



**NOTICE OF MEETING AGENDA
PLANNING & ZONING COMMISSION
CITY OF LANCASTER, TEXAS
MUNICIPAL CENTER
CITY COUNCIL CHAMBERS
211 N. HENRY STREET, LANCASTER, TEXAS
TUESDAY, JUNE 7, 2011 – 7:00 P.M.**



**Chair, Mary Jane Colton
Commissioner Vic Buchanon
Commissioner Quinnie Wright**

**Commissioner Valerie Perkins
Commissioner Robert Pointer**

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item herein.

The City of Lancaster reserves the right to reconvene, recess or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

7:00 P.M.

AGENDA

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. Consideration of the May 17, 2011 Regular Meeting Minutes.

ACTION

2. **PS11-06** Consider a Request for a Final Plat for Shonuga LLC Addition, being Lot 1, Block A on 1.527 acres of Land out of the G.W. Durrett Survey, Abstract 389, in the City of Lancaster, Dallas County, Texas, Generally located approximately 675 feet south of the southeast corner of Parkerville Road and South Houston School Road.
3. **HLPC11-01** Consider a Certificate of Appropriateness to allow an addition for an existing residence located at 218 E. Pecan.

PUBLIC HEARING

4. **Z11-05** 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 from LI – Light Industrial to PD MI – Planned Development for Medium Industrial with conditions to allow a trucking transport facility. The property is approximately 59.041 acres of land that is located on the north side of Danieldale Road approximately 1,340+ feet west of the intersection of Houston School Road and Danieldale Road. The legal description of the property is within the S. B. Runyon Survey, Abstract no. 1199, Recorded in Volume 99155, Page 60, Dallas County, Texas.

5. **M11-05** Conduct a Public Hearing and Consider a text amendment to the Lancaster Development Code (Ordinance #2006-04-13) of the City of Lancaster, Texas by amending the designated zoning districts (SF-E – Single Family Estate; SF-4 – Single Family Residential; SF-5 – Single Family Residential; SF-6 – Single Family Residential; ZL-7 – Zero Lot Line Single Family Residential; 2F-6 – Two-Family (or Duplex) Residential; TH-16 – Town House Residential; and MF-16 – Multi-Family Residential) of Chapter 14 of the Lancaster Development Code to provide for a Specific Use Permit to be required for halfway houses in said Zoning Districts, and define the same, and to provide for appropriate regulation.

ADJOURNMENT

ACCESSIBILITY STATEMENT

The Municipal Building is wheelchair accessible. If you plan to attend the meeting and have a physical impairment, which requires special arrangements or require sign interpretive services, please contact the City Secretary's Office 72 hours prior to the meeting at (972) 218-1310 or TDD 1-800-735-2988. Reasonable accommodations will be made to assist your needs.

CERTIFICATE

I hereby certify the above Notice of Meeting was posted at the Lancaster City Hall,

June 3, 2011 @ 6:00 am/pm.



Nathaniel Barnett, Senior Planner