

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF MARCH 4, 2025

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Meeting in the Council Chambers of City Hall on March 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
Kim Haynie, Senior Planner

Call to Order

Chair Walker called the meeting to order at 7:00 p.m. on March 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.

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 January 7, 2025 and February 4, 2025.**
2. **PS25-17 Consider a Preliminary Plat to create 38 residential lots and 5 open-space**

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2. **PS25-17 Consider a Preliminary Plat to create 38 residential lots and 5 open-space lots, out of the Steel Hollow Addition, being 13.357-acres out of the John M Rawlins Survey, Abstract No. 1208, Ph. 240, addressed as 1251 North Houston School Road, City of Lancaster, Dallas County, Texas.**

3. **PS25-16 Consider a Preliminary Plat to create Lot 1, Block 1, out of the Pleasant Run C Store and Gas Addition, being 1.069 acres from the M.M. Miller Survey, Abstract No. 874, addressed as 631 W. Pleasant Run Road, City of Lancaster, Dallas County, Texas.**

MOTION: Commissioner Hervey made a motion to approve items 1 and 3, seconded by Commissioner Prothro. The vote was cast 5 for, 0 against.

Item 2 was removed from the Consent Agenda.

2. **PS25-17 Consider a Preliminary Plat to create 38 residential lots and 5 open-space lots, out of the Steel Hollow Addition, being 13.357-acres out of the John M. Rawlins Survey, Abstract No. 1208, Pg. 240, addressed as 1251 North Houston School Road, City of Lancaster, Dallas County, Texas.**

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

The Commission had discussion on the general area and zoning of the property.

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

PUBLIC HEARING:

4. **Z25-09 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 2205 South Houston School Road and Bear Creek Road, being a 2.59-acre tract of land out of the Charles H. Bernard Survey Abstract No. 128, Pg. 40, City of Lancaster, Dallas County, Texas.**

Chair Walker opened the public hearing.

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

Chair Walker closed the public hearing.

Sabrina Rodriguez, 2205 S. Houston School Road, Lancaster, TX, 75146, *did not speak*, but was in support of item 4.

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

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5. **HLPC25-4 Discuss and consider a request to remove a door on the south façade of a home and enclose the door with vinyl siding, remove a 6X6 sill beam, and the option to remove concrete steps on a 0.16-acre property, addressed as 402 North Dallas Avenue, City of Lancaster, Dallas County, Texas.**

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

The Commission had discussion on the door and steps.

Michelle Washington, the property owner, answered questions from the Commission.

MOTION: Commissioner Prothro made a motion to approve item 5 as recommended by HLPC with the removal of the steps, seconded by Commissioner Betts. The vote was cast 5 for, 0 against.

ADJOURNMENT:

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

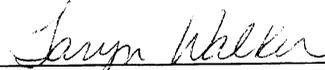
The meeting was adjourned at 7:21 P.M.

ATTEST:



Vicki Coleman, Director of Development Services

APPROVED



Taryn Walker, Chair