim Haynie, gave a presentation.

Ellen Clark, 116 Historic Town Square, Lancaster, TX, 75146 spoke in support of item 8.

MOTION: Commissioner Walker made a motion to approve Option 2) to stucco the wall and seal the brick on the north elevation of the exterior wall. Seconded by Commissioner Betts. The vote was cast 3 for, 0 against. (Prothro, Hervey, Collins absent)

PUBLIC HEARING

3. **M24-15 Conduct a public hearing and consider a request to amend the Comprehensive Land Use Plan and Future Land Use Map from Rural Living to Mixed-Use Neighborhood, on properties addressed at 1818 & 1836 Cedardale Rd being 10.004 acres known as Lot 29, and 30, out of the Franklin Farms Addition, City of Lancaster, Dallas County, Texas.**

Chair Whitfield opened the public hearing.

Assistant Director of Development Services, Nyliah Acosta, gave a joint presentation on item 3 and 4.

MOTION: Commissioner Walker made a motion to close the public hearing, seconded by Commissioner Betts. The vote was cast 3 for, 0 against. (Prothro, Hervey, Collins absent).

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

4. **Z24- 7 Conduct a public hearing and consider a request to change the zoning from**

Agricultural Open (AO) to a Planned Development (PD) for Multi-Family (MF-16) uses for a Senior Living development on properties addressed at 1818 & 1836 Cedardale Road being 10.004 acres known as Lot 29, and 30, out of the Franklin Farms Addition, City of Lancaster, Dallas County, Texas.

Chair Whitfield opened the public hearing.

Joseph Kemp, 1015 N. Duncanville Rd., Duncanville, TX, 75116, spoke in support of item 4.

Joseph Bowels, 1015 N. Duncanville Rd., Duncanville, TX, 75116, spoke in support of item 4.

Jose Rojas, 5935 Woodoak Drive, Dallas, TX, 75149, spoke in support of item 4.

MOTION: Commissioner Walker made a motion to close the public hearing, seconded by Commissioner Betts. The vote was cast 3 for, 0 against. (Prothro, Hervey, Collins absent)

MOTION: Commissioner Whitfield made a motion to approve item 4 with the following conditions: 1) the required minimum living areas be met; and 2) 80% of the parking areas shall be covered parking. Seconded by Commissioner Walker. The vote was cast 3 for, 0 against (Prothro, Hervey, Collins absent)

5. Z24-11 Conduct a public hearing and consider the revocation of a Specific Use Permit (SUP) allowing the parking of three dump trucks on a property zoned Single-Family Residential (SF-6) located at 828 N. Lancaster Hutchins Rd., known as Lot 16, Block 1, out of the Eastside Acres Addition, City of Lancaster, Dallas County, Texas.

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

There was no discussion.

MOTION: Commissioner Walker made a motion to close the public hearing, seconded by Commissioner Betts. The vote was cast 3 for, 0 against. (Prothro, Hervey, Collins absent)

MOTION: Commissioner Walker made a motion to approve item 5, seconded by Commissioner Betts. The vote was cast 3 for, 0 against. (Prothro, Hervey, Collins absent)

ADJOURNMENT:

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

The meeting was adjourned at 9:35 PM.

ATTEST:

APPROVED

ADJOURNMENT:

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

The meeting was adjourned at 9:35 PM.

ATTEST:

V. Coleman
Vicki Coleman, Director of Development Services

APPROVED

Taryn Walker
Taryn Walker, Chair