

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF APRIL 2, 2024

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Meeting in the Council Chambers of City Hall on April 2, 2024, at 7:00 p.m. with a quorum present to-wit:

**Commissioners Present:**

Taryn Walker, Vice Chair  
Lawrence Prothro  
Spencer Hervey  
Shandra Betts  
Sonia Rosten  
Paula Young, Alternate

**Commissioners Absent:**

None

**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**

Vice Chair Walker called the meeting to order at 7:01 p.m. on April 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.

Rodrick Hinder, 17 N. Dallas Ave, Lancaster TX, spoke in favor of item 6.

Dan Grant, 2600 N. Central Expressway, Richardson TX, spoke in favor of item 13.

Ford Adams, did not speak, but is in favor for items 14, 15, 16, and 17

Matthew Smith, did not speak, but is in favor items 14, 15, 15, and 17

**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 March 5, 2024.**
- 2. PS24-38 Consider approval of a Final Plat to create Lot 1, Block A, out of the Wintergreen Industrial Addition, being 58.8766 acres of land and is described as being a tract of land situated in the Thomas A. Phillips Survey, Abstract No. 112, addressed as 600 E. Wintergreen Road, 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 5 for, 0 against.

**PUBLIC HEARING:**

- 3. Z24-14 Conduct a public hearing and consider a request for a Specific Use Permit to allow for a Substation and Switching Station on the property described as a 19.738 acre tract of land located at the southwest corner of Dallas Avenue and Red Oak Road, known as a tract of land situated in the William C. Walker Survey, Abstract No. 1528, addressed as 2401 S. Dallas Avenue, City of Lancaster, Dallas County, Texas.**

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

Vice Chair Walker opened the Public Hearing.

Matthew Ashcroft, 5601 Miller Ave, Dallas TX, spoke in favor of item 3.

Cody Krowl, did not speak, but was in support of item 3.

Jack O'Neal, did not speak, but was in support of item 3.

**MOTION:** Commissioner Prothro made a motion to close the public hearing, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against.

**MOTION:** Commissioner Prothro made a motion to approve item 3, seconded by Commissioner Walker. The vote was cast 5 for, 0 against.

- 4. Z24-12 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 (PD) with Industrial and Manufacturing uses, on a 31.06 acre tract of land situated in the T.M. Ellis Abstract, No. 432, addressed as 1400 Greene Road, City of Lancaster, Dallas County, Texas.**

Senior Planner, Kim Haynie, gave a presentation.

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Chair Walker opened the Public Hearing.

Ryan Windom, 606 Monssen Drive, Dallas TX, spoke in favor of item 4

James Adams, 517 Cattle Street, Dallas TX, spoke in favor of item 4.

Joshua Schulick, 4500 Mercantile Plaza Drive, Fort Worth TX, spoke in favor of item 4.

**MOTION:** Commissioner Prothro made a motion to close the public hearing, seconded by Commissioner Walker. The vote was cast 5 for, 0 against.

**MOTION:** Commissioner Prothro made a motion to table Item 4 to May 7, 2024, seconded by Commissioner Walker. The vote was cast 5 for, 0 against.

**5. M24-16 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 1,150 foot segment of Parkerville Road west of Dallas Ave.**

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

Chair Walker opened the Public Hearing.

Matthew Ashfall, 5601 Miller Ave, Dallas TX, spoke in favor of item 5.

**MOTION:** Commissioner Prothro made a motion to close the public hearing, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against.

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

**ACTION:**

**6. HLPC21-06 Discuss and consider a Certificate of Appropriateness (COA) to allow for an addition at the property addressed as 710 N. Dallas Avenue, City of Lancaster, Dallas County, Texas.**

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

The commission had discussion on the windows.

**MOTION:** Commissioner Prothro made a motion to approve HLPC's recommendation as follows: 1) paint the wood siding to match the house; 2) remove the flashing; 3) to keep the metal roof; and 4) to replace the windows on the addition to match the 1/1 panel windows on the home with wood trim to match, seconded by Commissioner Betts. The vote was cast 4 for, 1 against. (Walker against)

**7. PS24-31 Discuss and consider a Preliminary Plat to create Lot 1R, Block 73, being a 0.17 acre tract, out of the Roderick Rawlins Survey, Abstract No. 1223, addressed as 814 N. Henry St, City of Lancaster, Dallas County, Texas.**

Senior Planner, Kim Haynie, gave a presentation.

**MOTION:** Commissioner Prothro made a motion to approve item 7, seconded by Commissioner Walker. The vote was cast 5 for, 0 against.

- 8. PS24-32 Discuss and consider a Final Plat to create Lot 1R, Block 73, being a 0.17 acre tract, out of the Roderick Rawlins Survey, Abstract No. 1223, addressed as 814 N. Henry Street, City of Lancaster, Dallas County, Texas.**

Senior Planner, Kim Haynie, gave a presentation.

**MOTION:** Commissioner Prothro made a motion to approve item 8, seconded by Commissioner Walker. The vote was cast 5 for, 0 against.

- 9. PS24-33 Discuss and consider approval of a Preliminary Plat to create Lots 1, 2 & 3, Block A and Lots 1 & 2, Block B, out of the Alba Road Addition, being 101.5756 acres out of the Thomas M. Ellis Survey, Abstract No. 432, Jones Green Survey, Abstract Np. 504, and the Middleton Perry Survey, Abstract No. 1128, for the property addressed as 1433 & 1501 E. Belt Line Road, and 1400 Greene Road, City of Lancaster, Dallas County, Texas.**

Senior Planner, Kim Haynie, gave a presentation.

**MOTION:** Commissioner Walker made a motion to approve item 9, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against.

- 10. PS24-41 Discuss and consider a Final Plat 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 Prothro. The vote was cast 5 for, 0 against.

- 11. HLPC24-5 Discuss and consider approval of a Certificate of Appropriateness (COA) to enclose the back section of the building, on the property addressed as 520 N. Dallas Avenue, 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 Prothro. The vote was cast 5 for, 0 against.

**12. HLPC24-3 Discuss and consider approval of a Certificate of Appropriateness (COA) for the installation of the metal roof on the property addressed as 214 W. Main St., City of Lancaster, Dallas County, Texas.**

Senior Planner, Kim Haynie, gave a presentation

**MOTION:** Commissioner Prothro made a motion to approve item 12, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against.

**13. PS24-30 Discuss and consider a Preliminary Plat to create Lots 1 and 2, Block A, and Lot 1, Block B, out of the Lancaster Silver Addition, being 2.4315 acres out of the M.H. Lavender Survey, Abstract No. 766; John Little Survey, Abstract no. 768; and the Elisha D. Little Survey, Abstract No. 787, addressed as 2900 Van Road, City of Lancaster, Dallas County, Texas.**

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

Dan Grant, spoke in favor of Item 13.

**MOTION:** Commissioner Prothro made a motion to deny item 13, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against.

**14. PS24-34 Discuss and consider approval of a preliminary plat to create Lot 1, Block A, out of the Westridge Industrial Park Addition, being 163.351 acres of land out of the Samuel Keller Survey, Abstract No. 720, addressed as 940 E. Pleasant Run Road, City of Lancaster, Dallas County, Texas.**

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

**MOTION:** Commissioner Prothro made a motion to deny item 14, seconded by Commissioner Walker. The vote was cast 5 for, 0 against.

**15. PS24-35 Discuss and consider approval of a final plat to create Lot 1, Block A, out of the Westridge Industrial Park Addition, being 163.351 acres of land out fo the Samuel Keller Survey, Abstract No. 720, addressed as 940 E. Pleasant Run Road, City of Lancaster, Dallas County, Texas.**

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

**MOTION:** Commissioner Prothro made a motion to deny item 15, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against.

16. PS24-36 Discuss and consider approval of a preliminary plat to create Lot 1, Block A, out of the Southridge Industrial Park Addition, being 292.081 acres of land from the A. Dowdy Survey, Abstract No. 388, ML Swing Survey, Abstract No. 1444, and the M. Lavender Survey, Abstract No. 766, addressed as 1720 & 2300 East Belt Line road and 900 Sunrise Road, City of Lancaster, Dallas County, Texas.

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

**MOTION:** Commissioner Hervey made a motion to approve item 16, seconded by Commissioner Prothro. The vote was cast 5 for, 0 against.

17. PS24-37 Discuss and consider approval of a final plat to create Lot 1, Block A, out of the Southridge Industrial Park Addition, being 292.081 acres of land from the A. Dowdy Survey, Abstract No. 388, ML Swing Survey, Abstract No. 1444, and the M. Lavender Survey, Abstract No. 766, addressed as 1720 & 2300 East Belt Line Road and 900 Sunrise Road, City of Lancaster, Dallas County, Texas.

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

**MOTION:** Commissioner Walker made a motion to approve item 17, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against.

**ADJOURNMENT:**

**MOTION:** Commissioner Hervey made a motion to adjourn, seconded by Commissioner Prothro. The vote was 5 for, 0 against.

The meeting was adjourned at 8:40 PM.

**ATTEST:**



Vicki Coleman, Director of Development Services

**APPROVED**



Taryn Walker, Vice Chair