

MINUTES

**PLANNING AND ZONING COMMISSION REGULAR MEETING OF FEBRUARY 4, 2025**

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Meeting in the Council Chambers of City Hall on February 4, 2025, 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 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

**Call to Order**

Chair Walker called the meeting to order at 7:00 p.m. on February 4, 2025.

**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.

Eduardo Valdez, 814 N. Bluegrove, Lancaster, TX., 75146, did not speak, but was in support of items 1 & 2.

**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. **PS25-13 a Preliminary Plat to create Lots 1 & 2, Block 1, out of the Valdez-Campos Addition, being 2.68-acres from the William Rawlins Sr. Survey, Abstract No. 1200, addressed as 811 and 975 North Bluegrove Road, City of Lancaster, Dallas County, Texas.**

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2. **PS25-14 Discuss and consider a Final Plat to create Lots 1 & 2, Block 1, out of the Valdez-Campos Addition, being 2.68-acres from the William Rawlins Sr. Survey, Abstract No. 1200, addressed as 811 and 975 North Bluegrove Road, City of Lancaster, Dallas County, Texas.**

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

## **PUBLIC HEARING:**

3. **Z25-07 Conduct a public hearing and consider a Specific Use Permit (SUP) for Minor Auto Repair, on the property legally described as Lots 8 & 9, Block B, out of the Brownlee Park Addition, addressed as 3240 & 3242 North I-35E, City of Lancaster, Dallas County, Texas.**

Chair Walker opened the public hearing.

Assistant Director of Development Services, Nyliah Acosta, gave a staff presentation.

Karen Lanuza, 2449 Nicholson Drive, Dallas, TX., 75224, spoke in support of item 3.  
Benigno A. Garet, 522 W. Daniieldale Road, Desoto, TX., 75115, spoke in support of item 3.

Chair Walker closed the public hearing.

The Commission had extensive conversation regarding the request.

**MOTION:** Commissioner Prothro made a motion to approve the SUP for a Minor Auto repair with the following conditions: 1) A 15-foot landscape buffer will be required to screen the parking lot area at the front of the property. The landscape buffer is required along the frontage of the property. One 3-inch caliper tree per every 40-feet of frontage must be planted. One shrub will be required for every 40-square feet of the required 15-foot setback. 2) Outdoor storage of vehicles, parts, or equipment is prohibited. 3) No repair work may occur outside. All work must be done inside a structure. 4) All parking must occur on the same lot as the primary structure. The property will be required to be re-platted into one lot. 5) The SUP will be valid for a period of two years from the time of approval, seconded by Commissioner Betts. The vote was cast 5 for, 0 against.

4. **Z25-08 Conduct a public hearing and consider a request to change the zoning from Agricultural Open (AO) to Commercial Highway (CH) on a property being approximately 13.63 acres out of the Pollard Kirkland Abstract 746, Pg. 170, addressed as 2600 South Dallas Avenue, City of Lancaster, Dallas County, Texas.**

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Chair Walker opened the public hearing.

Assistant Director of Development Services, Nyliah Acosta, gave a staff presentation.

Tom DeCicco, 6546 Briar Meade, Dallas, TX., 75254, spoke in support of item 4.

Chair Walker closed the public hearing.

The Commission had discussion regarding the zoning change request.

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

## **ADJOURNMENT:**

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

The meeting was adjourned at 7:26 P.M.

**ATTEST:**

  
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Vicki Coleman, Director of Development Services

**APPROVED**

  
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Taryn Walker, Chair