

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF SEPTEMBER 2, 2025

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Meeting in the Council Chambers of City Hall on September 2, 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 September 2, 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 August 5, 2025.**

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

P&Z 316

Planning and Zoning Commission

September 2, 2025

Page 2 of 4

The public hearing was re-ordered to hear item 4 first.

PUBLIC HEARING:

4. **Z25-21 Conduct a public hearing to consider a Specific Use Permit (SUP) to allow for a Foster Care Home for 7 children, on a property known as Lot 9, Block A, Out of the Pleasant Run Estates Phase 1A Addition, addressed as 1306 Mercury Lane, City of Lancaster, Dallas County, Texas.**

Vice-Chair Betts opened the public hearing.

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

Destiny Guillory (applicant), 1306 Mercury Lane, Lancaster, Texas, 75134, spoke in favor of item 4.

Marcus Knight, 1823 Athena Drive, Lancaster, Texas, 75134, spoke in opposition of item 4.

Ricky Childers, 1318 Mercury Lane, Lancaster, Texas, 75134, spoke in opposition of item 4.

Arnetra Moody, 1811 Athena Drive, Lancaster, Texas, 75134, spoke in opposition of item 4.

Rolanda Scott-Garner, 2958 Marquis Lane, Lancaster, Texas, 75134, did not speak, but was in favor of item 4.

Jasmine Paris, 2958 Marquis Lane, Lancaster, Texas, 75134, did not speak, but was in favor of item 4.

Olivia Vasquez, 1310 Mercury Lane, Lancaster, Texas, 75134, spoke in opposition of item 4.

Valejia Houston, 1316 Rollins, Lancaster, Texas, 75134, did not speak, but was in opposition to item 4.

Nikki Raindl, 4569 Jaguar Drive, Plano, Texas, 75024, did not speak, but was in favor of item 4.

Dalmario Gabriel, 1816 Athena Drive, Lancaster, Texas, 75134, did not speak, but was in opposition to item 4.

Michael and DeWanna Watson, 1315 Artemis Drive, Lancaster, Texas, 75134, did not speak but were in opposition to item 4.

Vice-Chair Betts closed the public hearing.

Planning and Zoning Commission
September 2, 2025
Page 3 of 4

The Commission had discussion regarding the request.

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

2. **Z25-18 Conduct a public hearing and consider a Specific Use Permit (SUP) to allow for a Drone Delivery Service Operation, and a shipping container, on the property known as Lot 1R1, Block 1, out of the Belt Line Addition, addressed as 150 N. Interstate 35E, City of Lancaster, Dallas County, Texas.**

Vice-Chair Betts opened the public hearing.

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

Ryan Trimble (applicant), 8912 Lockhaven, Dallas, Texas, 75238, spoke in favor of item 2.

Josh Gucci (applicant), 2999 Olympus Blvd, Irving, Texas, spoke in favor of item 2.

Brianna Espinosa (applicant), 10101 Reunion Place, San Antonio, Texas, 78216, spoke in favor of item 2.

The Commission had discussion regarding the request.

Vice-Chair Betts closed the Public Hearing

MOTION: Commissioner Prothro made a motion to approve item 2 with the following conditions: 1) the staging area shall not encroach on any fire lane, easement, aisles, maneuvering or loading areas; 2) areas surrounding the fence shall be free of all trash/debris and kept in an orderly manner at all times; 3) mesh screening must be properly maintained and kept in good condition at all times; 4) only one shipping container may be stored inside the staging area and may not be larger than 159 square feet, and (5) the shipping container shall be replaced with a garden shed within one year, seconded by Roston. The vote was cast 5 for, 0 against. (Walker absent)

3. **Z25-19 Conduct a public hearing and consider a zoning change request from Agricultural Open (AO) to Single-Family Estate (SF-E), on a property being 5.26 acres out of the Charles H. Bernard Survey, Abstract No. 128 Pg. 20, addressed as 2621 Bear Creek Road, City of Lancaster, Dallas County, Texas.**

Vice-Chair Betts opened the public hearing.

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

There were no speakers.

P&Z 318

Planning and Zoning Commission
September 2, 2025
Page 4 of 4

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 Hervey. The vote was cast 5 for, 0 against. (Walker absent)

- 5. Z25-22 Conduct a public hearing to consider a Specific Use Permit (SUP) to allow a Retail Store with 4 fuel dispensers for 8 vehicles, on a property being a 1.069 acre tract of land out of the M. M. Miller Survey, Abstract No. 874 Pg. 236, addressed as 631 West Pleasant Run Road, City of Lancaster, Dallas County, Texas.**

Vice-Chair Betts opened the public hearing.

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

Jahvani Houshang (applicant), 2921 N. Jersey Lane, Suite 200, Carrollton, Texas, spoke in favor of item 5.

The Commission had discussion regarding the request.

Vice-Chair Betts closed the public hearing.

MOTION: Commissioner Prothro made a motion to approve item 5, seconded by Vice-Chair Betts. The vote was cast 4 for, 1 against. (Hervey against, Walker absent)

ADJOURNMENT:

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

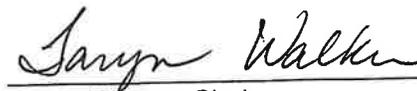
The meeting was adjourned at 8:00 P.M.

ATTEST:



Vicki Coleman, Director of Development Services

APPROVED



Taryn Walker, Chair