

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF JUNE 4, 2024

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Meeting in the Council Chambers of City Hall on June 4, 2024, at 7:01 p.m. with a quorum present to-wit:

**Commissioners Present:**

Taryn Walker, Chair  
Sharonda Betts, Vice Chair  
Lawrence Prothro  
Spencer Hervey  
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**

Chair Walker called the meeting to order at 7:01 p.m. on June 4, 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.

**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 May 7, 2024 and the Special Meeting held on May 16, 2024.**

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

The Public Hearing items were reordered to be heard in the following order: 3, 4, 5, 2, 7, 6.

**PUBLIC HEARING:**

3. **M24-27 Conduct a public hearing and consider a Comprehensive Plan Amendment to the Future Land Use Map to change the land use from Rural Living to Suburban Neighborhood, Suburban Mixed-Use Center, and Commercial Corridor on properties addressed as 2141 Bear Creek Road, 1400 Bear Creek Road, 1200 Bear Creek Road, 1100 Bear Creek Road, and 600 S. Bluegrove Road, being 708.73 acres, out of the G.W. Durrett Survey, Abstract No. 389, A. Eldridge Survey, Abstract No. 449, P. Kirkland Survey, Abstract No. 746, R. Rawlins Survey, Abstract No. 1228 And M.L. Swing Survey, Abstract No. 1633, City of Lancaster, Dallas County, Texas.**

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

The Commission asked questions related to why the zoning case was not broken up into separate zoning items, and if traffic and flooding studies were conducted.

Chair walker opened the Public Hearing.

The applicant, David Robinson, 2800 Summit Ave, Plano, Tx, 75074, spoke in support of item 3.

Dylan Adame, 2600 N Central Expressway, Richardson, Tx 75080, spoke in support of item 3 and 4.

Joseph and Jessica Hawkins, 703, S. Bluegrove Road, Lancaster, Tx, 75146, did not speak, but were in opposition of item 3 and 4.

Tristan Morgan, 2800 Summit Ave, Plano, Tx, 75074, spoke in support of item 3 and 4.

Cotton Brown, 2800 Summit Ave, Plano, Tx, 75074, did not speak, but was in support of item 3 and 4.

Bill Dahlstrom, 2323 Ross Avenue, Suite 600, Dallas, Tx, 75201, spoke in support of item 3 and 4.

Alvin Fuller, 505 S. Bluegrove Road, Lancaster, Tx, 75146, spoke in opposition of item 3 and item 4.

Margie Aguilar, 737 S. Bluegrove Road, Lancaster, Tx, 75146, spoke in opposition of item 3.

Francisco Aguilar, 737 S. Bluegrove Road, Lancaster, Tx, 75146, spoke in opposition of item 3.

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Arlisa McIntyre, 846 Truman Circle, Lancaster, Tx, 75146, did not speak, but was in opposition of item 3.

Mary Loob, 1445 S. Bluegrove Road, Lancaster, Tx, 75146, did not speak, but was in opposition of item 3.

Rick Eilers, 1414 S. Bluegrove Road, Lancaster, Tx, 75146, spoke in opposition of item 3.

Lisa Stephani, 1675 W. Main St, Lancaster, Tx, 75146, spoke in opposition of item 3.

Robert McIntyre, 846 Truman Circle, Lancaster, Tx, 75146, did not speak, but was in opposition of item 3.

Pat Loob, 1445 S. Bluegrove Road, Lancaster, Tx, 75146, spoke in opposition of item 3.

Dora Montalvo, 711 S. Bluegrove Road, Lancaster, Tx, 75146, spoke in opposition of item 3.

Edward Young, 503 S. Bluegrove Road, Lancaster, Tx, 75146, spoke in opposition of item 3.

Heidi Rodreick, 1702 S. Bluegrove Road, Lancaster, Tx, 75146, spoke in opposition of item 3.

Margret Belote, 600 S. Bluegrove Road, Lancaster, Tx, 75146, spoke in opposition of item 3.

Jerry Zielke, 727 S. Bluegrove Road, Lancaster, Tx, 75146, spoke in opposition of item 3.

Richard Norsworthy, 501 S. Bluegrove Road, Lancaster, Tx, 75146, spoke in opposition of item 3.

Sonja Zielke, 727 S. Bluegrove Road, Lancaster, Tx, 75146, spoke in opposition of item 3.

Steven Richmond, 1202 Shady Lane, Lancaster, Tx, 75146, did not speak, but was in opposition of item 3.

Debbie Richmond, 1202 Shady Lane, Lancaster, Tx, 75146, did not speak, but was in opposition of item 3.

Jessica Richmond, 1202 Shady Lane, Lancaster, Tx, 75146, did not speak, but was in opposition of item 3.

Mary Holden, 1201 Shady Lane, Lancaster, Tx, 75146, did not speak, but was in opposition of item 3.

Daniel Holden, 1201 Shady Lane, Lancaster, Tx, 75146, did not speak, but was in opposition of item 3.

Tim Poffenbarger, 500 S. Bluegrove Rd, Tx, 75146, spoke in opposition of item 3.

Byron Busby, 1400 Enchanted Lane, Tx, 75146, spoke in opposition of item 3 and 4.

Trisha Williams, 1214 Shady Lane, Lancaster, Tx, 75146, did not speak, but was in opposition of item 3.

Stephan Richmond, 1202 Shady Lane, Lancaster, Tx, 75146, did not speak, but was in opposition of item 4.

Jessica Richmond, 1202 Shady Lane, Lancaster, Tx, 75146, did not speak, but was in opposition of item 4.

Debbie Richmond, 1202 Shady Lane, Lancaster, Tx, 75146, did not speak, but was in opposition of item 4.

Phil Gizzy, 854 Truman Circle, Lancaster, Tx, 75146, spoke in opposition of item 4.

Francisco Aguilar, 737 S. Bluegrove Road, Lancaster, Tx, 75146, spoke in opposition of item 4.

Margie Aguilar, 737 S. Bluegrove Road, Lancaster, Tx, 75146, spoke in opposition of item 4.

Arlisa McIntyre, 846 Truman Circle, Lancaster, Tx, 75146, did not speak, but was in opposition of item 4.

Mary Loob, 1445 S. Bluegrove Road, Lancaster, Tx, 75146, did not speak, but was in opposition of item 4.

Rick Eiler, 1414 S. Bluegrove Road, Lancaster, Tx, 75146, spoke in opposition of item 4.

Robert Macintyre, 846 Truman Circle, Lancaster, Tx, 75146, did not speak, but was in opposition of item 4.

Pat loob, 1445 S. Bluegrove Road, Lancaster, Tx, 75146, did not speak, but was in opposition of item 4.

Lisa Stephani, 1675 W. Main St, Lancaster, Tx, 75146, spoke in opposition of item 4.

Dora Montalvo, 711 S. Bluegrove Road, Lancaster, Tx, 75146, spoke in opposition of item 4.

Edward Young, 503 S. Bluegrove Road, Lancaster, Tx, 75146, spoke in opposition of item 4.

Margret Belote, 600 S. Bluegrove Road, Lancaster, Tx, 75146, spoke in opposition of item 4.

Jerry Zielke, 727 S. Bluegrove Road, Lancaster, Tx, 75146, did not speak, but was in opposition of item 4.

Richard Norsworthy, 501 S. Bluegrove Road, Lancaster, Tx, 75146, spoke in opposition of item 4.

Sonja Zelke, 727 S. Bluegrove Road, Lancaster, Tx, 75146 spoke in opposition of item 4.

The applicant, David Robinson, 2800 Summit Ave, Plano, Tx, 75074, gave a rebuttal.

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

The Commission had conversation on the land use as designated by the Comprehensive plan and how the request does not align, and that the request could've been simplified.

The Commission had further conversation about a potential continuance.

**MOTION:** Commissioner Walker made a motion to continue items 3 and 4 to a later date. The motion failed for a lack of a second.

**MOTION:** Commissioner Prothro made a motion to deny item 3, seconded by Commissioner Roston. The vote was cast 4 for, 1 against. (Walker against).

4. **Z24-15 Conduct a public hearing and consider a request to change the zoning from Agricultural Open (AO), Single-Family Residential (SF-5) and Retail (R) to a Planned Development for the following uses: Single-Family Residential (SF-2), Single-Family Residential (SF-6), Data Center, Electrical Substation, Utility Transmission Line, Government Facilities, Emergency Ambulance Services-Ground, Multi-Family, Single-Family Attached, Single-Family Zero Lot Line, Swimming Pool, Private (accessory), Townhouses, and Urban Residential on properties addressed as 2141 Bear Creek Road, 1400 Bear Creek Road, 1200 Bear Creek Road, 1100 Bear Creek Road, and 600 S. Bluegrove Road, being 708.73 acres, out of the G.W. Durrett Survey, Abstract No. 389, A. Eldridge Survey, Abstract No. 449, P. Kirkland Survey, Abstract No. 746, R. Rawlins Survey, Abstract No. 1228 And M.L. Swing Survey, Abstract No. 1633, City of Lancaster, Dallas County, Texas.**

**MOTION:** Commissioner Prothro made a motion to deny item 4, seconded by Commissioner Roston. The vote was cast 3 for, 2 against. (Walker and Hervey against)

5. **Z24-16 Conduct a public hearing to consider a Specific Use Permit to allow for Minor Auto Repair on the property addressed at 1452 N I-35E, known as Lot 8 and 9, and a portion of Lot 10, Block A, out of the Beckley City Lots Addition, City of Lancaster, Dallas County, Texas.**

Senior Planner, Kim Haynie, gave a presentation.

Chair Walker inquired about the removed structures.

Chair Walker opened the public hearing.

Peter Kavanagh, 1620 Handley Drive, Dallas, Tx, 75208, spoke in support of item 5.

Huda Mahedi, 1452 N. Beckley St, Lancaster, TX, 75146, spoke in support of item 5.

The Commission had discussion on how the site has been cleaned up.

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

**MOTION:** Commissioner Prothro made a motion to approve item 5, seconded by Chair Walker. The vote was cast 4 for, 1 against. (Hervey against)

**2. M24-32 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 Greene Road between Cornell Road and Sunrise Road.**

Senior Planner, Kim Haynie, gave a presentation.

The Commission had questions about Greene Road.

Chair Walker opened the public hearing.

Dylan Adame, 2600 N. Central Expressway, Richardson, Tx, 75080, requested to table item 2 until August 6, 2024.

**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 table item 2 to August 6, 2024, seconded by Chair Walker. The vote was cast 4 for, 1 against. (Hervey against)

**7. M24-31 Conduct a public hearing and consider a request to amend the 2020 Master Thoroughfare Plan of the City of Lancaster's Comprehensive Plan to re-classify a segment of Alba Road between Greene Road to E. Belt Line Road from a four lane Major Arterial Type B to a Major Urban Collector (Type D1).**

Senior Planner, Kim Haynie, gave a presentation.

Chair Walker opened the public hearing.

Dylan Adame, 2600 N. Central Expressway, Richardson, Tx, 75080, requested to table item 7 until August 6, 2024.

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

**MOTION:** Commissioner Prothro made a motion to table item 7 until August 6, 2024., seconded by Chair Walker. The vote was cast 5 for, 0 against.

6. **Z24-18 Conduct a public hearing and consider a request to change the zoning from Agricultural Open (AO), Lanport Overlay, Business Park Subdistrict, to a Planned Development with Data Center and limited Lanport Overlay uses on properties addressed as 531, 653, 707, 825, 1305, and 1325 Ferris Road being a 248.86 acre tract of land out of the Jones Green Survey, Abstract No. 504, James McMillan Survey, Abstract No. 987, and the Edwin Le Roy Patton Survey, Abstract No.1116, City of Lancaster, Dallas County, Texas.**

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

Commissioner Hervey asked a question about the buildings being horizontal to the runway.

Chair Walker opened the public hearing.

Dan Grant, 2600 N. Central Expressway, Richardson, Tx, 75080, spoke in support of item 6.

Tim Keith, 16400 N. Dallas Parkway, Dallas, TX, 75248 spoke in support of item 6.

Mary Holden, 1201 Shady Lane, Lancaster, Tx, 75146, did not speak, but was in opposition of item 6.

Daniel Holden, 1201 Shady Lane, Lancaster, Tx, 75146, did not speak, but was in opposition of item 6.

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

**MOTION:** Commissioner Prothro made a motion to deny item 6. The motion failed for a lack of a second.

**MOTION:** Chair Walker made a motion to approve item 6. The motion failed for a lack of a second.

**MOTION:** Commissioner Hervey made a motion to table item 6 until July 2, 2024, seconded by Commissioner Prothro. The vote was cast 5 for, 0 against.

**ADJOURNMENT:**

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

The meeting was adjourned at 9:43 PM.

**ATTEST:**

V. Coleman  
Vicki Coleman, Director of Development Services

**APPROVED**

Taryn Walker  
Taryn Walker, Chair