



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

**Tuesday, April 6, 2021 - 7:00 PM**



While the Chair may be physically present at City Hall, the other Commissioners will attend via video or audio link due to the COVID-19 emergency situation.

**IMPORTANT NOTICE: Due to the COVID-19 (coronavirus) state of emergency and consistent with the Governor's Order regarding modifications to the Texas Open Meetings Act ("TOMA"), and executive orders regarding the public will not be admitted to the physical meeting location.**

**Please click the link below for forms:**

<https://www.lancaster-tx.com/1413/Notice-Regarding-Public-Participation>

**Please click the link below to join the webinar:**

[https://us02web.zoom.us/webinar/register/WN\\_-D\\_vDFqSRzC2k-0-7uFCBA](https://us02web.zoom.us/webinar/register/WN_-D_vDFqSRzC2k-0-7uFCBA)

**The meeting will be broadcast live via video at the following address:**

<http://www.lancaster-tx.com/324/Watch-Meetings>

## **CALL TO ORDER**

### **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.

### **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 March 2, 2021.
2. PS21-10 Consider approval of preliminary plat for Landmark Lancaster Lot 1, Block 1 being a 23.271 acre tract of land located approximately 200 feet south of I-20 Service Road and approximately 360 feet north of Springfield Street. The property is situated in the S.B. Runyon Survey, Abstract No. 1199, City of Lancaster, Dallas County, Texas.
3. PS21-11 Consider a Preliminary Plat for Lancaster Mills Phases 1-6, being 305 residential lots, 25 open space lots, and two (2) commercial lots located south of Redbud Street and Main Street, west of Stewart Street and north of Belt Line Road, and is approximately 61.08 acres in size. The property is more particularly described as being located in the Engleberd Bader Survey, Abstract No. 172 City of Lancaster, Dallas County, Texas.

4. PS21-12 Consider a request for approval of a preliminary plat for Pleasant Run Estates Phase 1B, being 114 residential lots and one (1) park site lot on approximately 29.07 acres generally located 1,350 feet north of West Pleasant Run Road, west of Chapman Drive, 1,300 feet south of West Wintergreen Road and 1,600 feet east of North Houston School Road. The property is described as a tract of land that is situated in the William Fleming Survey, Abstract No. 466 in the City of Lancaster, Dallas County, Texas.

## **PUBLIC HEARING:**

5. PS21-09 Conduct a public hearing and consider a residential replat for Lancaster Gardens Addition, subdividing Lot 17 into three (3) lots; Lots 17A, 17B, and 17C Block C on a .75 acre lot. The property is addressed as 4221 Elkins Avenue and is located approximately 1,600 feet south of Cedardale Road and west of Elkins Avenue. The property is described as Lot 17 Block C Lancaster Gardens Addition, situated in the Smith Elkins Survey, Abstract No. 430, City of Lancaster, Dallas County, Texas.
6. Z21-04 Conduct a public hearing and consider a zoning change from Agricultural-Open (AO) to Single-Family-Estate (SF-E) for the property located on the east side of Meadowlark Lane and southeast of Lomita Drive and is addressed as 1720 Meadowlark Lane. The property is approximately 1.12 acres and is further described as a tract of land in the C.H. Barnard Survey, Abstract No. 128, City of Lancaster, Dallas County, Texas.
7. Z21-05 Conduct a public hearing and consider a Specific Use Permit (SUP) for a car wash use at 631 West Pleasant Run Road, located at the northeast corner of West Pleasant Run Road and Dewberry Boulevard. The property is approximately 1.07 acres and is further described as Tract 20 & 21 of M.M. Miller Abstract 874, PG 236, City of Lancaster, Dallas County, Texas.
8. Z21-06 Conduct a public hearing and consider an amendment to Planned Development District No. 26 (PD-26) to allow modifications to the design criteria for Phase 3 of the Rolling Meadows subdivision. The property is located north of Belt Line Road and east of Rolling Hills Place and is approximately 21.14 acres in size. The property is more particularly described as property located in the Valentine Wampler Survey, Abstract No. 1546, G.K. Sneed Survey, Abstract No. 1278 and J.M. Rawlins Survey, Abstract No. 1208 in the City of Lancaster, Dallas County, Texas.

## **ACTION:**

9. DP21-14A Discuss and consider a site plan submittal for a warehouse distribution center for the property located on the southeast corner of Jefferson Street and Wintergreen Road addressed as 500 East Wintergreen Road. The property is described as a tract of land situated in the Thomas A. Phillips Survey Abstract No. 1123, City of Lancaster, Dallas County, Texas.
10. DP21-14B Discuss and consider a landscape exception request for a proposed warehouse distribution center for the property located on the southeast corner of Jefferson Street and Wintergreen Road addressed as 500 East Wintergreen Road. The property is described as a tract of land situated in the Thomas A. Phillips Survey Abstract No. 1123, City of Lancaster, Dallas County, Texas.

## **ADJOURNMENT**

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EXECUTIVE SESSION: The Planning and Zoning Commission reserves 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.

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ACCESSIBILITY STATEMENT: Meetings of the Boards and Commissions are held in municipal facilities and are 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.

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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.

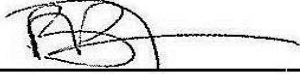
PURSUANT TO SECTION 30.07 PENAL CODE (TRESPASS BY HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.

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.

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### **Certificate**

**I hereby certify the above Notice of Meeting was posted at Lancaster City Hall on April 1, 2021, @ 10:00 p.m. and copies thereof were provided to the Planning & Zoning Commission members.**



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**Bester Munyaradzi,  
Board Liaison**