

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF NOVEMBER 5, 2024

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Meeting in the Council Chambers of City Hall on November 5, 2024, at 7:00 p.m. with a quorum present to-wit:

**Commissioners Present:**

Taryn Walker, Chair  
Lawrence Prothro  
Spencer Hervey  
Sonya Roston  
Paula Young, Alternate

**Commissioners Absent:**

Sharonda Betts, Vice-Chair

**City Staff Present:**

Vicki D. Coleman, Director of Development Services  
Nyliah Acosta, Assistant Director of Development Services  
Gregory Carrell, Assistant to the City Manager  
Kim Haynie, Senior Planner

**Call to Order**

Chair Walker called the meeting to order at 7:00 p.m. on November 5, 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 October 1, 2024.**

**MOTION:** Commissioner Prothro made a motion to approve item 1, seconded by Chair Walker. The vote was cast 5 for, 0 against. (Betts absent)

**PUBLIC HEARING:**

5. **M25-01 Conduct a public hearing and consider a request to amend the Future Land**

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**Use Map in the Comprehensive Plan to change the land use from Rural Living to Commercial Corridor on the properties addressed as 2141 & 1400 Bear Creek Road, being a 210.42-acre tract of land out of the G.W. Durrett Survey, Abstract No. 389 and the R. Rawlins Survey, Abstract No. 1128, City of Lancaster, Dallas County, Texas.**

Chair Walker opened the public hearing.

Assistant Director, Nyliah Acosta, gave the staff presentation.

David Robinson, applicant, at 2800 Summit Avenue, Plano, TX, 75074 spoke in favor of the request.

Bill Dahlstrom, applicant, at 2323 Ross Avenue, Ste 600, Dallas, TX, 75201 spoke in favor of the request

Tristan Morgan, applicant, 2800 Summit Avenue, Plano, TX, 75074 spoke in favor of the request.

Heidi Rodreick, 1702 S Bluegrove Road, Lancaster, TX, 75146 did not wish to speak but was in support.

Dylan Adame at 2600 N Central Express Way, Richardson, TX, 75080 spoke in favor of the request.

Arthur D. Smith at 1597 Enchanted, Lancaster, TX, 75146 did not wish to speak but was in opposition.

Evelyn Gilmore-Smith at 1597 Enchanted Lane, Lancaster, TX, 75146 did not wish to speak but was in opposition.

Jett Winkler at 1201 Wildwood Trail, Lancaster, TX, 75146 did not wish to speak but was in opposition.

Ginger Winkler at 1201 Wildwood Trail, Lancaster, TX 75146 did not wish to speak but was in opposition.

Joe Hanley at 1718 Enchanted Lane, Lancaster, TX, 75146 spoke in opposition.

Richard Norworthy at 501 S Bluegrove Road, Lancaster, TX, 75146 spoke in opposition.

Kristi Young at 503 S Bluegrove Road, Lancaster, TX, 75146 did not wish to speak but was in opposition.

Stephen T Richmond at 1202 Shady Lane, Lancaster, TX, 75146 did not wish to speak

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but was in opposition.

Deborah Richmond at 1202 Shady Lane, Lancaster, TX, 75146 did not wish to speak but was in opposition.

Joanna Woods at 2668 Meadow Lane, Lancaster, TX, 75146 spoke in opposition.

Maria Saucedo 1677 Brookview Drive, Lancaster, TX, 75146 spoke in opposition.

Daniel Holden at 1201 Shady Lane, Lancaster, TX, 75146 did not wish to speak but was in opposition.

Eric Moore at 1220 Wildwood Trail, Lancaster, TX, 75146 did not wish to speak but was in opposition.

Rick Eilers at 1414 S Bluegrove Road, Lancaster, TX, 75146 spoke in opposition.

Lisa Stephani at 1414 S Bluegrove Road, Lancaster, TX, 75146 spoke in opposition.

Sidney Bradford at 2021 Beak Creek Road, Lancaster, TX, 75146 spoke in opposition.

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

6. **Z25-05 Conduct a public hearing and consider a request to change the zoning from Agricultural Open (AO) to a Planned Development (PD) for Retail (R), Data Center, Electrical Substations, Switching Stations, and Utility Transmission Line uses, on the property addressed as 2141 & 1400 Bear Creek Road, being a 210.42-acre tract of land out of the G.W. Durrett Survey, Abstract No. 389 and the R. Rawlins Survey, Abstract No. 1128, City of Lancaster, Dallas County, Texas**

Chair Walker opened the public hearing.

Assistant Director, Nyliah Acosta, gave the staff presentation.

David Robinson, applicant, at 2800 Summit Avenue, Plano, TX, 75074 spoke in favor of the request.

Bill Dahlstrom, applicant, at 2323 Ross Avenue, Ste 600, Dallas, TX, 75201 spoke in favor of the request

Tristan Morgan, applicant, 2800 Summit Avenue, Plano, TX, 75074 spoke in favor of the request.

Heidi Rodreick, 1702 S Bluegrove Road, Lancaster, TX, 75146 did not wish to speak but

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was in support.

Dylan Adame at 2600 N Central Express Way, Richardson, TX, 75080 spoke in favor of the request.

Arthur D. Smith at 1597 Enchanted, Lancaster, TX, 75146 did not wish to speak but was in opposition.

Evelyn Gilmore-Smith at 1597 Enchanted Lane, Lancaster, TX, 75146 did not wish to speak but was in opposition.

Jett Winkler at 1201 Wildwood Trail, Lancaster, TX, 75146 did not wish to speak but was in opposition.

Ginger Winkler at 1201 Wildwood Trail, Lancaster, TX 75146 did not wish to speak but was in opposition.

Joe Hanley at 1718 Enchanted Lane, Lancaster, TX, 75146 spoke in opposition.

Richard Norworthy at 501 S Bluegrove Road, Lancaster, TX, 75146 spoke in opposition.

Kristi Young at 503 S Bluegrove Road, Lancaster, TX, 75146 did not wish to speak but was in opposition.

Stephen T Richmond at 1202 Shady Lane, Lancaster, TX, 75146 did not wish to speak but was in opposition.

Deborah Richmond at 1202 Shady Lane, Lancaster, TX, 75146 did not wish to speak but was in opposition.

Joanna Woods at 2668 Meadow Lane, Lancaster, TX, 75146 spoke in opposition.

Maria Saucedo 1677 Brookview Drive, Lancaster, TX, 75146 spoke in opposition.

Daniel Holden at 1201 Shady Lane, Lancaster, TX, 75146 did not wish to speak but was in opposition.

Eric Moore at 1220 Wildwood Trail, Lancaster, TX, 75146 did not wish to speak but was in opposition.

Rick Eilers at 1414 S Bluegrove Road, Lancaster, TX, 75146 spoke in opposition.

Lisa Stephani at 1414 S Bluegrove Road, Lancaster, TX, 75146 spoke in opposition.

Sidney Bradford at 2021 Beak Creek Road, Lancaster, TX, 75146 spoke in opposition.

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**MOTION:** Commissioner Prothro made a motion to deny item 6, seconded by Commissioner Roston. The vote was cast 5 for, 0 against. (Betts Absent)

- 7. Z25-02 Conduct a public hearing and consider a request to change the zoning from Lanport District Overlay and Logistics Port Planned Development to a Planned Development (PD) for Industrial Large-Scale Bakery (no retail sales), Data Center uses, and other Lanport Overlay, Commerce Subdistrict uses, on the property addressed as 2101 & 2421 E. Belt Line Road being a 49.926-acre tract of land out of the Middleton Perry Survey, Abstract No. 1128, City of Lancaster, Dallas County, Texas.**

Chair Walker opened the public hearing.

Assistant Director, Nyliah Acosta, gave the staff presentation.

Trey Fricke, applicant, at 14950 Qudrum Drive, Dallas, TX spoke in favor of the request

Adeel Kahn, Bridor USA, spoke in support.

Dylan Adame at 2600 N Central Express Way, Richardson, TX spoke in support.

**MOTION:** The motion was made by Commissioner Prothro to approve the Planned Development for a bakery with no retail and the limited Lanport Overlay District uses, excluding data center and to allow the silo on the south side to be constructed in substantial conformance with the provided exhibit, seconded by Chair Walker. The vote was cast 5 for, 0 against. (Betts Absent)

- 8. Z25-03 Conduct a public hearing and consider a request to change the zoning from Retail (R) to Single-Family Residential (SF-6) on the property addressed as 119 E Hammond Street. The property is 0.16-acre, Block 5, Lot 4, out of the T.J. Beesleys Second Addition, City of Lancaster, Dallas County, Texas.**

Chair Walker opened the public hearing.

Senior Planner, Kim Haynie, provided the staff presentation.

The Commissioners discussed the concerns pertaining to nonconforming residential uses and time for the area to become retail. They also inquired about the types of retail uses that would be appropriate since there are single family homes that are still occupied within the area designated for retail

Director, Vicki Coleman, answered questions about the types of land uses that are allowable within retail zoning district that could be compatible with single family.

Kashif Riaz at 119 E Hammond St, Lancaster, TX spoke in favor of his request.

**MOTION:** Commissioner Hervey made a motion to deny item 8, seconded by Commissioner Hervey. The vote was cast 4 for, 1 against. (Walker Against and Betts Absent)

9. **Z25-04 Conduct a public hearing to consider a request for a Specific Use Permit (SUP) for a Mini-Warehouse on the property addressed as 4201 N. Dallas Ave, being a 2.8338 acre tract of land out of the Smith Elkins Survey, Abstract No. 430, Page 325, City of Lancaster, Dallas County, Texas.**

Chair Walker opened the public hearing.

Senior Planner, Kim Haynie, provided the staff presentation.

The Commission discussed why the applicant had a need for so many exceptions with the request along with consideration for removing the data center uses. The applicant discussed being amenable to removing the data center uses.

**MOTION:** Commissioner Prothro made a motion to approve item 9 with the following conditions: 1) to allow 850 units to exceed the 125 units per acre maximum, 2) to allow three stories to exceed the one-story maximum, 3) to allow storage units on the second floor and not used entirely as an office/caretaker residence-unit, 4) to allow a height of 42 feet to exceed the maximum 36 feet height maximum, 5) to allow a flat roof and not meet the pitch minimum of 4:12, 6) to allow an exemption from the 100% brick wall requirement, 7) to allow no perimeter gate to limit access to storage areas to customers only, seconded by Commissioner Hervey. The vote was cast 4 for, 0 against. (Walker Abstain and Betts Absent)

**ACTION:**

2. **PS25-01 Discuss and consider a Preliminary Plat to create Lots 1-7, Block A, Lots 1-7, Block B, and Lot 1, Block C out of the Wintergreen Estates Addition, being 12.865 acres out of the William Fleming Survey, Abstract No. 466, addressed as 1801 West Wintergreen Road, City of Lancaster, Dallas County, Texas.**

Senior Planner, Kim Haynie, provided the staff presentation.

Rob Foster, 481 Winscott Road, Benbrook, TX 76126 did not wish to speak spoke in support.

**MOTION:** Commissioner Prothro made a motion to approve item 2, seconded by Commissioner Walker. The vote was cast 5 for, 0 against. (Betts Absent)

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- 3. PS25-03 Discuss and consider a Preliminary Plat to create Lot 1, Block 1, out of the Houston School Road Addition, being a 1.811 acre tract of land out of the G.W. Durrett Survey, Abstract No. 389, addressed as 1530 S. Houston School Road, City of Lancaster, Dallas County, Texas.**

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

- 4. PS25-04 Discuss and consider a Preliminary Plat to create Lot 6A, Block 75, out of the Pretty Dallas Addition, being a 0.328 acre tract out of the Roderick Rawlins Survey, addressed as 618 N. Dallas Ave, City of Lancaster, Dallas County, Texas.**

Senior Planner, Kim Haynie, provided the staff presentation.

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

## ADJOURNMENT:

**MOTION:** Commissioner Prothro made a motion to adjourn, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against. (Betts Absent)

The meeting was adjourned at 9:33 P.M.

**ATTEST:**



Vicki Coleman, Director of Development Services

**APPROVED**



Taryn Walker, Chair