

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF MAY 7, 2024

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Meeting in the Council Chambers of City Hall on May 7, 2024, at 7:03 p.m. with a quorum present to-wit:

**Commissioners Present:**

Taryn Walker, Vice Chair  
Lawrence Prothro  
Spencer Hervey  
Sharonda Betts  
Sonya Roston  
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 7:03 p.m. on May 7, 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.

Elbert Thomas, 1521 Wyndmere Drive, Desoto, Tx, 75115, spoke in support of item 2.

Labeebah Thomas, 1521 Wyndmere Drive, Desoto, Tx, 75115, spoke in support of item 2.

Esequiel Suarez, 180 S. Bluegrove Road, did not speak, but is in support of item 3

**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 April 2, 2024.**
2. **PS24-46 Consider approval of a Replat to create Lot 1A and 1B, Block H, out of the Will-Kee Addition being a 0.48 acre tract of land situated in the J. Sampson Survey, Abstract No. 1311, addressed as 3002 Henry Road, City of Lancaster, Dallas County, Texas.**
3. **PS24-45 Consider a Final Plat to create Lot 1, Block 1, being a 1.25 acres tract, being in the Arthur Eldridge Abstract 449, addressed as 180 S. Bluegrove Rd, City of Lancaster, Dallas County, Texas.**
4. **PS24-47 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, and E.D. Little Survey, Abstract No. 787, City of Lancaster, Dallas County, Texas.**
5. **PS24-48 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, City of Lancaster, Dallas County, Texas.**
6. **PS24-49 Consider a preliminary plat to create Lots 1 and 2, Block A, and Lot 1, Block B, out of the Lancaster Bronze 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, City of Lancaster, Dallas County, Texas.**

**MOTION:** Commissioner Prothro made a motion to approve the consent agenda with the exception of item 2, seconded by Commissioner Betts. The vote was cast 4 for, 0 against, 1 abstention. (Walker abstained)

Item 2 was removed from the Consent Agenda.

2. **PS24-46 Consider approval of a Replat to create Lot 1A and 1B, Block H, out of the Will-Kee Addition being a 0.48 acre tract of land situated in the J. Sampson Survey, Abstract No. 1311, addressed as 3002 Henry Road, City of Lancaster, Dallas County, Texas.**

Senior Planner, Kim Haynie, gave a presentation.

The Commission had discussion on the building line setback and a variance.

**MOTION:** Commissioner Prothro made a motion to deny item 2, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against.

**PUBLIC HEARING:**

- 7. Z24-17 Conduct a public hearing and consider a request to rezone a property from Planned Development (PD) Lanport Overlay, Commerce Subdistrict and Agricultural Open (AO) Lanport Overlay to the Texas Trimodal Planned Development. The property is 365.272 acres and generally described as being situated in the John Little Survey Abstract No. 768 M.H. Lavender Survey Abstract No. 766, D. Garner Survey abstract No. 530, and E.D. Little Survey, Abstract NO. 787, City of Lancaster, Dallas County, Texas.**

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

The Commission had discussion on the substation.

Vice Chair Walker opened the Public Hearing.

David Ritter, City Attorney, provided information pertaining to the agreement between the applicant and City Council.

Roxanne Sheehan 9406 Biscayne Boulevard, Dallas, Tx, 75231, spoke in support of item 7.

Dan Grant, 2600 N. Central Expressway, Richardson, TX, 75080, spoke in support of item 3.

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

**MOTION:** Commissioner Betts made a motion to approve item 7, seconded by Commissioner Hervey. The vote was cast 3 for, 2 against. (Walker and Prothro against)

- 8. Z24-9 Conduct a public hearing and consider a request to change the zoning from Light Industrial Lanport Overlay, Intensity Subdistrict and Logistics Port Planned Development (PD), Port Industrial Subdistrict to a Planned Development with Data Center uses, and other limited 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 and Intensity Subdistrict uses; 3) Increase the maximum allowable building height to 110-feet from the current 45-feet or 3-stories, as outlined in the Lanport Overlay; 4) Establishing landscape, building design, and dimensional standards; and 5) Provide a parking ratio consistent with a Data Center's working population.**

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

The Commission had discussion on the proposed 110-foot height.

Vice Chair Walker opened the Public Hearing.

Dan Grant, 2600 N. Central Expressway, Richardson, TX, 75080, spoke in support of item 8.

Richard Norsworthy, 501 S. Blue Grove Road, spoke in opposition of item 8.

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

**MOTION:** Vice Chair Walker made a to approve item 8 with the condition that the 110-feet only be allowed for data centers. The motion was withdrawn for lack of a second.

**MOTION:** Commissioner Betts made a motion to deny item 8, seconded by Commissioner Roston. The vote was cast 5 for, 0 against.

**ACTION:**

9. **PS24-43 Discuss and consider a preliminary plat for Huntington Distribution Center Lot 1 & 2, Block B/8322 being a 23.6329 acres tract of land out of the Henry H. Hickman Survey, Abstract No. 565, addressed as 501 E. Wintergreen Road, City of Lancaster and City of Dallas, Dallas County, Texas.**

Assistant Director of Development Services, Nyliah Acosta, gave a presentation on item 9 & 10.

The Commission had no discussion.

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

10. **PS24-50 Discuss and consider a Final Plat for Huntington Distribution Center Lot 1 & 2, Block B/8322 being a 23.6329 acres tract of land out of the Henry H. Hickman Survey, Abstract No. 565, addressed as 501 E. Wintergreen Road, City of Lancaster and City of Dallas, Dallas County, Texas.**

The Commission had no discussion.

**MOTION:** Commissioner Prothro made a motion to approve item 10, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against.

11. **PS24-44 Discuss and consider approval of a preliminary plat to create 49 residential lots and 4 open space lots out of the 2800 Ames Road Addition,**

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located at the northeast intersection of West Wintergreen Road and Ames Road being 10.330 acres out of the J. Sampson Survey, Abstract No. 1311, addressed as 2800 Ames Road, City of Lancaster, Dallas County, Texas.

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

The Commission had no discussion.

**MOTION:** Vice Chair Walker made a motion to deny item 11, seconded by Commissioner Prothro. The vote was cast 5 for, 0 against.

## 12. Discuss and consider the election of a Chair to the Planning and Zoning Commission

Commissioner Prothro nominated Vice Chair Walker for Chair.

**MOTION:** Commissioner Prothro made a motion to nominate Vice Chair Walker as Chair of the Planning and Zoning Commission, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against.

## 13. Discuss and consider the election of a Vice Chair to the Planning and Zoning Commission

Commissioner Prothro nominated Commissioner Betts as Vice Chair.

**MOTION:** Commissioner Prothro made a motion to nominate Commissioner Betts as Vice-Chair of the Planning and Zoning Commission, seconded by Commissioner Roston. The vote was cast 5 for, 0 against.

## ADJOURNMENT:

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

The meeting was adjourned at 8:19 PM.

ATTEST:

APPROVED

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ATTEST:

*V. Coleman*

Vicki Coleman, Director of Development Services

APPROVED

*Taryn Walker*

Taryn Walker, Vice Chair