

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF FEBRUARY 3, 2026

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Meeting in the Council Chambers of City Hall on February 3, 2026, at 7:00 p.m. with a quorum present to-wit:

Commissioners Present:

Taryn Walker, Chair
Sharonda Betts, Vice-Chair
Spencer Hervey
Lawrence Prothro
Sonya Roston
Kathy Cheatham, Alternate

Commissioners Absent:

None

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

Chair Walker called the meeting to order at 7:00 p.m. on February 3, 2026.

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 January 6, 2026.**

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

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ACTION:

2. **PS26-04 Discuss and consider a Preliminary Plat to create Lots 1, 2, 3, 4, 5 & 6 Block A, out of the Lancaster Platinum Addition being 298.170 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.

MOTION: Chair Walker made a motion to approve item 2, seconded by Vice-Chair Betts. The vote was cast 4 for, 0 against. (Prothro abstained).

3. **PS26-20 Discuss and consider a Preliminary Plat to create Lots 1 & 2, Block B, out of the Lancaster Platinum Addition being 29.452 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 Sunrise Road realignment major capital improvement project.

MOTION: Vice-Chair Betts made a motion to approve item 3, seconded by Commissioner Roston. The vote was cast 4 for, 0 against. (Prothro abstained).

4. **DP26-05 Discuss and consider a site plan for the development of an electrical substation on the property being 30.6594 acres, known as Lot 4, Block A, Cawley EBL Lancaster Logistics, addressed as 1160 East Belt Line Road, City of Lancaster, Dallas County, Texas.**

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

Rob Myers, applicant, 6160 Warren Parkway, Frisco, Tx, 75034, spoke in support of item 4.

The Commission had discussion regarding the purpose and location of the substation.

MOTION: Chair Walker made a motion to approve item 4, seconded by Vice-Chair Betts. The vote was cast 3 for, 1 against. (Hervey against and Prothro abstained).

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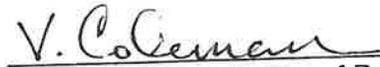
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ADJOURNMENT:

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

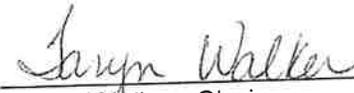
The meeting was adjourned at 7:16 P.M.

ATTEST:



Vicki Coleman, Director of Development Services

APPROVED



Taryn Walker, Chair