

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF SEPTEMBER 3, 2024

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Meeting in the Council Chambers of City Hall on September 3, 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 September 3, 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 August 6, 2024.**

MOTION: Commissioner Prothro made a motion to approve item 1 from the consent agenda, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against.

PUBLIC HEARING:

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

2. **Z24-23 Conduct a public hearing and consider a request to change the zoning from Agricultural Open (AO) to Single-Family Estate (SF-E). The property is addressed as 1530 S. Houston School Road, located north of the intersection of S. Houston School Road and Bear Creek Road, being a 1.80-acre tract of land out of the G.W. Durrett Survey Abstract No. 389, City of Lancaster, Dallas County, Texas.**

Assistant Director of Development Services, Nyliah Acosta, gave a presentation on item 2.

Chair Walker opened the public hearing.

Jonathan Sal dona, 1214 Circle Vista, Grand Prairie Tx, 75052, spoke in support of item 2.

Chair Walker closed the public hearing.

The Commission had discussion on sewer line connections.

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

4. **M24-50 Conduct a public hearing and consider an amendment to the Comprehensive Plan and the Future Land Use Map to change the land use from Rural Living to Logistics and Distribution on the property being 73.380 acres, out of the N.R. Winniford Survey Abstract No. 1543, John Eveens Survey Abstract No. 433. Track 7, addressed as 2901 Nokomis Road, City of Lancaster, Dallas County, Texas.**

Senior Planner, Kim Haynie, gave a presentation on items 4 and 3.

Chair Walker opened the public hearing.

Tenesia Oliver, did not speak, but was in opposition of item 3.

Teresa Turner, did not speak, but was in opposition of item 3.

Crystal Copley, 2642 Nokomis Rd, Lancaster, TX, 75146, spoke in opposition to item 3.

Anthony Turner, did not speak, but was in opposition to item 3.

Tommy Mann, 500 Winstead Blvd, Dallas Tx, 75201, spoke in support of item 3.

Chair Walker asked the applicant what their response would be to a homeowner who doesn't want a data center within 500 feet of their residence. The applicant responded stating there will be a wall and landscaping.

Chair Walker closed the public hearing.

MOTION: Commissioner Prothro made a motion to deny item 4, seconded by Vice-Chair

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Betts. The vote was cast 5 for, 0 against.

3. **Z24-24 Conduct a public hearing and consider a request to change the zoning from Agricultural Open (AO) to a Planned Development (PD) for Data Center with accessory onsite energy generation plants and Electrical Substations on the property addressed as 2901 Nokomis Road being a 73.380-acre tract of land out of the N.R. Winniford Survey, Abstract No. 1543, Johns Eveens Survey, Abstract No. 433, Track 7, City of Lancaster, Dallas County, Texas.**

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

ACTION:

5. **HLPC24-10 Discuss and consider approval of a Certificate of Appropriateness (COA) to repair or replace rotted wood on the exterior of the home, including roof eaves, trim, and siding repair or replace porch floor boards, and replace porch and balcony railings on the property addressed as 327 S. Centre Avenue, City of Lancaster, Dallas County, Texas.**

Senior Planner, Kim Haynie, gave a presentation on item 5.

There was no discussion.

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

6. **HLPC24-11 Discuss and consider approval of a Certificate of Appropriateness (COA) to replace wood underneath a front door marquee and install a 3-foot to 4-foot tall black metal fence adjacent to North Dallas Avenue, on the property addressed as 121 Historic Town Square and 108 North Dallas Avenue, City of Lancaster, Dallas County, Texas.**

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

There was no discussion.

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

7. **HLPC24-12 Discuss and consider approval of a Certificate of Appropriateness (COA) to replace the wrought iron front porch columns with wood columns and add wood railing on the property addressed as 531 S. Dallas Avenue, City of Lancaster, Dallas County, Texas.**

Senior Planner, Kim Haynie, gave a presentation on item 7.

MOTION: Commissioner Prothro made a motion to approve item 7, seconded by Vice-Chair Betts. The vote was cast 5 for, 0 against.

ADJOURNMENT:

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

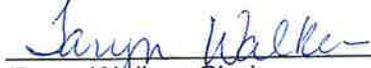
The meeting was adjourned at 7:46 PM.

ATTEST:



Vicki Coleman, Director of Development Services

APPROVED



Taryn Walker, Chair