

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF JULY 1, 2025

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Meeting in the Council Chambers of City Hall on July 1, 2025, at 7:00 p.m. with a quorum present to-wit:

**Commissioners Present:**

Sharonda Betts, Vice-Chair  
Lawrence Prothro  
Spencer Hervey  
Sonya Roston  
Paula Young, Alternate

**Commissioners Absent:**

Taryn Walker, Chair

**City Staff Present:**

Vicki D. Coleman, Director of Development Services  
Nyliah Acosta, Assistant Director of Development Services  
Gregory Carrell, Assistant to the City Manager

**Call to Order**

Vice-Chair Betts called the meeting to order at 7:00 p.m. on July 1, 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 June 3, 2025.**

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

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## PUBLIC HEARING:

2. **M24-50 Conduct a public hearing and consider a request to amend the Comprehensive Plan and the Future Land Use Map to change the land use from Rural Living to Logistics/Distribution on a property being approximately 165 acres, out of the N.R. Winniford Survey Abstract No. 1543 and John Eveens Survey Abstract No. 433, addressed as 2819, 2901, 3233 and 3247 Nokomis Road, City of Lancaster, Dallas County, Texas.**

Vice-Chair Betts opened the public hearing for items 2 and 5.

Assistant Director of Development Services, Nyliah Acosta, gave a presentation on item 2 and 5.

Tommy Mann, 500 Winstead Building, Dallas, Texas, 75201, spoke in favor of item 2 and 5.

Crystal Copley, 2642 Nokomis Road, Lancaster, Texas, 75146, spoke in opposition of item 2 and 5.

Anthony Turner, 2642 Nokomis Road, Lancaster, Texas, 75146, did not speak, but was in opposition of item 2 and 5.

Ellen Clark, 954 Nokomis Road, Lancaster, Texas, 75146, spoke in opposition of item 2 and 5.

Michael Copley, 2642 Nokomis Road, Lancaster, Texas, 75146, did not speak, but was in opposition of item 2 and 5.

Victoria DePalma, 2813 Nokomis Road, Lancaster, Texas, 75146, spoke in favor of item 2 and 5.

Blanca Marquez, 2723 Nokomis Road, Lancaster, Texas, 75146, did not speak, but was in support of item 2 and 5.

Maribel Saldivar, 2681 Nokomis Road, Lancaster, Texas, 75146, did not speak, but was in support of item 2 and 5.

Fernando Gonzalez, 2819 Nokomis Road, Lancaster, Texas, 75146, did not speak, but was in support of item 2 and 5.

Alexiz Saldivar, 2681 Nokomis Road, Lancaster, Texas, 75146, did not speak, but was in support of item 2 and 5.

Todd Workman, (no street number or name provided) Baltimore, Maryland, did not speak, but was in support of item 2 and 5.

Edward Bogel, 4040 Davila, Dallas, Texas, 75220, spoke in favor of item 2 and 5.

Lewis DePalma, 2813 Nokomis Road, Lancaster, Texas, 75146, spoke in favor of item 2 and 5.

Dennis O'Brien, 2805 Nokomis Road, Lancaster, Texas, 75146, did not speak, but was in support of item 2 and 5.

Alex Mega, 929 Warfield Way, Richardson, Texas, 75080, did not speak, but was in support of item 2 and 5.

Hannah Jacobus, 10041 Stratford Lane, Highlands Ranch, Colorado, 80126, did not speak, but was in support of item 2 and 5.

The Commission had extensive discussion regarding the request.

Vice-Chair Betts closed the public hearing.

**MOTION:** Commissioner Prothro made a motion to deny item 2, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against. (Chair Walker absent)

5. **Z24-24 Conduct a public hearing and consider a request to change the zoning from Agricultural Open (AO) to a Planned Development (PD) for Data Center uses and accessory Substation, on a property being approximately 165 acres out of the N.R. Winniford Survey, Abstract No. 1543 and John Eveens Survey Abstract No. 433, addressed as 2819, 2901, 3233 and 3247 Nokomis Road, City of Lancaster, Dallas County, Texas.**

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Anthony Turner, 2642 Nokomis Road, Lancaster, Texas, 75146, did not speak, but was in opposition of item 2 and 5.

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Ellen Clark, 954 Nokomis Road, Lancaster, Texas, 75146, spoke in opposition of item 2 and 5.

Michael Copley, 2642 Nokomis Road, Lancaster, Texas, 75146, did not speak, but was in opposition of item 2 and 5.

Victoria DePalma, 2813 Nokomis Road, Lancaster, Texas, 75146, spoke in favor of item 2 and 5.

Blanca Marquez, 2723 Nokomis Road, Lancaster, Texas, 75146, did not speak, but was in support of item 2 and 5.

Maribel Saldivar, 2681 Nokomis Road, Lancaster, Texas, 75146, did not speak, but was in support of item 2 and 5.

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Lewis DePalma, 2813 Nokomis Road, Lancaster, Texas, 75146, spoke in favor of item 2 and 5.

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Hannah Jacobus, 10041 Stratford Lane, Highlands Ranch, Colorado, 80126, did not speak, but was in support of item 2 and 5.

The Commission had extensive discussion regarding the request.

Vice-Chair Betts closed the Public Hearing

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

3. **Z25-15 Conduct a public hearing and consider a zoning change from Single-Family Residential (SF-5) and (NS) Neighborhood Services, to a Planned Development (PD) for Retail (R) uses, a Convenience Store, and Fuel Station with 6 pumps for 12 vehicles, on the properties addressed as 100, 110, 120, and 3164 E. Telephone Road and 3100 N. Dallas Avenue, being 5.158 acres out of the John Hall Survey, Abstract No. 601, City of Lancaster, Dallas County, Texas.**

Vice-Chair Betts opened the public hearing.

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

Elsie Thurman, applicant, 9406 Biscayne Boulevard, Dallas, Texas 75218, spoke in favor of item 3.

Brad White, 2627 Tillor Street, Fort Worth, Texas, 76123, spoke in favor of item 3.

The Commission had discussion regarding the request.

Vice-Chair Betts closed the public hearing.

**MOTION:** Commissioner Prothro made a motion to approve item 3, seconded by Commissioner Young. The vote was cast 5 for, 0 against. (Chair Walker absent)

4. **Z25-17 Conduct a public hearing and consider the revocation of a Specific Use Permit (SUP) (Ordinance No. 2023-04-07), which authorized the placement of three temporary portable buildings for staff training purposes at the Oncor facility. The SUP was approved with a two-year term beginning April 24, 2023, and has since expired, on the property located at 2471 South Dallas Avenue, City of Lancaster, Dallas County, Texas.**

Vice-Chair Betts opened the public hearing.

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

Kenneth Govan, 1220 East Pleasant Run Road, DeSoto, Texas, 75115, spoke in opposition of item 4.

The Commission had discussion regarding the request.

Vice-Chair Betts closed the public hearing.

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**MOTION:** Commissioner Prothro made a motion to recognize the expiration of the SUP, and recommended that the portable buildings be removed in 60-days, seconded by Commissioner Roston. The vote was cast 5 for, 0 against. (Chair Walker absent)

## ACTION:

6. **HLPC25-14 Discuss and consider a Certificate of Appropriateness (COA) to approve 19 windows and 2 doors installed without a COA, as well as the replacement of all siding, on the dwelling located at 428 North State Street, City of Lancaster, Dallas County, Texas.**

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

Ellen Clark, 954 Nokomis Road, Lancaster, Texas, 75146, spoke in opposition of item 6.

The Commission had discussion.

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

7. **HLPC25-08 Discuss and consider a Certificate of Appropriateness to approve a front yard porch and columns that have been replaced, on the property located at 524 North Henry Street, City of Lancaster, Dallas County, Texas.**

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

**MOTION:** Commissioner Prothro made a motion to approve item 7 with HLPC's condition that the aluminum skirting be painted all one color of the applicant's choice, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against. (Chair Walker absent)

## ADJOURNMENT:

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

The meeting was adjourned at 8:25 P.M.

**ATTEST:**



Vicki Coleman, Director of Development Services

**APPROVED**



Taryn Walker, Chair