



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



Tuesday, December 6, 2022 - 7:00 PM

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 November 1, 2022.
2. PS22-22 Consider denial of a final plat for Cold Summit Addition Lot 1 Block 1, being 28.792 acres of land addressed as 4150 North Dallas Avenue. The property is described as being out of the George Floyd Survey, Abstract No. 463 and Smith Elkins Survey, Abstract No. 430, City of Lancaster and City of Dallas, Dallas County, Texas.
3. PS22-42 Consider approval of a preliminary plat for Monument Addition being 33 residential lots and one open space lot for the purpose of a single-family development, approximately 5.09 acres of land located east of the intersection of West Wintergreen and Chapman Drive, described as being a tract of land situated in the Jonathan L. Samson Survey, Abstract 1311, City of Lancaster, Dallas County, Texas
4. PS22-43 Consider a Preliminary Plat for Wintergreen Industrial Addition Lots 1, 2, 3 and 4, Block A being 141.4064 acres of land and is described as being a tract of land situated in the Thomas A. Phillips Survey, Abstract No. 1123, City of Lancaster, Dallas County, Texas.
5. PS22-44 Consider approval of a preliminary plat for Smithsonian Addition being approximately 0.199 acre of land located northeast of the intersection of Cedardale Road and Franklin Street addressed as 1285 Cedardale Road, described as being part of Lot 1 Block B, out of the Cedardale Highlands Addition, City of Lancaster, Dallas County, Texas.
6. PS22-46 Consider denial of a preliminary plat for Bandera Addition being, approximately 109.596 acres of land located at the northwest corner of Dallas Avenue and Red Oak Road, described as being a tract of land situated in the Samuel T. Bledsoe Survey, Abstract No. 119 and the William C. Walker Survey, Abstract No. 1528, City of Lancaster, Dallas County, Texas.

PUBLIC HEARING:

7. Z22-16 Conduct a public hearing and consider a zoning change from Agricultural Open (AO) to Planned Development (PD) with Single-Family Residential SF-4 uses. The properties are located northwest of the intersection of South Houston School Road and Bear Creek Road, known as Tract 20 ACS 5.96, Tract 6 ACS 78.041, and Tract 5 ACS 12.438 out of the Charles H. Bernard, Abstract No.128, Pg 020, City of Lancaster, Dallas County, Texas.

ACTION:

8. DP22-14 Discuss and consider a site plan submittal for a multi-building warehouse distribution development for the property located on the south side of Wintergreen Road and approximately 626 feet east of Jefferson Street. 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.
9. HLPC22-10 Discuss and consider a Certificate of Appropriateness (COA) for the installation of solar panels on the property addressed as 511 South Dallas Avenue, City of Lancaster, Dallas County, Texas.
10. HLPC22-11 Discuss and consider a Certificate of Appropriateness (COA) for a side yard fence installation on the property addressed as 330 West Main Street, City of Lancaster, Dallas County, Texas.
11. Discuss and consider committee member appointments to the Historic Landmark Preservation Committee (HLPC).

ADJOURNMENT

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.

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.

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.

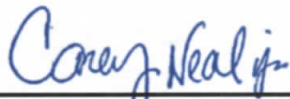
CONFORME A LA SECCION 30.06 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO 411, CODIGO DEL GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO OCULTADA.

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 Lancaster City Hall on December 2, 2022, @ 6:30 p.m. and copies thereof were provided to the Planning & Zoning Commission members.



Carey D. Neal, Jr.

Assistant City Manager