

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF AUGUST 6, 2024

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Meeting in the Council Chambers of City Hall on August 6, 2024, at 7:00 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 7:00 p.m. on August 6, 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.

There were no speakers.

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 July 2, 2024, and the Special Meeting held on July 16, 2024.
2. PS24-56 Consider approval of a Final Plat for Phase 2 Prime O Addition, to create Lot 3, Block A, out of the Phase 2 Prime O Addition located Northwest of the intersection of East Pleasant Run Road and Pinto Road, being 93.016 acres out of the Samuel Keller Survey Abstract No. 721, City of Lancaster, Dallas County Texas.

3. **PS24-58 Consider a final plat for Wellington Park North Phase III being 17 residential lots located east of the intersection of West Wintergreen Road and Chapman Drive addressed as 1600 West Wintergreen Road. The property is approximately 5.09 acres and is more particularly described as being a tract of land situated in the J. Samson Survey, Abstract No. 1311 City of Lancaster, Dallas County Texas.**
4. **PS24-57 Consider approval of a Final Plat for McKinley Lancaster Box Plant, to create Lot 1, Block A, out of the McKinley Box Plant Addition, located on the northwest corner of Pleasant Run Road and Pinto Road, being 26.4939 acres out of the Samuel Keller Survey, Abstract No. 721, addressed as 1205 Pinto Road, City of Lancaster, Dallas County, Texas.**

MOTION: Commissioner Hervey made a motion to approve items 1, 2, & 4 from the consent agenda, seconded by Chair Walker. The vote was cast 5 for, 0 against.

Item 3 was pulled for discussion.

3. **PS24-58 Consider a final plat for Wellington Park North Phase III being 17 residential lots located east of the intersection of West Wintergreen Road and Chapman Drive addressed as 1600 West Wintergreen Road. The property is approximately 5.09 acres and is more particularly described as being a tract of land situated in the J. Samson Survey, Abstract No. 1311 City of Lancaster, Dallas County Texas.**

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

The Commission had discussion regarding their concerns related to safety, speeding on Wintergreen, lighting, and single-family homes not being suitable for the site.

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

PUBLIC HEARING:

5. **M24-45 Conduct a public hearing and consider a request to amend the 2020 Master Thoroughfare Plan of the 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).**

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

Chair Walker opened the public hearing.

Mike Rader, 601 W. Wintergreen Road, Hutchins Rd, 75141, Tx, spoke in support of item 5.

P&Z 264

Planning and Zoning Commission

August 6, 2024

Page 3 of 5

Dylan Adame, 2600 N. Central Expressway, Suite 4001, Richardson Tx, 75080, spoke in support of item 5.

The Commission had discussion on the rights-of-way (ROW) and proposed uses in the area.

Chair Walker closed the public hearing.

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

6. M24-44 Conduct a public hearing and consider a request to amend the 2020 Master Thoroughfare Plan of the Comprehensive Plan to reclassify Greene Road between Cornell Road and Sunrise Road from a four-lane Minor Arterial to a two-lane Collector.

Senior Planner, Kim Haynie, gave a presentation on item 6.

Chair Walker opened the public hearing.

The Commission had discussion on the differences between Alba Road and Greene Road.

Dylan Adame, 2600 N Central Expressway, Suite 4001, Richardson Tx, 75080, spoke on item 6.

Chair Walker closed the public hearing.

MOTION: Commissioner Hervey made a motion to deny item 6, seconded by Vice Chair Betts. The vote was cast 4 for, 1 against. (Prothro against)

7. Z24-21 Conduct a public hearing and consider a zoning change from Logistics Port Planned Development (PD), Lanport Overlay to a Planned Development (PD) with Data Center uses and limited Logistics Port, Logistics Port A Subdistrict uses. The property is addressed as 201 Sunrise Road, being 116.88 acres out of the Jones Green Survey Abstract No. 503, and the M.W. Spencer Survey, Abstract No. 1287, City of Lancaster, Dallas County, Texas

Assistant Director of Development Services, Nyliah Acosta, gave a presentation on item 7.

Chair Walker opened the public hearing.

The Commission had discussion on the purpose of the Planned Development, the intended uses, and the building height.

Dylan Adame, 2600 N Central Expressway, Suite 4001, Richardson Tx, 75080, spoke on item 7.

Chair Walker closed the public hearing.

MOTION: Vice Chair Betts made a motion to approve item 7, seconded by Chair Walker. The vote was cast 4 for, 1 against. (Prothro against)

8. **Z24-22 Conduct a public hearing and consider a request to change the zoning from Agricultural Open (AO), Lanport Overlay; Logistics Port Planned Development (PD) to a Planned Development (PD) with Data Center uses and limited Logistics Port, Logistics Port A Subdistrict and Lanport Overlay, Commerce Subdistrict uses. The properties are addressed as 1401, 1607, 2001, 2011, 2021, 2101, 2111, 2201, and 2701 Greene Road, being 419.35 acres, out of the Thomas M. Ellis Survey, Abstract No. 432, Middleton Perry Survey, Abstract No. 1128, Jones Green Survey, Abstract No. 503, City of Lancaster, Dallas County, Texas.**

Assistant Director of Development Services, Nyliah Acosta, gave a presentation on item 8.

Chair Walker opened the public hearing.

The Commission had discussion on the building height.

Dylan Adame, 2600 N Central Expressway, Suite 4001, Richardson Tx, 75080, spoke on item 8.

Chair Walker closed the public hearing.

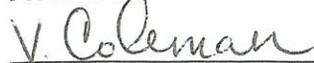
MOTION: Chair Walker made a motion to approve item 8 with the condition to limit the maximum building height to 110-feet, seconded by Commissioner Prothro. The vote was cast 4 for, 1 against. (Prothro against)

ADJOURNMENT:

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

The meeting was adjourned at 8:27 PM.

ATTEST:



Vicki Coleman, Director of Development Services

APPROVED



Taryn Walker, Chair