

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF DECEMBER 3, 2024

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Meeting in the Council Chambers of City Hall on December 3, 2024, at 7:05 p.m. with a quorum present to-wit:

Commissioners Present:

Taryn Walker, Chair
 Sharonda Betts, Vice-Chair
 Lawrence Prothro
 Spencer Hervey
 Sonya Roston

Commissioners Absent:

Paula Young, Alternate

City Staff Present:

Carey D. Neal Jr., Deputy City Manager
 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 7:18 p.m. on December 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.

Trey Fricke, 14950 Quorum Drive, Dallas, Tx, 75254, spoke in support of item 4.

Andre Croteau, 102 Des Trembles, Montreal, Quebec, Spoke in support of item 4.

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 November 5, 2024.**

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

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PUBLIC HEARING:

- Z24-17 Conduct a public hearing and consider a request to re-zone a 63.472 acre tract of land from Agricultural Open (AO) Lanport Overlay, Commerce Subdistrict to the Texas Trimodal planned Development (PD) and to amend the Texas Trimodal Planned Development Regulations. The total property is 365.272 acres and is described as being situated in the John Little Survey Abstract No. 768, M.H. Lavender Survey Abstract No. 766, D. Garner Survey Abstract No. 530, and E.D. Little Survey Abstract No. 787, City of Lancaster, Dallas County, Texas.**

Chair Walker opened the public hearing.

Assistant Director, Nyliah Acosta, gave a staff presentation.

Roxanne Sheehan, 9406 Biscayne, Dallas, Tx, 75231, spoke in support of item 2.

Chair Walker closed the public hearing.

The Commission had extensive conversation regarding the request.

MOTION: Commissioner Prothro made a motion to table item 2 to a date uncertain, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against. (Young Absent)

- Z25-06 Conduct a public hearing and consider an ordinance granting a Specific Use Permit to allow for a Daycare, on 0.1483 acres, Lot 33, Block F, Pleasant Run Estates Phase 1B Subdivision, addressed as 1435 Pegasus Drive, City of Lancaster, Dallas County, Texas.**

Chair Walker opened the public hearing.

Assistant Director, Nyliah Acosta, gave a staff presentation.

Tess N. Carter, 1435 Pegasus Dr, Lancaster, TX, 75134, spoke in support of item 3.

Chair Walker closed the public hearing.

The Commission had discussion regarding the daycare use.

MOTION: Commissioner Prothro made a motion to approve item 3 with the following conditions: 1) Hours of operation will be from 6:00 a.m. - 6:00 p.m. 2) There will be no more than two workers other than the occupants of the home. 3) The alley to the rear of the home may be used for drop-off and pick-up in addition to the two-car driveway. 4) The operators/owners of the in-home daycare are required to keep less than 6 children under the age of two and half years old on the first floor with a level of exit discharge. 5) An automatic fire sprinkler must be installed inside the home per Building and Fire code, seconded by Chair

Walker. The vote was cast 5 for, 0 against. (Young Absent)

ACTION:

4. **PS25-06 Discuss and consider a Preliminary Plat to create Lot 1, Block A, out of the Site U Addition, being 49.926-acres from the Middleton Perry Survey, Abstract No. 1128, addressed as 2101 & 2421 East Belt Line Road, City of Lancaster, Dallas County, Texas.**

Assistant Director, Nyliah Acosta, gave a staff presentation.

There was no discussion.

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

5. **PS25-07 Discuss and consider a Final Plat to create Lot 1, Block A, out of the Site U Addition, being 49.926-acres from the Middleton Perry Survey, Abstract No. 1128, addressed as 2101 & 421 East Belt Line Road, City of Lancaster, Dallas County, Texas.**

Assistant Director, Nyliah Acosta, gave a staff presentation.

Trey Fricke, the applicant, made a request to withdraw PS25-07.

MOTION: Chair Walker made a motion to accept the applicants request to withdraw item 5, seconded by Commissioner Betts. The vote was cast 5 for, 0 against. (Young Absent)

6. **PS25-09 Discuss and consider approval of a Preliminary Plat for Beacon Hill Subdivision, creating 132 residential single-family lots and 5 open space lots on the property addressed as 2100 North Houston School Road, being a 37.626-acre tract of land out of the William Fleming Survey, Abstract No. 466, City of Lancaster, Dallas County, Texas.**

Senior Planner, Kim Haynie, gave a staff presentation.

The Commission had discussion on the density and traffic impact of the subdivision. Ricardo Doi, 8213 Meadow Road, Dallas, Tx, 75231, spoke in support of item 6.

MOTION: Commissioner Betts made a motion to approve item 6, seconded by Chair Walker. The vote was cast 1 for, 4 against (Hervey, Prothro, Betts, Roston against). (Young Absent)

7. **Discuss and consider approval of a Certificate of Appropriateness (COA) to remove a section of chain link fence and wood picket fence with a six (6) foot**

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board on board wood fence in the front, side and rear yard with two (2) four foot gates with black hardware on the northeast side with a three (3) foot gate on the south side, and add a six (6) feet fence for the trash receptacle with a three (3) foot gate, on the property addressed as 134 East 6th Street, City of Lancaster, Dallas County, Texas.

Senior Planner, Kim Haynie, gave a staff presentation.

There was no discussion.

MOTION: Commissioner Betts made a motion to approve item 7 per HLPC's recommendation, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against. (Young Absent)

8. **Discuss and consider committee member appointments to the Historic Landmark Preservation Committee (HLPC).**

Assistant Director, Nyliah Acosta, stated P&Z's annual duties regarding HLPC appointments.

Jen Ryan, 609 S. Dallas Ave., Lancaster, Tx, 75146, spoke to be considered for appointment to the HLPC.

Michelle Washington, 402 S. Dallas Ave., spoke to be considered for re-appointment to the HLPC.

Dee Hinkle, 105 E. Fifth St., spoke to be considered for re-appointment to the HLPC.

MOTION: Commissioner Prothro made a motion to re-appoint Michelle Washington as the alternate, re-appoint Dee Hinkle as a full-time member, and appoint Jen Ryan as a full-time member, seconded by Commissioner Betts. The vote was cast 5 for, 0 against. (Young Absent)

ADJOURNMENT:

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

The meeting was adjourned at 8:52 P.M.

ATTEST:

V. Coleman

APPROVED

Taryn Walker

Taryn Walker