

MINUTES

- **PLANNING AND ZONING COMMISSION REGULAR MEETING OF MAY 6, 2025**

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Meeting in the Council Chambers of City Hall on May 6, 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 May 6, 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 two 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 April 1, 2025.**
2. **PS25-24 Consider a Preliminary Plat to create Lot 6A, Block C, out of the Lancaster Gardens Addition, being 0.3661 of an acre out of the Smith Elkins Survey, Abstract No. 430, addressed as 4285 Elkins Road, City of Lancaster, Dallas County, Texas.**

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3. **PS25-25 Consider a Preliminary Plat to create Lot 1, Block 1, out of the Rodriguez Residential Addition, being 2.508 acres out of the Charles H Bernard Survey, Abstract No. 128, addressed as 2205 South Houston School Rd, City of Lancaster, Dallas County, Texas.**
4. **PS25-26 Consider a Preliminary Plat to create Lot 1, Block 1, out of the Errisuriz Addition, being 0.20 of an acre out of the Samuel Keller Survey, Abstract No. 720, addressed as 707 East Third Street, City of Lancaster, Dallas County, Texas.**
5. **PS25-18 Consider a Preliminary Plat to create Lot 1R, Block 3, out of The Original Map of The City of Lancaster Addition, being 0.1578 acres addressed as 250 East First Street, City of Lancaster, Dallas County, Texas.**
6. **PS25-27 Consider a Final Plat to create Lot 6A, Block C, out of the Lancaster Gardens Addition, being 0.3661 of an acre out of the Smith Elkins Survey, Abstract No. 430, addressed as 4285 Elkins 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.

The agenda was reordered and considered in the following: 9, 10, 7, 8, 11, 12, 13.

### **PUBLIC HEARING:**

9. **M25-17 Conduct a public hearing and consider a request to change the Future Land Use Map of the Comprehensive Plan from Private Open Space to Logistic and Distribution, on the property being 32.211 acres, out of the Thomas M. Ellis Survey, Abstract No. 432, addressed as 300 North Lancaster Hutchins Road, City of Lancaster, Dallas County, Texas.**

Chair Walker opened the public hearing for items 9 and 10.

Assistant Director of Development Services, Nyliah Acosta, gave a presentation on items 9 and 10.

Tim Keith, applicant, 16400 N. Dallas Parkway, Dallas, Texas, 75074, spoke in favor of items 9 and 10.

Andy Graham, 5301 Southwest Parkway, Austin, Texas, 78735, spoke in favor of items 9 and 10.

Pastor Regina Barnes, Macedonia Baptist Church, 843 Greene Road, Lancaster, Texas, 75146, spoke in opposition to items 9 and 10.

Jo Ann Carr, 818 N. Lancaster Hutchins Road, Lancaster, Texas 75146, did not speak, but was in opposition to items 9 and 10.

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Toni Jarvis, 715 E. Second Street, Lancaster, Texas 75146, did not speak, but was in opposition to items 9 and 10.

Mariam Bell Barnett, 803 E. Third Street, Lancaster, Texas, 75146, did not speak, but was in opposition to items 9 and 10.

Tom Barnett, 803 E. Third Street, Lancaster, Texas, 75146, spoke in opposition to items 9 and 10.

Ronda Allen, 750 N. Lancaster Hutchins Road, Lancaster, Texas, 75146, did not speak, but was in opposition to items 9 and 10.

Carol Harvey, 812 N. Lancaster Hutchins Road, Lancaster, Texas, 75146, did not speak, but was in opposition to items 9 and 10.

Cynthia Finley, 751 E. Third Street, Lancaster, Texas, 75146, did not speak, but was in opposition to items 9 and 10.

Jessie R. Allen, 734 N. Lancaster Hutchins Road, Lancaster, Texas, 75146, did not speak, but was in opposition to item 9.

Lakeisha Jones, 733 N. Lancaster Hutchins Road, Lancaster, Texas, 75146, did not speak, but was to opposition to items 9 and 10.

Earl Allen, 734 N. Lancaster Hutchins Road, Lancaster, Texas, 75146, did not speak, but was in opposition to items 9 and 10.

Alysia Tubbs, 815 E. Third Street, Lancaster, Texas, 75146, did not speak, but was in opposition to items 9 and 10.

Pamela Beck, 815 E. Third Street, Lancaster, Texas, 75146, did not speak, but was in opposition to items 9 and 10.

Barbara Weatherspoon, 733 N. Lancaster Hutchins Road, Lancaster, Texas, 75146, spoke in opposition to items 9 and 10.

Alvin Harvey, 812 N. Lancaster Hutchins Road, Lancaster, Texas, 75146, spoke in opposition to items 9 and 10.

The Commission had extensive discussion regarding the request.

Chair Walker closed the Public Hearing

**MOTION:** Chair Walker made a motion to deny item 9, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against. (Commissioner Prothro abstained, Commissioner Young,

(alternate) participated in the vote due to the abstention)

10. **Z25-11 Conduct a public hearing and consider a request to change the zoning from Agricultural Open (AO) and Single Family (SF-6) to Planned Development (PD) for a Data Center and limited LanPort Overlay, Business Park Subdistrict uses on the property being 32.211 acres, out of the Thomas M. Ellis Survey, Abstract No. 432, addressed as 300 North Lancaster Hutchins Road, City of Lancaster, Dallas County, Texas.**

Chair Walker opened the public hearing for items 9 and 10.

Assistant Director of Development Services, Nyliah Acosta, gave a presentation on items 9 and 10.

Tim Keith, applicant, 16400 N. Dallas Parkway, Dallas, Texas, 75074, spoke in favor of items 9 and 10.

Andy Graham, 5301 Southwest Parkway, Austin, Texas, 78735, spoke in favor of items 9 and 10.

Pastor Regina Barnes, Macedonia Baptist Church, 843 Greene Road, Lancaster, Texas, 75146, spoke in opposition to items 9 and 10.

Jo Ann Carr, 818 N. Lancaster Hutchins Road, Lancaster, Texas 75146, did not speak, but was in opposition to items 9 and 10.

Toni Jarvis, 715 E. Second Street, Lancaster, Texas 75146, did not speak, but was in opposition to items 9 and 10.

Mariam Bell Barnett, 803 E. Third Street, Lancaster, Texas, 75146, did not speak, but was in opposition to items 9 and 10.

Tom Barnett, 803 E. Third Street, Lancaster, Texas, 75146, spoke in opposition to items 9 and 10.

Ronda Allen, 750 N. Lancaster Hutchins Road, Lancaster, Texas, 75146, did not speak, but was in opposition to items 9 and 10.

Carol Harvey, 812 N. Lancaster Hutchins Road, Lancaster, Texas, 75146, did not speak, but was in opposition to items 9 and 10.

Cynthia Finley, 751 E. Third Street, Lancaster, Texas, 75146, did not speak, but was in opposition to items 9 and 10.

Lakeisha Jones, 733 N. Lancaster Hutchins Road, Lancaster, Texas, 75146, did not speak, but was in opposition to items 9 and 10.

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Earl Allen, 734 N. Lancaster Hutchins Road, Lancaster, Texas, 75146, did not speak, but was in opposition to items 9 and 10.

Alysia Tubbs, 815 E. Third Street, Lancaster, Texas, 75146, did not speak, but was in opposition to items 9 and 10.

Pamela Beck, 815 E. Third Street, Lancaster, Texas, 75146, did not speak, but was in opposition to items 9 and 10.

Barbara Weatherspoon, 733 N. Lancaster Hutchins Road, Lancaster, Texas, 75146, spoke in opposition to items 9 and 10.

Alvin Harvey, 812 N. Lancaster Hutchins Road, Lancaster, Texas, 75146, spoke in opposition to items 9 and 10.

Letha Barnett, 832 Katy Street, Lancaster, Texas, 75146, did not speak, but was in opposition to item 10.

Ronnie Barnett, 711 Fox Glen Road, Lancaster, Texas, 75146, spoke in opposition to item 10.

John Hargrove, 867 Ovilla Road, Red Oak, Texas, 75154, spoke in opposition to item 10.

Angela Barnett, 777 E. Third Street, Lancaster, Texas, 75146, spoke in opposition to item 10.

LaTrice Smith, 734 N. Lancaster Hutchins Road, Lancaster, Texas, 75146, did not speak, but was in opposition to item 10.

The Commission had extensive discussion regarding the request.

Chair Walker closed the Public Hearing

**MOTION:** Chair Walker made a motion to deny item 10, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against. (Commissioner Prothro abstained Commissioner Young, (alternate) participated in the vote due to the abstention)

- 7. M25-19 Conduct a public hearing and consider a request to change the Master Thoroughfare Plan on a portion of Greene Road between Lancaster Hutchins Road and Cornell Road from a 100-foot, 4-lane, Minor Arterial to a 60-foot, 3-lane, Major Urban Collector.**

Chair Walker opened the public hearing.

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

Tim Keith, applicant, 16400 N. Dallas Parkway, Dallas, Texas 75248, spoke in favor of item 7.

Andy Graham, 5301 Southwest Parkway, Austin, Texas, 78735, spoke in favor of item 7.

The Commission had discussion regarding the request.

Chair Walker closed the public hearing.

**MOTION:** Commissioner Prothro made a motion to approve item 7, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against.

- 8. Z24-4 Conduct a public hearing and consider a request to amend a Planned Development (PD) for Commercial Highway (CH) uses and a Car Wash on property known as a 5.43 acre tract of land out of the Muttick 2 addition addressed as 405 Hana Lane, City of Lancaster, Dallas County, Texas.**

Chair Walker opened the public hearing.

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

Greg Guekin, Architect, P.O. Box 53, Forney, Texas, 75126, spoke in favor of item 8.

The Commission had discussion regarding the request.

Chair Walker closed the public hearing.

**MOTION:** Commissioner Hervey made a motion to approve item 8, with the condition that the elevations of the Marriott by Courtyard include additional enhancements such as varied rooflines, wall offsets, upgraded façade materials, statement lighting, and a more prominent and inviting main entry, seconded by Vice-Chair Betts. The vote was cast 5 for, 0 against.

**ACTION:**

- 11. HLPC-6 Discuss and consider approval of a Certificate of Appropriateness to repair portions of damaged or missing wood on the entire exterior to include: wood siding, window sills, trim, porch wood columns, roof eaves and the front porch; replace damaged shingles; paint the entire exterior to include the wood siding,**

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**window sills, trim, beams, roof eaves, and porch wood columns to match the existing paint; stain the porch; replace and stain missing portions of the 6-foot fence; repair the 6-foot wood gate on the north side of the property; replace missing fence posts; repair or replace damaged wood on the exterior of both accessory structures and stain the structures, on the property addressed as 402 East Main Street, City of Lancaster, Dallas County, Texas.**

Senior Planner, Kim Haynie, gave a presentation.

**MOTION:** Commissioner Prothro made a motion to approve item 11, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against.

**12. HLPC24-9 Discuss and consider approval of a Certificate of Appropriateness (COA) to construct a new 3-story, mixed-use building comprising of a restaurant, a microbrewery, a day spa, boutique hotel, and a rooftop lounge, on the property addressed as 150 Historic Town Square, City of Lancaster, Dallas County, Texas.**

Senior Planner, Kim Haynie, gave a presentation.

**MOTION:** Commissioner Hervey made a motion to approve item 12, seconded by Vice-Chair Betts. The vote was cast 5 for, 0 against.

**13. HLPC25-9 Discuss and consider approval of a Certificate of Appropriateness (COA) to construct a new single-family home on the property addressed as 114 S. Ellis Street, City of Lancaster, Dallas County, Texas.**

Senior Planner, Kim Haynie, gave a presentation.

**MOTION:** Vice-Chair Betts made a motion to approve item 13, seconded by Chair Walker. The vote was cast 5 for, 0 against.

## **ADJOURNMENT:**

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

The meeting was adjourned at 8:56 P.M.

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ATTEST:

*V. Coleman*

Vicki Coleman, Director of Development Services

APPROVED

*Sharonda Betts*

Sharonda Betts, Vice Chair