

MINUTES**PLANNING AND ZONING COMMISSION REGULAR MEETING OF NOVEMBER 4, 2025**

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Meeting in the Council Chambers of City Hall on November 4, 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
Dagim Belete, Senior Planner
Gregory Carrell, Assistant to the City Manager

Call to Order

Chair Walker called the meeting to order at 7:00 p.m. on November 4, 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 three 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 October 7, 2025.**
2. **PS26-02 Consider approval of a Preliminary Plat to create Lots 1 & 2, Block A, out of the HSM Telephone Road Addition No.2, being 5.157 acres situated in the John Hall Survey, Abstract No. 601, addressed as 100 E. Telephone Road and 3100 N. Dallas Avenue, City of Lancaster, Dallas County, Texas.**

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- 3. PS26-03 Consider approval of a preliminary plat to create Lots 1 & 2, Block 1, out of the IAC Jefferson Addition, being 50.319 acres out of the Thomas Phillips Survey, Abstract No. 1123, addressed as 1500 North Jefferson Street, City of Lancaster, Dallas County, Texas.**

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

PUBLIC HEARING:

- 4. Z25-18 Conduct a public hearing and consider a request to repeal and replace a Specific Use Permit (Ordinance 2025-09-65) for a Drone Delivery Service, and one shipping container, to include the operation of two Drone Autoloaders, described as Lot 1R1, Block 1, out of the Belt Line Replat Addition, on the property addressed as 150 N. I-35 E, City of Lancaster, Dallas County, Texas.**

Chair Walker opened the public hearing.

Assistant Director of Development Services, Nyliah Acosta, gave a presentation. Josh Bucci (applicant), 2829 Olympus Boulevard, Irving, Texas, 75019, spoke in favor of item 4.

Chair Walker closed the public hearing.

The Commission had discussion regarding the autoloader fencing.

MOTION: Commissioner Prothro made a motion to approve item 4 to repeal and replace the SUP to allow for a Drone Delivery Service, one Shipping container, and two Drone Autoloaders 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) the mesh screening must be properly maintained and kept in good condition at all times; 4) to not have mesh screening on the autoloader fence; 5) only one shipping container may be stored inside the staging area and may not be larger than 159 square feet, and 6) in one year, beginning September 22, 2025, the shipping container within the drone staging area will be removed and replaced with a portable garden shed, seconded by Chair Walker. The vote was cast 5 for, 0 against.

ACTION:

- 5. DP25-09 Discuss and consider a general development plan within the Mills Branch Overlay for a commercial development. The property is known as Tract 8, and is 5.446 acres out of the John M. Rawlins Survey, Abstract 1208, Page 240, located southwest of the intersection of North Houston School Road and West Belt Line Road, addressed as 2301 West Main Street, City of Lancaster, Dallas County, Texas.**

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

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S.I. Abed (applicant), 400 Chisholm Place, Suite 310, Plano, Texas, 75075, spoke in favor of item 5.

The Commission had discussion to confirm whether the applicant agreed to staff's request to table item 5.

MOTION: Vice-Chair Betts made a motion to table item 5 to the December 2, 2025 Planning and Zoning Commission meeting, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against.

- 6. HLPC25-15 Discuss and consider approval of a Certificate of Appropriateness (COA) to construct a new single-family home on a property being 0.23 of an acre out of the Original Town of Lancaster Addition, addressed as 223 East Fourth Street, City of Lancaster, Dallas County, Texas.**

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

Robert Becerra (applicant), 223 East Fourth Street, Lancaster, Texas, 75146, spoke in favor of item 6.

The Commission had discussion to gain clarity on HLPC's recommendation.

MOTION: Commissioner Prothro made a motion to approve item 6 with the following conditions: 1) the front door be centered; 2) sidelights be incorporated on both sides of the front door; and 3) a walkway to the driveway be installed, seconded by Vice-Chair Betts. The vote was cast 5 for, 0 against.

- 7. HLPC26-01 Discuss and consider approval of a Certificate of Appropriateness (COA) for the reconstruction and remodeling of a front porch, and the installation of a stone walkway on the property legally described as Part of Lot 22, Block 72, out of the Original Town of Lancaster addition, and addressed as 217 E. Sixth Street, Lancaster, Dallas County, Texas.**

Senior Planner, Dagim Belete, gave a presentation.

Stan Dawn (applicant), 217 E. Sixth Street, Lancaster, Texas 75146, spoke in favor of item 7.

The Commission had discussion on the gas utility line on the property.

MOTION: Commissioner Prothro made a motion to approve item 7, seconded by Vice-Chair Betts. The vote was cast 5 for, 0 against.

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ADJOURNMENT:

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

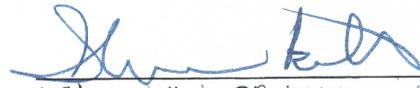
The meeting was adjourned at 7:33 P.M.

ATTEST:



Vicki Coleman, Director of Development Services

APPROVED



Sharonda Betts, VICE-CHAIR

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