

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF MARCH 5th, 2024

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Meeting in the Council Chambers of City Hall on March 5th, 2024, at 7:01 p.m. with a quorum present to-wit:

Commissioners Present:

Taryn Walker, Vice Chair
Lawrence Prothro
Spencer Hervey
Shandra Betts, Alternate

Commissioners Absent:**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

Commissioner Walker called the meeting to order at 7:01 p.m. on March 5th, 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.

Omar Sebita, 111 Lonestar Avenue, Venus, Tx, 76084, did not speak, but was in favor of item 2.

Jeremy Featherston, 1830 Riverway Lane, Lancaster, Tx, 75146, spoke in favor of item 6.

Dan Grant, 2600 N Central Expressway, Suite 400, Richardson, Tx, 75080, spoke in favor of item 7.

Diana Resendiz, 114 S. Ellis St, Lancaster, Tx, 75146, did not speak, but was in favor of item 8.

Kimberley Dorman, 800 Truman Circle, Lancaster, Tx, 75146, did not speak, but was in favor of item 10.

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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 February 6, 2024.**
2. **PS24-9 Discuss and consider a Final Plat to create Lot 1, Block 1, of the Cedar Shell Phase Two Addition, being a 1.054 acre tract, addressed as 2665 N. Dallas Avenue, City of Lancaster, Dallas County, Texas.**
3. **PS24-21 Discuss and consider a Final Plat to create Lot 1, Block 1, out of the North Jefferson Industrial Park Addition, being a 3.861 acre tract, addressed as 500 N. Jefferson Street, City of Lancaster, Dallas County, Texas.**
4. **PS24-22 Discuss and consider a Final Plat to create Lot 1, Block 1, being a 3.905 tract of land, a portion of Block 69, Original Town of Lancaster, Roderick Rawlins Headright Survey, Abstract No. 1223, addressed as 600 and 616 N. Jefferson Street, City of Lancaster, Dallas County, Texas.**

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

ACTION:

5. **PS24-16 Discuss and consider a Preliminary Plat to create Lot 1, Block 1, being a 1.25 acre tract, being in the Arthur Eldridge Abstract 449, addressed as 180 S. Bluegrove Rd., City of Lancaster, Dallas County, Texas.**

Senior Planner, Kim Haynie, gave a presentation.

MOTION: Commissioner Prothro made a motion to approve item 5, seconded by Commissioner Hervey. The vote was cast 4 for, 0 against.

6. **PS24-17 Discuss and consider a Replat of lots 9 and 10, to one (1) lot, out of the James Hunter Survey, Abstract Number 557 and in the Arthur Eldridge Survey, Abstract No. 449, being 1.060 acres, addressed as 1830 Riverway Lane, City of Lancaster, Dallas County, Texas.**

Senior Planner, Kim Haynie, gave a presentation.

Jeremy Featherston, 1830 Riverway Ln, Lancaster, TX, 75146, spoke in support of item 6.

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

7. **PS24-18 Discuss and consider a preliminary plat to create Lots 1 and 2, Block A,**

out of the Lancaster Silver Addition, being 4.2778 acres out of the John Little Survey, Abstract No. 768 and the E.D. Little Survey, Abstract No. 787, addressed as 2900 Van Road, City of Lancaster, Dallas County, Texas.

Assistant Director Services, Nyliah Acosta, gave a presentation.

Dan Grant, 2600 N Central Expressway, Richardson, TX spoke in favor of item 7.

MOTION: Commissioner Prothro made a motion to deny item 7, seconded by Commissioner Betts. The vote was cast 4 for, 0 against.

8. PS24-19 Discuss and consider a Preliminary Plat to create Lot 2R, Block 92A, out of the J.T. Ellis' Addition, addressed as 114 S. Ellis Street, City of Lancaster, Dallas County, Texas

Senior Planner, Kim Haynie, gave a presentation.

Luke Keeton, 2033 Dalworth, Grand Prairie, Tx, 75050, spoke in favor of item 8 and 9.

MOTION: Commissioner Hervey makes a motion to approve item 8, seconded by Commissioner Prothro. The vote was cast 4 for, 0 against.

9. PS24-20 Discuss and consider a Final Plat to create Lot 2R, Block 92A, of the J.T. Ellis' Addition, being a 0.169 acre tract, addressed as 114 S. Ellis Street, City of Lancaster, Dallas County, Texas.

Senior Planner, Kim Haynie, gave a presentation.

MOTION: Commissioner Prothro made a motion to approve item 9, seconded by Commissioner Hervey. The vote was cast 4 for, 0 against.

10. PS24-23 Discuss and consider a Preliminary Plat to create Lots to create Lots 1 and 2, Block A, being 1.420 acres, of the Arthur Eldridge Survey, Abstract No. 449, addressed as 800 Truman Circle, City of Lancaster, Dallas County, Texas.

Senior Planner, Kim Haynie, gave a presentation.

MOTION: Commissioner Hervey made a motion to approve item 10. Seconded by Commissioner Betts. The vote was cast 4 for, 0 against.

11. PS24-24 Discuss and consider a Preliminary Plat to create Lots 1 and 2, Block 2, out of Eastside Acres, being a .034 acre tract, addressed as 608 Pierson Street, City of Lancaster, Dallas County, Texas.

Senior Planner, Kim Haynie, gave a presentation.

MOTION: Commissioner Hervey made a motion to approve item 11. Seconded by Commissioner Walker. The vote was cast 3 for, 1 against. (Prothro against)

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- 12. PS24-25 Discuss and consider a Preliminary Plat to create Lot 1 Block 1, out of the Castillo Ranch addition being 5.94 acres out of the C.H. Bernard Survey Abstract No. 128, addressed as 2645 Bear Creek Road, City of Lancaster, Dallas County, Texas.**

Assistant Director Services, Nyliah Acosta, gave a presentation.

MOTION: Commissioner Prothro made a motion to approve item 12. Seconded by Commissioner Hervey. The vote was cast 4 for, 0 against.

- 13. PS24-27 Discuss and consider a Final Plat to create lots 1 and 2, Block 2, out of Eastside Acres, being a .034 acre tract, addressed as 608 Pierson Street, City of Lancaster, Dallas County, Texas.**

Senior Planner, Kim Haynie, gave a presentation.

MOTION: Commissioner Walker made a motion to approve item 13. Seconded by Commissioner Hervey. The vote was cast 3 for, 1 against. (Prothro against)

PUBLIC HEARING:

- 14. M24-19 Conduct a public hearing and consider a request to amend the 2020 Master Thoroughfare Plan of the City of Lancaster's Comprehensive Plan to delete a segment of Cornell Road between Belt Line Road and Green Road.**

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

Commissioner Walker opened the Public Hearing.

Dan Grant, 2600 N Central Expressway, Richardson, TX spoke in favor of item 14.

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

MOTION: Commissioner Prothro made a motion to approve item 14. Seconded by Commissioner Hervey. The vote was cast 4 for, 0 against.

ADJOURNMENT:

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

The meeting was adjourned at 7:42 PM.

The meeting was adjourned at 7:42 PM.

ATTEST:



Vicki Coleman, Director of Development Services

APPROVED



Taryn Walker, Vice Chair