



NOTICE OF REGULAR MEETING AGENDA
PLANNING & ZONING COMMISSION
CITY OF LANCASTER, TEXAS
MUNICIPAL CENTER CITY COUNCIL CHAMBERS
211 N. HENRY STREET, LANCASTER, TEXAS



Tuesday, October 4, 2016 – 7:00 p.m.

CALL TO ORDER

CITIZENS' COMMENTS:

At this time citizens will be allowed to speak only on matters contained on the Planning and Zoning Commission agenda.

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 July 12, 2016 meeting.
2. Consider approval of minutes from the September 6, 2016 meeting.
3. HLPC 16-07 Discuss and Consider a Certificate of Appropriateness to install a six foot (6') wooden fence at the property located at 508 N. Dallas Avenue.

PUBLIC HEARING:

4. Z16-07 Conduct a Public Hearing and Consider an Amendment to the City of Lancaster's Comprehensive Plan's Future Land Use Map and a rezoning request to amend PD-Planned Development Ordinance #2003-09-24, and as amended, to allow front entry garages for perimeter lots, setback modifications, and lot size modifications. (This case was continued at the August 23, 2016 meeting)
5. Z 16-08 Conduct a Public Hearing and consider a Specific Use Permit (SUP) to allow a Commercial Amusement/Recreation (Indoor) use at 2705 N. Dallas Avenue, Lancaster, TX, consisting of an approximately 0.68 acre tract currently zoned Retail (R).
6. Z 16-09 Conduct a Public Hearing and consider a Specific Use Permit (SUP) to allow a Commercial Amusement/Recreation (Indoor) use at 2286 W. Pleasant Run Road, Suite 112, Lancaster, TX, said suite being a portion of an approximately 1.601 acre tract currently zoned Retail (R).

ACTION:

7. PS 16-09 Consider a Preliminary Residential Plat for Wintergreen Ridge Addition Phase 1B, being 46 lots on approximately 10.759 acres, the property is located on the east side of Woodglen Drive at the termini of Bonnywood Drive and Glen Hollow Drive. The property is more particularly described as a tract of land situated in the William Fleming Survey Abstract No. 466, City of Lancaster, Dallas County, Texas.
8. PS 16-10 Consider a Final Residential Plat for Wintergreen Ridge Addition Phase 1B, being 46 lots on approximately 10.759 acres, the property is located on the east side of Woodglen Drive at the termini of Bonnywood Drive and Glen Hollow Drive. The property

is more particularly described as a tract of land situated in the William Fleming Survey Abstract No. 466, City of Lancaster, Dallas County, Texas.

9. PS 16-11 Consider a Preliminary Residential Plat for Wintergreen Ridge Addition Phase 2, being 50 lots on approximately 10.91 acres, the property is located at the west terminus of Bruce Drive. The property is more particularly described as a tract of land situated in the William Rawlings Survey Abstract No. 1201 and William Fleming Survey Abstract No. 466, City of Lancaster, Dallas County, Texas.
10. PS 16-12 Consider a Final Residential Plat for Wintergreen Ridge Addition Phase 2, being 50 lots on approximately 10.91 acres, the property is located at the west terminus of Bruce Drive. The property is more particularly described as a tract of land situated in the William Rawlings Survey Abstract No. 1201 and William Fleming Survey Abstract No. 466, City of Lancaster, Dallas County, Texas.

ADJOURNMENT

EXECUTIVE SESSION: The Lancaster Boards and Commissions reserve the right to convene into executive session on any posted agenda item pursuant to Section 551.071(2) of the TEXAS GOVERNMENT CODE to seek legal advice concerning such subject.

ACCESSIBILITY STATEMENT: The Municipal Center is wheelchair-accessible. For sign interpretive services, call the City Secretary's office, 972-218-1311, or TDD 1-800-735-2989, at least 72 hours prior to the meeting. Reasonable accommodation will be made to assist your needs.

PURSUANT TO SECTION 30.06 PENAL CODE (TRESPASS BY HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.

CONFORME A LA SECCION 30.06 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO 411, CODIGO DEL GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO OCULTADA.

PURSUANT TO SECTION 30.07 PENAL CODE (TRESPASS BY HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.

CONFORME A LA SECCION 30.07 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO AL AIRE LIBRE CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO H, CAPITULO 411, CODIGO DE GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO AL AIRE LIBRE.

CERTIFICATE

I hereby certify the above Notice of Meeting was posted at the Lancaster City Hall on September 28, 2016 at 3:30 pm.



**Tony Felts, AICP
Senior Planner**