

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF JULY 2, 2024

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Meeting in the Council Chambers of City Hall on July 2, 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 July 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.

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 June 4, 2024.
2. PS24-54 Consider a Final Plat to create Lot 1, 2, & 3, Block 1, out of the Bandera Addition being, 109.596 acres of land located at the southwest corner of Dallas Avenue and Red Oak Road, described as being a tract of land situated in the Samuel T. Bledsoe Survey, Abstract No. 119 and the William C. Walker Survey, Abstract No. 1528, City of Lancaster, Dallas County, Texas.

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

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

PUBLIC HEARING:

3. **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, 7-7, 825, 1305, and 1325 Ferris Road being a 248.86 acre tract of land out of the Jones Green Survey, Abstract No. 504, James McMillian 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 on item 3.

Chair Walker opened the Public Hearing.

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

Tim Keith, 16400 N Dallas Parkway, Dallas, Tx 75248, spoke in support of item 3.

Chair walker closed the Public Hearing

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

5. **M24-39 Conduct a public hearing and consider an ordinance to amend the Future Land Use of the Comprehensive Plan from Private Open space to Logistics/Distribution on a property addressed as 801 and 805 E. Belt Line Road, being a 29.3886 acre tract of land out of the Thomas M. Ellis Survey, Abstract No. 432, and James McMillan Survey, Abstract No. 987 City of Lancaster, Dallas County, Texas.**

Assistant Director of Development Services, Nyliah Acosta, gave a joint presentation on item 5 and 6.

The Commission had conversation on if we received letters of opposition for these items.

The Commission had further conversation on if there was information regarding uses of the data centers.

Chair Walker opened the Public Hearing

Dan Grant, 2600 N Central Expressway, Richardson, Tx 75080, spoke in support of item 5 and 6.

Lee Schmitt, 844 E. Belt Line Rd, Lancaster, Tx 75134, spoke in support of item 5 and 6.

Tim Keith, 16400 N Dallas Parkway, Dallas, Tx 75248, spoke in support of item 5 and 6.

Chair Walker closed the public hearing.

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

- 6. Z24-20 Conduct a public hearing and consider a request to change the zoning from Agricultural Open (AO) to a Planned Development from Data Center Uses on properties addressed as 801 and 805 E. Belt Line Road, being a 29.3886 acre tract of land out of the Thomas M. Ellis Survey, Abstract No. 432, and James McMillan Survey, Abstract No. 987, City of Lancaster, Dallas County, Texas.**

MOTION: Commissioner Betts made a motion to approve item 6, seconded by Chair Walker. The vote was cast 5 for, 0 against.

- 4. M24-40 Conduct a public hearing and consider a recommendation to amend the 2016 Comprehensive Plan, Chapter 5 Infrastructure.**

Director of Development Services, Vicki Coleman, gave a presentation.

Chair Walker opened the public hearing.

Chair Walker closed the public hearing.

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

ACTION:

- 7. PS24-51 Discuss and consider approval a preliminary plat to create 49 residential lots and 4 open space lots out of the Daniel's Creek Addition, 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.**

Senior Planner, Kim Haynie, gave a presentation.

The Commission had conversation regarding the wet pond and where the water will runoff to.

The Commission had further conversation regarding potential flood impacts.

The Commission had further conversation regarding traffic concerns.

The Commission had further conversation regarding how the new homes will impact local schools.

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

ADJOURNMENT:

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

The meeting was adjourned at 7:41 PM.

ATTEST:

V. Coleman
Vicki Coleman, Director of Development Services

APPROVED

Taryn Walker
Taryn Walker, Chair