

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF DECEMBER 2, 2025

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Meeting in the Council Chambers of City Hall on December 2, 2025, at 7:00 p.m. with a quorum present to-wit:

Commissioners Present:

Sharonda Betts, Vice-Chair
Lawrence Prothro
Spencer Hervey

Commissioners Absent:

Taryn Walker, Chair
Sonya Roston
Paula Young, Alternate

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

Sharonda Betts, Vice-Chair called the meeting to order at 7:00 p.m. on December 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 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.

Brad White (applicant), 2627 Tillar St., Ste. 111 Fort Worth, Texas, 76107, spoke in favor of item 9.

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 November 4, 2025.
2. PS25-39 Consider approval of a Final 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 N. Jefferson Street, City of Lancaster, Dallas County, Texas.

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3. **PS26-07 Consider approval of a Preliminary Plat to create Lot 10A, Block 4, out of the Neighborhood Store Addition, being 0.286 of an acre out of the Beesley's Second Addition, addressed as 918 N. Dallas Avenue, City of Lancaster, Dallas County, Texas.**
4. **PS26-08 Consider approval of a Final Plat to create Lot 10A, Block 4, out of the Neighborhood Store Addition, being 0.286 of an acre, out of the Beesley's Second Addition, addressed as 918 N. Dallas Avenue, City of Lancaster, Dallas County, Texas.**
5. **PS26-11 Consider approval of a Preliminary Plat to create Lancaster Estates Addition, being 18.42 acres of land out of the John M. Rawlins Survey, Abstract No. 1208, and the G.K. Sneed Survey, Abstract No. 1278, located northwest of the intersection of North Houston School Road and West Main Street, addressed as 2301 West Main Street, City of Lancaster, Dallas County, Texas.**

MOTION: Commissioner Hervey made a motion to approve item 1, 2, 3, and 4 from the consent agenda, seconded by Commissioner Prothro. The vote was cast 3 for, 0 against. (Walker, Roston and Young absent)

Item 5 was pulled for discussion.

5. **PS26-11 Consider approval of a Preliminary Plat to create Lancaster Estates Addition, being 18.42 acres of land out of the John M. Rawlins Survey, Abstract No. 1208, and the G.K. Sneed Survey, Abstract No. 1278, located northwest of the intersection of North Houston School Road and West Main Street, addressed as 2301 West Main Street, City of Lancaster, Dallas County, Texas.**

Senior Planner, Dagim Belete, gave a presentation.

The Commission had discussion regarding the plat expiration and proposed development.

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

ACTION:

6. **PS26-04 Discuss and consider a Preliminary Plat to create Lots 1, 2, 3, & 4, Block A, out of the Lancaster Platinum Addition being 291.804 acres out of the M.H. Lavender survey, Abstract No. 766, John Little survey, Abstract No. 768, David Garner survey, Abstract No. 530, and E.D. Little survey, Abstract No. 787, addressed as 950 South Sunrise Road, 1000 South Sunrise Road, 1600 Ferris Road, 1601 Ferris Road, and 3000 Van Road, City of Lancaster, Dallas County, Texas.**

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

The Commission had discussion regarding the realignment of future Sunrise Road.

Larry Williams, 2600 N. Central Expressway, Suite 400, Richardson, Texas 75080, spoke in favor of item 6.

MOTION: Commissioner Prothro made a motion to deny item 6, seconded by Commissioner Hervey. The vote was cast 3 for, 0 against. (Walker, Roston, and Young absent)

7. **PS26-09 Discuss and consider a Preliminary Plat to create Lot 1, Block B, out of the Lancaster Platinum Addition being 25.913 acres out of the John Little survey, Abstract No. 768, addressed as 2900 Van Road, City of Lancaster, Dallas County, Texas.**

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

The Commission had discussion regarding the plat compliance.

Larry Williams, 2600 N. Central Expressway, Suite 400, Richardson, Texas 75080, spoke in favor of item 7.

MOTION: Commissioner Prothro made a motion to deny item 7, seconded by Commissioner Hervey. The vote was cast 3 for, 0 against. (Walker, Roston, and Young absent)

8. **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.

The Commission had discussion on the proposed uses.

S.I. Abed (applicant), 4440 Lafite Lane, Colleyville, Texas, 76034, spoke in favor of item 8.

MOTION: Commissioner Hervey made a motion to approve item 8 with the following conditions: 1) to remove the warehouse, inside storage, and office/flex use; and 2) remove the roll-up doors from the building elevations, seconded by Commissioner Prothro. The vote was cast 3 for, 0 against. (Walker, Roston, and Young absent)

9. **DP26-02 Discuss and consider a site plan for 7-Eleven Convenience Store and Gas Station Development on a property being 2.310 acres out the John Hall Survey, Abstract No. 601, addressed as 100 E. Telephone Road, City of Lancaster, Dallas County, Texas.**

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Senior Planner, Dagim Belete, gave a presentation.

The Commission had discussion regarding hours of operation.

Brad White (applicant), 2627 Tillar St., Ste. 111 Fort Worth, Texas, 76107, spoke in favor of item 9.

MOTION: Commissioner Hervey made a motion to approve item 9, seconded by Commissioner Prothro. The vote was cast 3 for, 0 against. (Walker, Roston, and Young absent)

10. Discuss and consider committee member appointments to the Historic Landmark Preservation Committee (HLPC).

Assistant Director of Development Services, Nyliah Acosta, stated P&Z's annual duties regarding HLPC appointments.

The Commission had discussion on the appointments

MOTION: Commissioner Prothro made a motion to reappoint Glenn Hooper, Paul Laurens Wiseman, and Russell Webb as regular HLPC members, and to appoint Andrea Wallace as the HLPC alternate, seconded by Commissioner Hervey. The vote was cast 3 for, 0 against. (Walker, Roston, and Young absent)

ADJOURNMENT:

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

The meeting was adjourned at 7:51 P.M.

ATTEST:



Vicki Coleman, Director of Development Services

APPROVED



Taryn Walker, Chair