



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



**Tuesday, January 3, 2023 - 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. PS23-4 Consider a preliminary plat for Generation Homes Addition being a 0.23-acre tract of land described as Lot 3, Block 2, out of the Dewberry Subdivision Addition (unrecorded) located west of the northwest intersection of Pierson Street and Lancaster Hutchins Road addressed as 643 Pierson Street, City of Lancaster, Dallas County, Texas.
2. PS23-5 Consider a preliminary plat for Yampa Addition, being 28.159 acres of land located approximately 1,300 feet south of the intersection of West Wintergreen Road and North Houston School Road addressed as 2121 North Houston School Road, described as being a tract of land out of the Parks Marady Survey, Abstract No. 1120, Pg 345, City of Lancaster, Dallas County, Texas.
3. PS23-6 Consider denial of a preliminary plat for Prime O Addition. Located northwest of the intersection of East Pleasant Run Road and Pinto Road, a tract of land being 197.6024 acres out of the Samuel Keller Survey, City of Lancaster, Dallas County, Texas.
4. PS23-7 Consider a replat for FFE Addition. The property is described as Lot 2R, Block A, out of the FFE Addition being 19.845 acres, located at the northwest corner of West Drive and Longhorn Drive, City of Lancaster, Dallas County, Texas.
5. PS23-8 Consider approval of a preliminary plat with conditions for IAC Jefferson Run Addition addressed at 1500 North Jefferson Street. The property is located at the northeast corner of Pleasant Run Road and North Jefferson Street, described as a tract of land being 50.319 acres out of the Thomas Phillips Survey, Abstract No. 1123, City of Lancaster, Dallas County, Texas.
6. DP22-15 Consider approval of a Site Plan for Linde Gas addressed as 1410 and 1420 North Lancaster Hutchins Road, described as Lot 1, Block A out of the Linde Gas Addition, being a 9.88-acre tract of land, 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) and Retail (R) uses. The properties are located northwest of the intersection of South Houston School Road and Bear Creek Road, known as Tract 20 5.96 acres, Tract 6 78.041 acres, and Tract 5 12.438 acres out of the Charles H. Bernard Survey, Abstract No.128, Pg 020, addressed as 1901 and 1301 South Houston School Road and 2659 Bear Creek Road City of Lancaster, Dallas County, Texas.
8. M23-2 Conduct a public hearing and consider a plan amendment from Rural Living to Mixed-Use Neighborhood. The property is located northwest of the intersection of South Houston School Road and Bear Creek Road, addressed as 1301 South Houston School Road, known as Tract 5 12.438, out of the Charles H. Bernard, Abstract No.128, Pg 020, City of Lancaster, Dallas County, Texas.

## **ACTION:**

9. Discuss and consider appointments to the Historic Landmark Preservation Committee (HLPC).

## **ADJOURNMENT**

---

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 29, 2022, @ 5:20 p.m. and copies thereof were provided to the Planning & Zoning Commission members.

Cory Neal Jr