

# P&Z 302

## MINUTES

### PLANNING AND ZONING COMMISSION REGULAR MEETING OF JUNE 3, 2025

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Meeting in the Council Chambers of City Hall on June 3, 2025, at 7:00 p.m. with a quorum present to-wit:

#### Commissioners Present:

Sharonda Betts, Vice-Chair  
Lawrence Prothro  
Sonya Roston

#### Commissioners Absent:

Taryn Walker, Chair  
Spencer Hervey  
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

Vice-Chair Betts called the meeting to order at 7:00 p.m. on June 3, 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 May 6, 2025.**
2. **PS25-28 Consider a Preliminary Plat for Lancaster Mills Phases 1-3, being 304 residential lots, 25 open space lots, and two (2) commercial lots located east of the intersection of West Belt Line Road and West Main Street, being 61.083 acres in size out of the Engleberd Bader Survey, Abstract No. 172, Page, 280, addressed as 601 and 701 West Belt Line Road, City of Lancaster, Dallas County, Texas.**

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3. **PS25-29 Consider a Preliminary Plat to create Lot 1, Block A, out of the McDonald's 42-3651 Addition, being 1.367-acres out of the Stephen C. Atterbury Survey, Abstract No. 14, addressed as 4400 University Hills Boulevard, City of Lancaster, Dallas County, Texas.**
4. **PS25-30 Consider a Preliminary Plat to create Lot 1R, Block 70, out of the Original Town of Lancaster, being 0.209 of an acre, addressed as 512 North Henry Street, City of Lancaster, Dallas County, Texas.**
5. **PS25-33 Consider a Preliminary Plat to create Lot 1A, Block 70, out of the Becerra Addition, being 0.25 of an acre, addressed as 223 East Fourth Street, City of Lancaster, Dallas County, Texas.**
6. **PS25-31 Consider a Final Plat to create Lot 1, Block 1, out of the Castillo Ranch Addition, being a 5.952 acre tract of land out of the Charles H. Bernard Survey, Abstract No. 128, addressed as 2645 Bear Creek Road, City of Lancaster, Dallas County, Texas.**
7. **PS25-32 Consider a Final Plat to create Lot 1R, Block 70, out of the Original Town of Lancaster, being 0.209 of an acre, addressed as 512 North Henry Street, City of Lancaster, Dallas County, Texas.**
8. **PS25-36 Consider a Final Plat to create Lot 1A, Block 70, out of the Becerra Addition, being 0.25 of an acre, addressed as 223 East Fourth Street, City of Lancaster, Dallas County, Texas.**
9. **PS25-35 Consider a Final 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 Road, City of Lancaster, Dallas County, Texas.**

**MOTION:** Commissioner Prothro made a motion to approve the consent agenda, seconded by Commissioner Roston. The vote was cast 3 for, 0 against. (Walker, Hervey, Young absent)

### **ACTION:**

10. **HLPC25-10 Discuss and consider approval of a Certificate of Appropriateness (COA) for the installation of the following: a 4-foot-tall white wooden picket fence along the north, south, and east sides of the property; three, 3-foot-tall gates on the south, east, and west sides; and a 7-foot-tall white wrought iron arbor on the east side, on the property addressed as 337 South Dallas Avenue, City of Lancaster, Dallas County, Texas.**

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Senior Planner, Kim Haynie, gave a presentation.  
There was no discussion.

**MOTION:** Commissioner Prothro made a motion to approve item 10, seconded by Commissioner Roston. The vote was cast 3 for, 0 against. (Walker, Hervey, Young absent)

## ADJOURNMENT:

**MOTION:** Commissioner Prothro made a motion to adjourn, seconded by Commissioner Roston. The vote was cast 3 for, 0 against. (Walker, Hervey, Young absent)

The meeting was adjourned at 7:08 P.M.

## ATTEST:

  
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Vicki Coleman, Director of Development Services

## APPROVED

  
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Sharonda James