



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



Tuesday, May 2, 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. Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on April 4, 2023.
2. PS23-6 Consider a Preliminary Plat for Beckley Acres Addition, being 1.689 acres of land located at the northwest corner of Idlewild Lane and Lotus Lane addressed as 3315 Lotus Lane, described as being a tract of land out of the Marady Parks Survey, Abstract No. 1120, being a replat of lots 3 and 4, City of Lancaster, Dallas County, Texas.
3. PS23-24 Consider a Preliminary Plat for Lancaster Mills Phases 1-3, being 304 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 61.083 acres in size. The property is described as being located in the Engleberd Bader Survey, Abstract No. 172 City of Lancaster, Dallas County, Texas.

PUBLIC HEARING:

4. M23-12 Conduct a public hearing and consider an amendment to the Comprehensive Plan's Future Land Use Map from Suburban Mixed-Use Center to Logistics/Distribution on a property addressed as 2304 East Longhorn Drive. It is 19.25 acres of land within the Maraday Parks Survey, Abstract 1120 City of Lancaster, Dallas County, Texas.
5. Z23-07 Conduct a public hearing and consider a rezoning request from Agriculture Open (AO) to Light Industrial (LI). The property is addressed as 2304 East Longhorn Drive located on the east side of East Longhorn Drive and is approximately 1,300 feet south of West Wintergreen Road. The property is approximately 19.25 acres in size and is located within the Maraday Parks Survey, Abstract 1120 City of Lancaster, Dallas County, Texas.

6. M23-13 Conduct a public hearing and an amendment to the Future Land Use of the Comprehensive Plan from Suburban Neighborhood to Commercial Corridor on a property addressed at the Southeast intersection of Parkerville Road and S. I-35E, addressed as 1400 S. I-35E, Victron Addition, known as Lot 1, Block A, out of the Victron Addition, and 1402 S. I-35E being 3.35 acres out of the Charles H. Bernard Abstract 128, Page 020, City of Lancaster, Dallas County, Texas.
7. Z23-02 Conduct a public hearing and consider a zoning change from Agricultural Open (AO) and Commercial Highway (CH) to a Planned Development (PD) with Commercial Highway uses, a Car Wash, and two pole signs. The properties are located at the Southeast intersection of Parkerville Road and S. I-35E, known as 1400 S. I-35E, described as Lot 1, Block A, out of the Victron Addition, and 1402 S. I-35E being 3.35 acres out of the Charles H. Bernard Abstract 128, Page 020, City of Lancaster, Dallas County, Texas.
8. Z23-09 Conduct a public hearing and consider a Specific Use Permit to allow a towing and impound yard, located at 600 and 616 N. Jefferson Street, Lancaster, Dallas County, Texas.

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 April 28, 2023, @ 5:10 p.m. and copies thereof were provided to the Planning & Zoning Commission members.

A handwritten signature in blue ink that reads "Carey D. Neal, Jr." written over a horizontal line.

Carey D. Neal, Jr.

Assistant City Manager