

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF AUGUST 5, 2025

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Meeting in the Council Chambers of City Hall on August 5, 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:

Vicki D. Coleman, Director of Development Services
Nyliah Acosta, Assistant Director of Development Services

Call to Order

Chair Walker called the meeting to order at 7:00 p.m. on August 5, 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 July 1, 2025.**

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

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PUBLIC HEARING:

- 2. M24-45 Conduct a public hearing and consider a request to amend the 2020 Master Thoroughfare Plan of the Comprehensive Plan to re-classify a segment of Alba Road between Greene Road to E. Belt Line Road from a four lane Major Arterial Type B to a Major Urban Collector (Type D1).**

Chair Walker opened the public hearing.

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

Dylan Adame, 2600 North Central Expressway, Suite 4001, Richardson, Texas, 75080, spoke in favor of item 2.

The Commission had discussion regarding the request.

Chair Walker closed the public hearing.

MOTION: Vice-Chair Betts made a motion to approve item 2, seconded by Commissioner Roston. The vote was cast 3 for, 2 against. (Prothro and Hervey against)

- 3. Z24-22 Conduct a public hearing and consider a request to change the zoning from Agricultural Open (AO), Lanport Overlay; Logistics Port Planned Development (PD) to a Planned Development (PD) with Data Center uses and limited Logistics Port, Logistics Port A Subdistrict and Lanport Overlay, Commerce Subdistrict uses. The properties combined are 419.35 acres, out of the Thomas M. Ellis Survey, Abstract No. 432, Middleton Perry Survey, Abstract No. 1128, and Jones Green Survey, Abstract No. 503, addressed as 1401, 1607, 2001, 2011, 2021, 2101, 2111, 2201, and 2701 Greene Road, City of Lancaster, Dallas County, Texas.**

Chair Walker opened the public hearing.

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

Dylan Adame, 2600 North Central Expressway, Suite 4001, Richardson, Texas, 75080, spoke in favor of item 3.

The Commission had discussion regarding the request.

Chair Walker closed the Public Hearing

MOTION: Commissioner Prothro made a motion to approve item 3 with the condition that the

maximum building height be 110-feet, seconded by Chair Walker. The vote was cast 5 for, 0 against.

- 4. Z25-12 Conduct a public hearing and consider a request to change the zoning from Planned Development (PD) for Retail (R) to Planned Development for Retail (R) with Mini-Warehouse on the property being 3.3653 acres situated in the William Rawlins Survey, Abstract No. 1200, addressed as 1650 West Pleasant Run Road, City of Lancaster, Dallas County, Texas**

Chair Walker opened the public hearing.

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

Chris Dells (applicant), 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240, did not speak, but was in support of item 4.

Rod Burns (applicant), 3527 Ponderosa Drive, Grand Prairie, Texas, 75052, spoke in favor of item 4.

Brady McDonald (applicant), 4234 NW 7th Street, Cape Coral, Florida, 33993, spoke in favor of item 4.

Paul Allen, 1630 West Pleasant Run Road, Lancaster, Texas, 75146, spoke in opposition of item 4.

Roosevelt Nichols, 2318 Montclair Street, Lancaster, Texas, 75146, spoke in opposition of item 4.

Sabrina Hervey, 1525 Aldridge Drive, Lancaster, Texas, 75146, spoke in opposition of item 4.

Quinnie Nichols, 2318 Montclair Street, Lancaster, Texas, 75146, did not speak, but was in opposition of item 4.

Tommie Miles III, 1512 Aldridge Drive, Lancaster, Texas, 75134, did not speak, but was in opposition of item 4.

Crystal Miles, 1512 Aldridge Drive, Lancaster, Texas, 75134, did not speak, but was in opposition of item 4.

The Commission had discussion regarding the request.

Chair Walker closed the public hearing.

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MOTION: Commissioner Prothro made a motion to deny item 4, seconded by Commissioner Betts. The vote was cast 4 for, 1 against. (Walker Against)

5. **Z25-16 Conduct a public hearing and consider a re-zoning request to change the zoning from Retail (R), Historic Preservation Overlay, Historic Downtown Overlay, to a Planned Development (PD), Historic Preservation Overlay, Downtown District Overlay, with Retail (R) uses, to include a microbrewery, day spa, and boutique hotel, on the property known as Lots 1-5, Block 2, out of the Original Town of Lancaster, addressed as 150 Historic Town Square, City of Lancaster, Dallas County, Texas.**

Chair Walker opened the public hearing.

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

There were no speakers.

The Commission had discussion regarding the request.

Chair Walker closed the public hearing.

MOTION: Commissioner Prothro made a motion to approve item 5, seconded by Commissioner Hervey. The vote was cast 4 for, 0 against, 1 abstention. (Walker abstained)

ADJOURNMENT:

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

The meeting was adjourned at 8:27 P.M.

ATTEST:



Vicki Coleman, Director of Development Services

APPROVED



Sharon Betts, vice chair